



# OFFER TO PURCHASE REAL ESTATE



**RICH PORT, REALTOR**

**OFFICE (See Reverse Side)**

**BUYER:**

of \_\_\_\_\_ County of \_\_\_\_\_ State \_\_\_\_\_  
agrees to buy and

**SELLER:**

of \_\_\_\_\_ County of \_\_\_\_\_ State \_\_\_\_\_  
agrees to sell and cause to be conveyed in Joint Tenancy to the Buyer as hereinafter provided, unless prior to the closing the Buyer indicates in writing a different Grantee or form of conveyance, the real estate Legally described as (if not available, legal description to be inserted later):

Commonly known as \_\_\_\_\_

Lot approximately \_\_\_\_\_ TOGETHER WITH improvements thereon including the following, if any, now on the premises: all shades, rods (including traverse rods), brackets, venetian blinds; attached fireplace screen; linoleum; radiator covers; any and all central heating, cooling, humidifying and filtering equipment; electrical and plumbing fixtures; water softener (except rental units); built-in kitchen equipment; TV antennas; storm sash, screens, awnings; all planted vegetation; garage door openers and car units; other attached fixtures installed and in place; and the following additional items must be left on the premises and are included in the sale price and shall be conveyed to the buyer by a bill of sale at the time of closing:

**THE PURCHASE PRICE: \$** \_\_\_\_\_

**THE EARNEST MONEY: \$** \_\_\_\_\_ (Indicate check and/or note and due date)

to be applied upon such sale when consummated.

**CONTRACT TO BE HELD BY RICH PORT, REALTOR.**

**POSSESSION 12:01 A.M.:** \_\_\_\_\_ after sale is closed.

**THE CLOSING DATE:** \_\_\_\_\_

at a place designated by Selling Broker after title has been shown good and merchantable or has been accepted by Buyer, provided a Stamped Warranty deed with release of dower and homestead rights, shall then be ready for delivery conveying to said Buyer a good title to the premises, but subject to the following, if any: (1) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (2) all taxes and special assessments levied or confirmed after this date; (3) building restrictions of record and building line; conditions and covenants of record as to use and occupancy; zoning laws and ordinances; (4) easements for public utilities; (5) party walls, party wall agreements, party driveways, walks and passageways; (6) public and private roads and highways; (7) drainage ditches and easements pertaining thereto, feeders and laterals.

**PRORATIONS** shall be to the date of possession.  
TAX prorations shall be based upon the tax Assessor's latest valuation and the latest known tax rate.

**THE NEW MORTGAGE:** Within \_\_\_\_\_ days from the date hereof the Buyer shall secure or there shall be made available to the Buyer a commitment for a loan of \_\_\_\_\_ or such sum as Buyer accepts with interest not to exceed \_\_\_\_\_ per cent per annum, at the usual loan fee. Principal and interest amounts to be paid in monthly installments over a period of \_\_\_\_\_ years. Seller shall allow reasonable inspection of the premises by the Buyer (and his financing agent) and furnish any pertinent information requested by them. If after the Buyer has made every reasonable effort to procure a loan commitment from any source made available to him and has been unable to do so, and he serves written notice thereof upon the Seller within the time specified herein for securing such commitment, then this contract shall become null and void and all monies paid by the Buyer shall be refunded. **IN THE EVENT THE BUYER DOES NOT SERVE NOTICE OF FAILURE TO PROCURE SAID COMMITMENT UPON SELLER AS HEREIN PROVIDED THEN THIS CONTRACT SHALL CONTINUE IN FULL FORCE AND EFFECT WITHOUT ANY LOAN CONTINGENCIES.** Buyer shall be allowed a reasonable time prior to closing to have a mortgage or trust deed placed of record, and to arrange for access to the proceeds thereof, and any delays caused thereby shall not constitute default by the Seller. Such sums as may be required to retire existing mortgage indebtedness on the property and to procure the release thereof shall be credited to the Buyer against the purchase price.

**TITLE:** Prior to closing date, Seller shall deliver to Buyer or his agent evidence of merchantable title in Seller as of this date by either a Torrens Special Tax Search and the Owners' Duplicate Certificate of Title issued by the Registrar of Titles, or a Commitment For Title Insurance from a Title Company licensed to do business in Illinois, in the amount of purchase price subject only to items listed above and the usual stock objections contained in such certificates or commitments. If within 10 days of receiving the evidence of title Buyer objects in writing to other defects in title, Seller shall have 60 additional days from the date of delivery of title evidence to cure such defects and notify Buyer. If this is not done, Buyer may terminate this contract or may elect to take title with such other defects (with the right to deduct from the purchase price liens and encumbrances of a definite or ascertainable amount) by notifying Seller of such election and tendering performance. Unless Buyer makes this election within 10 days after receiving written notice from the Seller of the inability of Seller to cure such defects, this contract shall, without further action by either party, become null and void and all monies paid by the Buyer shall be refunded.

**PERFORMANCE:** Time is of the essence of this contract. Should Buyer fail to perform this contract, then at the option of the Seller and upon written notice to the Buyer the earnest money shall be forfeited by the Buyer as liquidated damages and the contract shall thereupon become null and void and the Seller shall have the right to re-enter and take possession of the premises aforesaid, and all right in and title to said premises and any and all improvements made upon said premises by the Buyer shall vest in the Seller. All notices required to be given by the terms of this contract 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 by registered mail. The earnest money shall be held by the Seller's Broker for the mutual benefit of the parties concerned and if retained as herein provided, applied first to the payment of the Broker's sales commission and second to the payment of any expenses incurred for the Seller in said matter, rendering the overplus, if any, to the Seller.

**FIRE CLAUSE:** If, prior to delivery of deed hereunder, the improvements on said premises shall be destroyed or materially damaged by fire or other casualty, Buyer shall have the option of declaring this contract null and void and receiving a refund of all monies paid by him.

**UNIFORM RULES:** Any dispute arising in the process of consummating this contract by performance, shall be resolved by application of the Uniform Rules for Closing Real Estate Sales as adopted by the Chicago Real Estate Board and the Chicago Bar Association.

**SELLER** agrees that **RICH PORT, REALTOR** \_\_\_\_\_ brought about this sale and agrees to pay them a Broker's commission on the selling price herein in the amount of six per cent.

- GENERAL CONDITIONS:**
- (a) Prior to closing, Seller shall furnish a survey by a licensed land surveyor showing the location of the buildings thereon to be within the lot lines and showing no encroachments of buildings from adjoining properties.
  - (b) Seller shall remove all debris from premises by date of possession.
  - (c) Seller shall pay for the use and occupancy of said premises the sum of \$ \_\_\_\_\_ per day from date of closing of this transaction to the date Seller surrenders possession and occupancy of said premises to Buyer.

This is a legally binding contract; if not understood, seek competent advice.

**DATE:** \_\_\_\_\_ 19\_\_\_\_

Buyer \_\_\_\_\_ Seller \_\_\_\_\_

Buyer \_\_\_\_\_ Seller \_\_\_\_\_



Buyer

Seller

Price

Price

DATE

19

This is a legally binding contract; if not understood, seek competent advice.

the date. Seller warrants possession and occupancy of said premises to Buyer.

(e) Seller shall pay for the gas and occupancy of said premises the sum of \$\_\_\_\_\_ per day from date of opening of this transaction to

(f) Seller shall remove all fixtures from premises by date of possession.

(g) Buyer shall remove all improvements of buildings from adjoining properties.

**GENERAL CONDITIONS:**

and states to not grant a proper's commission on the selling price herein to the amount of we per cent.

**SELLER agrees that RICH PORT REALTOR**

has obtained title for Chicago, Rock, Illinois sales as required by the Chicago Real Estate Board and the Chicago Bar Association.

**UNKNOWN RULES:** Any disputes arising in the process of consummating this contract by performance shall be resolved by application of

**TIME CLAUSE:** All time is of the essence of this contract. The time specified in this contract shall be binding on all parties and no time shall be

waived. Seller's offer, communication and record to the payment of this expense incurred for the Seller in any matter concerning the contract. If any

action is brought for the contract, the Seller shall be held liable for the expenses incurred for the Seller in any matter concerning the contract. If any

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# RICH PORT Realtor

547 SOUTH LA GRANGE ROAD  
LA GRANGE, ILL. 60525  
PHONE: (312) 354-0800

14 EAST 31ST STREET  
LA GRANGE PARK, ILL. 60525  
PHONE: (312) 352-1881

500 HILLGROVE AVENUE  
WESTERN SPRINGS, ILL. 60558  
PHONE: (312) 246-2141

28 WEST HINSDALE AVENUE  
HINSDALE, ILL. 60521  
PHONE: (312) 323-9460

17 SOUTH PROSPECT AVENUE  
CLARENDON HILLS, ILL. 60514  
PHONE: (312) 323-6323

1015 CURTISS STREET  
DOWNERS GROVE, ILL. 60515  
PHONE: (312) 964-1200

133 SOUTH WASHINGTON STREET  
NAPERVILLE, ILL. 60540  
PHONE: (312) 355-2412

933 EAST OGDEN AVENUE  
NAPERVILLE, ILL. 60540  
PHONE: (312) 355-2412

503 PENNSYLVANIA AVENUE  
GLEN ELLYN, ILL. 60137  
PHONE: (312) 858-2550

COMMERCIAL INVESTMENT DIV.  
547 SOUTH LA GRANGE ROAD  
LA GRANGE, ILL. 60525  
PHONE: (312) 354-9250



HOWIE SELLS

OFFER TO PURCHASE REAL ESTATE





# RICH PORT

*Realtor*

507 SOUTH LA GRANGE ROAD, LA GRANGE, ILLINOIS  
Phone: 354-0800  
14 EAST 31ST STREET, LA GRANGE PARK, ILLINOIS  
Phone: 332-1881  
500 HILLGROVE AVENUE, WESTERN SPRINGS, ILLINOIS  
Phone: 246-2141  
5 NORTH LINCOLN STREET, HINSDALE, ILLINOIS  
Phone: 323-9460  
17 SOUTH PROSPECT AVENUE, CLARENDON HILLS, ILLINOIS  
Phone: 323-6323  
1015 CURTISS STREET, DOWNERS GROVE, ILLINOIS  
Phone: 964-1200  
133 SOUTH WASHINGTON STREET, NAPERVILLE, ILLINOIS  
Phone: 355-2412

**CLOSING STATEMENT**

*This is your copy. Please bring along!*

BUYER: **JOSEPH I. FIEG AND WELLM M. FIEG**  
BUYER'S ADDRESS: **307 N. Ashland, La Grange Park, Illinois**  
SELLER: **MINNIE C. ERBS**  
SELLER'S ADDRESS: **4241 Clausen, Western Springs, Illinois**  
CLOSING DATE: **May 26, 1970** *11:00 w.s. office* POSSESSION DATE: **May 29, 1970**  
LOCATION OF PROPERTY: **4241 Clausen, Western Springs, Illinois**

**DEBIT BUYER**

**CREDIT BUYER**

PURCHASE PRICE: **28,000.00**  
INSURANCE:  
TITLE EXPENSE:  
SERVICE CHARGE:  
  
**TOTAL: \$28,000.00**

MORTGAGE:  
EARNEST MONEY: **2,800.00**  
TAXES: **1969 \$601.34 Pd.**  
**1-1-70 thru 6-1-70 250.55**  
  
**TOTAL: \$3,050.55**

**BALANCE NEEDED TO CLOSE: \$24,949.45**

**DEBIT SELLER**

**CREDIT SELLER**

MORTGAGE:  
SALES COMMISSION: **1,960.00**  
REVENUE STAMPS: **28.00**  
TITLE EXPENSE: **127.00**  
TAXES: **1969 \$601.34 Pd.**  
**1-1-70 thru 6-1-70 250.55**  
  
**TOTAL: \$2,365.55**

PURCHASE PRICE: **\$28,000.00**  
INSURANCE:  
**Excess earnest money to Seller \$812.00**  
  
**TOTAL: \$28,000.00**

**BALANCE DUE SELLER FOR DEED: \$25,634.45**

**STATEMENT OF INSURANCE**

COMPANY	POLICY NO.	AMOUNT	TERM	PREMIUM	EXPIRES	UNEARNED

BUYER'S ACCEPTANCE

SELLER'S ACCEPTANCE



FOR REAL SERVICE

IN REAL ESTATE