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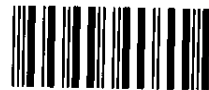
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1999-06-28 12:07:20

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99620063

Real Estate Sales Agreement U-10-99

Date:

I/We ~~CAROL THOMAS~~ and ~~DANN THOMAS~~ am/are the owner(s) of the property commonly known as

Address: 6247 N FRANK

City: UMN A/L State: 600 zip:

and improvements thereon. In consideration of \$1.00 and other valuable considerations.

I/We agree to sell the above property and those improvements and anything that I/we own on that property including fixtures and personal property to Odette Langer for the amount of ~~\$360,000~~ \$316,000.00

This contract is subject to the provisions appearing on the accompanying pages which provisions are made a part hereof.

It is agreed that the buyer(s)' attorney may make modifications to this contract other than sales price.

Purchaser's obligation to purchase under the contract is subject to the inspection and approval of the condition of the property by the Purchaser and Purchaser's agent at Purchaser's expense.

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In the event the condition of the property is not approved, written notice shall be given to the seller prior to closing date.

Closing to take place within 16^{Wk} weeks or unless buyer obtains a suitable mortgage and inspection prior to that time in which case closing shall occur within 1 to 2 weeks thereof.

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This page of Real Estate Agreement agreed to by:

EWRS for Thomas
seller(s)
Collette Langer
Purchaser

4-10-99
date
4-10-99
date

99620063

PROVISIONS

1. Rent, interest on existing mortgage, if any, water, taxes and other items shall be prorated to date of closing. Security deposits (and interest thereon) shall be paid to purchaser at closing.
2. At least 10 days prior to closing date, Seller shall deliver to Purchaser or his agent evidence of merchantable title in the intended grantor: (a) by exhibiting owner's duplicate Certificate of Title or a certified copy thereof, subject to no other exceptions than those listed herein, and a currently dated Special Tax Report issued by the Registrar of Titles (if applicable) and (b) by delivering a Commitment for Title Insurance of a title insurance company bearing date on or subsequent to the date of the acceptance of this Contract, in the amount of the purchase price subject to no other exceptions than those listed, if any, herein and to general exceptions contained in said commitment. Delay in delivery by Seller or Commitment for Title Insurance due to delay by Purchaser's mortgage in recording mortgage and bringing down title shall not be a default of this Contract. If evidence of title disclosed other exceptions, Seller shall have thirty days from Seller's receipt of evidence of title to cure such exceptions and notify Purchaser accordingly, and as to those exceptions which may be removed at closing by payment of money. Seller may have same removed at closing by using the proceeds of sale in payment thereof.
3. All notices herein required shall be in writing and shall be served on the parties at the address following the signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service when the notice is mailed. Notices may also be served by personal delivery or commercial delivery service, by mail-o-gram, telegram, or by the use of a facsimile machine with proof of transmission and a copy of the notice with proof of transmission being sent by regular mail on the date of transmission.
4. Seller represents and warrants that the heating, plumbing, electrical, central cooling, ventilating systems, appliances and fixtures on the premises are in working order and will be so at the time of closing, and that the roof is free of leaks and will be so at the time of closing. Purchaser shall have the right to inspect the premises during the 48-hour period immediately prior to closing to verify that such are in working order and that the property is in substantially the same condition, normal wear and tear excepted, as of the date of this Contract.
5. Seller warrants that no notice from any city, village, or other governmental authority of a dwelling code violation which currently exists in the aforesaid premises has been issued and received by Seller or his agent. If a notice is received between date of acceptance of the Contract and the date of closing, Seller shall promptly notify Purchaser of such notice.
6. If the subject property is located in the City of Chicago, Seller and Purchaser agree that seller and Purchaser shall comply with provisions of Chapter 193.2 of the Chicago Municipal Code concerning Heating Cost Disclosure for the subject property.
7. At the request of Seller or Purchaser evidenced by notice in writing to the other party at any time prior to the date of delivery of deed hereunder, this sale shall be closed through an escrow with a title insurance company, in accordance with the general provisions of the usual form of deed, and money Escrow Agreement then furnished and in use by said company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be divided equally between Purchaser and Seller.

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This page of Real Estate Sales Agreement agreed by:

Chapman Thomas
Seller(s)

11-10-99
Date

Ocellette Ranger
Purchaser

4-10-99
Date

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8. Prior to closing, Seller shall furnish a survey by a licensed land surveyor dated not more than six (6) months prior to the date of closing hereof showing the present location of all improvements, or the survey should be more recent and extensive as required by Purchaser's mortgagee.
9. Seller agrees to furnish to Purchaser an affidavit of title subject only to those items set forth herein, and an ALTA form if required by Purchaser's mortgage, or the Title Insurance Company for extended coverage.
10. Right is reserved by either party to insert correct legal description at any time, without notice when same is available.
11. Seller shall have the right to pay off any mortgage(s) out of the proceeds of this sale.
12. Purchaser may place a mortgage on this property and apply proceeds of such mortgage to the purchase price. In the event this transaction does not close Purchaser agrees to promptly cause release of same.
13. Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974, as amended and Illinois Responsibility Property Transfer Act of 1988 as amended.
14. Seller shall pay the amount and any stamp tax imposed by the state and county on the transfer of title, and shall furnish a completed declaration signed by the Seller or Seller's agent in the form required by the state and county, and shall furnish any declaration signed by Seller or Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax. Such tax required by local ordinance shall be paid by designated party in said ordinance.
15. Seller shall remove from premises by date of possession all debris and ~~Seller's personal property not conveyed by Part of Sale to Purchaser.~~
16. Seller agrees to surrender possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted.
17. Time is of the essence of this contract.
18. Wherever appropriate, the singular includes the plural and masculine includes the feminine or neuter.
19. In the event the property is in a flood plain and flood insurance is required by Purchaser's lender, Purchaser shall pay for same.

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Office

This page of Real Estate Sales Agreement agreed by:

X CHARLES THOMAS
Seller(s)

4-10-99
Date

X Odette Langer
Purchaser

4-10-99
Date

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ACCEPTANCE OF CONTRACT BY SELLER

This 11-10-99 day of _____, 1999. I/We accept this contract and agree to perform and convey title or cause title to be conveyed according to the terms of this contract.

SELLER Charles Thomas ADDRESS 6247 N FRASIER

Print Name _____ (Social Security #) 331-50 0787 (City) _____ (State) _____ (Zip Code) _____

SELLER X ADDRESS _____

Print Name _____ (Social Security #) _____ (City) _____ (State) _____ (Zip Code) _____

Seller agrees to make all repairs to property including building for a period of one year from date of closing. Repairs are to be made to buyer's satisfaction, within one week of notification to seller. and this paragraph is part of the contract.

Charles Thomas

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M A R I A P A P P A S C O O K C O U N T Y T R E A S U R E R

05/20/99 Receipt : 0000

Employee : GARY

Page : 1

P I N : 13-01-114-003-0000 Volume : 000316

Address : NONE

Name : None

Mailing : 9405 N OZANAM/MORTON GROVE,IL 600531058

Legal Description :

Sub-Division Name : GRADYS GREENBRIAR 6TH ADD N EDGEWATER

Legal : T J GRADYS 6TH GREEN BRIAR ADD TO NORTH EDGEWATER
24/1922 DOC NO: 07585379

REC DATE: 07/

| ST-TN-RG | BLOCK | PT | LOT |
|----------|---------|----|---------|
| 01-40-13 | 0000027 | | 0000030 |

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COOK COUNTY CLERK'S OFFICE
100 N. LAKE ST. CHICAGO, IL 60601
TEL: (773) 304-3000 FAX: (773) 304-3001

Case No. 0000-0.0-000-0000

Date: 00/00/00

Page: 00 of 00

STATE OF ILLINOIS
COUNTY OF COOK

IN SENATE

REPORT OF THE COMMISSIONERS OF THE BOARD OF EDUCATION

TO THE SENATE
RE: REPORT OF THE COMMISSIONERS OF THE BOARD OF EDUCATION
ON THE STATE OF THE COUNTY OF COOK

COMMISSIONERS OF THE BOARD OF EDUCATION
STATE OF ILLINOIS

TO THE SENATE
RE: REPORT OF THE COMMISSIONERS OF THE BOARD OF EDUCATION
ON THE STATE OF THE COUNTY OF COOK

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Mail To:

Odette Langer
2828 N. Kilbourn
Chicago, IL 60641

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