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REAL ESTATE SALES CONTRACT

Page 1 of 2
1999-08-16 09:38:00
Cook County Recorder
43.50

1. KAZIMIERA CEASLAK or nominee
agrees to purchase at a price of \$ 190,000.00
in Cook County, Illinois:

(If legal description is not included herein at time of execution, Seller's Attorney is authorized to insert in hereafter.)
commonly known as 821 N. Wood Street, Chicago, Illinois and with appurtenances for dimensions of
25 x 130' together with the following property presently located thereon: (strike items not applicable) (a) storm and screen doors and
windows; (b) awnings; (c) outdoor television antennas; (d) wall-to-wall, hallway and stair carpeting; (e) window shades and draperies and supporting fixtures; (f)
vacation blinds; (g) electric, plumbing and other attached fixtures as installed; (h) water softener; (i) refrigerator(s); (j) _____ range(s); (k) garage
door opener with _____ transmitters; (l) radiator covers; (m) indoor and outdoor (lowwood) sturnets; and also

2. DIANE GARCIA and MARY SCHULTZ (Seller)
(Insert names of all owners and their respective spouses)

agrees to sell the real estate and the property, if any, described above at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or
successor title thereto (in joint tenancy) by a recordable Warranty deed, with release of homestead rights, and a proper bill of sale,
subject only to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party-wall rights
and appurtenances; (d) existing leases and tenancies; (e) special taxes or assessments for improvements heretofore completed; (f) any unconfirmed special tax or
assessment; (g) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (h) mortgage or other deed
specified below; (i) any; (j) general taxes for the year 1999 and subsequent years including taxes which may accrue by reason of new or additional
improvements during the year(s) _____ and/or _____

3. Purchaser has paid \$ 1,000.00 (and will pay within _____ days the additional amount of _____) as earnest money to be applied
to the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at the time of closing as follows: (strike
subparagraph not applicable.)

(a) The payment of \$ 89,000.00 at closing
(b) The acceptance of title to the real estate by Purchaser subject to a mortgage (trust deed) of record securing a principal indebtedness (which the
Purchaser [does] [does not] agree to assume) aggregating \$ _____ bearing interest at the rate of _____ % a year,
and the payment of a sum which represents the difference between the amount due on the indebtedness at the time of closing and the balance of the
purchase price.

4. This contract is subject to the condition that Purchaser is able to procure within _____ days a firm commitment for a loan to be secured by a
mortgage or trust deed on the real estate in the amount of \$ _____ or such lesser sum as Purchaser accepts, with interest not to exceed
_____ % a year to be amortized over _____ years; the commission and service charges for such loan not to exceed _____ %; if, after
making every reasonable effort, Purchaser is unable to procure such commitment within the time specified herein and so notifies Seller thereof within that time,
this contract shall become null and void and all earnest money shall be returned to Purchaser, provided that if Seller, at his option, within a like period of time,
following Purchaser's notice, procures for Purchaser such a commitment, then Seller shall accept a purchase money mortgage upon the same
terms, this contract shall remain in full force and effect. (Strike paragraph 4 if inapplicable.)

5. The time of closing shall be on November 30, 1999 or 30 days after Purchaser obtains demolition and
construction permits
or on the date, if any, to which such time is extended by reason of paragraph 2 of the Conditions and Stipulations hereafter becoming operative
(whichever date is later), unless subsequently mutually agreed otherwise, at the office of Title Insurance Company
or of the mortgage lender, if any, provided title is shown to be good or is accepted by Purchaser
at closing

6. Seller shall deliver possession to Purchaser on or before _____ days after the closing. Seller agrees to pay Purchaser the sum of
\$ _____ for each day Seller remains in possession between the time of closing and the time possession is delivered.
Seller shall have all tenants removed from the property prior to closing.

7. Seller agrees to pay a broker's commission to Not applicable-No broker involved in the
amount set forth in the broker's listing contract or as follows:

8. The earnest money shall be held by Seller's Attorney for the
mutual benefit of the parties.

9. Seller agrees to deliver possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted.

10. A duplicate original of this contract, duly executed by the Seller and his spouse, if any, shall be delivered to the Purchaser within 3 days from the
date below, otherwise, at the Purchaser's option, this contract shall become null and void and the earnest money shall be refunded to the Purchaser.

This contract is subject to the Conditions and Stipulations set forth on the back page hereof, which Conditions and Stipulations are made a part of this contract.

Dated: _____
Purchaser: Kazimiera Ceaslak Address: 6032 S Kellborn
Purchaser: _____ Address: Chicago, Ill
Seller: _____ Address: _____
Seller: Mary P. Schultz Address: 821 N. Wood St.
312-421-7319

*Form normally used for sale of residential property of three or fewer units.

Fox
655
0804

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CONDITIONS AND REPRESENTATIONS

1. Seller shall deliver or cause to be delivered to Purchaser or Purchaser's agent, not less than 5 days prior to the time of closing, a title commitment for an owner's title insurance policy issued by the Chicago Title Insurance Company in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (a) the general exceptions contained in the policy unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units, (b) the title exceptions set forth above, and (c) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed (all of which are herein referred to as the permitted exceptions). The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing items (b) and (c) and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 2 below.

2. If the title commitment discloses unpermitted exceptions, Seller shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions, and, in such event, the time of closing shall be 35 days after delivery of the commitment or the time specified in paragraph 5 on the front page hereof, whichever is later. If Seller fails to have the exceptions removed, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions within the specified time, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days after the expiration of the 30-day period, to take title as it then is with right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further action of the parties.

3. Items, premiums under assignable insurance policies, water and other utility charges, fees, unpaid estate contracts, general taxes, accrued interest on mortgage indebtedness, if any, and other similar items shall be adjusted ratably as of the time of closing. The amount of the current general taxes not then ascertainable shall be adjusted on the basis of (a), (b), or (c) below (Strike subparagraph not applicable):

- (a) 10 % of the most recent ascertainable taxes;
- (b) ~~Three percent of the most recent ascertainable taxes and subsequent adjustments thereof pursuant to the terms of a proportion letter attached hereto and incorporated herein by reference.~~
- (c) ~~Other:~~

~~The amount of any other taxes which may become payable by reason of new or additional improvements shall be adjusted as follows:~~
 Seller shall provide Purchaser with a current plat of survey of the property dated not more than 6 months prior to the date of closing.

All provisions are final unless otherwise provided herein. Escrow money and assignable insurance policies, if any, shall then be assigned to Purchaser. Seller shall pay the amount of any stamp tax imposed by State law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration signed by the Seller or the 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 the party upon whom such ordinance places responsibility therefore. If such ordinance does not so place responsibility, the tax shall be paid by the (Purchaser) (Seller). (Strike one.)

4. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.

5. If this contract is terminated without Purchaser's fault, the earnest money shall be returned to the Purchaser, but if the termination is caused by the Purchaser's fault, then upon notice to the Purchaser, the earnest money shall be forfeited to the Seller and applied first to the payment of the Seller's expenses and then to payment of broker's commission; the balance, if any, to be retained by the Seller as liquidated damages.

6. At the election of Seller or Purchaser upon notice to the other party not less than 5 days prior to the time of closing, this sale shall be closed through an escrow with Chicago Title and Trust Company, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then in use by Chicago Title and Trust 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 Seller and Purchaser. (Strike paragraph if inapplicable.)

7. Time is of the essence of this contract.

8. All notices herein required shall be in writing and shall be served on the parties at the addresses following or on their attorneys or at their pastures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.

9. 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, the Residential Property Disclosure Act of Illinois, and the Residential Lead-Based Paint Hazard Reduction Act of 1991. In the event that either party shall fail to make appropriate disclosure when asked, such failure shall be considered a breach on the part of said party.

10. Alternative 1:
 Seller represents that he is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exception Certification set forth in said Section.

Alternative 2:
 Purchaser represents that the acquisition is exempt from the withholding requirement of Section 1445 of the Internal Revenue Code because Purchaser intends to use the subject real estate as a qualifying residence under said Section and the sales price does not exceed \$200,000.

Alternative 3:
 With respect to Section 1445 of the Internal Revenue Code, the parties agree as follows: now and

11. This Contract shall be contingent upon the property being zoned R-4/on the date of closing. The Contract shall also be contingent upon the Purchaser obtaining demolition and construction permits for the property. In the event that the property is not zoned R-4 or in the event that the (Strike unapplicable alternative.) Purchaser is unable to obtain demolition and construction permits, the Contract shall, at Purchaser's option, be declared null and void and of no further effect and all earnest money shall be returned to Purchaser.



Kazimiera Giesleh
 6032 S. Kilbourn
 Chicago Ill. 60632

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