

UNOFFICIAL COPY

0 3 9 3 0 0 0 0

3930850

GWG/lS/H:RE:O'REILLY/150990.1

ARTICLES OF AGREEMENT FOR DEED

1. BUYER, O'REILLY/BROOKS PARTNERSHIP, an Illinois General Partnership, 1029 Circle, Forest Park, County of Cook, State of Illinois, agrees to purchase, and SELLERS, FRANK GIACALONE and DEBRA GIACALONE and LOUIS PERRY and SHANNON PERRY, 6736 West Cermak, Berwyn, County of Cook, State of Illinois, agrees to sell to Buyer at the PURCHASE PRICE of ONE HUNDRED EIGHTY-FIVE THOUSAND DOLLARS (\$185,000.00) the PROPERTY commonly known as 6737 West Cermak, Berwyn, Illinois, and legally described as follows:

The West 24 feet of Lot Four Hundred Sixty-Seven (467) and Lot Four Hundred Sixty-Eight (468) (except the West 25 feet thereof) in Berwyn Manor. A Subdivision of the South 1271.3 feet of the Southeast Quarter (1/4) of Section 19, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

16-19-424-023

6736 W. CERMAK
BERWYN

(hereinafter referred to as "the premises") with approximate lot dimensions of _____ (to be inserted), 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 heater; central cooling, humidifying and filtering equipment; fixed carpeting; built-in kitchen appliances, equipment and cabinets; existing storm and screen windows and doors; shelving, fireplace screen; roof or attic T.V. antenna; all planted vegetation; and the following items of personal property:

SEE EXHIBIT A

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 general warranty 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) Building, building lines and use of occupancy restrictions, conditions and covenants of record; (c) Zoning laws and ordinances; (d) Easements for public utilities;

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 8104 West 27th Street, North Riverside, Illinois, 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 at the rate of

3930850

1 ML05-91-EL

UNOFFICIAL COPY

00000000

PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE

Property of Cook County Clerk's Office

00000000

PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE
PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

3330850

eleven percent (11%) per annum, amortized over thirty (30) years, all payable in the manner following to wit:

(a) Buyer has paid TEN THOUSAND (\$10,000.00) DOLLARS (indicate check and/or note and due date) as earnest money to be applied on the purchase price. The earnest money shall be held by VR BUSINESS BROKERS for the mutual benefit of the parties concerned;

(b) At the time of the initial closing, the additional sum of \$35,000.00, plus or minus prorations, if any, as is hereinafter provided;

(c) The balance of the purchase price, to wit: \$143,771.04 to be paid in equal thirty-six (36) installments of \$1,755.16 each, commencing on the first day of November, 1990, and on the first day of each month thereafter until the purchase price is paid in full ("Installment payments");

(d) The final payment of the purchase price and all accrued but unpaid interest and other charges as hereinafter provided, if not sooner paid shall be due on the 1st day of October, 1993;

(e) All payments received hereunder shall be applied in the following order of priority; first, to interest accrued and owing on the unpaid principal balance of the purchase price; second, to reduce said unpaid balance of the purchase price;

(f) Payments of principal and interest to Seller shall be received not in tenancy in common, but in joint tenancy with the right of survivorship.

4. CLOSING: The "initial closing" shall occur on September 28, 1990, (or on the date, if any, to which said date is extended by reason of subparagraph 8 (b) at Chicago Title Insurance Company. "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 12:01 A.M. on September 28, 1990, 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 entitle closing date is otherwise not in default hereunder.

6. PRIOR MORTGAGES:

A. Seller reserves the right to keep or place a mortgage or trust deed ("prior mortgage") against the title to the premises with a balance including interest not to exceed the balance of the purchase price unpaid at any time under this Agreement, the lien of which prior mortgage shall, at all times notwithstanding that this Agreement is recorded, be prior to the interest that Buyer may have in the premises, and Buyer expressly agrees upon demand to execute and acknowledge together with Seller any such mortgage or trust deed

3330850

UNOFFICIAL COPY

Faint, illegible text at the top of the page.

Faint, illegible text in the upper middle section.

Faint, illegible text in the middle section.

Faint, illegible text in the lower middle section.

Faint, illegible text in the lower section.

Faint, illegible text in the lower section.

Faint, illegible text in the lower section.

Faint, illegible text in the lower section.

Faint, illegible text in the lower section.

Faint, illegible text in the lower section.

Faint, illegible text in the lower section.

Faint, illegible text in the lower section.

Faint, illegible text in the lower section.

Property of Cook County Clerk's Office

00000000

(but not the notes secured thereby). No mortgage or trust deed placed on said premises including any such prior mortgage shall in any way accelerate the time of payment provided for in this Agreement or provide for payment of any amount, either interest or principal, exceeding that provided for under this Agreement, or otherwise be in conflict with the terms and provisions of this Agreement, nor shall such mortgage or trust deed in any way restrict the right of prepayment, if any, given to Buyer under this Agreement.

B. Seller shall from time to time, but not less frequently than once each year and anytime Buyer has reason to believe a default may exist, exhibit to Buyer receipts for payments made to holders of any indebtedness secured by any such prior mortgage.

C. In the event Seller shall fail to make any payment on the indebtedness secured by a prior mortgage or shall suffer or permit there to be any breach or default in the terms of any indebtedness or prior mortgage, Buyer shall have the right, but not the obligation, to make such payments or cure such default and to offset the amount so paid or expended including all incidental costs, expenses and attorney's fees attendant thereto incurred by Buyer to protect Buyer's interest hereunder from the unpaid balance of the purchase price or from the installment payments to be made under this Agreement.

7. SURVEY: Prior to the initial closing, Seller shall deliver to Buyer or his agent a current 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. Such survey shall be in compliance with Illinois Land Survey standards and American Land Title Association standards showing no encroachments.

8. TITLE:

A. At least five (5) 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 and 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) prior mortgages permitted in paragraph 6; (3) 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 (4) acts done or suffered by or judgments against the Buyer, or those claiming by, through or under the Buyer. This Commitment shall contain an extended endorsement over general exceptions contained in such title insurance policies.

B. If the title commitment discloses unpermitted exceptions, the Seller shall have thirty (30) days from the date of delivery thereof to have the said exceptions waived, or to have the title insurer commit to insure against loss

UNOFFICIAL COPY

The undersigned, Clerk of Cook County, Illinois, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk's Office.

In testimony whereof, I have hereunto set my hand and the seal of said County at Chicago, Illinois, this _____ day of _____, 19____.

Clerk of Cook County, Illinois

Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

Property of Cook County Clerk's Office

02880000

or damage that may be caused by such exceptions and the initial closing shall be delayed, if necessary, during said 30 day period to allow Seller time to have said exceptions waived, or in the alternative, to obtain a commitment for 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 purchase price, 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.

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 of 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 evidence thereof, except that Seller shall remove any exception or defect not permitted under paragraph 8 (a) resulting from acts done or suffered by, or judgments against the Seller between the initial closing and the final closing.

9. AFFIDAVIT OF TITLE & ILLINOIS RESPONSIBLE PROPERTY TRANSFER ACT: 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, prior mortgages permitted in paragraph 6 and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 8. 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 Trustee and the beneficiary of 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. Seller at "initial" and "final" closing shall furnish an IEPTA Affidavit in compliance with state laws.

10. PRORATIONS: Insured premiums, general taxes, 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. Further, interest on the unpaid principal amount of the purchase price from the initial closing date

UNOFFICIAL COPY

[Faint, illegible text, likely a document or form, possibly a court order or legal notice.]

Property of Cook County Clerk's Office

020020

until the date of the first installment payment shall be a proration credit in favor of the Seller.

11. ESCROW CLOSING: At the election of Seller or Buyer, upon notice to the other party not less than five (5) days prior to the date of either the initial or final closing, this transaction or the conveyance contemplated hereby shall be made through escrow with a title company, bank or other institution or an attorney licensed to do business or to practice in the State of Illinois in accordance with the general provisions of an escrow trust covering articles of agreement for deed consistent with the terms of this Agreement. Upon creation of such an escrow, anything in this Agreement to the contrary notwithstanding, installments or payments due thereafter and delivery of the Deed shall be made through escrow. The cost of the escrow including an ancillary money lender's escrow, shall be paid by the party requesting it.

12. SELLER'S REPRESENTATIONS:

A. Seller expressly warrants to Buyer that no notice from any city, village or other governmental authority of a dwelling code violation which existed in the dwelling structure on the premises herein described before this Agreement was executed, has been received by the Seller, his principal or his agent within ten (10) years of the date of execution of this Agreement.

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 mechanic's 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. 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 the premises in broom clean condition. All refuse and personal property not to be delivered to Buyer shall be removed from the premises at Seller's expense before the date of initial closing. Seller's warranties are deemed remade at closing.

13. 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 said

UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Chicago, Illinois, this _____ day of _____, 19____.

CLERK OF SAID COUNTY

RESIDENT OF SAID COUNTY

BY _____

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Chicago, Illinois, this _____ day of _____, 19____.

Property of Cook County Clerk's Office

0720121

premises shall not be this 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 this Agreement or an interference with Buyer's possession of the premises, and make the necessary repairs and do all the work required to place said premises in food repair and in a clean, sightly, and healthy condition, and Buyer agrees to pay 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 repairs 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 21), 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.

14. **FIXTURES AND EQUIPMENT:** At the time of delivery of possession of the premise 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, buy 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 prior written consent of the Seller.

15. **INSURANCE:**

A. Buyer shall from and after the time specified in paragraph 5 for possession keep insured against loss or damage by fire or other casualty, liability and dram shop, the improvements now and hereafter erected on premises with a company, or companies, reasonably acceptable to Seller and, also, flood insurance where applicable, with coverage not less than the balance of the purchase price hereof (except that if the full insurable value of such improvements is less than the balance of purchase price, then at such full insurable value) for the benefit of the parties hereto and the interests of any mortgage or trustee, if any, as their interests may appear; such policy or policies shall be held by Seller, and Buyer shall pay the premiums thereon when due.

B. In case of loss of or damage to such improvements, whether before or after possession is given hereunder, any insurance proceeds to which either or both of the parties hereto shall be entitled on account thereof, shall be used (i) in the event the insurance proceeds are sufficient to fully reconstruct or restore such improvements, to pay for the restoration or reconstruction of such damaged or lost improvement, or (ii) in the event the insurance proceeds are not sufficient to fully reconstruct or restore such improvements, then the proceeds of insurance shall be applied to the unpaid balance of the purchase price.

UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this _____ day of _____, 20__.

Property of Cook County Clerk's Office

01-00000000

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this _____ day of _____, 20__.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this _____ day of _____, 20__.

UNOFFICIAL COPY

16. 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, real estate taxes and other taxes, fees, liens, 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.

17. BUYER'S INTEREST:

A. No right, title, or interest, legal or equitable, in the premises described herein, or in any part thereof, shall vest in the Buyer until the Deed, as herein provided, shall be delivered to the Buyer.

B. 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.

18. 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 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.

19. 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 thirty (30) 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)

UNOFFICIAL COPY

Faint, illegible text at the top of the page, possibly a header or introductory paragraph.

Second block of faint, illegible text.

Third block of faint, illegible text.

Fourth block of faint, illegible text.

Fifth block of faint, illegible text.

Sixth block of faint, illegible text.

14 30920

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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. As additional security in the event of default, Buyer assigns to Seller all unpaid rents, and all rents which accrue thereafter, and in addition to the remedies provided above and in conjunction with any one of them, Seller may collect any rent due and owing and may seek the appointment of receiver.

C. 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 amounts shall become immediately due and payable by Buyer to Seller.

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 defaults of a monetary nature affecting the premises or monetary claims arising from acts or obligations of Buyer under this Agreement.

20. DEFAULT, FEES:

A. Buyer or Seller shall pay all reasonable attorney's fees and costs incurred by the other in enforcing the terms and provisions 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 omissions 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 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.

21. 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

UNOFFICIAL COPY

IN SENATE, January 11, 1900.
REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE,
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE
MAY 15, 1899.

ALBANY, N. Y.:
J. B. WHITTAKER, STATE PRINTER,
1900.

THE STATE OF NEW YORK,
OFFICE OF THE COMMISSIONERS OF THE LAND OFFICE,
ALBANY, N. Y., JANUARY 11, 1900.

SIR:
I have the honor to acknowledge the receipt of your
letter of the 10th inst., and in reply to inform you
that the same has been forwarded to the proper
authorities for their consideration.

I am, Sir, very respectfully,
Your obedient servant,
COMMISSIONERS OF THE LAND OFFICE.

Very truly yours,
J. B. WHITTAKER,
STATE PRINTER,
ALBANY, N. Y.

ALBANY, N. Y., JANUARY 11, 1900.

Property of Cook County Clerk's Office

610820

personally or by 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 the address of the premises. Notice shall be deemed made then received.

22. **ABANDONMENT:** Fifteen days' physical absence by Buyer with any installment being unpaid, or removal of the substantial portion of Buyer's personal property with installments being paid, and in either case, reason to believe Buyer has vacated the premises with no intent again to take possession thereof shall be conclusively deemed to be an abandonment of the premises by Buyer. In such event, and in addition to Seller's remedies set forth in paragraph 20, Seller may, buy need not, enter upon the premises and act as Buyer's agent to perform necessary decorating and repairs and to re-sell the premises outright or on terms similar to this contained in this Agreement with allowance for then existing marketing condition. Buyer shall be conclusively deemed to have abandoned any personal property remaining on or about the premises and Buyer's interest therein shall thereby pass under this Agreement as a bill of sale to Seller without additional payment by Seller to Buyer.

23. **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 notice prior to any such inspection specifying reasonable cause therefor related to Seller's interest in the premises.

24. **CALCULATION OF INTEREST:** Interest for each month shall be added to the unpaid balance of 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. Interest for the period from the date of initial closing until the date the first installment is due shall be payable on or before the date of initial closing.

25. **ASSIGNMENT:** The Buyer shall not transfer, pledge or assign this Agreement, or any interest herein or hereunder nor shall the Buyer lease nor sublet the premises, or any part thereof. Any violation or breach or attempted violation or breach of the provisions of this paragraph by Buyer, or any acts inconsistent herewith, shall vest no right, title or interest herein or hereunder, or in the said premises in any such transferee, pledgee, assignee, lessee or sub-lessees, buy Seller may, at Seller's option, declare this Agreement null and void and invoke the provisions of this Agreement relating to forfeiture hereof.

26. **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

3930850

UNOFFICIAL COPY

[Faint, illegible text, likely bleed-through from the reverse side of the page]

Property of Cook County Clerk's Office

02580C 11

to prepay all amounts due hereunder, Seller forthwith either shall produce and record at his expense a release deed for the prior mortgage, or obtain a currently dated loan repayment letter reflecting the amount necessary to discharge and release the 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 mortgage shall be supervised and administered by Buyer's mortgage lender, if any. Upon repayment of the prior mortgage Seller shall receive the canceled 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 the canceled note to Seller shall be 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 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 then imposed by State or County law on the transfer of title to Buyer, and Buyer shall pay 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 unless otherwise provided in the local ordinance.

27. TITLE IN TRUST:

A. In the event that title to the premises is held in or conveyed into a trust prior to the initial closing, it shall be conveyed to Buyer when and if appropriate under the terms of this Agreement in accordance with the provisions of paragraph 2, except that the conveyance shall be by Trustee's Deed. In such case, the names and addresses of each and every beneficiary of and person with a power to direct the Title Holder is attached hereto and by this reference incorporated herein as Exhibit A.

B. The beneficiary or beneficiaries of and the person or persons with the power to direct the Trustee shall cumulatively be deemed to jointly and severally have all of the rights, benefits, obligations and duties by the Seller to be enjoyed or performed hereunder and such person or persons with the power to direct the Trustee jointly and severally agree to direct the Trustee to perform such obligations and duties as such persons or the beneficiaries may not under the terms of the Trust Agreement do or perform themselves directly.

C. If, at the time of execution of this Agreement, title to the premises is not held in a trust, Seller agrees that upon the written request of the Buyer any time prior to the final closing, Seller shall convey title into a trust and comply with subparagraphs (a) and (b) of this paragraph 29 with Buyer paying all trust fees and recording cost resulting thereby.

UNOFFICIAL COPY

The Board of Supervisors of Cook County, Illinois, do hereby certify that the following is a true and correct copy of the original as the same appears on the records of the Board of Supervisors of Cook County, Illinois, to-wit:

[Illegible text]

Property of Cook County Clerk's Office

03000000

[Illegible text]

[Illegible text]

UNOFFICIAL COPY

28. **RECORDING:** The parties shall record this Agreement or a memorandum thereof at Buyer's expense.

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

30. **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 provisions 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.

31. **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.

32. **BINDING ON HEIRS, TIME OF ESSENCE:** This Agreement shall insure 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.

33. **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.

34. **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 September 25, 1990; otherwise at the Buyer's option this Agreement shall become null and void and the earnest money, if any, shall be refunded to the Buyer.

35. The Buyer and Seller agree that previously, they entered into a Real Estate Contract for the sale of this property. Because of the Buyer's inability to obtain financing, the Parties have agreed to perform the sale on an installment basis. The Parties agree that all provisions of that Contract and Rider shall be a part of this Contract.

36. **REAL ESTATE BROKER:** Seller and Buyer represent and warrant that no real estate brokers were involved in this transaction other than VR BUSINESS BROKERS. Seller shall pay the brokerage commission of said broker(s) in

UNOFFICIAL COPY

[Faint, illegible text, likely bleed-through from the reverse side of the page]

Property of Cook County Clerk's Office

02/20/2017

UNOFFICIAL COPY

accordance with a separate agreement between Seller and said broker(s) at the time of initial closing.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 28th day of September, 1990.

SELLER:

BUYER:

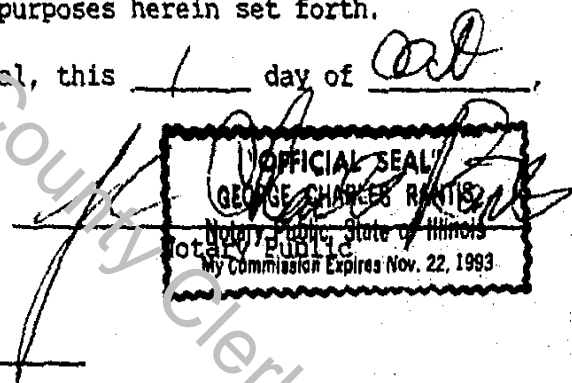
[Signature]
Mark Scaler
Sharon Perry
STATE OF ILLINOIS

Thomas F. Brooks
Mark O'Reilly

COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANK GIACALONE and DEBRA GIACALONE, ^{his wife} personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 1 day of Oct, 1990.



Commission expires _____

STATE OF ILLINOIS)
COUNTY OF Fulton) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LOUIS PERRY and SHANNON PERRY, ^{his wife} personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes herein set forth.

3330850

UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court at Chicago, Illinois, this _____ day of _____, 20__.

Clerk of the Court

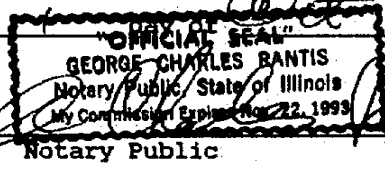
Property of Cook County Clerk's Office



COOK COUNTY

UNOFFICIAL COPY

19 90 Given under my hand and official seal, this



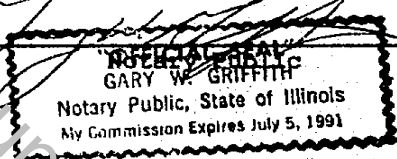
Commission expires _____

STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, GARY W. GRIFFITH, a Notary Public in and for said County, in the State aforesaid, do hereby certify that THOMAS F. BROOKS and MARK O'REILLY, General Partners with power to execute, of O'REILLY/BROOKS PARTNERSHIP, an Illinois General Partnership, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such General Partners appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and THOMAS F. BROOKS and MARK O'REILLY, the General Partners of said O'REILLY/BROOKS then and there acknowledged that they did affix the corporate seal of said corporation to said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17th day of September, 1990.

Commission expires _____



THIS INSTRUMENT PREPARED BY:

Manetti
MANETTI & GRIFFITH, LTD.
Two Oak Brook Place
2311 West 22nd Street
Suite 217
Oak Brook, Illinois 60521
(708) 573-5300

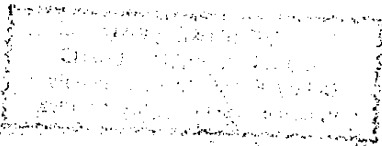
2630850

2630850

070000

Office

UNOFFICIAL COPY



Property of Cook County Clerk's Office

0020171

3
260021
IN DUPLICATE

3930850

3930850

REGISTRAR OF TITLES
CAROL MOSELEY BRAUN
DEC 13 1990



CHICAGO TITLE INS.
G#

72-76-50
105-96-26

EXHIBIT A

SCHEDULE OF ASSETS SOLD

- Pizza Oven Bakers Pride
- Charcoal Broiler
- 2 Drip Fryers
- 1 Grill
- 1 Freezer Imperial
- 1 Ice Cream Freezer
- 2 Double Door Refrigerators
- 1 36" High Kitchen Cooler with Butcher Block Top
- 1 Butcher Block Table
- 1 Metal Office Desk
- 1 4-door File Cabinet
- 2 Telephones
- 62 Chairs
- 3 Soda Guns
- 3 Triple Stainless Steel Bar Sinks Ice Bins
- 3 Cash Registers
 - CRS 100
 - Victor Electronic 3100
 - TECMA 78
- 1 Pop Corn Machine
- 1 20" Toshiba TV FG
- 72 Bar Stools
- 14 Bamboo Chairs
- 1/25 Gallon Fish Tank
- 2 Draft Beer Coolers
- 3 Regular Cooler
- 2 Coffee Machines Bunn O Matic Xx
- 1 Radio
- 1 Analyzer TASCAM GA30
- 1 Equalizer Gummie MX6200 (2)
- 1 Microphone PL88II
- 4 Speakers Hanging
- 26 Stage Black Lights
- 10 Neon Lights on Dance Floor
- 1 Meteor Sona Lite 40H
- 1 Light Controller TL4
- 2 Turn Tables Turbino 1100 + 2-1200 FG.
- 2 Amplifiers Phaso Linear 400
- 1 Reel to Reel Tape Deck Pioneer

SONY DOUBLE CAS. Deck

SANSUI TUNER 24711

DISH WASHING MACH (HONEY)

STAINLESS STEEL
DISH WASHING SINK

VARIOUS PLANTS

5-25" TV (JVC) + STANDS

1 SURROUND SPEAKER SYSTEM

2-19" TV (1)

1 STEAM TABLE

3 BLENDERS

3 phone system

1 PIZZA OVEN

7A

2930850

UNOFFICIAL COPY

Property of Cook County Clerk's Office

05/09/2009

9/13/09
Cook County Clerk's Office
100 W. Randolph Street
Chicago, IL 60601
Tel: 312.603.2200
Fax: 312.603.2201