INSTALLMENT AGREEMENT FOR WARRANTY DEED (ILLINOIS)

GEORGE E. COLE® LEGAL FORMS

AGREEMENT, made thisday of	MAYWOOD OFFICE, 19 99, between
Jerry Wilkinson	, Seller, and
Lucrecia Dunnin	Purchaser:
WITNESSETH, that if Purchaser shall first make the payments and person covenants and agrees to convey to Purchaser in fee simple by Seller's	form Purchaser's covenants hereunder, Seller hereby
warranty deed, with waiver of homestead, subject to the matters hereinand and State of	
PLAT # 01440047 TODAS SUBDIVISION NE SEC 05-3	9-13, LOT 74 In Cock cou
Permanent Real Estate in lex Number(s): 16-05-20	13-001-000
	101, Chicago, 12 60651
and Seller further agrees to famish to Purchaser on or before the following evidence of title to the premises: (a) Owners title insurable to the premises: (b) continue of title insurable to the premise of th	ance policy in the amount of the price, issued by itle issued by the Registrar of Titles of Cook County,
Illinois, (c) merchantable abstract of the*, showing merchantable title in specified below in paragraph 1. And Purchaser hereby covenants and agree	Seller on the date hereof, subject only to the matters ees 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 MAIL AVMENT	77451408
the price of \$ 120,000.00	9978/0008 24 604 Page 1 of 2 1999-05-11 13:56:49
Dollars in the manner following, to-wit:  360 XMONTHS	99451408
	MONTHLY AN 10 1999
•	urcheser is not then in default under this agreement.
Rents, water taxes, insurance premiums and other similar items are to be delivery of possession of the premises. General taxes for the year 1999 delivery of possession, and if the amount of such taxes is not then ascertain amount of the most recent ascertainable taxes.	e adjurted pro rata as of the date provided herein for are to be prorated from January 1 to such date for

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) f eneral taxes for the year and subsequent years and all taxes, special assessments and special taxes levied after the da e hereof; (b) all installments of special assessments heretofore levied falling due after date hereof; (c) the rights of all person 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 ordinar ces; (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.

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 \_\_\_\_\_\_ 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

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Cooperation of Country Clerk's Office

99451408 Page 2 of item which Purchaser is obligated to pay 10. If Purchaser fails 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 \_\_\_\_\_\_ per cent per annum until paid. \_ per cent per annum until paid. 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 Se'ler 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. 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. 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. 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 account of the provisions hereof, 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. 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. 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 thereof and coniess 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. 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 plurai. 18. All notices and demands hereunder shall be in writing. The mailing of a notice or demand by registered mail to Seller at , 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. 19. The time of payment shall be of the essence of this contract, and the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, admir strutors and assigns of the respective parties. 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 election of this contract has been received by the Seller, his principal or his agent within 10 years of the date of execution of this contract. 21. If any provision of this agreement shall be prohibited by a 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. IN WITNESS WHEREOF, the parties to this agreement have hereun's set their hands and seals in duplicate, the day and year first above written. Sealed and Delivered in the presence of OFFICIAL SEAL (SEAL) SAM MILLER NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 11/17/2002 (SEAL) 5000 W. OHO 4829 W. OHO Chichgo, IL. 60644 Received on within Agreement RECEIVED BY the following sums GEORGE E. COLE® LEGAL FORMS PRINCIPAL INTEREST DATE