provided Un' Purchaser is not then in default under this agreement, Rents, water taxes, insurance premiums and other similar items are to or adjusted pro rata as of the date provided hereinfor

Possession of the premises shall be delivered to Purchaser on __initial closing

1. The Conveyance to be made by Seller shall be expressly subject to the following: [a] general taxes for the year 1990 and subsequent years and all taxes, special assessments and special taxes levied atter "... date hereof; (b) all installments of special assessments heretofore levied falling due after date hereof; (c) the rights of all preconsciously through or under Purchaser; (d) easements of record and party-walls and party-wall agreements, if any; (c) 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;

2. Purchaser shall pay before accrual of any penalty any and all taxes and installments of special payments 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 fild premises, and if Purchaser fails to make any such repairs or suffers or commits waste Scaler 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 10 cent per annum until paid.

4. Purchaser shall not suffer experimit any and mic's then or other lien to attach to or be against the premises, which shall or may be superior to the rights 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 lies or claim or right of lies 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 lies 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.

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 transferce or assignee any right, title or interest berein or bereunder 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 equipoble, in the premises, or any part thereof, shall vest in Purchaser until the delivery 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 flurchaser'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 herounter, which maurance, 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.

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18. All notices and demands hereunder shall be in writing. The mailing of a notice or demand by registered mail to Seller at DeJong & Sharkey, P.C. P. O. Bes. 27. Dolron. 11. 60419 or to						
irchaser at						
19. The time of payment shall be of the essence of this control and the covenants and agreements herein contained shall tend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.						
20. Seller warrants to Purchaser that no notice from any city, village or other governmental authority of a dwelling code obtains which existed in the dwelling structure before the execution of this contract has been received by the Seller, his discipal or his agent within 40 years of the date of execution of this contract. Except, as noted on VIII age, the posterior						
incipal of his agent within it) years of the date of execution of this contact. Except as noted on Village inspection 21. If any provision of first inspection shall be effective to the execution of this agreement, shall be effective to the execution of such provision or invalidity, without invalidating or affecting the remainder of such provision or exemining provisions of this agreement.						
IN WITNESS WHEREOF, the parties to this agreement have hereunto set their bands and sents in duplicate, the day and						
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