

UNOFFICIAL COPY

Articles of Agreement

1999-03-03

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Cook County Recorder

43.50

Made this 12th day of January, 1992, between Beatrice Nunnally, Seller, and Ricardo Williams, Purchaser.



WITNESSETH, That if the Purchaser shall first make the payments and perform the covenants herein after mentioned on the Purchaser's part to be made and performed, the Seller hereby covenants and agrees to convey and assure to the Purchaser, in fee simple, clear of all incumbrances whatever, by a good and sufficient GENERAL recordable Warranty Deed, with release and waiver of the right of homestead and dower, the following described real estate in the County of COOK and State of ILLINOIS, to wit:

Lot 16 in block 16 of South Shore Park, Being a subdivision of the West 1/2 of the Southwest 1/4 East of the Third Principal Meridian, in Cook County, Illinois

Permanent Real Estate Index Number(s): 21-30-328-025 Address(es) of real estate: 2748-52 East 79th Street, Chicago, IL

and the Purchaser hereby covenants and agrees to pay to the Seller the sum of \$50,000.00 Fifty Thousand and 00/100 Dollars in the manner following:

The Purchaser agrees to pay the Mortgage to Independence Bank of Chicago for \$50,000.00 in monthly payments and shall secure a mortgage by October 31, 1998, for the balance.

And in case of the failure of the Purchaser to make any of the payments, or any part thereof, or perform any of the covenants on the Purchaser's part hereby made and entered into, this agreement shall, at the option of the Seller, be forfeited and determined, and all sums theretofore received shall be retained by the Seller in full satisfaction and in liquidation of all damages by the Seller sustained, and the Seller shall have the right to re-enter and take possession of the premises aforesaid.

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 days of the date of execution of this contract.

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.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

SEALED AND DELIVERED IN PRESENCE OF: Beatrice Nunnally (Seller), Pearlle M. Taylor (Notary), Ricardo Williams (Purchaser)



Prepared By: Williams Management, 7830 S. Ellis, Chicago, IL 60619

