

UNOFFICIAL COPY

3973327

1526031

This form has been approved by the Real Estate Law Committee of the DuPage County Bar Association for use by lawyers only.

ARTICLES OF AGREEMENT FOR DEED

Antonio Murrula &
Alvita Murrula, as Joint Tenants
Buyer: Chicago, IL, Cook County, State of Illinois agrees to purchase, and **Seller:** Teresa Blocker, married to Michael Blocker, 1042 North Kolmar, Chicago, Cook County, State of Illinois agrees to sell to Buyer at the PURCHASE PRICE of Seventy Seven Thousand Five Hundred Dollars (\$ 77,500.00) the PROPERTY commonly known as 2111 West Armitage

LOT TWENTY TWO (22) IN GRAY AND ADAMS SUBDIVISION OF LOTS ONE (1) TO NINE (9) AND TWENTY EIGHT (20) 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

3973327

2612 W. Armitage, Chicago, IL 60647

with approximate lot dimensions of _____ to be interpreted 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; floor 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 attic T.V. antenna; 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.

B. 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: (i) General real estate taxes not yet due and payable; (ii) Special assessments confirmed after this contract date; (iii) Building, building line and use of occupancy restrictions, conditions and covenants of record; (iv) Zoning laws and ordinances; (v) Easements for public utilities; (vi) Drains, ditches, leaders, laterals and drain tile, pipe or other conduit; (vii) Property in other than a detached, single-family home; party walls, 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.

C. INSTALLMENT PURCHASE:

Buyer hereby covenants and agrees to pay to Seller at 1042 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 _____ per cent (____%) 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 \$ 6,270.00) 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 \$ 11,000.00 plus or minus prorations, if any, as is hereinabove provided;

(c) The balance of the purchase price, to wit \$ 52,500.00 _____ to be paid in equal monthly installments of \$ 6,270.42 _____ each, commencing on the 1st day of June, 19_____, and on the 1st day of each month thereafter until the purchase price is paid in full ("Installment payments"); Monthly payments, made after the 10th of the month, are subject to a 1% late charge;

(d) The final payment of the purchase price and all accrued but unpaid interest and other charges hereinabove provided, if not sooner paid shall be due on the 1st day of June, 19_____.
(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 rights of survivorship.

D. CLOSING: The "initial closing" shall occur on June 1, 19_____, or on the date, if any, to which said date is extended by reason of subparagraph B (b) at _____ and for the attorney fee of _____. "Final closing" shall occur if and when all covenants and conditions herein to be performed by Buyer have been so performed.

E. POSSESSION: Possession shall be granted to Buyer at 12:01 A.M. on June 1, 19_____, 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.

F. 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.

G. SURVEY: Prior to the initial closing, Seller shall deliver to Buyer or his agent a spotteds 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. (If the above 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.)

UNOFFICIAL COPY

be held and maintained in the possession of the Buyer for a period not exceeding three months from the date of delivery of the Agreements. The Seller on the date of delivery of the Agreements shall commence a process of the Agreements.

(c) At least one (1) business day prior to the initial closing, Seller shall furnish to the Buyer a copy of the Agreements in full and in a form suitable for presentation to the Buyer's legal counsel, accountants and other advisors. The Buyer shall have the right to review and comment upon the Agreements in full and in a form suitable for presentation to the Buyer's legal counsel, accountants and other advisors. The Seller shall make all reasonable efforts to accommodate the Buyer's reasonable comments and suggestions. The Seller shall not be liable for any damages arising out of the Buyer's failure to provide such comments and suggestions.

(d) After the initial closing, the Buyer shall have the right to review and comment upon the Agreements in full and in a form suitable for presentation to the Buyer's legal counsel, accountants and other advisors. The Seller shall make all reasonable efforts to accommodate the Buyer's reasonable comments and suggestions. The Seller shall not be liable for any damages arising out of the Buyer's failure to provide such comments and suggestions.

17. TAXES AND CHARGES. In addition to the agreed milestones, it may, provided in Paragraph 3, during their term deposit with the same shall become due and payable. Failure to make the deposit required hereunder shall commence a process of the Agreements.

(a) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(b) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(c) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(d) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(e) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(f) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(g) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(h) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(i) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(j) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(k) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(l) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(m) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(n) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(o) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(p) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(q) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(r) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(s) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(t) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(u) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(v) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(w) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(x) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(y) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

(z) In case of loss of or damage to any improvements thereon, including those hereunder due and to furnish Seller with a charged deposit of purchase price.

18. SECURITY. At the initial closing, Seller shall remove the property held by the Buyer and deliver it to the Buyer. All fixtures and personal property held by the Buyer shall be delivered to the Buyer.

19. SELLER'S REPRESENTATIONS.

(a) Seller represents that he has made all applicable documents to be correct, true, and accurate and is not bound to the following representations. He further represents that he has not made any representations or warranties to the Buyer which are not contained in the Agreements.

(b) Seller represents that he has made all applicable documents to be correct, true, and accurate and is not bound to the following representations. He further represents that he has not made any representations or warranties to the Buyer which are not contained in the Agreements.

(c) Seller represents that he has made all applicable documents to be correct, true, and accurate and is not bound to the following representations. He further represents that he has not made any representations or warranties to the Buyer which are not contained in the Agreements.

(d) Seller represents that he has made all applicable documents to be correct, true, and accurate and is not bound to the following representations. He further represents that he has not made any representations or warranties to the Buyer which are not contained in the Agreements.

(e) Seller represents that he has made all applicable documents to be correct, true, and accurate and is not bound to the following representations. He further represents that he has not made any representations or warranties to the Buyer which are not contained in the Agreements.

(f) Seller represents that he has made all applicable documents to be correct, true, and accurate and is not bound to the following representations. He further represents that he has not made any representations or warranties to the Buyer which are not contained in the Agreements.

(g) Seller represents that he has made all applicable documents to be correct, true, and accurate and is not bound to the following representations. He further represents that he has not made any representations or warranties to the Buyer which are not contained in the Agreements.

(h) Seller represents that he has made all applicable documents to be correct, true, and accurate and is not bound to the following representations. He further represents that he has not made any representations or warranties to the Buyer which are not contained in the Agreements.

(i) Seller represents that he has made all applicable documents to be correct, true, and accurate and is not bound to the following representations. He further represents that he has not made any representations or warranties to the Buyer which are not contained in the Agreements.

(j) Seller represents that he has made all applicable documents to be correct, true, and accurate and is not bound to the following representations. He further represents that he has not made any representations or warranties to the Buyer which are not contained in the Agreements.

(k) Seller represents that he has made all applicable documents to be correct, true, and accurate and is not bound to the following representations. He further represents that he has not made any representations or warranties to the Buyer which are not contained in the Agreements.

(l) Seller represents that he has made all applicable documents to be correct, true, and accurate and is not bound to the following representations. He further represents that he has not made any representations or warranties to the Buyer which are not contained in the Agreements.

UNOFFICIAL COPY

UNOFFICIAL COPY

27. **ASSIGNMENTS:** The buyer shall not transfer, pledge or assign in title agreements, or any interest therein, or herunder, nor shall the buyer

Based upon a 365 day year, there will be the date of minimum closing distance from the period of 1990 to the date the first termination of the date when the

32. ABANDONMENT: If given days, personal property within the premises being held, and in which it is situated, is abandoned to the sheriff, he shall be compelled to pay the costs of removal of the same, and in addition to the fees of the sheriff, his expenses and fees, but need not, unless upon the written consent of the party entitled, pay the expenses and fees of the party who has abandoned the same.

33. PURCHASE, PERSONAL PROPERTY WITHIN THE PREMISES: If given days, personal property within the premises being held, and in which it is situated, is abandoned to the sheriff, he shall be compelled to pay the costs of removal of the same, and in addition to the fees of the sheriff, his expenses and fees, but need not, unless upon the written consent of the party entitled, pay the expenses and fees of the party who has abandoned the same.

34. ADDITION TO FEES: In addition to the fees of the sheriff, his expenses and fees, but need not, unless upon the written consent of the party entitled, pay the expenses and fees of the party who has abandoned the same.

35. ADDITION TO FEES: In addition to the fees of the sheriff, his expenses and fees, but need not, unless upon the written consent of the party entitled, pay the expenses and fees of the party who has abandoned the same.

36. CALCULATION OF INTEREST: Interest, for each month, shall be added to the unpaid balance of the sum of each month of the period.

37. DELIVERY OF ACCESSES: Seller may make or cause to be made reasonable entries upon and inspection of his premises, provided that Seller shall give thirty notice prior to any such inspection specific authority granted to Seller, notice in the premises.

32. HOTCROFT All applicants must be British subjects under the Age of Majority Act 1925 and the person may be required to produce a passport or birth certificate or other evidence of nationality.

(b) (1) All rights reserved. This document is the copyright of the author(s) and/or his/her institution. It is illegal to copy or redistribute this document without the explicit permission of the copyright holders.

(c) DEPARTMENT OF DEFENSE, 1985-1986

(10) Anything contained in subpart (g)(8) (including (d), (e) or the general provision) shall not be deleted and
either the date the sum was due,
or the date the sum was paid.

(1) (c) (6)(B)(ii) or (c) (6)(E), may reflect in whole or in part performance standards and add the amount to the principal balance due, which is rounded to the nearest dollar to be paid to Seller.

Upon Super User's failure to fulfill its obligations under this Possession Agreement, the lessee shall be liable to the lessor for the reasonable value of the possession under this section for the period during which the lessee failed to fulfill its obligations.

(2) If the party to whom the notice is given fails to pay within ten days after receiving the notice, the party may sue for payment in a court of law.

(b) In the event of the termination of this Agreement, or the termination by either party of any provision of this Agreement, the surviving party shall be entitled to sue for damages.

With more new charges for re-handling and applying the funds, nonstop and add-on fees, it's costing us more to service our customers than ever before.

It has been demonstrated that the relative densities of each tumor sample were proportional to the relative densities of each tumor sample. The tumor samples were taken from different parts of the same tumor, and the tumor samples were taken from different parts of the same tumor.

The family will be held at the Bellair Inn on Saturday, June 10, at 1 p.m. Interment will be at the Bellair Cemetery.

UNOFFICIAL COPY

3973327

CHICAGO, IL (0407)
#337 U 11/10/2002
MAIL TO: M. GENE KOMAR
MCNAUL H, ZARENSKY

4025 North Mainstream Road, Skokie Park, IL 60776
This instrument prepared by

CHICAGO, IL
Autonito Muniz
RECEIVED
11/12/02

11/12/02 Blailea Teresa Bleeker

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals this day of

11/12/02 MBV

2nd

BE IT KNOWN, that by said seals and the signatures of the Trust shall be established between the Seller and Buyer, in this Agreement that

the Seller and Buyer, and in which case each hereby authorizes the other to make payment directly to the Buyer, in this Agreement, the

Buyer and Seller, and in which case each hereby authorizes the other to make payment directly to the Seller, in this Agreement, the

Seller and Buyer, and in which case each hereby authorizes the other to make payment directly to the Seller, in this Agreement, the

Seller and Buyer, and in which case each hereby authorizes the other to make payment directly to the Seller, in this Agreement, the

Seller and Buyer, and in which case each hereby authorizes the other to make payment directly to the Seller, in this Agreement, the

Seller and Buyer, and in which case each hereby authorizes the other to make payment directly to the Seller, in this Agreement, the

Seller and Buyer, and in which case each hereby authorizes the other to make payment directly to the Seller, in this Agreement, the

Seller and Buyer, and in which case each hereby authorizes the other to make payment directly to the Seller, in this Agreement, the

Seller and Buyer, and in which case each hereby authorizes the other to make payment directly to the Seller, in this Agreement, the

Seller and Buyer, and in which case each hereby authorizes the other to make payment directly to the Seller, in this Agreement, the

Seller and Buyer, and in which case each hereby authorizes the other to make payment directly to the Seller, in this Agreement, the

Seller and Buyer, and in which case each hereby authorizes the other to make payment directly to the Seller, in this Agreement, the

Seller and Buyer, and in which case each hereby authorizes the other to make payment directly to the Seller, in this Agreement, the

Seller and Buyer, and in which case each hereby authorizes the other to make payment directly to the Seller, in this Agreement, the

Seller and Buyer, and in which case each hereby authorizes the other to make payment directly to the Seller, in this Agreement, the

Seller and Buyer, and in which case each hereby authorizes the other to make payment directly to the Seller, in this Agreement, the

Seller and Buyer, and in which case each hereby authorizes the other to make payment directly to the Seller, in this Agreement, the

Seller and Buyer, and in which case each hereby authorizes the other to make payment directly to the Seller, in this Agreement, the

UNOFFICIAL COPY

2
1377914
NIN

3973327

1031 JUN 18 PM 3:08
CAROL MC CALLISTER
REGISTRAR OF TITLES

3973327

IDENTIFIED
NO.

SEARCHED INDEXED
SERIALIZED FILED

RECEIVED
CLERK'S OFFICE
CITY OF CHICAGO
JUN 18 1981

Property of Cook County Clerk's Office
SEARCHED INDEXED SERIALIZED FILED