

# REAL ESTATE SALE CONTRACT

Name of Buyer Norman Frank Mitch, Sr. and Dorothy M. Mitch, his wife  
 Address 8139 Ogden Avenue, Lyons, Illinois  
 Name of Seller Mrs. R. E. Sheehan  
 Address 143 North Brainard Avenue, La Grange, Illinois  
 Property: The one-story bungalow located at 143 North Brainard Avenue, LaGrange, Cook County, Illinois

Street Number 143 North Brainard Avenue, La Grange, Illinois  
 Size of Lot 50'x 136' as platted  
 Price \$16,000.00  
 Earnest Money Paid \$1 000.00  
 Encumbrance to be deducted: None.

Cash to be paid on delivery of deed ~~\$14,000.00~~ \$ 15,000<sup>00</sup>  
 Balance to be paid as follows: None.

### THE SELLER AGREES:

To sell the said property to the buyer at the price and on the terms herein stated and to convey, or cause to be conveyed, to the buyer, or his nominee, a merchantable title in fee simple by Warranty Deed including the release and waiver of homestead and dower subject to:

1. ~~Above Trust Deed or Deeds~~
2. Building Line Agreements
3. ~~Party Wall Agreements~~
4. Restrictions or Conditions of Record
5. ~~Installments for Special Assessments falling due after~~
6. ~~And for Improvement not yet completed at said premises~~
7. Existing leases as follows: None, but closing and possession to be no later than September 15, 1964.

To furnish within 54 days, after the delivery hereof, or after the seller has been notified in writing by the buyer that a loan has been procured, if such a loan is provided for in this contract, a Report of Title issued by the Chicago Title and Trust Company, or a merchantable Abstract of Title, brought down to the date hereof, or a Duplicate Torren's Certificate, accompanied by a tax search made by the Registrar.

That notices or papers may be served upon, or delivered for him, by mail or messenger, at the above address.

That if a Report of Title is furnished he will within fifteen days after deal is closed, furnish the buyer with a Chicago Title and Trust Company Guaranty Policy in the amount of the purchase price.

That the property will be in the same condition at the time the deal is closed as it is now, ordinary wear and tear excepted, otherwise buyer may at his election rescind this contract.