

# CONDOMINIUM PURCHASE AND SALE AGREEMENT (ILLINOIS)

THIS AGREEMENT made effective as of the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

## 1. Parties

[NAME OF SELLER(S)] (the "Seller")  
[address of seller(s)]

and

[NAME OF PURCHASER(S)] (the "Purchaser")  
[address of purchaser(s)]

## 2. Description of Property

Seller agrees to sell and Purchaser agrees to buy, upon the terms and conditions hereinafter set forth, the property (the "Property") located in \_\_\_\_\_ County, Illinois, and further described as:

*[insert street address and legal description of the Property]*

## 3. Buildings, Structures, Improvements and Fixtures

The sale of the Property, more commonly known as Unit \_\_\_\_\_ at \_\_\_\_\_, together with its undivided interest in the common elements and accumulated reserves, and with approximate unit dimensions of \_\_\_\_\_ x \_\_\_\_\_, shall include any and all buildings, structures and improvements now situate thereon, and all fixtures belonging to Seller and used in connection therewith, including (if any) wall-to-wall carpeting, drapery rods, window shades, venetian blinds, storm windows and doors, window screens, screen doors, shutters, awnings, furnaces, boilers, heaters, heating equipment, air conditioning equipment (if built-in), water softeners, plumbing, bathroom fixtures, garbage disposal units, stoves, ranges, oil and/or gas burners and fixtures appurtenant thereto, electrical fixtures, lighting fixtures, fireplaces, hearths and mantels, exterior television antennae, refrigerators, dishwashers, washing machines, dryers and ventilators; but excluding the following: *[list]*.

## 4. Title Deed

Seller agrees to sell the Property at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser, or nominee, title thereto by a recordable \_\_\_\_\_ deed, with release of homestead rights, and a proper bill of sale, subject only to:

- (a) covenants, conditions and restrictions of record;
- (b) terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto;
- (c) private, public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any;
- (d) party wall rights and agreements, if any;
- (e) limitations and conditions imposed by the Condominium Property Act;
- (f) special taxes or assessments for improvements not yet completed;
- (g) any unconfirmed special taxes or assessments;

- (h) installments not due at the date hereof for any special tax or assessment for improvements completed heretofore;
- (i) mortgage or trust deed specified below, if any;
- (j) general taxes for the year \_\_\_\_\_, as well as subsequent years;
- (k) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; and
- (l) *[list any specific restrictions, easements, rights and obligations in party walls, leases, municipal and other liens or other encumbrances not listed above, and make provision to protect seller against breach by purchaser of seller's covenants in leases, if necessary]*

**THIS IS A 10-PAGE DOCUMENT.**