



244 LEICESTER CT
ANDREAS PEIFFER



Buy and Sell Agreement



A-1

Offer Date: 2/5/14

Selling Office: CITY LIVING DETROIT ("Selling Broker")

Selling REALTOR@: S. TONI JENNINGS

Selling REALTOR@'s Email Address: tonij@citylivingdetroit.com

Selling REALTOR@'s Phone: (313) 409-4740 Facsimile: (313) 216-1726

Listing Office: REMAX SIGNATURE ("Listing Broker")

Listing REALTOR@: ALBERT HAKIM

Listing REALTOR@'s Email Address: alwaysold@comcast.net

Listing REALTOR@'s Phone: (313) 469-0951 Facsimile: (313) 469-0955

1. **PROPERTY DESCRIPTION:** Buyer agrees to buy from Seller the property located at 244 LEICESTER Court,
Detroit MI 48202, Wayne County, Michigan, and legally
described as: S LEICESTER 33 BLK 2--THOMAS & WAGNERS L11 P80 PLATS, W C R 1/120 30 X 11

THOMAS & WAGNERS SUB (PLATS)

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door openers and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and **PURCHASE TO INCLUDE ALL ATTACHED REAL PROPERTY.**

BUYER AGREES TO PURCHASE THE PROPERTY 'AS IS'.

but does not include: _____

2. **PURCHASE PRICE:** The purchase price for the property is \$ 499.00

3. **METHOD OF PAYMENT:** All payments must be in the form of cash, certified check, cashiers check, or money order. The purchase will be completed by the following method:

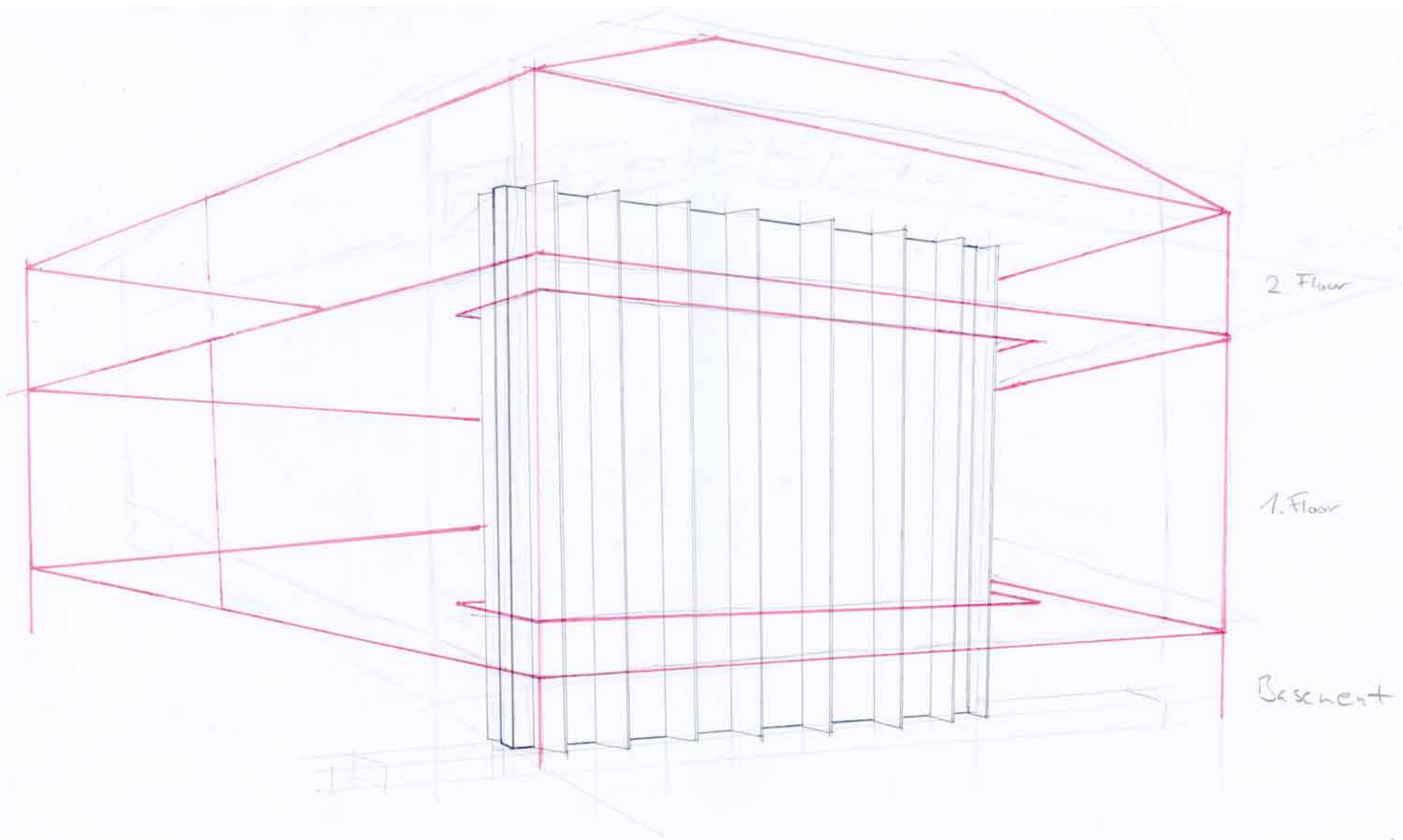
- CASH:** Buyer will pay the purchase price in cash upon Seller's delivery of a warranty deed conveying marketable title.
- NEW MORTGAGE:** This Agreement is contingent on Buyer's ability to obtain a mortgage loan in the amount of \$ _____ . Buyer will provide evidence of mortgage application and appraisal order from Buyer's lender within _____ days of the date of this Agreement. If Buyer fails to deliver to Seller evidence of the loan approval before _____ , Seller may cancel this Agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.
- LAND CONTRACT:** Buyer will purchase the property on land contract with a \$ _____ down payment and monthly installments of principal and interest in the amount of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.
- MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT:** If the holder of the mortgage or land contract agrees, Buyer will assume and pay Seller's existing mortgage or land contract according to its terms. Buyer will pay the difference between the purchase price and the existing balance of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.

4. **TITLE INSURANCE:** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the purchase price. Seller will apply for a commitment for title insurance within 5 days after the Buyer has waived all other contingencies contained in this Agreement. Any special exception will be subject to Buyer's approval, provided that this contingency shall be deemed waived unless Buyer notifies Seller in writing within 10 days of receipt of the commitment. Seller will have 30 days after receiving written notice to remedy any claimed defect.









2. Floor

1. Floor

Basement

Handwritten signature or mark in the bottom right corner.

244 LEICESTER CT 2013-2014 | DETROIT, USA | INSTALLATION,
SCULPTURE | 2 STORY HOUSE, CONCRETE, WOOD | 0,1x5x5 M / 0,3x16x16 FT

METRO DETROIT IS THE BASIC AND INITIAL POINT OF THE PROJECT '244
LEICESTER CT'. DETROIT IS ONE OF THE MOST CONTROVERSIAL CITIES IN THE
USA. IN FORMER TIMES IT WAS THE BIGGEST INDUSTRIAL LOCATION IN AMERICA.
AFTER LOSING A LOT OF PRODUCING COMPANIES TO FOREIGN COUNTRIES AND
CAUSE OF MANY CIVIL DISTURBANCES, RIGHT NOW DETROIT IS CLOSE TO ITS
RUIN. IN 2013, THE MOTORCITY DECLARED BANKRUPTCY AND SINCE THAT,
POLITICAL BUSINESSES ARE MANAGED BY THE STATE OF MICHIGAN.
ON ONE HAND IT BECAME ONE OF THE MOST DANGEROUS PLACES IN THE USA AND
ON THE OTHER HAND AN IMMENSE POTENTIAL INCREASES FOR PERSONAL NEW
BEGINNINGS AND START-UPS.

FOR THE PROJECT, I CHOSE A TWO-STORIED COLONIAL-STYLE HOUSE IN THE
CENTER OF DETROIT. I BEGAN THE PROCEDURE OF BUYING THE PROPERTY AND I
STUDIED THE IMMEDIATE VICINITY AND THE NEIGHBORHOOD. DURING THIS TIME
THE PEOPLE WHO LIVED AND LINGERED IN THE NEIGHBORHOOD DISAPPROVED ME
NOTICEABLE. I MADE THE DECISION FOR A BIG INTERVENTION IN THE HOUSE.
I DECIDED TO FILL A HUGE ELEMENT OF CONCRETE INTO THE ARCHITECTURE.
I OPENED THE BASEMENT TO THE FIRST AND THE FIRST TO THE
SECOND FLOOR WITH BIG CUTS IN THE CEILINGS AND BUILT
A BIG MOLD INTO THE STRUCTURE. THEN I FILLED THE
CONSTRUCTION WITH CONCRETE AND SEALED THE BUILDING.
WITH THIS ACT I INSTALLED AN OBJECT, AN ELEMENT
IN THE HOUSE STRUCTURE AND THUS CONNECTED THE
WHOLE ARCHITECTURAL CONSTRUCT INTO A
SINGLE UNIT, AN ARCHITECTURAL OBJECT.
ON ONE HAND, THE MODULE CONNECTS AND
SEALS THE BUILT STRUCTURE AS AN
ARCHITECTURAL OBJECT, ON THE OTHER HAND
THE MODULE IS STILL A SCULPTURAL OBJECT,
OPEN AND ACCESSIBLE FROM ALL SIDES.
I LEFT AN ARCHITECTURAL SCULPTURE IN THE CITY,
A STATEMENT OR COMMENT.

THANKS TO:
KRISTIAN & MEGAN FOSS FOLSOM CA
WILLIAM KAMINSKI & Co LOS ANGELES CA
GRAEM WHYTE DETROIT MI
FAINA LERMAN DETROIT MI
BILL & CARL CIESLIGA DETROIT MI
STATE OF BAVARIA

ANDREAS PEIFFER 2014



