

UNOFFICIAL COPY

0 3 6 7 7 5 3 5

RESOLUTION AUTHORIZING EXECUTION OF STANDARD REAL ESTATE
SALE CONTRACT AND CLOSING DOCUMENTS

BE IT RESOLVED BY the President and Directors of the Oak Park Housing Development Corporation, Cook County, Illinois, that the President and Secretary are hereby authorized and directed to execute a Standard Retail Sale Contract for the purchase of 602 South Highland, Oak Park, Illinois, from the Department of Housing & Urban Development, Chicago, Illinois. Said Standard Retail Sale Contract shall be in substantial conformity with the form of contract attached hereto as Exhibit A.

BE IT FURTHER RESOLVED that the President and Secretary are hereby authorized and directed to execute any and all additional documents required by HUD to close this transaction.

THIS RESOLUTION shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED this 11th day of November, 1987 pursuant to a roll call vote as follows:

AYES: President Giddings; Directors Heitsch, Ludington and Solan.

NAYES: None.

ABSENT: Director Pierce.

APPROVED by me this 11th day of November, 1987.

OAK PARK HOUSING DEVELOPMENT CORPORATION


CYRUS V. GIDDINGS, PRESIDENT

ATTEST:


ROBERT HEITSCH, SECRETARY

UNOFFICIAL COPY

Property of Cook County Clerk's Office



Oak Park Housing Development Corporation

HUD Case No.

- (We), Oak Park Housing Development Corporation, (Purchaser(s)) agree to purchase on the terms set forth herein, the following described property in Cook County, State of Illinois. The legal description of the property is: as set out more particularly in the Deed conveying the property to the Secretary of Housing & Urban Development. The street address is: 602 S. Highland, Oak Park, Illinois
- The Secretary of Housing and Urban Development (Seller) agrees to sell the property described above at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him. Title will be taken in the following name(s) and style: Oak Park Housing Development Corporation, an Illinois not-for-profit corporation.
- The agreed purchase price of the property is \$ 67,000. Purchaser has paid \$ 2,000 as earnest money to be applied on the purchase price, and agrees to pay the balance of the purchase price, plus or minus prorations, at the time of closing as follows:
 - () All cash to the seller, or
 - () Purchase Money Mortgage with a downpayment of \$ _____ in cash due at closing and the balance by mortgage to Seller of \$ _____ at _____% interest for 36 Months.
- Purchaser is applying for () HUD () insured mortgage financing () section 203(k) mortgage financing. Escrow amounting to \$ _____ () section 203(k) mortgage; with a downpayment of \$ _____ in cash due at closing and the balance by mortgage of \$ _____ for _____ months.
- Seller will pay reasonable and customary, but not more than actual, cost of obtaining financing and/or closing in an amount not to exceed \$ _____. ~~Amount does not include a broker's commission.~~
- Purchaser will close with property () vacant, () occupied, () purchaser will occupy.
- The above referenced earnest money shall be held by Seller.
- Upon sales closing, Seller agrees to pay a commission of \$ _____ to the broker identified below.
- The sale shall close not later than 60 days from acceptance. Closing shall be held at office of seller's attorney.
- In the event this offer is not the one accepted by HUD, such offer () may () may not be held by HUD as a back-up to the accepted offer.
- ~~Amendments are attached hereto and made a part of this contract.~~
- This contract is subject to the Conditions of Sale on the reverse hereof, which are incorporated and made a part of this contract.

Oak Park Housing Development Corporation,
an Illinois not-for-profit corporation
BY: _____ President

Purchaser(s) Address: 21 South Blvd.,
Oak Park, IL 60302

ATTEST: _____ Secretary

Phone No. (312) 386-9322

Date Contract Signed by Purchaser(s) November 4, 1987

Seller: Secretary of Housing and Urban Development
By: (Type Name and Title)

Date Contract Accepted by HUD

Certification of Broker - The undersigned certifies that neither he nor anyone authorized to act for him has declined to sell the property described herein to or to make it available for inspection or consideration by a prospective purchaser because of his race, color, religion, sex, or national origin. The undersigned further certifies that he has executed and filed with HUD, (form HUD-9556, Joint HUD-VA Nondiscrimination Certification (Sales Broker)).

Type Name and Address of Broker (Include Zip Code)
Social Security No. or Employer Identification No. of Broker (include hyphens)
Area Code and Telephone No. of Broker
Signature of Broker

THIS INDENTURE WITNESSETH that SAMUEL R. PIERCE, JR., Secretary of Housing and Urban Development, of Washington, D.C., acting by and through the Federal Housing Commissioner, (hereinafter referred to as "Grantor") for and in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration conveys to:

OAK PARK HOUSING DEVELOPMENT CORPORATION

(hereinafter referred to as "Grantee(s)" all interest in the following described real estate:

LOT 206 (EXCEPT THE SOUTH 5 FEET THEREOF) LOT 205 (EXCEPT THE NORTH 5 FEET THEREOF) IN HIGHLANDS BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 602 SOUTH HIGHLAND OAK PARK, ILLINOIS 60304
Permanent Tax No.: 16-17-110-002 CCOALL

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667)

SAID CONVEYANCE is made SUBJECT to all covenants, restrictions, easements, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of the property would show.

IN WITNESS WHEREOF the undersigned on this 8TH day of DECEMBER, 19 87 has set his hand and seal as CHIEF PROPERTY OFFICER, PROPERTY DISPOSITION BRANCH, HUD REGIONAL OFFICE, Chicago, Illinois, for and on behalf of said Secretary of Housing and Urban Development under authority and by virtue of the Code of Federal Regulations, Title 24, Chapter 11, Part. 200, Subpart. D.

Sealed and delivered in the presence of:

Secretary of Housing and Urban Development
by Federal Housing Commissioner

Heddie Workman

Edward J. Hirsberger
Edward J. Hirsberger
Chief Property Officer
HUD Regional Office, Chicago

Charlotte D. Polak

EXEMPTION APPROVED
VILLAGE CLERK
VILLAGE OF OAK PARK

STATE OF ILLINOIS) SS.
COUNTY OF WINNEBAGO

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Edward J. Hirsberger who is personally well known to me to be duly appointed, CHIEF PROPERTY OFFICER, PROPERTY DISPOSITION BRANCH, HUD Regional Office, Chicago, Illinois, and the person who executed the foregoing instrument bearing date of 12/8/87, by virtue of the authority vested in him by the Code of Federal Regulations, Title 24, Chapter 11, Part 200, Subpart D. appeared before me this day in person and acknowledged that he signed, sealed and delivered the same instrument as his free and voluntary act as CHIEF PROPERTY OFFICER, PROPERTY DISPOSITION BRANCH, HUD Regional Office, for and on behalf of SAMUEL R. PIERCE, JR., Secretary of Housing and Urban Development, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 8TH day of DECEMBER, 19 87

"OFFICIAL SEAL"
GANNY CUSHMAN
Notary Public, State of Illinois
My Commission Expires 2/20/91

This Deed prepared by:
PETER ALEXANDER
ONE COURT PLACE-401A
ROCKFORD, IL 61101

Box 266

PETER ALEXANDER FILE NO. PA 2973

Stamp: Transfer of Motor Transfer Tax
See Section 4, Paragraph B and under
Cook County Ordinance 95104, Paragraph B.
12-8-87 Date
Signed

3677535

UNOFFICIAL COPY

13998059
3677535

1007 DEC 29 PM 2
HARRY (BUS) YOUNG
REGISTRAR OF TITLES

Age of ...
Add: ...

Head

Wife

Subj

WHP

Act

Date 3677535

Refer

Sig Code

Stack

Property of Cook County Clerk's Office

PETER ALEXANDER
One Court Place
Rockford, Illinois 61101

3677535

[Handwritten signature]