

UNOFFICIAL COPY

CAUTION: Consult a lawyer before using or adding underlined terms. All warranties, inclusions, exclusions, conditions and limitations, are excluded.

AGREEMENT, made this 15th day of November, 1986, between
Marquette National Bank, as trustee under Trust Agreement dated October 7, 1982
and known as Trust Number 10313, Seller, and
James R. Kantowski and Mary Ann Kantowski, his wife, 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 Trustees 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:

Lot 6 in Big Run Acres Unit 1, a subdivision of part of the North 1/2
of the SOUTH WEST 1/2 of Section 31, Township 37 North, Range 11 East
of the Third Principal Meridian, in Cook County, Illinois.
Real Estate Tax Number: 22-31-306-006-0000
Address: 4444 Vincennes, Lemont, Illinois, 60439

and Seller further agrees to furnish to Purchaser on or before September 15, 1986, 1986, 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
Chicago Title Insurance 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 Justus Lieponis
Rt. 2, Box 90, Lockport, Illinois, 60441

the price of \$17,500.00 (Seventeen Thousand Five Hundred Dollars)
Dollars in the manner following, to-wit:
The sum of Six Thousand (\$6,000.00) no/100th Dollars upon execution of contract and the
balance as per schedule attached hereto and made a part hereof:

with interest at the rate of 11% per cent per annum payable semi annually on the principle balance
on the whole sum remaining from time to time unpaid, as per schedule attache hereto and made*
Possession of the premises shall be delivered to Purchaser on Sept 15, 1986 a part hereof

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 1986 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. 1985 Real Estate Taxes to be paid by Seller.

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 1986
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; 1986 Real Estate Taxes to be paid by seller to September 1, 1986
as per agreement and Purchasers shall pay balance due based upon actual bill when due.

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 11% 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. No construction shall begin without prior consent 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. See Para. 4

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.
Purchaser shall indemnify seller for any claims or injuries caused by Purchaser's negligence.
*Strike out all but one of the clauses (a), (b) and (c).

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Received on within Agreement the following sums

Table with columns: DATE, INTEREST, PRINCIPAL, RECEIVED BY

GEORGE E. COLE® LEGAL FORMS

10. If Purchaser fails to pay taxes, assessments, insurance premiums or any other item which Purchaser is obligated to pay hereunder... 11. In case of the failure of Purchaser to make any of the payments... 12. In the event this agreement shall be declared null and void... 13. In the event of the termination of this agreement... 14. Purchaser shall pay to Seller all costs and expenses... 15. The remedy of forfeiture herein given to Seller shall not be exclusive... 16. Purchaser hereby irrevocably constitutes any attorney of record... 17. If there be more than one person designated herein as "Seller" or as "Purchaser"... 18. All notices and demands hereunder shall be in writing... 19. The time of payment shall be of the essence of this contract... 20. Seller warrants to Purchaser that no notice from any city, village or other governmental authority... 21. If any provision of this agreement shall be prohibited by or invalid under applicable law... 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 James R. Kantowski, James J. Kantowski, Mary Ann Kantowski, Trustee Under Trust dated October 1, 1982, Trust #10313 (SEAL) (SEAL) (SEAL) (SEAL) BY: Sharon M. Hayne, Ass't. Sec'y. ATTEST: Sharon M. Hayne, Ass't. Sec'y. This instrument is executed by the Marquette National Bank, not personally, but only as Trustee, and no personal liability is assumed by or shall be entered against said Marquette National Bank because of or on account of the making of this instrument.

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Balance of \$11500.00 at 11% over years

| # | DATE | PRINCIPLE | INTEREST | PAYMENT | BALANCE |
|----|--------|-----------|----------|-----------|------------|
| 1 | 3/1/87 | \$1150.00 | \$632.50 | \$1782.50 | \$10350.00 |
| 2 | 9/1/87 | 1150.00 | 569.25 | 1719.25 | 9200.00 |
| 3 | 3/1/88 | 1150.00 | 506.00 | 1656.00 | 8050.00 |
| 4 | 9/1/88 | 1150.00 | 442.75 | 1592.75 | 6900.00 |
| 5 | 3/1/89 | 1150.00 | 379.50 | 1592.50 | 5750.00 |
| 6 | 9/1/89 | 1150.00 | 316.25 | 1466.25 | 4600.00 |
| 7 | 3/1/90 | 1150.00 | 253.00 | 1403.00 | 3450.00 |
| 8 | 9/1/90 | 1150.00 | 189.75 | 1339.75 | 2300.00 |
| 9 | 3/1/91 | 1150.00 | 126.50 | 1276.50 | 1150.00 |
| 10 | 9/1/91 | 1150.00 | 63.25 | 1213.25 | 0 |

Property of Cook County Clerk's Office

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CHICAGO LIFE INS.

[Faint handwritten notes and signatures]

