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ARTICLES OF AGREEMENT FOR DEED

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Antonio Murruza & Alvirra Murruza, as Joint Tenants, Address: 2074 North Milwaukee
 1. BUYER: Chicago, IL Cook County, State of Illinois, agree to purchase, and SELLER, Teresa Blocker married to Michael Blocker, Address: 5042 North Kolmar, Chicago Cook County, State of Illinois, agree to sell to Buyer at the PURCHASE PRICE of Seventy Seven Thousand Five Hundred Dollars (\$ 77,500.00) the PROPERTY commonly known as 2612 West Armitage

LOT TWENTY TWO (22) IN GRAY AND ADAMS SUBDIVISION OF LOTS ONE (1) TO NINE (9) AND TWENTY EIGHT (28) TO THIRTY ONE (31) BOTH INCLUSIVE IN BLOCK FOUR (4) IN STAVES SUBDIVISION OF FIFTY THREE (53) ACRES IN THE NORTHEAST QUARTER (1/4) OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13-26-229-042

2612 W. ARMITAGE, Chicago, IL 60647

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with approximate lot dimensions of _____ to be inserted by seller's attorney, 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; water softener (except rental units); existing storm and screen windows and doors; attached shutters, shelving, fireplace screen; roof or satellite T.V. antennas; all planted vegetation; garage door openers and car units; and the following items of personal property:

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 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) Special assessments confirmed after this contract date; (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; (g) If the property is other than a detached, single-family home: party wall, party wall rights and agreements; covenants, conditions and restrictions of record, terms, provisions, covenants, and conditions of the declaration of condominium, if any, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, if applicable, installments of assessments due after the time of possession and easements established pursuant to the declaration of condominium.

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 5042 North Kolmar 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 _____ percent (10%) per annum, all payable in the manner following to wit:

(a) Buyer has paid \$ 1,000.00 by check (Indicate check and/or note and due date) and will pay within _____ days the additional sum of \$ 6,700.00 as earnest money to be applied on the purchase price. The earnest money shall be held by Michael H. Zaransky, Attorney for the mutual benefit of the parties concerned;

(b) At the time of the initial closing, the additional sum of \$ 11,800.00 plus or minus pro-rations, if any, as is hereinafter provided;

(c) The balance of the purchase price, to wit \$ 59,700.00 to be paid in equal monthly installments of \$ 627.42 each, commencing on the 1st day of June 19 91, and on the first day of each month thereafter until the purchase price is paid in full.

(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 June 19 93.

(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 pay before delinquent all taxes and assessments which subsequent to the date of this Agreement may become a lien on the premises; third, and to pay insurance premiums falling due after the date of this Agreement; and fourth, to reduce said unpaid principal 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 June 1, 19 91, for on the date, if any, to which said date is extended by reason of subparagraph 3 (b) at Seller's attorney's office. "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 June 1, 19 91, provided that the full down payment minus net pro-rations 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. 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 (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 the 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 other 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 interests 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 spotted survey of the premises, certified by a licensed surveyor, having all corners marked and showing all improvements existing as of this contract date and all easements and building lines. In the event the premises is a condominium, only a copy of the pages showing said premises on the recorded survey attached to the Declaration of Condominium shall be required.

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3. PAYMENT: Buyer shall pay to Seller... (a) In the event Buyer fails to make any payment... (b) Seller shall from time to time... (c) Seller shall from time to time... (d) Seller shall from time to time...

4. CLOSING: The "initial closing" shall occur on... (a) All payments received hereunder... (b) At the time of the initial closing... (c) The balance of the purchase price... (d) The balance of the purchase price...

5. INSTALLMENT PURCHASE: Buyer hereby agrees to pay to Seller... (a) Buyer has paid \$1,000.00 by check... (b) At the time of the initial closing... (c) The balance of the purchase price... (d) The balance of the purchase price...

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...to be conveyed to the Buyer upon the completion of the purchase and the payment of the purchase price...

26. FINAL CLOSING: Buyer shall be entitled to delivery of the Deed of conveyance... The funds shall be held by Seller in an institution... The funds shall be held by Seller in an institution...

27. ASSIGNMENT: The Buyer shall not transfer, pledge or assign this Agreement... Any such transfer, pledge, assignment, lease or sub-lease, or any other act...

28. CALCULATION OF INTEREST: Seller may make or cause to be made reasonable entries upon and inspection of the premises... Seller shall give Buyer notice prior to any such inspection...

29. ABANDONMENT: Fifteen days physical absence by Buyer with any installment being unpaid... Seller shall be deemed to have abandoned the premises...

30. NOTICE: All notices required to be given under this Agreement shall be given personally or by certified mail... Notice shall be deemed made when mailed or served.

31. WAIVER: The Buyer shall be deemed to have waived any breach of this Agreement... Waiver shall be deemed made when mailed or served.

32. DEFAULT: Buyer shall pay all reasonable attorney's fees and costs incurred by the other in enforcing the terms and provisions of this Agreement... Default shall be deemed made when mailed or served.

33. REMEDY: Seller shall be deemed to have waived any breach of this Agreement... Seller shall be deemed to have waived any breach of this Agreement...

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Property of Title Guaranty Co. (copy)

Maria L. M. que Romero
2337 N. Milwaukee
Chicago, IL (copy)

The instrument prepared by
Michael H. Zaransky
1025 North Mannheim Road, Schiller Park, IL 60176

Seller: Antonia M. Munguia
Buyer: Teresa Bleeker

IN WITNESS OF, the parties herein have hereunto set their hands and seal this
MAY 19 91

and

Seller's acceptance is subject to a satisfactory credit report from Buyer.

SELLER'S ACCEPTANCE IS SUBJECT TO A SATISFACTORY CREDIT REPORT FROM BUYER.

IN WITNESS OF, the parties herein have hereunto set their hands and seal this

and

Seller's acceptance is subject to a satisfactory credit report from Buyer.

IN WITNESS OF, the parties herein have hereunto set their hands and seal this

and

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1001 JUN 18 PM 3:08
CAROL M. GILLY SPANN
REGISTRAR OF TITLES

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IDENTIFIED
NO.
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1001 JUN 18 PM 3:08
CAROL M. GILLY SPANN
REGISTRAR OF TITLES

PROPERTY SERVICES PROGRAM
20 SOUTH LAUREL
CHICAGO, IL 60603

Property of Cook County Clerk's Office

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