4,000.00 Down Payment \$36,000.00 Owed Balance | Monthly Payments 600.00

interest at the rate of __O_ whole sum remaining from time to time unpaid. repreion of the premises shall be deli-

wats, water taxes, insurance premiums and other similar items are to be adjusted pro rata as of the date provided herein for very of possession of the premises. General taxes for the year 19.97 are to be prorated from January 1 to such date for very of possession, and if the amount of such taxes is not then ascertainable, the prorating shall be done on the basis of the at of the most recent ascertainable taxes.

is further expressly understood and agreed between the parties hereto that:

The Conveyance to be made by Seller shall be expressly subject to the following: (a) general taxes for the year 1997 ubsequent years and all taxes, special assessments and special taxes levied after the date hereof; (b) all installments of all assessments heretofore levied falling due after date hereof; (c) the rights of all persons claiming by, through or under taxer; (d) easements of record and party-walls and party-wall agreements, if any; (e) or iding, building line and use or bancy restrictions, conditions and covenants of record, and building and zoning laws and redinances; (f) roads, highways, is and alleys, if any;

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

ar ki gegasi istibi il

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

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

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

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

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

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

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

ic out all but one of the clauses (a), (b) and (c). STATE AND

10. If Purchaser fails to pay ta tem which Purchaser is obligated to pay ereunder, Seller may elect to pay such items and any amount so paid shall become an addition to the purchase price amediately due and payable to Seller, with interest at _____ 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 ovenants hereunder, this agreement shall, at the option of Seller, be forfeited and determined, and Purchaser shall forfeit all ayments 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. 12. In the event this agreement shall be declared null and void by Seller on account of any default, breach or violation by urchaser in any of the provisions hereof, this agreement shall be null and void and be so conclusively determined by the filing my 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 mished or unfinished, which may be put upon the premises by Purchaser shall belong to and be the property of Seller without tability 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 greement and incurred in any action brought-by Seller against Purchaser on account of the provisions hereof, and all such osts, expenses and attorney's fees may be included in and form a part of any judgment entered in any proceeding brought by eller 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 tefault or breach, or for any other reason herein contained, have every other remedy given by this agreement or by law or quity, and shall have the right to maintain and prosecute any and every such remedy, contemporaneously or otherwise, with he exercise of the riant 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 furchaser of any of the covenants and agreements herein, to enter Purchaser's appearance in any court of record, waive process and service thereof and confess judgment against Purchaser in favor of Seller, or Seller's assigns, for such sum as may be due, ogether with the costs of soch suit, including reasonable attorney's fees, and to waive all errors and right of appeal from such adgment or judgments; Furroaser hereby expressly waiving all right to any notice or demand under any statute in this State stib reference to such sun or action, if there be more than one person above designated as "Purchaser" the power and authority at 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 ·lural. 18. All notices and demands hereunders, all be in writing. The mailing of a notice or demand by registered mail to Seller at their designated address Are Chicago, Illinois 60621 , or to the last known address 5921 So. Parnel1 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 it is confract, and the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, a dministrators and assigns of the respective parties. 20. Seller warrants to Purchaser that no notice-from at y.ci.y, village or other governmental authority of a dwelling code violation which existed in the dwelling structure before the effection of this contract has been received by the Seller, his cincipal 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 or invalid under applicable law, such provision shall be neffective to the extent of such prohibition or invalidity, without in alidating or affecting the remainder of such provision or ne remaining provisions of this agreement. IN WITNESS WHEREOF, the parties to this agreement have hereur to set their hands and seals in duplisate, the day and ear first above written. Sealed and Delivered in the presence of "THE CHANTURES OF THE PARTIES EXECUTING THIS DOCUMENT ARE COPIES AND ARE NOT CHIGHNAL SIGNATURES. Lives on within agreement the following sums GEORGE E. COLES PRINCIPAL INTEREST