

# UNOFFICIAL COPY

A PRIVATE SALE WITH A AGREEMENT



THIS TO CERTIFY AND AFFIRM THAT I, NICK N. NITZU  
2855 DOWNING AVE WESTCHESTER IL. A PERSON NOT  
ENGAGED IN THE BUSINESS OF SELLING REAL ESTATE.  
THE PROPERTY AT. 4700-4710 W. MADISON ST. AND 6  
NORTH KILPATRICK LEGALLY DESCRIBED ON THE  
AGREEMENT WITH DEODER W. BROWN AND BEVERLY  
BROWN, AND THEY HAVE COMPLETED THE  
AGREEMENT WITH NICK N. NITZU AND ARE  
PAID IN FULL AGREEMENT. ON 7-6-99

Nick N. Nitzu

99757381

6914/0120 02 001 Page 1 of 4  
1999-08-09 16:35:34  
Cook County Recorder. 51.50

NICK N. NITZU  
2855 DOWNING AVE  
WESTCHESTER, ILL 60154  
562-2459

PURCHASE AGREEMENT  
**UNOFFICIAL COPY**

LAWYER  
JOHN K. KNEAFSEY  
200 W. ADAMS - 25th F.  
CHICAGO, ILL 60606  
346-7800

FROM, NICK N. NITZU DATE 1-23-89 SELLER of The PURCHASE  
FOR THE SUM OF SIXTY NINE THOUSAND <sup>00</sup>/<sub>100</sub> ----- DOLLARS \$69,000.00  
THE FOLLOWING-DESCRIBED PROPERTY SITUATED IN THE CITY OF  
CHICAGO, COUNTY OF COOK AND THE STATE OF ILLINOIS, TO WIT,  
PROPERTY COMMONLY KNOWN AS THE NORTH WEST CORNER OF  
MADISON ST. & KILPATRICK AVE. SOLD (AS IS.)

TAX INDEX # 16-10-328 028 - 0000  
16-10-328 029 - 0000  
16-10-328 027 - 0000  
16-10-328 026 - 0000

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LEGAL DESCRIPTION AS FOLLOW  
LOTS FORTY-THREE (43), FORTY-FOUR (44), FORTY FIVE (45), FORTY SIX (46)  
FORTY-SEVEN (47), AND FORTY-EIGHT (48) IN BLOCK FORTY (40) IN THE  
WEST CHICAGO LAND COMPANIES SUB DIVISO OF SOUTH HALE (5 1/2)  
OF SECTION TEN (10), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE  
THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN

DURING THE PERIOD OF PURCHASE SHALL HAVE THE RIGHT TO ENTER SAID  
PROPERTY TO MAKE SUCH SURVEYS.

1. PURCHASER CAN HAVE A INSTALLMENT AGREEMENT FOR WARRANTY DEED, ILL  
WITH \$20,000.00 DOWNPAYMENT, WITH A BALANCE OF \$49,000.00 TO BE  
PAID IN MONTHLY INSTALLMENTS ON PURCHASER & SELLER AGREEMENTS  
INSTALLMENT AGREEMENT, INCLUDES, REAL ESTATE TAXES, BUILDING  
INSURANCE, NO PENALTY IF PAID SOONER, PAYMENT AGREEMENT,  
BETWEEN SELLER & BUYER AT 12% INTEREST, LAWYER FEE, FOR CONTRACT,
2. SELLER PREFERENCES BUYER MAKE OUTSIDE MORTGAGE LOAN, IF POSSIBLE,
3. AGREEMENT- NULL & VOID, IF PRESENT CONTRACT IS MADE CURRENT TO DATE,  
AND DEPOSIT WILL BE RETURNED TO BUYER.
4. THIS IS A DEPOSIT FOR THE PURCHASE OF SAID PROPERTY OF \$10,000.00  
CR. # 5980

WITNESS

Catherine Nitzu 1-23-89  
Victor Brown

SELLER Nick N. Nitzu  
Purchaser Doreen W. Brown  
MONROESI Beverly M. Brown  
5014 W. MONROE ST  
CHICAGO ILL 60644  
Shop 261-9869 - 329-9224

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LAW OFFICES

NISEN & ELLIOTT

SUITE 2500

200 WEST ADAMS STREET  
CHICAGO, ILLINOIS 60606

TELEPHONE  
(312) 346-7800

TELECOPIER  
(312) 346-9316

TELEX  
270258

JOHN K. KNEAFSEY

## AGREEMENT

Buyers, Deoder W. Brown and Beverly M. Brown, agree that they entered into a purchase contract for the purchase of 4700-4710 Madison and 6 North Kilpatrick legally described as:

Lots Forty-Three (43), Forty-Four (44), Forty-Five (45), Forty-Six (46), Forty-Seven (47) and Forty-Eight (48) in Block Forty (40) in the West Chicago Land Companies Subdivision of the South Half (S 1/2) of Section Ten (10) Township Thirty-Nine North, Range Thirteen (13), East of the Third Principal Meridian.

Buyers agreed to purchase said property from seller, Nick N. Nitzu for \$69,000.00. Said agreement was dated January 23, 1989 and buyer was to close the purchase on May 10, 1989.

Buyers have paid \$10,000.00 as earnest money.

Buyers requested an additional thirty (30) days, to June 10, 1989, to close but on June 10, 1989, buyers did not close.

Buyers have requested up to August 1, 1989 to close and will deposit an additional \$5,000.00 as earnest money on the signing of this agreement.

At date of closing, all taxes will be prorated from May 10, 1989 to date of closing.

If Buyers are unable or unwilling to close by 5:00 p. m. on August 1, 1989, then at the option of Seller the earnest money will be forfeited as liquidated damages.

Seller agrees to be responsible for removing the earth from the premises caused by removal of the tanks.

6-19-89 Deoder W. Brown  
BUYER

Beverly M. Brown 6-19-89  
BUYER

Nick N. Nitzu 6-19-89  
SELLER

The Present owners  
as of Now. 8-19-97  
Nick N. Nitzu

ROBERT J. CASHEN

*Attorney*  
2301 W. Glenlake  
~~AND N. KENNESAW AVENUE~~  
CHICAGO 45, ILLINOIS

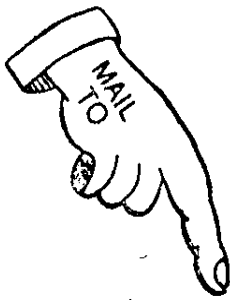
Mr. Nick Nitzu  
4700 W. Madison  
Chicago, Illinois

Dear Nick,

Enclosed is the Quit Claim Deed for the half of the alley adjoining your property. It has been recorded as document # 19 692 361. My bill for services rendered is \$80.00 plus 4 dollars for recording the deed. Incidentally, I am no longer with Standard and you can reach me at the above phone number.

Yours truly,

*Bob Cashen*



Mr. + Mrs. Deoder W. Brown  
5014 W. Monroe Street  
Chicago, Illinois 60644