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1999-02-24 14:21:02
Cook County Recorder 25.50

GEORGE E. COLE® No. 229 REC
LEGAL FORMS February 1996



QUIT CLAIM DEED JOINT TENANCY Statutory (Illinois) (Individual to Individual)

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Above Space for Recorder's use only

THE GRANTOR(S) Willie mae Hunter and Alice Walker (Deceased)
Chicago City Illinois State of Illinois
of the City Chicago of Cook County of Illinois State of Illinois for the
consideration of Ten DOLLARS, and other good and valuable
considerations none in hand paid, CONVEY(S) and QUIT CLAIM(S)

to Willie mae Hunter and Lewis J Hunter (SON)
1133 Aldgate Ave La Puente, Calif 91744
(Name and Address of Grantees)

not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in
Cook County, Illinois, commonly known as 7558 S Harvard, legally described as:
Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par E and Cook County Ord. 93-5-27 par. E SEE BACK

Date 2-24-99 Sign. Lewis J Hunter

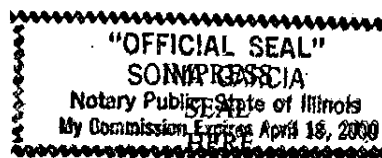
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 20-28-400-026-0000
Address(es) of Real Estate: 7558 S Harvard, Chicago Illinois 60620

DATED this: Feb day of 24 19 99

Please print or type name(s) below signature(s)
Williemae Hunter (SEAL) Willie Mae Hunter (SEAL)
Lewis J Hunter (SEAL) WILLIE MAE HUNTER
Lewis J Hunter (SEAL) Lewis J Hunter (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County,



in the State aforesaid, DO HEREBY CERTIFY that Willie Mae Hunter & Lewis J. Hunter
personally known to me to be the same person AS whose name ALL subscribed to the
aforesaid instrument, appeared before me this day in person, and acknowledged that they
signed, sealed and delivered the said instrument as of free and voluntary act, for the
uses and purposes therein set forth, including the release and waiver of the right of homestead.

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Given under my hand and official seal, this

day of

19

Commission expires

April 18 2000

[Signature] 1999
NOTARY PUBLIC

This instrument was prepared by

Lewis J Hunter 7558 S Harvard, Chicago, IL 60620
(Name and Address)

MAIL TO:

W. Hunter & L. Hunter
(Name)
7558 S Harvard
(Address)
Chicago, Ill 60620
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

W. Hunter & L. Hunter
(Name)
7558 S Harvard
(Address)
Chicago, Ill 60620
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

MARIA PAPPAS COOK COUNTY TREASURER
02/24/99 Receipt : 9524/// Employee : WILBUR Page : 1

P I N : 20-28-400-026-0000 Volume : 000434

Address : 7558 S HARVARD/CHICAGO, IL 606201615

Name : HUNTER A WALKER W

Mailing : 7558 S HARVARD/CHICAGO, IL 606201615

Legal Description :
Sub-Division Name : STEWARTS SUB LT 5-6 BK 6

Legal : SUB OF LOTS 5 & 6 OF BLK 6 OF STEWARTS SUB (SEE A) REC DATE:
5/20/1907 DOC NO: 04038585

ST-TN-RG BLOCK PT LOT
28-38-14 S 0000008

GEORGE E. COLE
LEGAL FORMS

TO

Quit Claim Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability, fitness, or for a particular purpose.

AGREEMENT, made this 1 day of APRIL, 1995, between

WILLIAM AND SHIRLEY BAILEY, 5942 N. KOLMAR, CHICAGO, ILLINOIS 60646, Seller, and

JAMES BUNDREN, 3033 N. KIMBALL, CHICAGO, ILLINOIS 60618, Purchaser;

WITNESSETH, that if Purchaser shall first make the payments and perform Purchaser's covenants hereunder, Seller hereby covenants and agrees to convey to Purchaser in fee simple by Seller's WARRANTY recordable warranty deed, with waiver of homestead, subject to the matters hereinafter specified, the premises situated in the County of COOK and State of ILLINOIS described as follows:

THE NORTH 1/2 OF LOT 22 IN BLOCK 3 IN HANSBROUGH AND HESS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH RANGE 13, EAST PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-36-305-004

Address(es) of premises: 1947 NORTH RICHMOND STREET CHICAGO, ILLINOIS 60647

and Seller further agrees to furnish to Purchaser on or before FINAL CLOSING, 1995, at Seller's expense, the following evidence of title to the premises: (a) Owners title insurance policy in the amount of the price, issued by AN AGREED TITLE COMPANY, (b) certificate of title issued by the Registrar of Titles of Cook County, Illinois, (c) merchantable abstract of title*, showing merchantable title in Seller on the date hereof, subject only to the matters specified below in paragraph 1. And Purchaser hereby covenants and agrees to pay to Seller, at such place as Seller may from time to time designate in writing, and until such designation at the office of WILLIAM AND SHIRLEY BAILEY

the price of 22,600.00 TWENTY TWO THOUSAND AND NO/100 Dollars in the manner following, to-wit:

SEE ATTACHED RIDER

with interest at the rate of 8 per cent per annum payable PER ATTACHED RIDER on the whole sum remaining from time to time unpaid.

Possession of the premises shall be delivered to Purchaser on APRIL 1995

provided that Purchaser is not then in default under this agreement.

Rents, water taxes, insurance premiums and other similar items are to be adjusted pro rata as of the date provided herein for delivery of possession of the premises. General taxes for the year 1995 are to be prorated from January 1 to such date for delivery of possession, and if the amount of such taxes is not then ascertainable, the prorating shall be done on the basis of the amount of the most recent ascertainable taxes.

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

1. The Conveyance to be made by Seller shall be expressly subject to the following: (a) general taxes for the year 1995 and subsequent years and all taxes, special assessments and special taxes levied after the date hereof; (b) all installments of special assessments heretofore levied falling due after date hereof; (c) the rights of all persons claiming by, through or under Purchaser; (d) easements of record and party-walls and party-wall agreements, if any; (e) building, building line and use or occupancy restrictions, conditions and covenants of record, and building and zoning laws and ordinances; (f) roads, highways, streets and alleys, if any;

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

3. Purchaser shall keep the buildings and improvements on the premises in good repair and shall neither suffer nor commit any waste on or to the premises, and if Purchaser fails to make any such repairs or suffers or commits waste Seller may elect to make such repairs or eliminate such waste and the cost thereof shall become an addition to the purchase price immediately due and payable to Seller, with interest at 8 per cent per annum until paid.

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

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

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

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

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

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

*Strike out all but one of the clauses (a), (b) and (c).

99181945 Page 2 of 4

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Received on within Agreement
the following sums

DATE	INTEREST	PRINCIPAL	RECEIVED BY

GEORGE E. COLE

Property of Cook County

10. If Purchaser fails to pay taxes, assessments, insurance premiums or any other item which Purchaser is obligated to pay hereunder, Seller may elect to pay such items and any amount so paid shall become an addition to the purchase price immediately due and payable to Seller, with interest at 10 percent 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 covenants hereunder, this agreement shall, at the option of Seller, be forfeited and determined, and Purchaser shall forfeit all payments 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 Purchaser in any of the provisions hereof, this agreement shall be null and void and be so conclusively determined by the filing by 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 finished or unfinished, which may be put upon the premises by Purchaser shall belong to and be the property of Seller without liability 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 agreement and incurred in any action brought by Seller against Purchaser on account of the provisions hereof, and all such costs, expenses and attorney's fees may be included in and form a part of any judgment entered in any proceeding brought by Seller 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 default or breach, or for any other reason herein contained, have every other remedy given by this agreement or by law or equity, and shall have the right to maintain and prosecute any and every such remedy, contemporaneously or otherwise, with the exercise of the right 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 Purchaser 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, together with the costs of such suit, including reasonable attorney's fees, and to waive all errors and right of appeal from such judgment or judgments; Purchaser hereby expressly waiving all right to any notice or demand under any statute in this State with reference to such suit or action. If there be more than one person above designated as "Purchaser" the power and authority in 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 plural.

18. All notices and demands hereunder shall be in writing. The mailing of a notice or demand by registered mail to Seller at 5942 NORTH KOLMAR, CHICAGO, ILLINOIS 60646, or to 3033 NORTH KIMBALL, CHICAGO, ILLINOIS 60618, or to the last known address 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 this contract, and the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

20. Seller warrants to Purchaser that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure before the execution of this contract has been received by the Seller, his principal or his agent within 10 years of the date of execution of this contract.

21. If any provision of this agreement shall be provided by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this agreement.

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals in duplicate the day and year first above written.

Sealed and Delivered in the presence of

(SEAL) _____

(SEAL) _____

(SEAL) _____

(SEAL) _____

RIDER TO INSTALLMENT AGREEMENT;

THIS RIDER IS ATTACHED TO AND MADE PART OF THE INSTALLMENT AGREEMENT BETWEEN WILLIAM BAILEY AND SHIRLEY BAILEY, HEREAFTER KNOWN AS SELLERS; AND JAMES BUNDREN, HEREAFTER KNOWN AS PURCHASER OF THE PROPERTY COMMONLY KNOWN AS 1947 NORTH RICHMOND ATREET, CHICAGO, ILLINOIS 60647 P.I.N. 13-36-305-004

1. THE PURCHASER AGREES TO PURCHASE SAID PROPERTY AND TO PAY TO SELLERS THE SUM OF TWENTY TWO THOUSAND DOLLARS 22,000.00, PLUS OR MINUS PRORATIONS AS FOLLOWS TO WIT;

A. PURCHASE MONEY NOTE FROM SELLER TO PURCHASER PER THE

FOLLOWING TERMS;

- 1. MONTHLY PAYMENTS OF 300.00 PER MONTH.
- 2. INTEREST OF 80/0 EIGHT PER CENT.
- 3. BEGINING MARCH 15, 1995 AND FOR THE NEXT FIVE YEARS MARCH 15, 2000 WHEN THE BALANCE OF THE OUTSTANDING LOAN WILL BE DUE AND PAYABLE IN FULL.

2. PURCHASER AGREES TO PAY ANNUAL REAL ESTATE TAXES AND INSURANCE PREMIUMS TO THE SELLER PRO RATED AT 1/12 OF THE ANNUAL TATAL. PURCHASER ACKNOWLEDGES THE CURRENT REAL ESTATE TAXES ARE 108.00 AND 9.00 PER MONTH; AND THE

3. ALL PAYMENTS UNDER THE INATALLMENT AGREEMENT FOR WARRANTY DEED SHALL BE DUE ON THE DATE STATED HEREINE AND ANY PAYMENTS NOT MADE WITHIN FIFTEEN DAYS AFTER PAYMENTS IS DUE SHALL INCUR AN ADDITIONAL% 5 LATE PAYMENT CHARGE FOR THAT PAYMENT NOT MADE. A FAILURE TO PAY WITHIN 30 DAYS OF ANY DUE PAYMENT SHALL CONSTITUTE A DEEFAULT ON THE PART OF THE PURCHASER AND SELLER SHALL HAVE THE RIGHT TO EXERCISE ANY AND ALL REMEDIES AVATABLE TO RECOVER DAMAGES.

4. PURCHASER AGREES THAT ANYTHING DONE TO AFFECT THE PROPERTY WILL NOT BE INITIATED UNTIL SELLER HAS BEEN NOTIFIED AND ANY BUSINESS OF ANY ENTERPRISE ON THE PROPERTY WILL BE CONDUCTED IN A SAFE AND LEGAL MANNER.

IN WITNESS WHEREOF, THE PARTIES HAVE SET THEIR HANDS ON THE DATE FIRST WRITTEN.

James Bundren
William Baile

Shirley Bailey

april 7, 1995