

ARTICLES OF AGREEMENT FOR DEED

1. Buyers, JAKOB NEULIST and KATHY NEULIST, his wife, of 156 W. Euclid Avenue, Palatine, Cook County, Illinois agree to purchase, and Seller, Suburban National Bank of Palatine as Trustee under a Trust dated March 8, 1989 and known as Trust No. 5482 and John A. Bretsnyder, beneficiary, 31 W. Palm Drive, Margate, Florida, agrees to sell to Buyers at the Purchase Price of Four Hundred Seventy Thousand and 00/100 Dollars (\$470,000), the property commonly known as 235 East Palatine Road, Palatine, Illinois, and legally described as follows:

Lot 2 and the North 60 feet of Lot 3 in J. W. Benson's Subdivision, being a subdivision of part of the East 1/2 of the Northwest 1/4 of Section 23, Township 42 North, Range 10 East of the Third Principal Meridian lying North of the Northeast right of way line of the Chicago and Northwestern Railroad, according to plat thereof registered in the office of the Registrar of Titles of Cook County, Illinois, on October 22, 1958, as Document Number 224856.

113' x 160' plus with approximate lot dimensions of 60' x 185', together with all improvements and fixtures, if any, including, but not limited to: All central heating, plumbing and electrical systems and equipment; the hot water heaters; humidifying and filtering equipment, fixed carpeting; built-in kitchen appliances, equipment and cabinets; water softeners (except rental units); existing storm and screen windows and doors; lighting and plumbing fixtures; attached shutters, shelving, roof or attic T.V. antenna; all planted vegetation; and the following items of personal property: 14 window air conditioners, 14 stoves, 14 refrigerators; 2 washers and 2 dryers.

All of the foregoing items shall be left on the premises, are included in the sale price, and shall be transferred to the Buyer by a Bill of Sale at the time of final closing.

2. THE DEED:

a) If the Buyer shall first make all the payments and perform all the covenants and agreements in this agreement required to be made and performed by said Buyer, at the time and in the manner hereinafter set forth, Seller shall convey or cause to be conveyed to Buyer (in joint tenancy) or his nominee, by a recordable, stamped Trustee's deed with release of homestead rights, good title to the premises subject only to the following "permitted exceptions", if any: (a) General real estate taxes not yet due and payable; (b) Special assessments confirmed after this contract; (c) Building, building line and use of occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

b) The performance of all the covenants and conditions herein to be performed by Buyer shall be a condition precedent to Seller's obligation to deliver the deed aforesaid.

3. INSTALLMENT PURCHASE: Buyer hereby covenants and agrees to pay to Seller at 31 West Palm Drive, Margate, Florida 33063 or to such other person or at such other place as Seller may from time to time designate in writing, the purchase price and interest on the balance of the purchase price remaining from time to time unpaid from the date of initial closing, all payable in the manner following to wit:

(a) Buyer has paid \$10,000.00, money to be applied on the purchase price. The earnest money shall be held by Baird & Warner Realty for the mutual benefit of the parties concerned;

(b) At the time of the initial closing, the additional sum of \$90,000.00, plus or minus prorations, if any, as is hereinafter provided;

(c) The balance of the purchase price, to wit: \$370,000.00 shall bear interest at the rate of 10 3/4% per annum and be paid

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Legal description affects property on Certificate of Deed

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in equal monthly installments of \$3,453.91 each commencing on the 13th day of April, 1989 and on the 13th day of each month thereafter until the purchase price is paid in full except that on the 13th day of March, 1994, the unpaid principal balance of the purchase price and any interest due thereon shall be paid by Buyer to Seller.

(d) All payments received hereunder shall be applied in the following order or priority; first, to interest accrued and owing on the unpaid principal balance of the purchase price; second, to the extent not paid by Purchaser pursuant to Paragraph 14 of this Agreement to pay before delinquent all taxes and assessments which subsequent to the date of this Agreement may become a lien on the premises; third, to the extent not paid by Purchaser pursuant to Paragraph 13 of this Agreement; and to pay insurance premiums falling due after the date of this Agreement; fourth to pay for repairs made by Seller pursuant to Paragraph 11 of this Agreement; and fifth, to reduce said unpaid principal balance of the purchase price;

(e) Purchaser may make unlimited prepayments without penalty.

(f) Except as provided in Paragraph 24 of this Agreement, Purchaser shall not sell, assign, transfer, pledge, or otherwise encumber any interest in this Contract or in the Real Estate which is the subject of this Agreement. In the event of any such sale, assignment, transfer, pledge, or other encumbrance, without the prior consent of the Seller, then the Seller, at his sole option, may declare the entire amount of principal and interest then outstanding, immediately due and payable.

or on the date, if any, to which said date is extended by reason of the provisions of subparagraph 7b

4. **CLOSINGS:** The "initial closing" shall occur on March 16, 1989, at offices of Noble & Walker. "Final closing" shall occur if and when all covenants and conditions herein to be performed by Buyer have been so performed.

5. **POSSESSION:** Possession shall be granted to Buyer at the time of initial closing, provided that the full down payment minus net prorations due in favor of Buyer, if any, has been paid to Seller in cash or by cashier's or certified check on the initial closing date, and further provided that Buyer on such initial closing date is otherwise not in default hereunder.

6. **SURVEY:** Prior to the initial closing, Seller shall deliver to Buyer or his agent a spotted survey of the premises, certified by a licensed surveyor, having all corners staked and showing all improvements existing as of this contract date and all easements and building lines.

7. **TITLE:**

(a) At least one (1) business day prior to the initial closing, Seller shall furnish or cause to be furnished to Buyer, at Seller's expense, an Owner's Duplicate Certificate of Title issued by the Registrar of Titles and a Special Tax and Lien Search or a commitment issued by a title insurance company licensed to do business in Illinois, to issue a contract purchaser's title insurance policy on the current form of American Land Title Association Owner's Policy (or equivalent policy) in the amount of the purchase price covering the date hereof, subject only to: (1) the "permitted exceptions" set forth in paragraph 2; (2) other title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount, which may be removed by the payment of money and which shall be removed at or prior to the initial closing and (3) acts done or suffered by or judgments against the Buyer, or those claiming by,

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through or under the Buyer;

(b) If the title commitment discloses unpermitted exceptions, the Seller shall have ~~thirty (30)~~ ^{twenty (20)} days from the date of delivery thereof to have the said exceptions waived, or to have the title insurer commit to insure against loss or damage that may be caused by such exceptions and the initial closing shall be delayed, if necessary, during said ~~30~~ ²⁰ day period to allow Seller time to have said exceptions waived. If the Seller fails to have unpermitted exceptions waived, or in the alternative, to obtain a commitment for the title insurance specified above as to such exceptions, within the specified time, the Buyer may terminate the contract between the parties, or may elect, upon notice to the Seller within ten (10) days after the expiration of the ~~thirty (30)~~ day period, to take the title as it then is, with the right to deduct from the balance of the purchase price described in Paragraph 3(c) of this Agreement, liens or encumbrances of a definite or ascertainable amount. If the Buyer does not so elect, the contract between the parties shall become null and void, without further action of the parties, and all monies paid by Buyer hereunder shall be refunded.

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(c) Every title commitment which conforms with subparagraph "a" shall be conclusive evidence of good title therein shown, as to all matters insured by the policy, subject only to special exceptions therein stated.

(d) If a Special Tax Search, Lien Search, a Judgment Search or the title commitment disclose judgments against the Buyer which may become liens, the Seller may declare this Agreement null and void and all earnest money shall be forfeited by the Buyer.

(e) Buyer's taking possession of the premises shall be conclusive evidence that Buyer in all respects accepts and is satisfied with the physical condition of the premises, all matters shown on the survey and the condition of title to the premises as shown to him on or before the initial closing. Seller shall upon said delivery of possession have no further obligation with respect to the title or to furnish further evidence thereof, except that Seller shall remove any exception or defect not permitted under paragraph 7 (a) resulting from acts done or suffered by, or judgments against the Seller between the initial closing and the final closing.

8. **AFFIDAVIT OF TITLE:** Seller shall furnish Buyer at or prior to the initial closing and, again, prior to final closing with an Affidavit of Title, covering said dates, subject only to those permitted exceptions set forth in paragraph 2, and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 7. In the event title to the property is held in trust, the Affidavit of Title required to be furnished by Seller shall be signed by the beneficiary or beneficiaries of said Trust. All parties shall execute an "ALTA" Loan and Extended Coverage Owner's Policy Statement" and such other documents as are customary or required by the issuer of the commitment for title insurance.

9. **PRORATIONS:** Insurance premiums, general taxes, rents, and, if final meter readings cannot be obtained, water and other utilities shall be adjusted ratably as of the date of initial closing. Real estate taxes for the year of possession shall be prorated as of the date of initial closing subject to re-proration upon receipt of the actual tax bill.

10. **SELLER'S REPRESENTATIONS:**

(a) Seller expressly warrants to Buyer that no notice from any village or other governmental authority of a dwelling code violation which existed in the dwelling structures on the premises herein described before this Agreement was executed, has been received by the Seller, his principal or his agent within

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ten (10) years of the date of execution of this Agreement which has not been corrected or complied with.

(b) Seller represents that all equipment and appliances to be conveyed, including but not limited to the following, are in operating condition: all mechanical equipment; heating and cooling equipment; water heaters and softeners; septic, plumbing, and electrical systems; kitchen equipment remaining with the premises and any miscellaneous mechanical personal property to be transferred to the Buyer. Upon the Buyer's request prior to the time of possession, Seller shall demonstrate to the Buyer or his representative all said equipment and upon receipt of written notice of deficiency shall promptly and at Seller's expense correct the deficiency. Purchaser agrees that he has inspected the property and is aware of some foundation cracks and seepage; that the heating system in the Six Unit Building is controlled by a single thermostat in the manager's apartment; and that the individual apartment controls are inoperative. IN THE ABSENCE OF WRITTEN NOTICE OF ANY DEFICIENCY FROM THE BUYER PRIOR TO THE DATE SPECIFIED FOR INITIAL CLOSING IT SHALL BE CONCLUDED THAT THE CONDITION OF THE ABOVE EQUIPMENT IS SATISFACTORY TO THE BUYER AND THE SELLER SHALL HAVE NO FURTHER RESPONSIBILITY WITH REFERENCE THERETO.

(c) Seller agrees to leave common areas of the premises in a clean condition. All refuse and personal property located in the basements of structures and not in storage cages or lockers and not to be delivered to Buyer shall be removed from the premises at Seller's expense before the date of initial closing.

11. **BUYER TO MAINTAIN:** Buyer shall keep the improvements on premises and the grounds in as good repair and condition as they now are, ordinary wear and tear excepted. Buyer shall make all necessary repairs and renewals upon said premises including by way of example and not of limitation, interior and exterior painting and decorating; window glass; heating, ventilating and air conditioning equipment; plumbing and electrical systems and fixtures; roof; masonry including chimneys and fireplaces, etc. If, however, the premises shall not be thus kept in good repair, and in a clean, sightly, and healthy condition by Buyer, Seller may either (a) enter same himself, or by their agents, servants, or employees, without such entering causing or constituting a termination of this Agreement or an interference with Buyer's possession of the premises, and make the necessary repair and do all the work required to place said premises in good repair and in a clean, sightly, and healthy condition, and Buyer agrees to pay to Seller, as so much additional purchase price for the premises, the expenses of the Seller in making said repairs and in placing the premises in a clean, sightly and healthy condition; or (b) notify the Buyer to make such repair and to place said premises in a clean, sightly, and healthy condition within thirty (30) days of such notice (except as is otherwise provided in paragraph 17), and, upon default by Buyer in complying with said notice, then, Seller may avail himself of such remedies as Seller may elect, if any, from those that are by this Agreement or at law or equity provided.

12. **FIXTURES AND EQUIPMENT:** At the time of delivery of possession of the premises to Buyer, Buyer also shall receive possession of the personal property to be sold to Buyer pursuant to the terms of this Agreement as well as of the fixtures and equipment permanently attached to the improvements on the premises, but until payment in full of the purchase price is made, none of such personal property, fixtures or equipment shall be removed from the premises without the prior written consent of Seller, which consent shall not be unreasonably withheld.

13. **INSURANCE:** Buyer shall keep all buildings at any time on the premises insured in Buyer's name at Buyer's expense against loss by fire, lightning, windstorm and extended coverage risks in

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companies to be approved by Seller in an amount at least equal to the sum remaining unpaid hereunder and Buyer shall designate Seller as an additional insured under said policy. Buyer shall deliver a copy of the policy therefore to Seller. If Buyer fails to pay insurance premiums which Buyer is obligated to pay hereunder, Seller may elect to pay such and any amount so paid shall become an addition to the purchase price immediately due and payable to Seller.

In the event of any damage or loss to buildings on the subject property by reason of fire or otherwise, Buyer shall apply and make available the net proceeds of any fire or any other casualty insurance paid to Buyer after deduction of any cost of collection, including attorneys' fees, for such repairing or rebuilding as the same progresses. If repairs or rebuilding are not done, by agreement of Buyer and Seller, the net proceeds of any fire or other casualty insurance paid to Seller shall be applied against the Purchase Price, and any other obligations due to Seller.

Buyer shall obtain, prior to the closing, and keep in force at all times during the term of this Contract, at Buyer's expense a public liability insurance policy naming Buyer and Seller as the insureds under the policy, and insuring against any liability for personal injury or property damage occurring on, about, or in connection with the Property. Such policy shall be in a company acceptable to Seller, with limits of at least \$1,000,000 per occurrence for personal injury, and \$50,000 per occurrence for property damage.

Buyer shall supply copies of all insurance policies to Seller at closing and prior to any renewal dates. All such policies shall provide that they may not be cancelled without thirty (30) days prior notice to Seller.

Buyer his heirs, representatives and assigns agree to indemnify, defend, and hold harmless Seller, his heirs, representatives and assigns from and against any and all manner of claims, demands, actions, causes of actions, damages, liabilities, costs and expenses (including, without limitation, reasonable attorneys fees) in any way resulting from or arising out of the ownership, operation, and maintenance of the Real Estate during the term of this Agreement).

14. **TAXES AND CHARGES:** It shall be the Buyer's obligation to pay immediately when due and payable and prior to the date when the same shall become delinquent all general and special taxes, special assessments, water charges, sewer service charges and other taxes, fees, liens, homeowner association assessments and charges now or hereafter levied or assessed or charged against the premises or any part thereof or any improvements thereon, including those heretofore due and to furnish Seller with the original or duplicate receipts therefore.

15. **BUYER'S INTEREST:** In the event of the termination of this Agreement by lapse of time, forfeiture or otherwise, all improvements, whether finished or unfinished, whether installed or constructed on or about said premises by the Buyer or others shall belong to and become the property of the Seller without liability or obligation on Seller's part to account to the Buyer therefore or for any part thereof.

16. **LIENS:**

(a) Buyer shall not suffer or permit any mechanics' lien, judgment lien or other lien of any nature whatsoever to attach to or be against the property which shall or may be superior to the rights of the Seller.

(b) Each and every contract for repairs or improvements on the

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premises aforesaid, or any part thereof, shall contain an express, full and complete waiver and release of any and all lien or claim of lien against the subject premises, and no contract or agreement, oral or written shall be executed by the Buyer for repairs or improvements upon the premises, except if the same shall contain such express waiver or release of lien upon the part of the party contracting, and a copy of each and every such contract shall be promptly delivered to Seller.

17. PERFORMANCE:

(a) If Buyer (1) defaults by failing to pay when due any single installment or payment required to be made to Seller under the terms of this Agreement and such default is not cured within ten (10) days of written notice to Buyer; or (2) defaults in the performance of any other covenant or agreement hereof and such default is not cured by Buyer within thirty (30) days after written notice to Buyer (unless the default involves a dangerous condition which shall be cured forthwith); Seller may treat such a default as a breach of this Agreement and Seller shall have any one or more of the following remedies in addition to all other rights and remedies provided at law or in equity: (i) maintain an action for any unpaid installments; (ii) declare the entire balance due and maintain an action for such amount; (iii) forfeit the Buyer's interest under this Agreement and retain all sums paid as liquidated damages in full satisfaction of any claim against Buyer, and upon Buyer's failure to surrender possession, maintain an action for possession under the Forcible Entry and Detainer Act, subject to the rights of Buyer to reinstate as provided in that Act.

(b) If default is based upon the failure to pay taxes, assessments, insurance, or liens, Seller may elect to make such payments and add the amount to the principal balance due, which amount shall become immediately due and payable by Buyer to Seller.

(c) Seller may impose and Buyer agrees to pay a late charge not exceeding 5% of any sum due hereunder which Seller elects to receive more than 15 days after the date the sum was due.

(d) Anything contained in subparagraphs (a) through (c) to the contrary notwithstanding, this Agreement shall not be forfeited and determined, if within 30 days after such written notice of default, Buyer tenders to Seller the entire unpaid principal balance of the Purchase Price and accrued interest then outstanding and cures any other default of a monetary nature affecting the premises or monetary claims arising from acts or obligations of Buyer under this Agreement.

18. DEFAULT FEES:

(a) Buyer or Seller shall pay all reasonable attorney's fees and costs incurred by the other in enforcing the terms and provision of this Agreement, including forfeiture or specific performance, in defending any proceeding to which Buyer or Seller is made a party to any legal proceedings as a result of the acts or of admissions of the other party.

(b) (1) All rights and remedies given to Buyer or Seller shall be distinct, separate and cumulative, and the use of one or more thereof shall not exclude or waive any other right or remedy allowed by law, unless specifically waived in this Agreement; (2) no waiver of any breach or default of either party hereunder shall be implied from any omission by the other party to take any action on account of any similar or different breach or default; the payment or acceptance of money after it falls due after knowledge of any breach of this agreement by Buyer or Seller, or after the termination of Buyer's right of possession hereunder, or after the service of any notice, or after commencement of any

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suit, or after final judgment for possession of the premises shall not reinstate, continue or extend this Agreement nor affect any such notice, demand or suit or any right hereunder not herein expressly waived.

19. **NOTICES:** All notices required to be given under this Agreement shall be construed to mean notice in writing signed by or on behalf of the party giving the same, and the same may be served upon the other party or his agent personally or be certified or registered mail, return receipt requested, to the parties addressed if to Seller at the address shown in paragraph 1 or if to the Buyer at 156 W. Euclid Avenue, Palatine, IL 60067. Notice shall be deemed made when mailed or served.

20. **SELLER'S ACCESS:** Seller may make or cause to be made reasonable entries upon and inspection of the premises, provided that Seller shall give Buyer reasonable notice prior to any such inspection specifying reasonable cause therefor related to Seller's interest in the premises.

21. **CALCULATION OF INTEREST:** Interest for each month shall be added to the unpaid balance on the first day of each month at the rate of one-twelfth of the annual interest rate and shall be calculated upon the unpaid balance due as of the last day of the preceding month based upon a 360 day year. Payments shall be credited upon the date such payment is received.

22. **FINAL CLOSING:** Buyer shall be entitled to delivery of the Deed of conveyance aforesaid Affidavit of Title and a Bill of Sale to the personal property to be transferred to Buyer under this Agreement at any time upon payment of all amounts due hereunder in the form of cash or cashier's or certified check made payable to Seller, which amount shall be without premium or penalty. At the time Buyer provides notice to Seller that he is prepared to prepay all amounts due hereunder, Seller forthwith either shall produce and record at his expense a release deed for any prior mortgage, or obtain a currently dated loan repayment letter reflecting the amount necessary to discharge and release any prior mortgage. Seller shall have the right to repay and discharge such prior mortgage in whole or in part from sums due hereunder from Buyer. The repayment of the prior mortgages shall be supervised and administered by Buyer's mortgage lender, if any. Upon repayment of the prior mortgage Seller shall receive the cancelled note and a release deed in form satisfactory for recording which, shall be delivered to Buyer. Seller shall give Buyer a credit against the balance of the purchase price for the cost of recording such release. In the event Buyer does not have a mortgage lender, then the delivery of any cancelled note to Seller shall simultaneous with the delivery of the Deed from Seller to Buyer, and to facilitate the delivery of documents and the payment of the prior mortgage and the balance of the amount due hereunder, the parties agree to complete such exchange at the offices of the holder of the note secured by the prior mortgage. At the time of delivery of the Deed, Buyer and Seller shall execute and furnish such real estate transfer declarations as may be required to comply with State, County or local law. Seller shall pay the amount of any stamp tax imposed by State or County law on the transfer of title to Buyer as of the date of the initial closing, and Buyer shall pay any additional State or County taxes, and any such stamp tax and meet other requirements as then may be established by any local ordinance with regard to the transfer of title to Buyer.

23. **TITLE INTO TRUST:** Prior to the initial closing Seller shall convey the subject property into a land trust, SUBURBAN NATIONAL BANK OF PALATINE, or any other mutually agreeable bank as Trustee, with Seller designated as the sole beneficiary with power of direction and Seller shall direct the Trustee to join in the execution of this Installment Agreement. Purchaser shall pay all of the costs of establishing and maintaining the Trust. In

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the event said property is to be insured by a commercial title company, the Trustee shall be directed to execute ALTA statements. Seller warrants that he will make no mortgages on the property nor make any absolute or collateral assignment of his beneficial interest under the aforementioned land trust, to secure any amount which is, at any time during the term of this Agreement, in excess of Eighty Percent (80%) of the amount of any time remaining due to Seller.

24. **CONDOMINIUM CONVERSION.** Seller and Buyer acknowledge that it is the Buyer's intention to convert the apartments located on the premises into condominiums. In connection therewith, the parties agree as follows:

a) Seller will cooperate with Buyer by executing such Zoning Applications, Condominium Documents, and similar documents as may be required to convert the Property into the Condominium form of ownership.

b) All documents required or convenient for the condominium conversion shall be submitted to Seller for his review at least thirty (30) days prior to the date on which they are intended to be filed or effective. Seller, may require any changes in such documents which Seller, in his sole discretion, may believe necessary or convenient to protect his interests, however, Seller's approval of said documents shall not be unreasonably withheld.

c) To the extent permitted in any state or local condominium conversion statute, Buyer shall act as the Developer of the Condominium under any such statute, and Seller shall have no liability thereunder. Buyer, his heirs and assigns agree to indemnify, defend and hold harmless Seller, his heirs and actions, causes of action, damages, liabilities, costs and expenses (including, without limitation, reasonable attorneys fees) in any way resulting from or arising out of the contemplated condominium conversion.

d) Prior to the commencement of any improvements with respect to the condominium conversion, Buyer shall obtain Scaffold Act insurance and other similar types of insurance as Seller may reasonably believe necessary to protect against claims against the Seller. Such insurance shall be with such companies, and in such amounts, as Seller reasonably deems necessary.

e) After the conversion to the condominium form of ownership, and provided that Buyer is not in default under any provision of this Agreement and further provided that the unit is being sold to a third party in a bona-fide arms length transaction, Seller shall make conveyances to Buyer of single units of the condominium (together with the undivided interest in common elements associated with such unit) upon payment, by Buyer to Seller, of the following amounts:

(1) \$37,000 per unit in the event of a bona-fide sale of a two bedroom unit to a third party; and

(2) \$30,000 per unit, in the event of a bona-fide sale of a one bedroom unit to a third party.

25. **MANAGER'S APARTMENT.** Seller warrants that Roger L. Kosloske, who presently leases an apartment and has acted as an apartment manager has no employment agreement or contract with Seller to act as an apartment manager that will extend more than sixty (60) days beyond the date of the initial closing.

26. **RIDERS:** The provisions contained in any rider attached hereto are and for all purposes shall be deemed to part of this Agreement as though herein fully set forth.

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27. CAPTIONS AND PRONOUNS: The captions and headings of the various sections or paragraphs of this Agreement are for convenience only, and are not to be construed as confining or limiting in any way the scope or intent of the provision hereof. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchangeable.

28. PROVISIONS SEVERABLE: The unenforceability or invalidity of any provision or provisions hereof shall not render any other provision or provisions herein contained unenforceable or invalid.

29. BINDING ON HEIRS, TIME OF ESSENCE: This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the Seller and Buyer. Time is of the essence in this Agreement.

30. JOINT AND SEVERAL OBLIGATIONS: The obligations of two or more persons designated "Seller" or "Buyer" in this Agreement shall be joint and several, and in such case each hereby authorizes the other or others of the same designation as his or her attorney-in-fact to do or perform any act or agreement with respect to this Agreement or the premises.

31. NOT BINDING UNTIL SIGNED: A duplicate original of this Agreement duly executed by the Seller and his spouse, if any, or if Seller is a trustee, then by said trustee and the beneficiaries of the Trust shall be delivered to the Buyer or his attorney on or before March 24, 1989.

BUYER:

Jakob Neulist
Jakob Neulist

Kathy Neulist
Kathy Neulist

SELLER:

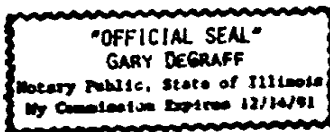
John A. Bretsnyder
John A. Bretsnyder

David H. Curry
Suburban National Bank of
Palatine, as Trustee under
Trust No. 3482

David H. Curry Notary Public
Date 3/17/89

Date 3-3-89

Subscribed and sworn to
by Jakob Neulist and
Kathy Neulist her wife
and David H. Curry
Trust Officer of Suburban National
Bank of Palatine this 3rd
day of June 1989.



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CAROL MOSELEY BRAUN
REGISTRAR OF TITLES

IDENTIFIED No.	Registrar of Deeds Title CAROL MOSELEY BRAUN Kathy
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JOHN NOBLE
4880 EUCLID AVE
PACATAWAY, IL. 60067

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