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1999-09-15 14:04:58

Cook County Recorder

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15 May 1998

The Buyer(s) hereby agree(s) to purchase and Seller(s) hereby agree(s) to sell the following described Real Estate, on the terms and conditions herein set forth.

The legal description of the property, which is attached hereto or shall be inserted pursuant to the commitment for title insurance, and owner(s)/seller(s) are Coyal Staggers, whose address is 6125-37 South Indiana, Chicago, Illinois 60636; the property being located in the county of Cook, the property index number(s) ~~20-15-315-005000~~ the lot size for the said property is approximately -----.

INCLUSIONS:

The subject property is improved with: thirty six unit apartment building (06-2BR and 30-1BR), together with all personal property, appurtenances attached to and forming a part of the premises for which Seller(s) shall deliver a Bill of Sale at time of delivery of deed; existing heating, plumbing, electrical lighting fixtures, storm windows, storm doors and screens, if any; attached air conditioners, if any; attached outside antenna(s), if any; water softener, if any; all planted vegetation; ceiling fans, **if any**; and specifically including the following items of personal property now on the premises: refrigerator(s), and all window dressings.

1-PRICE AND TERMS:

The purchase price shall be in the amount of \$875,000.00 (EIGHT HUNDRED SEVENTY FIVE THOUSAND DOLLARS), however the documentation including the RESPA and title commitment may reflect a higher amount as may be obtained by Buyer(s) or Buyer's lender [such that Buyer(s) will not have to pay any monies down and may receive funds at closing]. An initial earnest money deposit of \$100,000.00 (ONE HUNDRED THOUSAND DOLLARS) in the form of cash, money order, or a personal check will be given upon acceptance of this offer, said cash, money order, or personal check shall be properly endorsed by payee and deposited by the party designated in Paragraph 7. Said initial earnest money shall be returned and this offer shall be null and void if **NOT ACCEPTED** on or before 12:00AM(cst) 05-25-1998. The balance of \$775,000.00 (SEVEN HUNDRED SEVENTY FIVE THOUSAND DOLLARS), to be paid at Closing.

2-FINANCING:

The Seller(s) will accept a purchase money mortgage on the unpaid balance of \$775,000.00 (SEVEN HUNDRED SEVENTY FIVE THOUSAND DOLLARS) for a period of 18 months (545 days), at an interest rate of 7% (Which equals a monthly payment of \$5,126.19).

3-PAYMENT METHODS:

The Purchase Price shall be paid, subject to prorations, in cash, by cashier's check, certified check at Closing.

4-CLOSING:

(a) Closing or escrow payout shall be on or before October 01, 1999, provided title conforms with this contract or has been accepted by Buyer(s), by conveyance by stamped recordable warranty deed with release of Homestead Rights (or other appropriate deed if title is in trust or in an estate) and payment of purchase price.

(b) Title shall be conveyed at the time required by this contract subject only to: General taxes for 1999 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessments for improvements heretofore completed; building lines and building and liquor restrictions of

record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements; if any; existing leases and tenancies in real estate with multiple units, the mortgage or trust deed, if any, as described in Paragraph 2 above; acts done or suffered by or through the Buyer(s).

(c) This sale shall be closed at office of Buyer's mortgagee or, if none, at office of the title company issuing title commitment, or as specified below:

(Name) _____ (Address) _____

or, at request of either party, in escrow with the title company issuing the title commitment by deed and money escrow; fee to be divided between Seller(s) and Buyer(s).

5-PRORATIONS:

The following items, if applicable, shall be prorated as of the date of Closing; (a) insurance premiums; (b) general real estate taxes, including special service areas, if any, (c) rents and security deposits; (d) interest on mortgage indebtedness assumed; (e) water taxes; (f) prepaid service contracts (g) flood hazard insurance. Prorations of general real estate taxes shall be on the basis of 115% of the last ascertainable bill. If said bill is based on partial assessment(s) or on an unimproved basis for improved property, a written agreement (with escrow) for final proration when the complete assessment information is available from the County Assessor(s) shall be signed by the parties hereto.

6-POSSESSION:

Possession shall be delivered at closing on or before October 01, 1999, provided sale has been closed. Possession shall be deemed given when Seller(s) has vacated the premises and delivered the keys to the Buyer(s) or to the Broker(s). Retention of possession by Seller(s) does not create a landlord-tenant relationship for the purpose of notice(s) but will not be agreed to.

7-EARNEST MONEY:

Earnest money for this contract shall be held by Lewis Powell as Escrowee for the benefit of the parties hereto. Buyer(s) agrees that said earnest money is to be held in a client trust account at Buyer's attorney and said trust account DOES NOT bear interest.

8-ATTORNEY APPROVAL:

The terms of this Contract, except the purchase price and possession date are subject to modification(s) (which may include additional terms) by the attorneys for the parties within three (3) business days from the Contract Date (excluding Saturday, Sunday and legal holidays). ALL notice(s) of modification(s) or other communications which may be required or made under the terms of this Contract shall be in writing and shall be made to the parties hereto at the addresses which appear after their names, or at such address or to such person as each may by written notice to the other designate, by personal delivery, certified or registered mail, or by facsimile transmission during business hours. The notices served upon the other party or his/her agent, shall state the specific terms to be modified and the proposed revisions. In case of mailing, such notice(s) shall be deemed to be given as of the date notice(s) is placed in the United States mail, postage paid. For the purposes of Paragraph 9 of this contract, if written notice(s) of disapproval is given within the time period specified, this contract shall be null and void and the earnest money shall be returned to Buyer(s). Notice(s) of disapproval may be given by either party hereto or by their respective attorneys. **IN THE ABSENCE OF WRITTEN NOTICE(S) OF DISAPPROVAL IS NOT GIVEN WITHIN THE TIME PERIOD SPECIFIED HEREIN, THIS CONTINGENCY SHALL BE DEEMED WAIVED BY ALL PARTIES HERETO AND THE CONTRACT SHALL REMAIN IN FULL FORCE AND EFFECT. THE PARTIES ACKNOWLEDGE THAT ALL NOTICE(S) OF MODIFICATION(S) OR COMMUNICATIONS PURSUANT TO THIS PROVISION SHALL CONSTITUTE A COUNTEROFFER.**

9-INSPECTION CONTINGENCY:

Buyer(s) shall have the right to choose, at Buyer's expense (unless otherwise provided by governmental regulations) a radon, improvements and/or wood infestation inspection(s) of said Real Estate by a professional inspection service(s), within a period of seven (7) business days following the acceptance of this Contract.

If the inspection report reveals any structural, central heating system(s), central cooling system(s), interior plumbing system(s), mechanical or electrical system(s), roof(s), walls, ceilings, and/or floors defect(s), Buyer(s) shall then have the right and option to make written request of Seller(s) for certain repairs or price reduction. The request shall be provided to Seller(s), Seller's listing agent(s) and/or attorney. The Seller(s) shall then have the following options of:

- 1.) making the repairs as requested by Buyer(s), or
- 2.) negotiating the cost(s) of correcting said defect(s) with Buyer(s) or
- 3.) declaring this Contract null and void.

In the event the Seller(s) does not exercise any of these options and, in the further event that the Buyer(s) does not waive said defect(s), the Buyer(s) shall have the right to declare this Contract null and void. Should either party to this Contract make such a declaration, **ANY** and **ALL** monies paid by the Buyer(s) shall be refunded in full. Seller's options must be exercised within three (3) business days of Seller's receipt of the inspection report.

In the event Buyer(s) makes a request for certain repairs, Buyer(s) shall immediately deliver a copy of the inspection report(s) to Seller(s).

The parties hereto agree that the following items are accepted by Buyer(s) "As Is", shall not be made a part of Buyer's request(s) for repair(s), and shall not be further negotiated. BUYER(S) AGREES THAT DISCLOSURE OF MINOR REPAIR(S) AND ROUTINE MAINTENANCE ITEMS ARE NOT A PART OF THE CONTINGENCY.

10-LEAD BASED PAINT TESTING CONTINGENCY:

This contract is contingent upon an inspection or risk assessment of the property for the presence of lead based paint and/or lead based paint hazards. This inspection/assessment shall be conducted by an inspector/contractor licensed as required by law at Buyer's expense within 14 calendar days of acceptance of this contract by Seller(s). This contingency shall be deemed waived unless Buyer(s) delivers to Seller(s) written notice(s), by personal delivery, certified or registered mail, or by facsimile transmission of specific existing deficiencies, together with a copy of the inspection and/or risk assessment report(s). Seller(s) may, at Seller's option, within 2 days after delivery of said notice(s) from Buyer(s), elect to correct or not correct the deficiencies prior to closing and shall give written notice(s), by personal delivery, certified or registered mail, or by facsimile transmission of such election to Buyer(s). If Seller(s) elects to correct the deficiencies, Seller(s) shall furnish to Buyer(s) prior to closing certification(s) that such deficiencies have been corrected. If Seller(s) elects **NOT** to correct such deficiencies Buyer(s), at Buyer's option and upon written notice(s), by personal delivery, certified or registered mail, or by facsimile transmission to Seller(s) within 2 days after delivery of Seller's election **NOT** to correct, may declare this contract null and void or may elect to purchase subject property at a **REDUCED** price subject to the deficiencies. Buyer(s) may **REMOVE** this contingency at **ANY TIME** without cause.

11-WELL AND SEPTIC TEST:

The said Real Estate is not served by a community or municipal water and/or sewage treatment system(s).

Seller(s), at Seller's expense, prior to closing, shall obtain and deliver to Buyer(s) a waste test performed by or acceptable to the county in which the subject property is located, and a septic system test indicating that the system is in proper operating condition and in compliance with applicable state, county and local statutes. Such test(s) shall be performed not more than 60 days prior to the closing date.

If either of said written test report(s) indicates that the water is **NOT** potable, that the septic system(s) is **NOT** in proper operating condition, or that the system(s) are **NOT** in compliance with the relevant statutes, Seller(s) shall have the option to make the necessary repair(s) and bring the system(s) into compliance prior to the closing date. In the event Seller(s) elects **NOT** to make the necessary repair(s), then this Contract, at the option of the Buyer(s), shall become null and void, **ANY** and **ALL** monies refunded to Buyer(s) immediately.

12-SURVEY:

Prior to closing, Seller(s) shall furnish at Seller's expense, except for condominiums, a survey dated **NOT** more than 3 months prior to contract acceptance under certification by an Illinois licensed land surveyor showing the locations of **ALL** improvements, easements and building lines thereon (including fences separating the subject Real Estate from adjoining properties) and showing **ALL** encroachments, if any. If the survey discloses improper locations of improvements or encroachments and Seller(s) is unable to obtain title insurance protection at Seller's expense for the benefit of Buyer(s) and/or Buyer's lender against loss resulting from such improper locations or encroachment(s), Buyer(s) may, at Buyer's option, declare this contract to be null and void. Providing **ALL** existing improvements (including fences) and encroachments, if any, appear on the survey thus furnished.

13-TITLE COMMITMENT:

(a) Seller(s), at Seller's expense, shall deliver/furnish or cause to be delivered to Buyer(s) or Buyer's agent, not less than five (5) days prior to the time of closing, a title commitment for an owner's title insurance policy issued by an Illinois licensed 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 (1) the conditions and stipulations and standard or general exceptions contained in the owner's title policy issued by that company, (except that, where the Real Estate property qualifies as a single family residential unit, the title policy shall provide extended coverage over the general exception(s); (2) the title exceptions set forth above, in Paragraph 4(a)&(b), and (3) title exceptions pertaining to liens or encumbrances which have been assumed by the Buyer(s) under the terms hereof or which the Seller(s) has agreed to remove at the time of closing from the proceeds hereunder. Any delay in delivery by Seller(s) of Commitment for Title Insurance due to delay by the Buyer's mortgagee in recording mortgage and bringing down title shall **NOT** be a default of this paragraph. Buyer's agent, or Buyer's lending agency shall extend the time for delivery thereof by the Seller(s) by such period of delay. Any title commitment furnished by the Seller(s) hereunder shall be conclusive evidence of good title as therein shown, subject only to exceptions as therein stated. As to all or any part of said Real Estate which, on the date of this contract, was registered in the Office of the Registrar of Titles of Cook County, the Seller(s) shall (1) tender the title commitment herein required, (2) deliver the Owner's duplicate certificate(s) of title at closing, and (3) timely file **ALL** notices and take **ALL** necessary steps to assure the deregistration of the Real Estate and recording of the deed at Closing.

(b) If the title commitment discloses exceptions relating to title commitment other than those referred to in Paragraph 11 (a), Seller(s) shall have 30 days from the date of the delivery to Buyer(s) thereof to have these exceptions removed from the title commitment. If Seller(s) fails to have said exceptions

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removed within the 30-day period, and/or obtain additional title insurance within the time stated herein, Buyer(s) may elect to terminate/cancel this Contract and **ALL** monies paid by the Buyer(s) shall be refunded to Buyer(s) within three (3) business days.

14-PERFORMANCE/DEFAULT:

If the Buyer(s) defaults, earnest money shall be forfeited and applied to payment of broker's commission(s) and/or attorney fee(s) and any expenses incurred, and balance paid to Seller(s). At Seller's election such forfeiture may be in full settlement of all damages. If Seller(s) defaults, earnest money, at option of Buyer(s) shall be refunded to Buyer(s) within three (3) business days, but such refunding shall **NOT** release Seller(s) from its obligations under this contract. In the event of a dispute as to who is entitled to the earnest money, the escrowee may deposit the escrow funds with the Clerk of the Circuit Court.

15-SELLER REPRESENTATION:

Notwithstanding anything to the contrary contained in this contract. Seller(s) represents that **ALL** heating, central cooling, ventilating, electrical and plumbing fixture(s) and system(s) on the Real Estate and **ALL** appliance(s) to be transferred to Buyer(s) pursuant to this contract are in working order and will be so at the time of Closing.

16-DEED (CONVEYANCE, LIENS, ENCUMBRANCES):

Seller(s) shall convey or cause to be conveyed to Buyer(s) title commitment to the premises by a recordable general warranty deed with release of homestead rights, or trustee's deed if applicable, in joint tenancy, if more than one Buyer(s), or to Buyer's nominee, subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements.

17-DAMAGE BY CASUALTY BEFORE CLOSING:

If prior to closing, the improvements on the Real Estate are destroyed or materially damaged by fire or other casualty, this contract at option of Buyer(s) shall become null and void or Buyer(s) may elect to take an assignment of Seller's insurance proceeds/funds. The provisions of the Uniform Vendor and Purchases Risk Act of Illinois shall apply.

18-REAL ESTATE PROPERTY DISCLOSURE ACT:

This Contract is subject to the provisions of Public Act 89-111 known as the Real Estate Property Disclosure Act, the terms of which are expressly incorporated herein and made a part of this Contract. The Seller(s) represents that the information contained in the disclosure document is accurate as of the Contract Date.

19-LAND TRUST BENEFICIARY:

If the Buyer(s) or Seller(s) under this Contract is an Illinois land trust, the individual beneficiaries there to have signed their names to this Contract to indicate they are the beneficiaries of said trust in order to guarantee their performance of this Contract and to indicate that they hold the sole power or direction with regards to said trust.

20-FLOOD PLAIN:

Buyer(s) shall have the option of declaring the Contract null and void within seven (7) days of receipt of any written notice(s) or disclosure(s), including

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the Real Estate Property Disclosure Report(s), that the subject property is located in a special flood plain hazard area which requires the Buyer(s) to obtain flood insurance. This option shall not exist in the event such written notice(s) or disclosure(s) was provided in statement number three (3) of a Real Estate Property Disclosure Report(s) executed by both Seller(s) and Buyer(s) prior to the Contract date.

21-TRANSFER TAX STAMPS:

Seller(s) shall pay for the State of Illinois, City, Village, and County Real Estate transfer tax stamps. Any municipal transfer tax shall be paid by the party designated in the ordinance of the municipality imposing the tax.

22-CLEAN CONDITION:

Seller(s) shall clean Real Estate inside and out (NO TRASH AROUND IN/OUT OF SAID PROPERTY-NO DEBRIS LEFT ON PREMISES). * ALL UTILITIES are to be in working condition (GAS, WATER, ELECTRIC, ETC...) at time of possession.*****

23-GENERAL CONDITIONS/STIPULATIONS:

(a) Both Seller(s) and Buyer(s) agree(s) to execute **ALL** documents and provide **ALL** information necessary to enable **ANY** lender(s) to issue a commitment for mortgage or trust deed and to close this sale.

(b) Existing mortgage(s) and lien(s) indebtedness may be paid out of sale proceeds/funds. Buyer(s) may place a mortgage on the Real Estate and apply proceeds/funds on purchase.

(c) **ALL** of the items of personal property shall be transferred to Buyer(s) by delivery at the time of closing of a customary Bill of Sale without warranty of merchantability or fitness for particular purpose. Seller(s) also shall furnish Buyer(s) an Affidavit of Title covering the time of closing, subject only to the title exceptions permitted by this contract and shall sign customary **ALTA** forms.

(d) Buyer(s) acknowledges for the benefit of Seller(s) and for the benefit of third parties that Buyer(s) has had complete access to the Real Estate, its improvements and included personal property, as well as the public records related to the Real Estate, and is satisfied as to the physical and other condition(s) of the Real Estate, improvements and included personal property.

(e) Seller(s) shall **REMOVE ALL** debris from the Real Estate and improvements by date of possession. Buyer(s) shall have the right to inspect the Real Estate and improvements during the **24-hour period** immediately prior to closing to verify that the Real Estate, improvements and included personal property are in substantially the same condition(s), as of the date of Seller's acceptance of this contract, normal wear and tear excepted.

(f) The Seller(s) warrants that neither Seller(s) nor Seller's agent **HAS NOT** received notice(s) of **ANY** dwelling code violation which exists on the date of this contract from **ANY** city, village, or other governmental authority of any ordinance, zoning or building code violation(s), condemnation proceeding, pending rezoning or special assessment proceedings affecting the Real Estate.

(g) Seller(s) and Buyer(s) shall execute **ALL** documents and provide **ALL** information so that **ANY** Federal Lender(s) can issue its title commitment and close the transaction in accordance with the requirements of the Real Estate Settlement Procedures Act of 1974.

(h) Seller(s) shall comply with the terms of any municipal ordinance(s) relating to the transaction contemplated herein for the municipality in which the Real Estate is located and shall provide to Buyer(s) at closing evidence of compliance with such ordinance(s). Transfer taxes required by local ordinance(s)

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shall be paid by the party designated in such ordinance(s). Seller(s) shall pay **ANY** transfer tax imposed by Illinois law.

(i) **ANY** facsimile transmission of **ANY** documents relating to this contract shall be considered to have the same legal effect as the original document and shall be treated in all manner and respects as the original document.

(j) Buyer(s) shall furnish flood insurance required by lender(s) and shall pay any usual and customary processing cost(s) or charge(s) required by lender(s).

(k) Time is of the essence, provided that Seller(s) and Buyer(s) may change **ANY** date or time limit set forth herein by a written notice(s), by personal delivery, certified or registered mail, or by facsimile transmission agreement executed by Seller(s) and Buyer(s) or their **AUTHORIZED** agent(s).

(l) This contract and the transaction described herein may be subject to the provisions of the Foreign Investment in Real Property Tax Act of 1980 and **ALL** amendments thereto (the "Act"). Seller(s) and Buyer(s) shall execute or cause to be executed **ALL** documents and take or cause to be taken **ALL** actions necessary in order that Buyer(s) shall have **NO LIABILITY**, either actual or potential under the Act.

(m) Seller(s) agrees to provide the Internal Revenue Service with the Sale of Real Estate 1099 form as required by law.

(n) Captions **ARE NOT** intended to limit the terms contained after said caption and **ARE NOT** part of the Contract.

ALL notice(s) herein required shall be in writing, by personal delivery, certified or registered mail, or by facsimile transmission and served upon the parties at the addresses shown on this Contract or upon the attorney(s) for such party. In the event the name and address of the Seller(s) or the attorney(s) for the Seller(s) is unknown, written notice(s), by personal delivery, certified or registered mail, or by facsimile transmission may be served upon the listing broker(s) as agent for such Seller(s). Facsimile transmission of any offer, acceptance, notice(s), or rider herein provided to the parties, their broker(s) or attorney(s), shall constitute sufficient notice or acceptance. Original documents shall be forwarded in **ALL** instances within three (3) business days of such notice(s). Notice(s) to any one party of a multiple person party shall be sufficient service to **ALL**.

This Contract and **ANY** Riders attached hereto shall constitute the entire agreement and understanding between the Seller(s) and Buyer(s) and there are **NO** other agreement(s), representation(s) or understanding(s), oral or written, between the parties with respect to the subject matter of this Contract. **NO** alteration(s), modification(s), or amendment(s) to this Contract shall be valid unless in writing and **SIGNED** by **ALL** parties.

This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, legal representatives and permitted assigns.

Where in this Contract masculine pronouns are used or words indicating the singular number appear, such words shall be considered as if feminine or neuter pronouns or words indicating the plural number were used where the context indicates the propriety of such use.

The invalidity of any paragraph or subparagraph of this Contract shall not impair the validity of **ANY** other paragraph or subparagraph. If any provision of this Contract is determined to be unenforceable by a court, such provision shall

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RIDER ATTACHED TO AND MADE A PART OF REAL ESTATE SALE CONTRACT DATED 15 MAY 1998 FOR THE PROPERTY COMMONLY KNOWN AS 6125-37 SOUTH HARPER CHICAGO, ILLINOIS 60636.

1. In the event of any conflict between the terms of this Rider and the terms of the pre-printed portion of the Real Estate Contract then this Rider shall control.

2. Seller(s) represents that **NO** lease currently exists for the subject property and that Seller(s) is **NOT** now negotiating **ANY** lease for the subject property. Further, Seller(s) represents and warrants that Seller(s) will **NOT** enter into **ANY** lease or **RENEWAL** of lease commencing upon the date of acceptance of this Offer unless said lease is first approved of, in writing, by Buyer(s).

3. **All** prorations shall be as of the date of Closing and paid at the time of Closing.

4. The \$100,000.00 (ONE HUNDRED THOUSAND DOLLARS) down payment shall be paid within three (3) business days of acceptance of this Contract; further the \$100,000.00 (ONE HUNDRED THOUSAND DOLLARS) shall decrease the amount due from Buyer(s).

5. Seller(s) agrees to finance the subject property for a period of 18 months at an interest rate of 7%.

ALL TERMS, CONDITIONS, REPRESENTATIONS AND WARRANTIES MADE IN THIS RIDER AND CONTRACT SHALL SURVIVE THE CLOSING

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals to this Rider consisting of **02 pages**, inclusive of this page, on the day and date listed below.

Date of Acceptance: 5-20-98
SELLER(S):

Coyal Stagers
6125-37 S. Indiana
Chicago, Illinois 60636

by: Coyal Stagers
Coyal Stagers
by: _____

Date of Offer: 15 May 1998
BUYER(S):

Kelsye Wallace
5855 South Sheridan Rd.
Chicago, Illinois 60660

by: Kelsye B. Wallace
Kelsye Wallace
by: _____



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be deemed severable and this Contract may be enforced with such provisions severed or as modified by such court.

The terms of the Rider(s) consisting of 02 pages attached hereto is made a part hereof.

THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE BEFORE SIGNING.

Date of Offer: 15 May 1998

BUYER'S NAME: Kelsye Wallace ADDRESS: 5855 NORTH SHERIDAN RD.
Kelsye Wallace CHICAGO, ILLINOIS 60660

BUYER'S NAME: _____ ADDRESS: _____

ACCEPTANCE OF OFFER BY SELLER

This 20 day of May 1998, at 2:00 P.M. we accept this offer and agree to perform and convey according to the terms of this contract.

SELLER'S NAME: Coyal Stagers ADDRESS: 6125-37 SOUTH INDIANA
Coyal Stagers CHICAGO, ILLINOIS 60636

SELLER'S NAME: _____ ADDRESS: _____

(This date shall be inserted only after the parties hereto have agreed to all the terms and conditions of this Contract and is also referred to herein as the Contract Date).

Buyer's Attorney: Lewis Powell

Seller's Attorney: _____

Address: 53 West Jackson Suite 1520
Chicago, Illinois 60602

Address: _____

Telephone: 978-4000
Facsimile: _____

Telephone: _____
Facsimile: _____

Property of Cook County Clerk's Office

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M A R I A P A P P A S
09/15/99 Receipt : 9513/3+

C O O K C O U N T Y T R E A S U R E R
Employee : GARY Page : 1

P I N : 20-15-315-005-0000 Volume : 000257

Address : NONE

Name : None

Mailing : 1313 RITCHIE CT 1104 /CHICAGO, IL 606102155

Legal Description :

Sub-Division Name : WILSON HEALD & STEBBINS SUB OF E1/2 ETAL

ST-TN-RG	BLOCK	PT	LOT
15-38-14			0000011

This information is furnished as a public accommodation. The office of county collector disclaims all liability or responsibility for any error or inaccuracy that may be contained herein.

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Indiana