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CAUTION: Credit a party for the use of or acting under this form. If warranties including merchantability and fitness, are excluded.

710x 297



AGREEMENT, made this 2nd day of January, 1998, between
Owner of Record _____, Seller, and
Tom E. McDowell _____, Purchaser:
WITNESSETH, that if Purchaser shall first make the payments and perform Purchaser's covenants hereunder, Seller hereby
covenants and agrees to convey to Purchaser in fee simple by Seller's _____ recordable
warranty deed, with waiver of homestead, subject to the matters hereinafter specified, the premises situated in the County of
Cook and State of Illinois described as follows:

Lots 27, 28 and 29 in Block 2 in Metzger's Subdivision of the Northwest 1/4 of the
Southwest 1/4 of the Northwest 1/4 of Section 9, Township 38 North, Range 14,
East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 4953-57 S. Halsted, Chicago, Illinois
PIN: 20-09-111-009; 20-09-111-010 and 20-09-111-011

PROFESSIONAL NATIONAL
TITLE NETWORK, INC.

and Seller further agree to furnish to Purchaser on or before February 2, 1998, at Seller's expense,
the following evidence of title to the premises: (a) Owners title insurance policy in the amount of the price, issued by
Professional National Title Network, Inc. _____, the Registrar of Titles of Cook County,
Illinois, _____, and Purchaser hereby covenants and agrees to pay to Seller, at such place as Seller may from
time to time designate in writing, and until such designation at the office of _____

535 N. Michigan Avenue #705, Chicago, Illinois 60611 _____
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Cook County Recorder 47.50

the price of \$35,000.00
Dollars in the manner following, to-wit:
Earnest Money: \$500.00 paid to Seller
Closing - February 2, 1998: \$7,500.00 less adjustments for taxes and security deposit
Per Articles: \$27,000.00

with interest at the rate of 8 per cent per annum payable monthly and amortized over 8 years
on the whole sum remaining from time to time unpaid.
Possession of the premises shall be delivered to Purchaser on February 2, 1998

_____, provided that Purchaser is not then in default under this agreement.

Rents, water taxes, insurance premiums and other similar items are to be adjusted pro rata as of the date provided herein for
delivery of possession of the premises. General taxes for the year 1998 are to be prorated from January 1 to such date for
delivery of possession, and if the amount of such taxes is not then ascertainable, the prorating shall be done on the basis of the
amount of the most recent ascertainable taxes.

It is further expressly understood and agreed between the parties hereto that:
1. The Conveyance to be made by Seller shall be expressly subject to the following: (a) general taxes for the year 1997
and subsequent years and all taxes, special assessments and special taxes levied after the date hereof; (b) all installments of
special assessments heretofore levied falling due after date hereof; (c) the rights of all persons claiming by, through or under
Purchaser; (d) easements of record and party-walls and party-wall agreements, if any; (e) building, building line and use or
occupancy restrictions, conditions and covenants of record, and building and zoning laws and ordinances; (f) roads, highways,
streets and alleys, if any;

2. Purchaser shall pay before accrual of any penalty any and all taxes and installments of special assessments pertaining to
the premises that become payable on or after the date for delivery of possession to Purchaser, and Purchaser shall deliver to
Seller duplicate receipts showing timely payment thereof. *after 10 days notice to Purchaser,

3. Purchaser shall keep the buildings and improvements on the premises in good repair and shall neither suffer nor commit
any waste on or to the premises, and if Purchaser fails to make any such repairs or suffers or commits waste *Seller may elect to
make such repairs or eliminate such waste and the cost thereof shall become an addition to the purchase price immediately due
and payable to Seller, with interest at 10 per cent per annum until paid.

4. Purchaser shall not suffer or permit any mechanic's lien or other lien to attach to or be against the premises, which shall or
may be superior to the rights of Seller.

5. Every contract for repairs and improvements on the premises, or any part thereof, shall contain an express, full and
complete waiver and release of any and all lien or claim or right of lien against the premises and no contract or agreement, oral
or written, shall be made by Purchaser for repairs or improvements upon the premises, unless it shall contain such express
waiver or release of lien upon the part of the party contracting, and a signed copy of every such contract and of the plans and
specifications for such repairs and improvements shall be promptly delivered to and may be retained by Seller.

6. Purchaser shall not transfer or assign this agreement or any interest therein, without the previous written consent of
Seller, and any such assignment or transfer, without such previous written consent, shall not vest in the transferee or assignee
any right, title or interest herein or hereunder or in the premises, but shall render this contract null and void, at the election of
Seller; and Purchaser will not lease the premises, or any part thereof, for any purpose, without Seller's written consent.

7. No right, title or interest, legal or equitable, in the premises, or any part thereof, shall vest in Purchaser until the delivery
of the deed aforesaid by Seller, or until the full payment of the purchase price at the times and in the manner herein provided.

8. No extension, change, modification or amendment to or of this agreement of any kind whatsoever shall be made or
claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claimed by Purchaser,
shall have any force or effect whatsoever unless it shall be endorsed in writing on this agreement and be signed by the parties
hereto.

9. Purchaser shall keep all buildings at any time on the premises insured in Seller's name at Purchaser's expense against loss
by fire, lightning, windstorm and extended coverage risks in companies to be approved by Seller in an amount at least equal to the
sum remaining unpaid hereunder, which insurance, together with all additional or substituted insurance, shall require all
payments for loss to be applied on the purchase price, and Purchaser shall deliver the policies therefor to Seller.

*Strike out all but one of the clauses (a), (b) or (c).

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Received on within Agreement
the following sums

DATE INTEREST PRINCIPAL RECEIVED BY

GEORGE E. COLE*
LEGAL FORMS

Sealed and Delivered in the presence of

(SEAL) (SEAL) (SEAL) (SEAL)
TOM E. MCOWELL
ALBERT TAYLOR
ROBAL TAYLOR

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals in duplicate, the day and year first above written.

21. If any provision of this agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this agreement.

20. Seller warrants to Purchaser that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure before the execution of this contract has been received by the Seller, his heirs, executor, administrators and assigns of the respective parties.

19. The time of payment shall be of the essence of this contract, and the covenants and agreements herein contained shall be given or made on the date of mailing.

Purchaser at 607 W. 48th Street, Chicago, Illinois
or to the last known address
of either party, shall be sufficient service thereof. Any notice or demand mailed as provided herein shall be deemed to have been given or made on the date of mailing.

18. All notices and demands hereunder shall be in writing. The mailing of a notice or demand by registered mail to Seller at 535 N. Michigan #705, Chicago, Illinois or to

17. If there be more than one person designated herein as "Seller" or as "Purchaser", such word or words wherever used herein and the verbs and pronouns associated therewith, although expressed in the singular, shall be read and construed as plural.

16. Purchaser hereby irrevocably constitutes any attorney of any court of record, in Purchaser's name, on default by Purchaser of any of the covenants and agreements herein, to enter Purchaser's appearance in any court of record, waive process and service thereon and confess judgment against Purchaser in favor of Seller, or Seller's assigns, for such sum as may be due, together with the costs of such suit, including reasonable attorney's fees, and to waive all errors and right of appeal from such judgment or judgments. Purchaser hereby expressly waiving all right to any notice or demand under any statute in this State with reference to such suit or action. If there be more than one person above designated as "Purchaser", the power and authority in this paragraph given is given by such persons jointly and severally.

15. The remedy of forfeiture herein given to Seller shall not be exclusive of any other remedy, but Seller shall, in case of default or breach, or for any other reason herein contained, have every other remedy given by this agreement or by law or equity, and shall have the right to maintain and prosecute any and every such remedy, contemporaneously or otherwise, with the exercise of the right of forfeiture, or any other right herein given.

14. Purchaser shall pay to Seller all costs and expenses, including attorney's fees, incurred by Seller in any action or proceeding to which Seller may be made a party by reason of being a party to this agreement, and Purchaser will pay to Seller all costs and expenses, including attorney's fees, incurred by Seller in enforcing any of the covenants and provisions of this agreement and incurred in any action brought by Seller against Purchaser on or under this agreement, and all such costs, expenses and attorney's fees may be included in and form a part of any judgment entered in any proceeding brought by Seller against Purchaser on or under this agreement.

13. In the event of the termination of this agreement by lapse of time, forfeiture or otherwise, all improvements, whether finished or unfinished, which may be put upon the premises by Purchaser shall belong to and be the property of Seller without liability or obligation on Seller's part to account to Purchaser therefor or for any part thereof.

12. In the event this agreement shall be declared null and void by Seller on account of any default, breach or violation by Purchaser in any of the provisions hereof, this agreement shall be null and void and be so conclusively determined by the filing by Seller of a written declaration of forfeiture hereof in the Recorder's office of said County.

11. In case of the failure of Purchaser to make any of the payments, or any part thereof, or perform any of Purchaser's covenants hereunder, this agreement shall, at the option of Seller, be forfeited and determined, and Purchaser shall forfeit all payments made on this agreement, and such payments shall be retained by Seller in full satisfaction and as liquidated damages by Seller sustained, and in such event Seller shall have the right to re-enter and take possession of the premises aforesaid.

10. If Purchaser fails to pay taxes, assessments, insurance premiums or any other item which Purchaser is obligated to pay hereunder, Seller may elect to pay such items and any amount so paid shall become an addition to the purchase price immediately due and payable to Seller, with interest at 10% per annum until paid.

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RIDER ATTACHED TO AND FORMING A PART OF
ARTICLES OF AGREEMENT FOR DEED FOR PREMISES AT
4953-57 S. HALSTED, CHICAGO, ILLINOIS

1. The principal sum of TWENTY-SEVEN THOUSAND (\$27,000.00) DOLLARS remaining after the execution of this Agreement shall be payable as follows: The sum of THREE HUNDRED EIGHTY-ONE DOLLARS AND 70/100THS (\$381.70) DOLLARS per month commencing February 2, 1998 and continuing on the 1st day of each month thereafter, until February 1, 2006 unless sooner paid in full, which sum shall include both interest at EIGHT PERCENT (8%) per annum and principal amortized over eight (8) years. There shall be full prepayment privilege without penalty. On February 1, 2006, the entire remaining balance of said indebtedness shall be due and immediately paid to Seller. Purchaser agrees to take title subject to the 1997 real estate taxes and there shall be no proration for the 1997 or 1998 real estate taxes. In addition, Purchaser agrees to assume full responsibility for the 1997 real estate taxes and all future real estate taxes, and shall furnish Seller with a copy of the paid real estate tax bill within ten (10) days after its due date. *Seller agrees to provide the 1997 real estate taxes based upon 100% of 1996 tax bill.*
 2. Seller will furnish Purchaser with title commitment in the amount of the sales price, subject to the matters therein set forth. The cost of the title commitment shall be paid by the Seller. The Seller shall not be obligated to furnish any other title commitments.

3. Purchaser agrees to maintain in responsible companies approved by Seller, fire and extended insurance in an amount not less than replacement value with vandalism and malicious mischief coverage included, and also liability insurance, covering Seller and Purchaser, as their interest may appear, against all claims, demands or actions for injury or death of any one or more persons in an amount not less than \$300,000.00. If Purchaser fails to comply with these requirements, Seller may obtain such insurance and keep same in effect, and Purchaser shall pay the premium cost thereof upon demand, or Seller may declare this contract null and void.

4. Purchaser agrees to protect and keep the Seller forever harmless and indemnified against any and from any penalty or damage or charges imposed for any violation of any laws or ordinances, whether or not occasioned by the neglect of Purchaser, as well as all loss, cost, damage or expense, arising out of or from any accident or other occurrence on or about said premises arising out of any failure of Purchaser in any respect to comply with and perform all the requirements and provisions hereunder.

*in
A.S.
a.s.
2.*

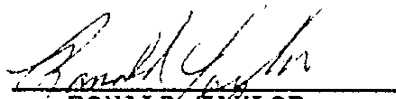
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5. In addition, Purchaser agrees that prior to the commencement of any improvements other than normal building maintenance, the plans for same shall be approved by Seller in writing. All necessary waivers of mechanics' or materialmen's liens shall be secured by Purchaser and delivered to Seller prior to the commencement of said improvements or at such later time as Seller may designate.
6. In the event the building and land, or any portion thereof shall be the subject of any sale by virtue of the right of eminent domain, at the option of Seller, the entire indebtedness remaining hereunder shall become due and payable to the seller.
7. Purchaser agrees to maintain the building and land in a neat, attractive and clean condition, at all times during the time that Purchaser is indebted to Seller hereunder.
8. Seller shall give Purchaser a ten (10) day grace period concerning each payment before a late charge shall take effect.
9. Seller agrees not to pursue any legal action unless Purchaser is two (2) payments or more in arrears.
10. Purchaser shall have the right to cure any default upon the (10) days written notice from Seller or Sellers' agent.
11. The terms of this Rider are in addition to the other terms and provisions hereof, and wherever the terms of this Rider conflict with the terms of the Agreement attached hereto, the terms of this Rider shall control and be binding upon the parties hereto.

Dated at Chicago, this 24 day of January, 1998.



RONALD TAYLOR (SEAL)



TOM E. MCDOWELL (SEAL)



ALBATEEN TAYLOR (SEAL)

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