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Doc#: 0506716145 Eugene "Gene" Moore Fee: \$50.50 Cook County Recorder of Deeds Date: 03/08/2005 01:43 PM Pg: 1 of 14

Contract to Purchase Real Estate

Manio Martinez Buyer Everado Sotelo Sellers Diana Buez

2017 S. California O Chicago IL Pin 16-24-413-003

Legal Description

Lot 17 in Block 5 in McMahon's Subdivision of the West 1/2 of the West 1/2 of the Southeast 1/4 of Section 24, Township 39 North, Range 13 East of the Third Principle Meridian in Cook County, Illinois

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## IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS



Address of Violation:
2017 S California Av; 2017 S California Apt 3 R Av

Sotelo, Everado
2017 S California Ave
Chicago, II. 60623
and
Alvarez, Carporia
2017 S California Ave
Chicago, II. 60623
Respondents.

### FINDINGS, DECISIONS & ORDER

This matter coming for Hearing, notice given and the Administrative Body advised in the premises, having considered the motions, evidence and arguments presented, IT IS ORDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

89.3	3 0/3 3 /44		
Finding	NOV#	Count(s) Municipal Code Violated	<u>Penalties</u>
Respondent's motion to continue -	04LP000325	7-4-030 Maintenance of	\$0.00
Granted	0	residential buildings - lead	
		abatement.	
		2 7-4-030 Maintenance of	\$0.00
		residential buildings lead	
		abatement	
		7-4 030 Maintenance of	\$0.00
		residential buildings - lead	
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		4 7-4-030 Maintenance of	\$0.00
		residential buildings - lead	
		abatement.	
		ິ 7-4-030 Maintena ພະລາເ	\$0.00
		residential buildings - 1.20%	
		ab <b>ateme</b> ni.	
		6 7-4-030 Maintenance of	\$0.00
		residential buildings - lead	
		abatement.	
		7-4-030 Maintenance of	\$0.00
		residential buildings - lead	
		abatement.	
		8 7-4-030 Maintenance of	\$0.00
		residential buildings - lead	
		abatement.	
		9 7-4-030 Maintenance of	\$0.00
		residential buildings - lead	
		abatement	
		(0) 7-4-030 Maintenance of	\$0.00

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### MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 3.0

I	1. THE PARTIES: Buyer and Seller are hereinafter referred to as the "Parties".
3	Buyer(s) Mario Martinez Seller(s) Everado, Sotelo, DiAna Baez
4	(Please Print) (Please Print)
5	2. THE REAL ESTATE: Real Estate shall be defined to include the Real Estate and all improvements thereon. Seller
6	agrees to convey to Buyer or to Buyer's designated grantee, the Real Estate with the approximate lot size or acreage
7	of per Survey commonly known as: 2017 S. Calitornia Chicago IL 60608
8	Cop K Address Address 162 441300 30000 State Zip
9	
10 11	County Unit # (if applicable) Permanent Index Number(s) of Real Estate  Condo/Coop/Townhome Parking Space Included: (check type)deeded space;limited common element;
12	
13	assigned; Parking space # (insert number)  3. FIXTURES AND PERSONAL PROPERTY: All of the fixtures and personal property stated herein are owned by
	Seller and to Seller's knowledge are in operating condition on the Date of Acceptance, unless otherwise stated herein.
15	Seller agrees to transfer to Buyer all fixtures, all heating, electrical, plumbing and well systems together with the
16	following items of personal property by Bill of Sale at Closing: [Check or enumerate applicable items]
17	Refrigerator All Ta ked Down Carpeting Fireplace Screen(s)/Door(s)/Grate(s) Central Air Conditioning
18 19	Oven/Range/Stove All Windo 1 atments & Hardware Fireplace Gas Logs Electronic or Media Air Filter Microwave Built-in or A act ed Shelving Existing Storms & Screens Central Humidifier
20	Dishwasher Smoke Detector(s)Security System(s) (owned)Sump Pump(s)
21 22	Garbage Disposal Ceiling Fan(s) Intercom System Water Softener (owned) Trash Compactor TV Antenna System Central Vac & Equipment Outdoor Shed
<u>23</u>	Washer Window Air Conditioner(s) Electronic Garage Door Opener(s) Attached Gas Grill
24 25	Dryer All Planted Vegetation with Transmitter(s) Light Fixtures, as they exist Invisible Fence System, Collar(s) and Box Home Warranty \$
26	Other items included:
27	Items NOT included:
28	Seller warrants to Buyer that all fixtures, systems and personal property included in this Contract shall be in operating
29	condition at possession, except:
30	A system or item shall be deemed to be in operating condition if it performs the function for which it is intended,
31	regardless of age, and does not constitute a threat to health or safety  4. PURCHASE PRICE: Purchase Price of \$ 2 7 3 000000000000000000000000000000000
32	4. PURCHASE PRICE: Purchase Price of \$2.9 3.000 Shall be paid as Johnson: Initial
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	company's check is guaranteed by a licensed title insurance company).
39	5. MORTGAGE CONTINGENCY: This Contract is contingent upon Buyer obtaining an unconditional written
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41	September 19, 20 The for a Convention a (type) loan of \$ 75 % 150. or such
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_	first. Buyer shall pay the cost of application, usual and customary processing fees and Closing costs charged by lender.
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50	Seller within the time specified, this Contract shall be null and void and earnest money refunded to Buyer upon written
51	direction of the Parties to Escrowee. If written notice is not served within the time specified, Buyer shall be deemed
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54	. 6.6
55 56	mortgage commitment conditional for the purpose of this paragraph. If Seller at Seller's option and expense, within thirty (30) days after Buyer's notice, procures for Buyer such commitment or notifies Buyer that Seller
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	Buyer Initial Buyer Initial Seller Initial Seller Initial
	Address 2017 . California Ave Chicago IC. 60608
	Page 1 of 8

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57 will accept a purchase money mortgage upon the same terms, this Contract shall remain in full force and effect. 58 In such event, Seller shall notify Buyer within five (5) business days after Buyer's notice of Seller's election to provide or obtain such financing, and Buyer shall furnish to Seller or lender all requested information and shall 60 sign all papers necessary to obtain the mortgage commitment and to close the loan. 6. CLOSING: Closing or escrow payout shall be on September 20, 20 34, or at such time as 61 62 mutually agreed upon by the Parties in writing. Closing shall take place at the title company escrow office situated 63 geographically nearest the Real Estate, or as shall be agreed mutually by the Parties. 64 7. POSSESSION: Possession shall be deemed to have been delivered when Seller has vacated Real Estate and delivered 65 keys to Real Estate to Buyer or to Listing Office. Seller shall deliver possession to Buyer at the time of Closing. 66 8. RESIDENTIAL REAL ESTATE AND LEAD-BASED PAINT DISCLOSURES: If applicable, prior to signing 67 this Contract, Buyer [check one] has [x] has not received a completed Illinois Residential Real Property Disclosure 68 Report; [check one] has [X] has not received the EPA Pamphlet,"Protect Your Family From Lead in Your Home"; 69 [check one] has Mhas not received a Lead-Based Paint Disclosure. 70 9. PRORATIONS: To atable items shall include, without limitation, rents and deposits (if any) from tenants, utilities, water and sewer, and hor neowner or condominium association fees. Seller represents that as of the Date of Acceptance 72 Homeowner Association/Cor.dominium fees are \$\_\_\_\_\_\_\_ per \_\_\_\_\_\_. Seller agrees to pay prior to or at Closing any special assessments (governmental or association) confirmed prior to Date of Acceptance. The general 73 75 year tax bill. All prorations shall be arral as of Closing, except as provided in paragraph 17. If the amount of the most 76 recent ascertainable tax bill reflects a homeowner, senior citizen or other exemption, Seller has submitted or will submit in a timely manner all necessary documintation to the Assessor's Office, before or after Closing, to preserve said 78 exemption(s). Accumulated reserves of a Homeowner/Condominium Association are not a proratable item. 79 10. OTHER PROVISIONS: This Contract is also subject to those OPTIONAL PROVISIONS selected for use and 80 initialed by the Parties which are contained or the succeeding pages and the following attachments, if any: 81 82 11. PROFESSIONAL INSPECTIONS: Buyer may recure at Buyer's expense (unless otherwise provided by governmental regulations) a home, radon, environmental, lead-t ased paint and/or lead-based paint hazards (unless 83 separately waived), and/or wood insect infestation inspection(s) of said Real Estate by one or more licensed or certified 85 inspection service(s). Buyer shall serve written notice upon Seller of Seller's attorney of any defects disclosed by the 86 inspection(s) which are unacceptable to Buyer, together with a copy of the pertinent page(s) of the report(s) within five 87 (5) business days (ten (10) calendar days for a lead-based paint and/or lead-based paint hazard inspection) after Date of 88 Acceptance. If written notice is not served within the time specified, inis prevision shall be deemed waived by 89 Parties and this Contract shall remain in full force and effect. If within tep (10) business days after Date of 90 Acceptance, written agreement cannot be reached by the Parties with respect to esolution of inspection issues, then 91 either Party may terminate this Contract by written notice to the other Party and this Contract shall be null and void 92 and earnest money refunded to Buyer upon written direction of the Parties to Escrowee. The home inspection shall cover only major components of the Real Estate, including but not limited to, central heating system(s), central cooling system(s), plumbing and well system, electrical system, roof, walls, windows, ceilings, noo's, appliances and 95 foundation. A major component shall be deemed to be in operating condition if it performs the function for which it is 96 intended, regardless of age, and does not constitute a threat to health or safety. Buyer shall indemnify Seller and hold 97 Seller harmless from and against any loss or damage caused by the acts or negligence of Buyer or any person performing 98 any inspection(s). Buyer agrees minor repairs and routine maintenance items are not a part of this contingency. 99 12. ATTORNEY REVIEW: The respective attorneys for the Parties may approve, disapprove, or make modifications 100 to this Contract, other than stated Purchase Price, within five (5) business days after the Date of Acceptance. 101 Disapproval or modification of this Contract shall not be based solely upon stated Purchase Price. Any notice of 102 disapproval or proposed modification(s) by any Party shall be in writing. If within ten (10) business days after Date of 103 Acceptance written agreement on proposed modification(s) cannot be reached by the Parties, this Contract shall be 104 null and void and earnest money refunded to Buyer upon written direction of the Parties to Escrowee. If written 105 notice is not served within the time specified, this provision shall be deemed waived by the Parties and this 106 Contract shall remain in full force and effect. 107 13. PLAT OF SURVEY: Not less than one (1) business day prior to Closing, except where the subject property is a 108 condominium (see Paragraph 27) Seller shall, at Seller's expense, furnish to Buyer or his attorney a Plat of Survey dated 109 not more than six (6) months prior to the date of Closing, prepared by an Illinois Professional Land Surveyor, showing

Buyer Initial

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- .10 any encroachments, measurements of all lot lines, all easements of record, building set back lines of record, fences, all .11 buildings and other improvements on the Real Estate and distances therefrom to the nearest two lot lines. In addition, the
- 112 survey to be provided shall be a boundary survey conforming to the current requirements of the Illinois Department of
- 113 Professional Regulation. The survey shall show all corners staked and flagged or otherwise monumented. The survey
- 114 shall have the following statement prominently appearing near the professional land surveyor seal and signature: "This
- 115 professional service conforms to the current Illinois minimum standards for a boundary survey." A Mortgage Inspection,
- 116 as defined, is not a boundary survey, and does not satisfy the necessary requirements.
- 117 14. NOTICE: All notices required shall be in writing and shall be served by one Party or his attorney to the other Party 118 or his attorney. Notice to any one of a multiple person Party shall be sufficient notice to all. Notice shall be given in the 119 following manner:
  - (a) By personal delivery of such notice; or

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- (b) By mailing of such notice to the addresses recited herein by regular mail and by certified mail, return receipt requested. Except as otherwise provided herein, notice served by certified mail shall be effective on the date of mailing; or
- (c) By sending racsimile transmission. Notice shall be effective as of date and time of facsimile transmission, provided that the rocice transmitted shall be sent on business days during business hours (8:00 A.M. to 6:00 P.M. Chicago time), In the event fax notice is transmitted during non-business hours, the effective date and time of notice is the first nour of the first business day after transmission; or
- (d) By sending e-mail transmission. Notice shall be effective as of date and time of e-mail transmission, provided that the notice transmitted shall be sent on business days during business hours (8:00 A.M. to 6:00 P.M. Chicago Time), and provided further that the recipient provides written acknowledgment to the sender of receipt of the transmission (by e-mail, facsimile, or by regular mail). In the event e-mail notice is transmitted during nonbusiness hours, the effective date and time of notice is the first hour of the first business day after transmission.
- 15. THE DEED: Seller shall convey or cause to be conveyed to Buyer or Buyer's designated grantee good and 133 134 merchantable title to the Real Estate by recordable general Warranty Deed, with release of homestead rights, (or the 135 appropriate deed if title is in trust or in an estate), and with real estate transfer stamps to be paid by Seller (unless 136 otherwise designated by local ordinance). Title when conveyed will be good and merchantable, subject only to: general 137 real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building 138 lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.
- 139 16. TITLE: At Seller's expense, Seller will deliver or cause to be delivered to Buyer or Buyer's attorney within 140 customary time limitations and sufficiently in advance of Closing, as evidence of title in Seller or Grantor, a title commitment for an ALTA title insurance policy in the amount of the Purc'inse Price with extended coverage by a title 141 142 company licensed to operate in the State of Illinois, issued on or subsequent to the Date of Acceptance of this Contract, subject only to items listed in Paragraph 15. The requirement of providing extended coverage shall not apply if the Real 143 144 Estate is vacant land. The commitment for title insurance furnished by Seller will be conclusive evidence of good and 145 merchantable title as therein shown, subject only to the exceptions therein stated. If the title commitment discloses 146 unpermitted exceptions, or if the Plat of Survey shows any encroachments which are not acceptable to Buyer, then Seller 147 shall have said exceptions or encroachments removed, or have the title insurer commit to insure against loss or damage 148 that may be caused by such exceptions or encroachments. If Seller fails to have unpermitted e cep ions waived or title 149 insured over prior to Closing, Buyer may elect to take the title as it then is, with the right to deduct from the Purchase 150 Price prior encumbrances of a definite or ascertainable amount. Seller shall furnish Buyer at Closing an Affidavit of Title covering the date of Closing, and shall sign any other customary forms required for issuance of an ALTA Insurance
- 152 Policy. 153 17. REAL ESTATE PROPERTY TAX ESCROW: In the event the Real Estate is improved, but has not been 154 previously taxed for the entire year as currently improved, the sum of three (3) percent of the Purchase Price shall be 155 deposited in escrow with the title company with the cost of the escrow to be divided equally by Buyer and Seller and 156 paid at Closing. When the exact amount of the taxes prorated under this Contract can be ascertained, the taxes shall be prorated by the Seller's attorney at the request of either Party, and the Seller's share of such tax liability after reproration 157 shall be paid to the Buyer from the escrow funds and the balance, if any, shall be paid to the Seller. If the Seller's 158
- obligation after such reproration exceeds the amount of the escrow funds, Seller agrees to pay such excess promptly 159
- 160 upon demand.
  - 18. PERFORMANCE: Time is of the essence of this Contract. In the event of default by Seller or Buyer, the Parties 162 are free to pursue any legal remedies at law or in equity. The prevailing Party in litigation shall be entitled to collect

MAM Bu	ver Initial	Buyer Initial	E.S.	Seller Initial	DS.	_Seller Initial
Address 20/	yer middi '7 S. Calif	rnia Ale	e. C41	cago_	TLL	0608

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- reasonable attorney fees and costs from the losing Party as ordered by a court of competent jurisdiction. There shall be no disbursement of earnest money unless Escrowee has been provided written agreement from Seller and Buyer. Absent an agreement relative to the disbursement of earnest money within a reasonable period of time, Escrowee may deposit funds with the Clerk of the Circuit Court by the filing of an action in the nature of interpleader. Escrowee shall be reimbursed from the earnest money for all costs, including reasonable attorney fees, related to the filing of the interpleader action. Seller and Buyer shall indemnify and hold Escrowee harmless from any and all conflicting claims
- and demands arising under this paragraph.

  170 19. DAMAGE TO REAL ESTATE PRIOR TO CLOSING: If, prior to delivery of the deed, the Real Estate shall be destroyed or materially damaged by fire or other casualty, or the Real Estate is taken by condemnation, then Buyer shall have the option of terminating this Contract and receiving a refund of earnest money or of accepting the Real Estate as
- damaged or destroyed, together with the proceeds of any insurance payable as a result of the destruction or damage, which proceeds Seller agrees to assign to Buyer. Seller shall not be obligated to repair or replace damaged improvements. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable

176 to this Contract, except as modified in this paragraph.

- 20. SELLER REPRESE NTATIONS: Seller represents that he has not received written notice from any Governmental body or Homeowner Association of (a) zoning, building, fire or health code violations that have not been corrected; (b) any pending rezoning; or (c) a proposed or confirmed special assessment and /or special service area affecting the Real Estate. Seller further represents that Seller has no knowledge of boundary line disputes, easements or claims of easement not shown by the public records, any hazardous waste on the Real Estate or any improvements for which the required permits were not obtained. Seller represents that there have been no improvements to the Real Estate which are not included in full in the determination of the most recent real estate tax assessment, or which are eligible for home
- included in full in the determination of the most recent real estate tax assessment, or which are eligible for nome improvement tax exemption.

  185 21. CONDITION OF REAL ESTATE AND INSPECTION: Seller agrees to leave the Real Estate in broom clean
- 186 condition. All refuse and personal property that is not to be conveyed to Buyer shall be removed from the Real Estate at 187 Seller's expense before possession. Buyer shall have we right to inspect the Real Estate, fixtures and personal property 188 prior to possession to verify that the Real Estate, improvements and included personal property are in substantially the

189 same condition as of the Date of Acceptance of this Contract, r.ormal wear and tear excepted.

- 190 <u>22. GOVERNMENTAL COMPLIANCE</u>: Parties agree to comply with the reporting requirements of the applicable sections of the Internal Revenue Code and the Real Estate Settlement Procedures Act of 1974, as amended.
- 23. ESCROW CLOSING: At the election of either Party, not less that five (5) business days prior to the Closing, this sale shall be closed through an escrow with the lending institution or the attacompany in accordance with the provisions of the usual form of Deed and Money Escrow Agreement, as agreed upon between the Parties, with provisions inserted in the Escrow Agreement as may be required to conform with this Contract. The cost of the escrow shall be paid by the

196 Party requesting the escrow.

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- 197 24. FLOOD INSURANCE: Buyer shall obtain flood insurance if required by Buyer's lender.
- 198 <u>25. FACSIMILE</u>: Facsimile signatures shall be sufficient for purposes of executing, regotiating, and finalizing this Contract.
- 200 26. BUSINESS DAYS: Business days are defined as Monday through Friday, excluding Federal bolidays.
- 201 27. CONDOMINIUMS: (If applicable) The Parties agree that the terms contained in this paragraph, which may be contrary to other terms of this Contract, shall supersede any conflicting terms.
  - (a) Title when conveyed shall be good and merchantable, subject to terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.
  - (b) Seller shall be responsible for all regular assessments due and levied prior to Closing and for all special assessments confirmed prior to the Date of Acceptance.
  - (c) Buyer has, within five (5) business days from the Date of Acceptance of this Contract, the right to demand from Seller items as stipulated by the Illinois Condominium Property Act. The Contract is subject to the condition that Seller be able to procure and provide to Buyer, a release or waiver of any option of first refusal or other preemptive rights of purchase created by the Declaration of Condominium within the time established by the Declaration. In the event the Condominium Association requires personal appearance of Buyer and/or additional documentation, Buyer agrees to comply with same.

MRM Buyer Initial Address 2017 S	Buyer Initial F.S. California Ave	Seller Initial DIS	Seller Initial SOG <b>OS</b>
	Page 4 of 8		

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- (d) In the event the documents and information provided by the Seller to the Buyer disclose that the existing improvements are in violation of existing rules, regulations or other restrictions or that the terms and conditions contained within the documents would unreasonably restrict Buyer's use of the premises or would increase the financial considerations which Buyer would have to extend in connection with the owning of the condominium, then Buyer may declare this Contract null and void by giving Seller written notice within five (5) business days after the receipt of the documents and information required by Paragraph 27 (c), listing those deficiencies which are unacceptable to Buyer, and thereupon all earnest money deposited by Buyer shall be returned to Buyer upon written direction of Parties to escrowee. If written notice is not served within the time specified, Buyer shall be deemed to have waived this contingency, and this Contract shall remain in full force and effect.
- (e) Seller shall not be obligated to provide a condominium survey.

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- (f) Seller shall provide a certificate of insurance showing Buyer (and Buyer's mortgagee) as insured.
- 28. CHOICE OF LAW/GOOD FAITH: All terms and provisions of this Contract including, but not limited to, the Atte sub

- 1 MM, BUJEL A 199 UNIG THY LOCALY ALE ENCLY GOLCHNO AT CLEE COLUMN LE HY HALL HALLED DE ARREST ARE	OLLOWING OF TIONAL PROVISIONS APPLY ONLY IF INITIALED BY	' ALL PARTIE
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subject to the covenant of good faith and fair dealing implied in all Illinois contracts.	
THE FOLLOWING OF FICIAL PROVISIONS APPLY ONLY IF INITIALED BY ALL PARTIES	
29. SALE OF BUYER'S FEAL ESTATE	
[initials]	
(A) REPRESENTATIONS ABOUT BUYE X'S REAL ESTATE: Buyer represents to Seller as follows:	
(1) Buyer owns real estate commonly known as (address):	
(2) Buyer [check one] has has not entered into a contract to sell his real estate. If Buyer has entered into a contract to se	1
his real estate:	-
(a) Buyer's sale contract [check one]: [] is [] is not subject to a mortgage contingency.	
(b) Buyer's sale contract [check one]: so is not subject to a real estate sale contingency.	
(c) Buyer's sale contract [check one]: Lis Lir no subject to a real estate closing contingency.	
(3) Buyer [check one] has has not listed his real estate for sale with a licensed real estate broker and in a local multiple	a
listing service.	
(4) If Buyer's real estate is not listed for sale with a licensed real estate broker and in a local multiple listing service.	÷.
Buyer: [check one]	,
(a) Shall list his real estate for sale with a licenser real estate broker who will place it in a local multiple	e
listing service within five (5) business days after the Date of Acceptance of this Contract.	
For information only: Broker:	
Broker's Address: Phone:	
(b) Does not intend to list his real estate for sale.	
(5) Buyer authorizes Seller or his agent to verify representations contained in Paragraph. 29 at any time, and Buyer agrees	0
cooperate in providing relevant information.	
(B) CONTINGENCIES BASED UPON SALE AND/OR CLOSE OF BUYER'S REAL ESTATE:	
(1) This Contract is contingent upon Buyer having a contract for the sale of Buyer's real estate in full force and effect as	ρf
20 Such contract shall provide for a Closing date not later than he Closing date set forth i	1
this Contract. If written notice of failure to procure such contract is not served within the tire specified, Buyer sha	11
be deemed to have waived this contingency and this Contract shall remain in full force and exact (15 this paragrap	h
is used, then the following paragraph must be completed.)	
(2) In the event the Buyer has procured a contract for the sale of Buyer's real estate as set forth in Paragraph 2f (E) (1) and the	ŧŧ
contract is in full force and effect or has entered into a contract for sale of Buyer's real estate prior to the election of the	is
Contract, this Contract is contingent upon Buyer Closing the sale of Buyer's real estate on or befo	e
	e
deemed to have waived all contingencies contained in this Paragraph 29, and this Contract shall remain in full force	e
and effect.	
(3) If the contract for the sale of Buyer's real estate is terminated for any reason after the date set forth in Paragraph 29 (B) (I	)
(or after the date of this Contract if no date is set forth in Paragraph 29 (B) (1)), Buyer shall, within three (3) business day	s
of such termination, notify Seller of said termination. Unless Buyer, as part of said notice, waives all contingencies	
Paragraph 29 and complies with Paragraph 29 (D), this Contract shall be null and void as of the date of notice and earnes	t
money refunded to Buyer upon written direction of the Parties to Escrowee. If written notice as required by th	s
subparagraph is not served within the time specified, Buyer shall be in default under the terms of this Contract.	
(C) SELLER'S RIGHT TO CONTINUE TO OFFER REAL ESTATE FOR SALE: During the time of this contingency Seller	
has the right to continue to show the Real Estate and offer it for sale subject to the following:	
MA) MA Proper Initial Demon Initial To Calley Initial De Calley Initial	
Setter Intital Duyer Intital Duyer Intital Duyer Intital Duyer Intital	
MIM Buyer Initial Buyer Initial E.S. Seller Initial D: Seller Initial Address 2017 S. California Ave. Chicago IC. 60608	

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of same. Buyer shall then havehours after Seller gives such notice to waive the contingencies set forth in Paragraph 29 (B), subject to Paragraph 29 (D).  (2) If Buyer complies with the provisions of Paragraph 29 (D) then this Contract shall remain in full force and effect.  (3) If the contingencies set forth in Paragraph 29 (B) are NOT waived in writing within said time period by Buyer, this Contract shall be null and void and earnest money refunded to Buyer upon written direction of the Parties to Escrowee.  (D) WAIVER OF PARAGRAPH 29 CONTINGENCIES: Buyer shall be deemed to have waived the contingencies in Paragraph 29 (B) when Buyer has delivered written waiver and deposited with the Escrowee the additional sum of \$			
Prograph 29 (B), subject to Pasagaph 29 (D) then this Commet shall remain in full force and effect.  (2) If the contingencies set forth in Pasagaph 29 (B) are NOT waived in writing within said time petied by Buyer, this Contract shall be not and and void and earnest money refunded to Buyer upon written direction of the Parties to Escrower.  (3) If the contingencies set forth in Pasagaph 29 (B) are NOT waived in writing within said time petied by Buyer, this Contract shall be not and and carnest money refunded to Buyer upon written direction on the Parties to Escrower and deposited with the Escrower the additional sum of \$2.00 (M) WAIVER OF PARAGRAPH 29 CONTINGENCES: Buyer shall be deemed to have waived the contingencies in Paragaph 29 (B) when Buyer has delivered written waiver and deposited with the Escrower the additional sum of \$2.00 (M) waiver shall be deemed ineffective and this Contract shall be nutll and void and earnest money refunded to Buyer upon written direction on the Parties to Escrower.  (2) By MONTICE (FOR TRIS CONTINGENCY ONLY). Except as otherwise provided above, notice required worth this Paragaph 29 shall be in writing and table be given to the Partie of 1990 (M) worth a past and parties of the parties of 1990 (M) written direction of the Parties to Escrower.  (3) By personal delivery princh notice effective at the time and date of personal delivery; or (2) (B) by making of sacchies and to the parties of the parties o	273 274		
(2) If Buyer complies with the provisions of Panagaph 29 (3) as NOT waived in whising within said time period by Buyer, this Contract shall be mult and void and earnest money refunded to Buyer upon written direction of the Parties to Excrover.  200 (1) WAIVER OF PARAGRAPH 29 CONTINGENCES: Buyer shall be deemed to have waived the contingencies in Panagaph 29 (3) as Not with the Excrover be additional earnest money within the time specified. If Buyer fails to deposit the additional earnest money within the time specified the 23 waiver shall be deemed interfective and this Contract shall be nutl and void and earnest money within the time specified the 23 waiver shall be deemed interfective and this Contract shall be nutl and void and earnest money refunded to Buyer upon written direction of the Parties to Ecrower.  250 (2) SONTION CONTINCENCY ONLY): Except as otherwise provided above, notice equined under this Panagaph 29 shall be in writing and shall be served on the Party. Contesy copies of notice should be sent to the respective attorneys and real erast aspects, it howns, Failure is provide and constay copies of notice should be sent to the respective attorneys and real erast aspects, it howns, Failure is provide and constay copies of notice should be sent to the respective attorneys and real erast aspects, it howns, Failure is provide and constay to provide any of the period of the party shall be sufficient original to give not he Party in the following manages.  201 (3) By personal oblivery practic notice effective at the time and date of personal device; or party shall be sufficient to a first provided and provided and provided and and centred mail. Notice served by regular mail and centried mail abodyles effective of 1000 A.M. on the morning of the second day following deeps of notice in the U.S. Mail or  202 (3) Sy fassamile to a Party (servery shall be effective at the time, and date the sending Party receives a reaccipted copy of the notice from the receiving Party).  203 Expert of the event the prior co		· · · · · · · · · · · · · · · · · · ·	
(3) If the confingencies at forth in Paragraph 29 (B) are NOT waived in writing within said time period by Buyer, this Contract shall be null and void and carnest money refunded to Buyer upon written direction of the Parties to Escrower.  20 (b) WAIVER OF PARAGRAPH 29 CONTINGENCES: Buyer shall be deemed to have vaived the contingencies in Paragraph 28 (19) (b) what Buyer has delivered written wiver and deposited with the Escrower for additional sum of \$\frac{1}{2}\$.  218 20 (B) what Buyer has delivered written wiver and deposited with the Escrower for additional sum of \$\frac{1}{2}\$.  229 carnest money within the time specified. If Buyer falls to deposit the additional carnest money refunded to Buyer upon written direction of the Parties to Escrower.  229 (B) NOTICE (POR THIS CONTINGENCY ONLY). Except as otherwise provided above, notice required attracts with the Paragraph 29 shall be in writing and stall be served on the Partic country copies of notice should be sert to the respective attracts and provided 29 shall be in writing and stall be served on the Partic Country copies of notice should be sert to the respective attracts are provided 29 shall be in writing and stall be given to the Party (country copies of notice) and be certified mail. Notice to any one of a multiple provided and control of the particle of the p			
Contract shall be null and void and earnest money refunded to Buyer upon written direction of the Parties to Excreve.  280 (D) WAIVER OF PARAGRAPH 29 CONTINGENCES: Buyer shall be deemed to have waived the contingencies in Pangaph 29 (B) when Buyer has delivered written waiver and deposited with the Scowne the additional sum of \$2.22 camest money within the time specified. If Buyer fails to deposit the additional earnest money within the time specified the waiver shall be deemed infective and the Contract shall be null and void and carnest money refunded to Buyer upon written direction of the Parties to Ecrowee.  285 (B) NOTICE (ROR THIS CONTINGENCY ONLY): Earnet as otherwise provided above, notice requised under this Pangaph 286 29 shall be in writing and shall be served on the Party. Country copies shall not reacher notice invalid. Notice to any one of a multiple perceive Party shall be sufficient on all Notice shall be given to the Party in the following momen:  (1) By personal delivery fourth motice effective at the time and date of personal delivery, or any one of a multiple perceive Party shall be sufficient on all Notice shall be given to the Party in the following momen:  (2) By maining of sactivelyship, to the addresses recinch tension by regular main and by certified mail. Notice served by regular mult and cortified mail shall be effective at the time and date of personal delivery, or any one of a multiple perceive Party shall be not certified to the U.S. Mail or (3) By flashmall to a Party (service) shall be effective at the time and date of personal delivery, or any one of a multiple perceive party (service) shall be effective at the time, and date the sending Party receives a receipted copy of the motice from the receiving Party.  20) Land the counter of the Country (service) shall be effective at the time, and date the sending Party receives a receipted copy of the motice from the receiving Party.  21) Cancert this Country (service) shall be effective at the time, and date the sending Party shall b	277		
Exercises.  80 (D) WAUVER OF PARAGRAPH 29 CONTINGENCIES: Buyer shall be deemed to have warved the confingencies in Panagraph 281 29 (8) when Buyer has delivered written waiver and deposited with the Escowee the additional sum of \$1.20 (2) (1) (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4			
281 29 (B) when Buyer has delivered written warver and deposted with the Escowee the additional sum of \$2.  282 camest money within the time specified. If Buyer fails to deposit the additional aermst money within the time specified the warver shall be deemed ineffective and this Contract shall be null and void and carnest money refunded to Buyer upon written direction of the Parties to Bectoreus.  283 (B) NOTICE (FOR TIBS CONTINGENCY ONLY): Except as otherwise provised above, notice required under this Paragraph 284 written direction of the Parties to Bectoreus.  284 287 estate agents, if knows, "citate to Bectoreus."  285 (B) NOTICE (FOR TIBS CONTINGENCY ONLY): Except as otherwise provised above, notice required under this Paragraph 284 written direction of the Paragraph 285 person Party shall be sufficient point to his paragraph 285 person Party shall be sufficient point to his Paragraph 285 person Party shall be sufficient point to his paragraph 285 person Paragraph 285 personal delivery and cannot have be delivered in the paragraph 285 personal delivery and cannot have be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party).  296 (3) By feasingle to a Party (service) shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party).  297 Trail estate contract this Contract shall be subject to written cancellation of the prior contract on or before 286 personal party paragraph 287 personal delivery paragraph 288 personal par	279	· · · · · · · · · · · · · · · · · · ·	
281 29 (8) when Buyer has delivered written waiver and deposited with the Escrowee the additional sum of \$2.200 200 200 200 200 200 200 200 200 20	280	(D) WAIVER OF PARAGRAPH 29 CONTINGENCIES: Buyer shall be deemed to have waived the contingencies in Paragraph	
written direction of the Parties to Ecrower.  Written direction of the Parties of Ecrower copies of notice should be sent on the respective attempts and real estate agents, if known, realture to provide such country copies shall not render notice invalid. Notice to any one of a multiple person Parties and the striketin notice to all. Notice shall be given to the Party in the following names:  (1) By personal delivery or year hand the Ecrower at the image and due of personal delivery or all and certified and shall-be effective at the time and due of personal delivery or and and certified and shall-be effective of 1600 A-M. on the moning of the second duly following deposit of notice in the U.S. Mail or  (3) By facsimile to a Party (service shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party).  Written and the parties of the parties of the proof contract of the parties of the prior contract of the parties of the part			
written direction of the Parties to Ecrower.  Written direction of the Parties of Ecrower of the Party. Country copies of notice should be sent to the respective attomeys and real estate agents, if known, grallure to provide such country copies shall not render notice invalid. Notice to any one of a multiple person landy shall be stricken spoke to all. Notices shall be given to the Party in the following manner.  (1) By personal delivery or when home Effective at the time and date of personal delivery or and and certified and hald-be effective of 1800 AM and the moning of the second day following deposit of notice in the U.S. Mail; or  (3) By making of such solve to the addresses recitor berein by regular med and by certified mail. Notice served by regular mad and certified and hald-be effective of 1800 AM and the moning of the second day following deposit of notice in the U.S. Mail; or  (3) By facsimile to a Party (service, shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party.  Mritten of the contract thal be subject to write an acceledation of the pion contract on the berefit of and the party of the properties of the Party set to Secrower. Notice to the purchaser under the prior contract should not be served until after Attoriety Review and Professional Inspections provisions of this Contract halve expired, been satisfied or warded.  Mritten of the party of the pa	282	earnest money within the time specified. If Buyer fails to deposit the additional earnest money within the time specified the	
285 (B) NOTICE (FOR THIS CONTINGENCY ONLY): Except as otherwise provided above, notice required under this Paragraph 29 shall be in writing and shall be served on the Party. Contrey copies of notice should be served in the respective attorneys and real estate agents, if known, reilure to provide such coursesy copies shall not render notice invalid. Notice to any one of a multiple pressor Party shall be striketine voice to all. Notice shall be better to the Party in the following manner:  (1) By personal delivery of prach notice effective at the time and date of personal delivery of and and cortified mail. Notice served by regular mail and by certified mail. Notice served by regular mail and by the deficiency of the notice from the receiving Party).  (2) By maxing of such voice to the addresses review herein to prepare and and cortified mail about be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party).  (3) By finatime to a Party (service, shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party).  (3) By finatime to a Party (service, shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party).  (3) CANCELLATION OF PROB RFAL ESTATE CONTRACT: in the event either Party has entered into a prior real estate contract this Contract is not cancelles or white the time specified, this Contract shall be null and would and earnest money refunded to Buyer upon available of the relative to the purchaser under the prior contract should not be served until after Attorney Review and Professional Inspections provisions of this Contract have expired, been satisfied or waived.  (3) In the event the prior contract is not cancelles or of the relative to the purchaser under the prior contract should not be served until after Attorney Review and Professional Inspections provisions of this Contract have expired, been shall do to be served unti	283	waiver shall be deemed ineffective and this Contract shall be null and void and earnest money refunded to Buyer upon	
286 29 shall be in writing and shall be served on the Party. Courtesy copies of notice should be sent to the respective attorneys and real estate agents. If known oriblum to provide such courtesy copies shall not render notice invalid. Notice to any one of a multiple person Party shall be sufficient voice to all. Notice shall be given to the Party in the following manner.  (1) By presonal delivery someth notice effective at the time and date of personal delivery; or (1) By maining of such voices to the addresses recticed herein by regular mail and certified man shall be effective of 10:00 A.M. on the morning of the second day following deposit of notice in the U.S. Mail; or (3) By facsimile to a Party (service shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party).  (3) By facsimile to a Party (service shall be subject to written cancellation of the prior contract on or before real estate contract this Contract shall be subject to written cancellation of the prior contract on or before real estate contract this Contract is not cancelled—white the fairlies to Exercise. The contract shall be null and void and earnest morney refunded to Buyer upon written direction of the advants to Exercise. Only the purchaser under the prior contract shall be null and void and earnest should not be served until after Attorney Review and Professional Inspections provisions of this Contract have expired, been satisfact or waved.  302  303  304  305  306  307  308  308  309  309  309  300  300  300			
287 estate agents. If known realize to provide such countesy copies shall not render notice invalid. Notice to any one of a multiple pressor Paris shall be sufficient to the Paris in the following manuary shall be sufficient to good the following manuary shall be sufficient on the Paris in the following manuary of the second day following deposit of notice in the U.S. Mail. or  290 (2) By prasiling of such voices to the address recited herein by regular mail and by certified mail. Notice served by regular mail and certified mail shall be effective of 1000 A.M. on the morning of the second day following deposit of notice in the U.S. Mail. or  201 (3) By facsimile to a Party (service shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party).  202 (3) By facsimile to a Party (service shall be subject to written cancellation of the prior contract on or before real estate contract this Contract shall be subject to written cancellation of the prior contract on the prior contract on the carbon of the artists to Escrower. Notice to the purchaser under the prior contract should not be served until after Attorney Review and Professional Inspections provisions of this Contract shall be multi and void and earnest should not be served until after Attorney Review and Professional Inspections provisions of this Contract have expired, been statisfied or warked.  202 (a) By facting the professional provisions of this Contract have expired, been statisfied or warked.  203 (a) By facting the professional professional inspections provisions of this Contract have expired, been statisfied or warked.  204 (a) By facting the professional	285	(E) NOTICE (FOR THIS CONTINGENCY ONLY): Except as otherwise provided above, notice required under this Paragraph	
288 person Fany shall be sufficient onlike offective at the time and date of personal delivery; or 290 (2) By mailing of such which is no the addresses recticed herein by regular mail and by certified mail. Notice served by regular mail and certified mail shall be effective of 10:00 AM. on the morning of the second day following deposit of notice in the USA Mail; or 293 (3) By facsimile to a Party (service shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party).  295 (3) By facsimile to a Party (service shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party).  296 (3) By facsimile to a Party (service shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party).  297 (3) By facsimile to a Party (service shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party).  298 (2) Linear thinks the service of 10:00 AM. on the morning of the second day following deposit of notice in the party of the party		29 shall be in writing and shall be served on the Party. Courtesy copies of notice should be sent to the respective attorneys and real	
(1) By personal delivery of such notice effective at the time and date of personal delivery, or 29 By maining of such applies to the addresses recited berein by regular mail and by certified mail. Notice served by regular mail and certified mail shall be effective of 1000 A.M. on the morning of the second day following deposit of notice in the U.S. Mail. or 29 (3) By facsimile to a Party (service shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party). 29 (3) By facsimile to a Party (service shall be subject to written cancellation of the prior contract on or before real estate contract this Contract shall be subject to written cancellation of the prior contract on or before required to Buyer upon written direction of the farties to Escrowee. Notice to the purchaser under the prior contract should not be served until after Attorney Review and Professional Inspections provisions of this Contract shall be null and void and earnest should not be served until after Attorney Review and Professional Inspections provisions of this Contract shall be null and void and earnest should not be served until after Attorney Review and Professional Inspections provisions of this Contract shall be null and void and earnest should not be served until after Attorney Review and Professional Inspections provisions of this Contract shall be null and void and earnest noney shall accree to the benefit of and be paid to Bayer. The Buyer shall be responsible for any administrative fee (not to exceed \$75) charged for setting up the account. In anticipation of Closing the Parties direct Excrowee to close the account no sooner than ten (10) busings object prior the subject of the contract shall be null to a post Closing possession agreement that shall provide, among other things, that possession is with the development of the provided sale has been closed. Seller agrees to pay at Closing the parties and escrowee the delivered of Buyer on or before the date and time specifi		estate agents, if known railure to provide such courtesy copies shall not render notice invalid. Notice to any one of a multiple	
(2) By mailing of such-waves, to the addresses recited herein by regular mail and certified mail. Notice served by regular mail and certified mail shall be effective of 1000 AM on the morning of the second day following deposit of notice in the U.S. Mail; or  (3) By facsimale to a Party (service shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party).  (3) By facsimale to a Party (service shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party.  (3) By facsimale to a Party (service shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party.  (4) By facsimale to a Party (service shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party.  (5) CANCELLATION OF PROOR REAL ESTATE CONTRACT: In the event either Party has entered into a prior real estate contract this Contract shall be subject to written cancellation of the prior contract on or before real estate contract this Contract shall be subject to written cancellation of the prior contract on or before red estate contract this Contract shall be null and void and earnest monory strended to Buyer upon written direction of the farties to Escrowe. Notice to the purchase and morned the prior contract on or before red attention of the prior contract on or before red attention of the prior contract on or before red attention.  (6) Destination of the prior upon written direction of the farties to Escrowe. Notice to the purchase and the secret of the purchase of this Contract shall be null and void and earnest monory strained in the secret of this Contract shall be null and void and earnest monory strained and the secret of the prior contract of the prior contract of the secret of the prior contract			
mial and certified main shall be effective of 10:00 A.M. on the morning of the second day following deposit of notice in the U.S. Mail; or  30 By fassimile to a Party (service shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party).  30 CANCELLATION OF PROR REAL ESTATE CONTRACT: In the event cither Party has entered into a prior real estate contract this Contract shall be subject to written are specified, this Contract shall be null and void and earnest money refunded to Buyer upon written direction of the Parties to Escrowee. Notice to the purchaser under the prior contract should not be served until after Attorney Review and Profestional Inspections provisions of this Contract have expired, been satisfied or waived.  31 INTEREST BEARING ACCOUNT: Eamest money (with a completed W9 and other required forms), shall be beld in a federally insured interest bearing account at a financial insuration designated by Escrowee. All interest earned on the esceed \$75\$ charged for setting up the account. In anticipated Closing the Parties of the exceed \$75\$ charged for setting up the account. In anticipation of Closing, the Parties direct Escrowee to close the account no some rhan ten (10) business days prior to the anticipated Closing date.  310 Support of use and occupancy from and including the day after Closing to and including the possession is delivered prior to the passession date. In the event possession is and delivered at Closing, Seller shall deposit in escrow at Closing with Title Company, Listing Company or other escrowee as greed to by the Parties and escrowee they are considered to Buyer on or before the date and time specified in this Contract. If possession is not so delivered, the estimate that possession is not to delivered to Buyer within the (5) calendar days after the date specified above, regardless of whether possession is onto the devental passession is not delivered to Buyer upon written direction of the earned second to be possess			
U.S. Mail: or  (3) By facsimile to a Party (service shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party).  (3) By facsimile to a Party (service shall be effective at the time, and date the sending Party receives a receipted copy of the notice from the receiving Party.  (3) By facsimile to a Party (service shall be subject to written cancellation of the prior contract on or before all estate contract shall be subject to written cancellation of the prior contract on or before real estate contract this Contract shall be subject to writen cancellation of the prior contract on or before required from the prior contract in the care the prior contract this Contract shall be null and void and earnest money refunded to Buyer upon written direction of the Party on all Inspections provisions of this Contract have expired, been studied or waived.  300 Should not be served until after Attorney Review and Profes onal Inspections provisions of this Contract have expired, been studied or waived.  301 Should not be served until after Attorney Review and Profes onal Inspections provisions of this Contract have expired, been studied or waived.  302 Should not be served until after Attorney Review and Profes onal Inspections provisions of this Contract have expired, been studied or waived.  303 Should not be served until after Attorney Review and Profes onal Inspections provisions of this Contract have expired, been studied or waived.  304 Should not be served until after Attorney Review and Profes onal Inspections of this Contract have expired, been studied or waived.  305 Should not be served until after Attorney Review and Profes on all Inspections of this Contract have expired for setting up the account. In anticipation of Closing the Parties affect Closing, the Parties affect Closing, the Parties and Expose of Should provided sale has been closed. Seller agrees to pay at Closing the sum of Should provide, and provide, among other things, that possession w			
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295 296 297 298 299 298 290 298 290 298 290 10 In the event the prior contract shall be subject to written cancellation of the prior contract on or before			
297 real estate contract this Contract shall be subject to written cancellation of the prior contract on or before		notice from the receiving Party).	
real estate contract this Contract shall be subject to writen cancellation of the prior contract on or before  20		THE 20 CANCELLATION OF BUILD DEAK POTATE CONTROLOTE IN the control into th	
In the event the prior contract is not cancelled within the time specified, this Contract shall be null and void and earnest money refunded to Buyer upon written direction of the Parties to Escrowee. Notice to the purchaser under the prior contract should not be served until after Attorney Review and Professional Inspections provisions of this Contract have expired, been satisfied or waived.  31. INTEREST BEARING ACCOUNT: Earnest money (with a completed W-9 and other required forms), shall be held in a federally insured interest bearing account at a financial insured on designated by Escrowee. All interest carned on the carnest noney shall accrue to the benefit of and be paid to Buyer. The Buyer stall be responsible for any administrative fee (not to exceed \$75) charged for setting up the account. In anticipation of Closing, the Parties direct Escrowee to close the account no sooner than ten (10) business days prior to the anticipated Closing date.  32. POST-CLOSING POSSESSION: In the event possession is not to be gelievered at Closing, the Parties shall enter into a post Closing possession agreement that shall provide, among other things, that possess on will be delivered no later than 11:59 into a post Closing possession agreement that shall provide, among other things, that possession date specified above, 312 POST-CLOSING POSSESSION: In the event possession is not to be gelievered no later than 11:59 into a post Closing possession agreement that shall provide, among other things, that possession date specified above, 312 POST-CLOSING POSSESSION: In the event possession is not to delivered at Closing, Seller shall deposit in escrow at Closing with Title Company, Listing Company or other escrowee as agreed to by the Parties and escrowee 15 by separate check, the sum of one percent (1%) of the Purchase Price to guarantee that possession on the Real Estate shall be 316 delivered to Buyer on or before the date and time specified in this Contract. If possession is so delivered, the designated escrowe shall pay to			
money refunded to Buyer upon written direction of the Paries to Escrowee. Notice to the purchaser under the prior contract should not be served until after Attorney Review and Professional Inspections provisions of this Contract have expired, been statisfied or waived.  31. INTEREST BEARING ACCOUNT: Earnest money (with a completed W9 and other required forms), shall be held in a federally insured interest bearing account at a financial insumuon designated by Escrowee. All interest earned on the earnest money shall accouse to the benefit of and be paid to Buyer. The Buyer shall be responsible for any administrative fee (not occreed \$75) charged for setting up the account. In anticipation of Closing, the Parties direct Escrowee to close the account no sooner than ten (10) business days prior to the anticipated Closing date.  32. POST-CLOSING POSSESSION: In the event possession is not to be selevered at Closing, the Parties shall enther into a post Closing possession agreement that shall provide, among other things, that possess on will be delivered no later than 11:59 and into a post Closing possession agreement that shall provide, among other things, that possess on will be delivered no later than 11:59 and possession of the possession of the possession of the possession date. In the event possession date specified above, regardless of whether possession is delivered prior to the possession date. In the event possession is in delivered at Closing, Seller shall deposit in escrow at Closing with Title Company, Listing Company or other escrowee as agreed to by the Parties and escrowee the shall deposit in escrow at Closing with Title Company, Listing Company or other escrowee as agreed to by the Parties and escrowee that possession is delivered, the designated escrowee shall pay to Buyer from the escrow fund shall be delivered to Buyer on or before the date and time specified in this Contract. If possession is so delivered, the escrow fund shall be escrow fund, if any, to Seller. In the event that possession is not			
should not be served until after Attorney Review and Professional Inspections provisions of this Contract have expired, been satisfied or waived.  302 303 304 305 306 307 308 308 309 309 309 309 309 300 300 300 300 301 301 302 303 303 304 305 306 306 307 307 308 308 308 309 308 309 309 309 309 309 309 309 309 309 309		•	
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31. INTEREST BEARING ACCOUNT: Eamest mode; (with a completed W-9 and other required forms), shall be 304 beld in a federally insured interest bearing account at a financial insuration designated by Escrowee. All interest earned on the 305 earnest noney shall accrue to the benefit of and be paid to Buyer. The Buyer shall be responsible for any administrative fee (not 306 to exceed \$75) charged for setting up the account. In anticipation of Closing, the Parties direct Escrowee to close the account no 307 sooner than ten (10) business days prior to the anticipated Closing date.  31. INTEREST BEARING ACCOUNT: Eamest mode; (with a completed W-9 and other required forms), shall be delivered for the count no 306 to exceed \$75) charged for setting up the account. In anticipation of Closing, the Parties direct Escrowee to close the account no 307 sooner than ten (10) business days prior to the account. In anticipation of Closing, the Parties direct Escrowee to close the account no 308 sooner than ten (10) business days prior to the account. In anticipation of Closing, the Parties shall enfect into a post. Closing possession agreement that shall provide, among other things, that possession will be delivered no later than 11:59 110 into a post. Closing possession agreement that shall provide, among other things, that possession is not be reported at Closing, believed to Buyer for use and occupancy from and including the day after Closing to and including the possession is not delivered to Buyer of the event possession is not delivered to Buyer to the event possession is date specified above, and the possession is not delivered to Buyer to the event of the delivered to Buyer on or before the date and time specified in this Contract that possession is so delivered, the designated escrowee shall pay to Buyer from the excrow funds the sun, of one of the deposit for each day possession is withheld from Buyer, without prejudice to any other rights or remedies available to Buyer. If within the (10) business days after Date of Ac			
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earnest money shall accrue to the benefit of and be paid to Buyer. The Buyer signal be responsible for any administrative fee (not to exceed \$75) charged for setting up the account. In anticipation of Closing, the Parties direct Escrowee to close the account no sooner than ten (10) business days prior to the anticipated Closing date.  308 309 309 309 310 32. POST-CLOSING POSSESSION: In the event possession is not to be elivered at Closing, the Parties shall enter into a post Closing possession agreement that shall provide, among other things, that possess or will be delivered no later than 11:59 into a post Closing possession agreement that shall provide, among other things, that possess or will be delivered no later than 11:59 into a post Closing possession is delivered provided sale has been closed. Seller agrees to pay at Closing, the possession date specified above, regardless of whether possession is delivered prior to the possession date. In the event possession is not delivered at Closing, Seller regardless of whether possession is delivered prior to the possession date. In the event possession is not delivered at Closing, Seller shall deposit in escrow at Closing with Title Company, Listing Company or other escrowee as agreed to by the Parties and escrowee 315 by separate check, the sum of one percent (1%) of the Purchase Price to guarantee that possession is with Parties and escrowee 315 by separate check, the sum of one percent (1%) of the Purchase Price to guarantee that possession is one of the delivered to Buyer on or before the date and time, specified in this Contract. If possession is so delivered, the estrow funds that by the secrow fund, if any, to Seller. In the event that possession is not delivered to Buyer within five (5) calendar days after the date 320 specified herein, Seller shall continue to be liable to Buyer for a sum of money equal to one fifth (1/5h) of the possession escrow sum specified within the (10) business days after Date of Acceptance written agreement to any other rights	303	31. INTEREST BEARING ACCOUNT: Earnest money (with a completed W-9 and other required forms), shall be	
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to Escrowee. If written notice is not served within the time specified, this provision shall be deemed waived by the Parties and this Contract shall remain in full force and effect.  326 327 328 test (including nitrates test) and/or a septic/sanitary report from the applicable governmental authority or qualified inspection service, each dated not more than ninety (90) days prior to Closing, stating that the well and the water supplied therefrom and the septic/sanitary system are in compliance with applicable health regulations. Seller shall deliver a copy of the report to Buyer not less, than fourteen (14) days prior to Closing. If either system is found not to be in compliance with applicable health regulations, and in		within ten (10) business days after Date of Acceptance written agreement on a post Closing possession agreement cannot be reached	
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326 327 328 test (including nitrates test) and/or a septic/sanitary report from the applicable governmental authority or qualified inspection 329 service, each dated not more than ninety (90) days prior to Closing, stating that the well and the water supplied therefrom and the 330 septic/sanitary system are in compliance with applicable health regulations. Seller shall deliver a copy of the report to Buyer not less, 331 than fourteen (14) days prior to Closing. If either system is found not to be in compliance with applicable health regulations, and in			
32. WELL AND/OR SEPTIC/SANITARY INSPECTIONS: Seller shall obtain, at Seller's expense, a well water 328 test (including nitrates test) and/or a septic/sanitary report from the applicable governmental authority or qualified inspection 329 service, each dated not more than ninety (90) days prior to Closing, stating that the well and the water supplied therefrom and the 330 septic/sanitary system are in compliance with applicable health regulations. Seller shall deliver a copy of the report to Buyer not less, 331 than fourteen (14) days prior to Closing. If either system is found not to be in compliance with applicable health regulations, and in		and this Contract shall remain in full force and effect.	
service, each dated not more than ninety (90) days prior to Closing, stating that the well and the water supplied therefrom and the septic/sanitary system are in compliance with applicable health regulations. Seller shall deliver a copy of the report to Buyer not less, than fourteen (14) days prior to Closing. If either system is found not to be in compliance with applicable health regulations, and in		33 WELL AND/OD SEDITO/CANITADY INSDECTIONS: Calley shall about at Calley's synames a well water	
service, each dated not more than ninety (90) days prior to Closing, stating that the well and the water supplied therefrom and the septic/sanitary system are in compliance with applicable health regulations. Seller shall deliver a copy of the report to Buyer not less, than fourteen (14) days prior to Closing. If either system is found not to be in compliance with applicable health regulations, and in			
septic/sanitary system are in compliance with applicable health regulations. Seller shall deliver a copy of the report to Buyer not less, than fourteen (14) days prior to Closing. If either system is found not to be in compliance with applicable health regulations, and in			
331 than fourteen (14) days prior to Closing. If either system is found not to be in compliance with applicable health regulations, and in			
MM Buyer Initial Buyer Initial E.S., Seller Initial O.S., Seller Initial			
		MKM Buyer Initial Buyer Initial E.S., Seller Initial O.S., Seller Initial	

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133 134	the event that within five (5) business days after receipt of such report(s), written agreement cannot be reached by the Parties with respect to the resolution of well and/or septic/sanitary issues, then either Party may terminate this Contract by written notice to the other Party and this Contract shall be null and void and earnest money refunded to Buyer upon written direction of the Parties to Escrowee.
336 337 338 339 340	A. CONFIRMATION OF DUAL AGENCY: The Parties confirm that they have previously consented to Chicensee) acting as a Dual Agent in providing brokerage services on their behalf and specifically consent to Licensee acting as a Dual Agent with regard to the transaction referred to in this Contract.
341 342 343 344 345	35. "AS IS" CONDITION: This Contract is for the sale and purchase of the Real Estate and personal property in its "As Is" condition as of the Date of Offer. Buyer acknowledges that no representations, warranties or guarantees with respect to the condition of the Real Estate and personal property have been made by Seller or Seller's Agent other than those known defects, if any, disclosed by Seller. Buyer may conduct an inspection at Buyer's expense. In that event, Seller shall make the property available to Buyer's inspector at reasonable times. Buyer shall indemnify Seller and hold Seller harmless from and against any loss or damage caused by the acts or negligence of Buyer or any person performing any inspection(s). In the event the inspection reveals that the
347 348 349 350	condition of the improve ien's, fixtures or personal property to be conveyed or transferred is unacceptable to Buyer and Buyer so notifies Seller within five (5) business days after the Date of Acceptance, this Contract shall be null and void and earnest money shall be refunded to Buyer upon the written direction of the Parties to Escrowee. Failure of Buyer to notify Seller or to conduct said inspection operates as a warrer of Buyer's right to terminate this Contract under this paragraph and this Contract shall remain in
351 352 353	full force and effect. Buyer acknowing sets the provisions of Paragraph 11 and the warranty provisions of Paragraph 3 do not apply to this Contract.  36. VA OR FHA FINANCING: If Buyer is seeking VA or FHA financing, this provision shall be applicable: Buyer
354 355 356 357 358 359 360	36. VA OR FHA FINANCING: If Buyer is seeking VA or FHA financing, this provision shall be applicable: Buyer may terminate this Contract if the Purchase Price set forth herein exceeds the appraised value of the Real Estate, as determined by the Veterans Administration (VA) or the Federal Housing Administration (FHA). However, Buyer shall have the option of proceeding with this Contract without regard to the amount of the appraised valuation. If VA, the Funding Fee, or if FHA, the Mortgage Insurance Premium (MIP) shall be paid by Buyer and [check one] shall shall not be added to the mortgage loan amount. Seller agrees to pay additional miscellaneous expenses required by lender not to exceed \$200.00.  Required FHA or VA amendments shall be attached to this Contract.
361 362 363 364 365 366 367 368	It is expressly agreed that notwithstanding any other provisions of this Contract, the Buyer shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the Buyer has been given, in accordance with HUD/FHA requirements, a written statement by the Federal Housing Commissioner setting forth the appraised value of the property (excluding Closing costs) of not less than \$
371 372 373 374	interim financing commitment and gives written notice to Seller within the time specified, this Contract shall be null and void and earnest money refunded to Buyer upon written direction of the Parties to Escrowee. If written writee is not served within the time specified, this provision shall be deemed waived by the Parties and this Contract shall remain in full force and effect.
375 376 377 378	38. MISCELLANEOUS PROVISIONS: Buyer's and Seller's obligations are contingent up in the Parties entering into a separate written agreement consistent with the terms and conditions set forth herein, and with such additional terms as either Party may deem necessary, providing for one or more of the following: (check applicable box(es))
379 380 381 382	☐ ARTICLES OF AGREEMENT FOR DEED OR PURCHASE MONEY MORTGAGE ☐ VACANT LAND ☐ NEW CONSTRUCTION
383 384 385 386 387 388 389	39. SPECIFIED PARTY APPROVAL: This Contract is contingent upon the approval of the Real Estate by Buyer's specified party, within five (5) calendar days after the Date of Acceptance. In the event Buyer's specified party does not approve of the Real Estate and written notice is given to Seller within the time specified, this Contract shall be null and void and earnest money refunded to Buyer upon written direction of the Parties to Escrowee. If written notice is not served within the time specified, this
	MAM Buyer Initial Buyer Initial E.S. Seller Initial DS. Seller Initial Address 2017 S. California AVE. Ch. Cago ZG. 60608

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# **UNOFFICIAL COPY**

390 391	THIS DOCUMENT WILL BECOME A LEGAL PARTIES AND DELIVERED	LY BINDING CONTR	ACT WHEN	SIGNED BY ALL
392	The Parties represent that text of this form has not bee	n alternal and is identical to	the official Mu	lti Doord Ducidantial
393	Real Estate Contract 3.0.	n ancied and is identical to	o nie otitciai ivin	iu-Board Residential
394	00. August 18 20 04	Avaust		24 20 c4
395 396	Date of Offer	DATE OF ACCEPTAN		Clala
397	Burg Singer		eraioo	SOPETO
398	Buyer Signature	Seller Signature	na	Sistate
399	Buyer Signature	Seller Signature	,	
400	Mario Mortiner	Everace Sor	telo	
401 4 <b>02</b>	Print Buyer(s) Name(s) 131525 Cicero # 288	Print Seller(s) Name(s) 2017 S. (all for	nie Ave.	
403 404	Address restrood Ti 6064.45	Address Chickeye	The	60608
405	City State Zip	City	State	Zip
406 407	Phone Number(s) I n.3 I	Phone Number(s)	Email	
408		ATION ONLY .	Λ ·-	
409	Su tamilla 1-1 13949	So Familia	K.L. 1.	<i>3949</i>
410 411	Selling Office MLS#	Listing Office	- 1071	MLS#
412		1/ (a mous 5 pp	MLS# -	78 E = 14
413	Selling Agent MLS# Email 2883 Centrale Chicago Il 60623	Listing Agent 2843 Cermals	Chicago I	1 60623
414	Address City ST Zip	Address	Çity S	T Zip
415	713 376 9600 713 376 96		00 777	376 7693
416 417	Phone No. Fax No.	Phone No.	Fax N	No.
418 419	Buyer's Attorney Email	Seller's Attermey	Emai	
420	Address	Address		
421 422	Phone No. Fax No.	Diament I	F .	7
423	FIGURE INC.	Phone No.	Fax i	NO.
424 425	Mortgage Company Fax No.	Loan Officer	Phon	e No.
	©2003, Illinois Real Estate Lawyers Association. All	rights reserved. Unauthor	rized a polication	or alteration of this
427	form or any portion the	nereof is prohibited.	0,	
428	Official form available at www.reallaw.org (we		Lawyers Assoc	iation).
429	Approved by the following org	anizations January, 2003.		AC.
430	Illinois Real Estate Lawyers Association, Belvidere Bo	ard of REALTORS®, Boo	ne County Bar 1	Association, Chicago
431	, ,			
432				
433	· · · · · · · · · · · · · · · · · · ·			
434	REALTOR® Association of the Fox Valley, REALTORS	JR® Association of West/	South Suburban	Chicagoland, West
436	Towns Board of REALTORS®		100-19,00	A /
	This offer was presented to Seller by Lame	1 / 1 2 3-	OS: 19.07 on20;	3,00
437	•			at _:_ AdvisorM
438	(Agen	t)	(date)	
439	J	* * * * * * \	20	<del></del>
440	(Seller initials) (Seller	initials) (	date)	
				٠.
	·			
	CALLON Demon Initial	<del>L</del> C		0.11. 7.14.1
	Address 2017 S. California	tial E. Seller I Ave. Chicag	nitial (1).	Seller Initial
٠	Aumess a U// J. Call/off 1114	Page 8 of 8	0-16.6	116 KD

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# **UNOFFICIAL COPY**

# RIDER 103 "AS-IS" CONDITION

THIS RIDER SHA	LL BE ATTACHE	D TO AND BE	COME A PART OF THE
REAL ESTATE SA	LE CONTRACT 1	DATED Aven	vit 192004
COVERING THE	SALE OF THE PR	OPERTY COM	MONLY KNOWN AS:
2017	S. Califo	vhia ,	AVe.
Chicago		72.	606 08
(City)		State)	(Zip Code)
	YX.		, <u>-</u>
	Ox	,	
made for the prope	rty in its present ar o representations h	d "As-Is" condi	ollows: That this offer is ition and has been inspected by the Seller or his agents that
Buyer's Signature	Minde	wke	Date 8 23/14
	- aurpu	in any	Date 8 /23/09
Buyer's Signature			Date
			Date
Seller's Signature_	Everardo	Solei	Date 08-24-09
Seller's Signature_	Diara	Soteto	Date 08-24-09

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# **UNOFFICIAL COPY**

ADDENDUM TO REAL ESTATE CONTRACT FOR THE PROPERTY LOCATED AT:  2017. S. California Ale
Ch. cago IL 60623
MADE PART OF THE REAL ESTATE SALE CONTRACT FOR THE STATED PROPERTY DATED:  Acgust 18 20 09  THE UNDERSIGNED SELLER(S) OF THE ABOVE-REFERRED PROPERTY HEREBY AGREE(S) AND SHALL PAY ON BEHALF OF BUYER THE FOLLOWING:  1. 26 12 % of the (STRIKF ONE) LOAN AMOUNT/ PRICE as and for closing expenses/ cost of the purchaser(s) and the aforestated including but not
limited to attorney's fees, origination fee, leader's fee discount points, title fees, tax service fees, inspection fees, certification fees, and any other costs incidental to the
X Man Haling X
X Many Malulans X Buyer(s)  Accepted:  Yes acco Sole (d)  Seller(s)

DATED THIS / B DAY OF August, 20 04



# LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS



ead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended

prior to		
		(initial) (All Sellers should initial)
<u>F</u> S (a)	Prese	nce of lead-based paint and/or lead-based paint hazards (check one below):
<u>D. B</u>	Z	Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
	A-	C.11. 1 10 1 1
FC	) A	Seller has no kno vledge of lead-based paint and/or lead-based paint hazards in the housing.
U B (0)	Keco	rds and Reports availe ole to the seller (check one below):
<u>-V-113</u> '		Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the bousing (list documents below):
	X	Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
'urchaser's A	cknor	vledgement (initial) (All Purchasers should initial)
		naser has received copies of all information listed above.
` .		0/
<i>ALLA</i> (d)	Purcl	naser has received the pamphlet Protect Your Family From Lead in Your Home.
<u>м ММ(е)</u>	Purci	naser has (check one below):
<del></del>	П	Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of
		the presence of lead-based paint or lead-based paint hazards; or
		Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
(gent)s Ackno	wled	gement (initial) (Seller's Designated Agent)
1/1		at has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility
	to en	sure compliance.
Pertification of	f Acc	curacy
he following p	arties	have reviewed the information above and certify, to the best of their knowledge, that the information they have
rovided is true	and a	
ieller <u> </u>	درها	Sote 10 Date 05.05.09 Seller DIANA BAEZ Date 05.05.04
'urchaser	deid	Mathae Date 8/25/04 Purchaser Date
Agent /	ny	Date 05.05.04 Agent / Comme (4500 Date 08./25/04
Location of Pro	perty	26/7 S. California City Chicage State Zip Code 60608
	Κŧ	eep a fully executed copy of this document for three (3) years from the date hereof.

This Disclosure From should be attached to the Real Estate Sale Contract.

Phone:

Fax:

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19482

# RUN RESIDENT LA REAL PROPERTO DE CLOSURE REPORT

Property Address: 2017 S

City, State & Zip Code:

Seller's Name: \_\_\_\_\_



NOTICE: THE PURPOSE OF THIS REPORT IS TO PROVIDE PROSPECTIVE BUYERS WITH INFORMATION ABOUT MATERIAL DEFECTS IN THE RESIDENTIAL REAL PROPERTY. THIS REPORT DOES NOT LIMIT THE PARTIES RIGHT TO CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY IN "AS IS" CONDITION. UNDER COMMON LAW SELLERS WHO DISCLOSE MATERIAL DEFECTS MAY BE UNDER A CONTINUING OBLIGATION TO ADVISE THE PROSPECTIVE BUYERS ABOUT THE CONDITION OF THE RESIDENTIAL REAL PROPERTY EVEN AFTER THE REPORT IS DELIVERED TO THE PROSPECTIVE BUYER. COMPLETION OF THIS REPORT BY SELLER CREATES LEGAL OBLIGATIONS ON SELLER THEREFORE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

This report is a disclosure of certain conditions of the residential real property listed above in compliance with the Residential Real Property Disclosure Act. This information is provided as of	
In this form, "am aware" means to have actual notice or actual knowledge without any specific investigation or inquiry. In this form a "material defect" means a condition that would have a substantial adverse effect on the value of the residential real property or that would significantly impair the health or safety of future occupants of the residential real property unless the seller reasonably believes that the condition has been corrected.	
The seller discloses the following information with the knowledge that even though the statements herein are not deemed to be warranties, prospective buyers may choose to rely on this information in deciding whether or not and on what terms to purchase the residential real property.	
The seller represents that to the best of his or her actual knowledge, the following statements have been accurately noted as "yes", (correct), "no" incorrect) or "not applicable" to the property being sold. If the seller indicates that the response to any statement, except number 1, is yes or not applica-	
'ie, the seller shall provide an	explanation, in the additional information area of this form.
1. X NO N/A	Seller has occupied the property within the last 12 months. (No explanation is needed.)
1. <u>×</u> <u>&gt;</u> <u>&gt;</u> <u>&gt;</u> <u>&gt;</u> <u>&gt;</u> . <u>×</u>	I am aware of flooding or recurring leakage problems in the crawlspace or basement.
3.	I am aware that the property is located in a flood plain or that I currently have flood hazard insurance on the property.
2	I am aware of material defects in the basement or foundation (including cracks and bulges).
5. X	and ware of leaks or material defects in the roof, ceilings or chimney.
6	I am aware of material defects in the walls or floors.
	I an awa e of material defects in the electrical system,
8	I am awr .e ot material defects in the the plumbing system (includes such things as water heater, sump pump,
8. — <del>×</del> — × 9. — — ×	water treatment system, sprinkler system, and swimming pool).
<u> </u>	I am aware of r aterial defects in the well or well equipment.
10 💆	I am aware of unsaft condit ons in the drinking water.
11. — <del>***</del>	I am aware of materia wife is in the heating, air conditioning, or ventilating systems.
12	I am aware of material determine fireplace or woodburning stove.
12	I am aware of material defects in the service, sanitary sewer, or other disposal system.
14.	I am aware of unsafe concentrations of ad ton the premises.
15	I am aware of unsafe concentrations of or ans the conditions relating to asbestos on the premises.
16	I am aware of unsafe concentrations of or unsafe commissions relating to lead paint, lead water pipes, lead plumbing pipes or let 1 in the soil on the premises.
17 ×	I am aware of mine subsidence, underground pits, senior ont, sliding, upheaval, or other earth stability defects on the premises.
18	I am aware of current infestations of termites or other wood in ing insects.
19	I am aware of a structural defect caused by previous infestatic as of armites or other wood boring insects.
20	I am aware of underground fuel storage tanks on the property.
21.	I am aware of boundary or lot line disputes.
22	I have received notice of violation of local, state or federal laws or regulations relating to this property, which violation has not been corrected.
Notes These dies	
	closures are not intended to cover the common elements of a condominium out only the actual residential real
property including limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit.	
	losures are intended to reflect the current condition of the premises and do not include previous problems, if any, that
the seller reasonably believe	S HAVE DEELI CONTECUEU.
If any of the above are man	rked "not applicable" or "yes", please explain here or use additional pages, if necessary:
Check here if additional pa	ides lised.
	as prepared this statement and certifies that the information provided is based on the actual notice or actual knowl-
edge of the seller without a	any specific investigation or inquiry on the part of the seller. The seller hereby authorizes any person represent-
	insaction to provide a copy of this report, and to disclose any information in the report, to any person in connection
with any actual or anticipate	
Seller Everald	6 Sofe (0 Date: 05.08-04
Seller: Diana	Date: 05.08-04  Date: 05.05.04
PROGRESSION TO DESCRIPTION OF A	/
	WARE THAT THE PARTIES MAY CHOOSE TO NEGOTIATE AN AGREEMENT FOR THE SALE OF THE PROPERTY
SUBJECT TO ANY OR ALL MATERIAL DEFECTS DISCLOSED IN THIS REPORT ("AS IS"). THIS DISCLOSURE IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PROSPECTIVE BUYER OR SELLER MAY WISH TO OBTAIN OR NEGOTIATE. THE FACT THAT THE	
SELLER IS NOT AWARE OF A PARTICULAR CONDITION OR PROBLEM IS NO GUARANTEE THAT IT DOES NOT EXIST. PROSPECTIVE BUYER	
IS AWARE THAT HE MAY RE	EQUEST AN INSPECTION OF THE PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.
(11.	21 Alex 1120
Prospective Buyer: 74/14	Date: 0/23/Time: 1. Sym
Prospective Buyer:	Date: Time:
INR Desired 1/00	CODEMICE A NEW TENDERS TO TO THE PROPERTY OF T