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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/06/2016 09:24 AM Pg: 1 of 17

(Space Above Reserved for Recorder's Stamp)

AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I Kathryn Kamin, being duly sworn, state that I have access to the copies of the attached document(s), for which I am listing the type(s) of document(s) below:

Multi-Board Residential Real Estate Contract
(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Reid Wentzloff
(print name(s) of executor/grantor)

Kathryn Kamin
(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Grantee
(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

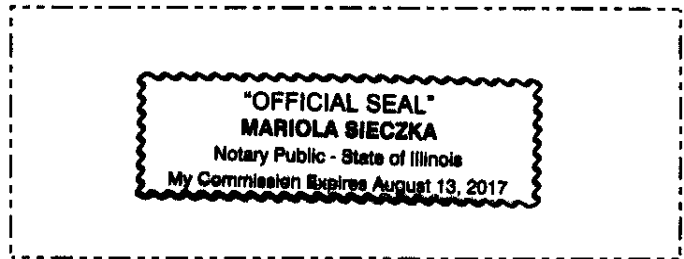
I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Kathryn Kamin
Affiant's Signature Above

Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

June 6, 2016
Date Document Subscribed & Sworn Before Me
Maria Susta
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for any photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document.

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6/3/2016

From: Kathryn Kamin

To: Cook County Recordors Office

MEMO:

This contract is being recorded due to the refusal of the Seller to sign a cancellation of contract and authorize return of earnest money.

Per my attorney's advice I am recording the contract for purchase of :

4021 Vernon Avenue, Brookfield IL 60513

owned by Reid Wentzloff (address unknown)
c/o Coldwell Banker
Aleks Yakovenko, Agent
Tricia Riberto, Manageing Broker
219 W. Hillgrove
LaGrange, IL 60525

initiated on April 6, 2016 and cancelled on April 14, 2016. Notice was sent to the seller's representative that the Cancellation Agreement needed to be signed so the earnest money can be returned by Coldwell Banker to the seller since contract terms were not agreed upon by both parties pursuant to the contract "Attorney Review - Paragraph 11-C".

For the past 2 months the seller's attorney refused to communicate with my attorney. The most recent communications we have received from any of the seller's representatives states the seller refuses to sign the form.

Thank you for your help with this matter,



Kathryn Kamin
Kamin Real Estate LLC
53 N. Cowley Rd
Riverside, IL 60546

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MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 6.1



1. THE PARTIES: Buyer and Seller are hereinafter referred to as the "Parties".

Buyer Name(s) (please print) PATRIK KAMIN & KATE KAMIN

Seller Name(s) (please print) REID WENTZHOFF

If Dual Agency Applies, Complete Optional Paragraph 31.

2. THE REAL ESTATE: Real Estate shall be defined as the property, all improvements, the fixtures and Personal Property included therein. Seller agrees to convey to Buyer or to Buyer's designated grantee, the Real Estate

with approximate lot size or acreage of 0.56 x 165 commonly known as:

4021 VERDON AVE CRACKFORD IL. 60513

Address _____ State _____ Zip _____

County COOK Unit # (if applicable) _____ Permanent Index Number(s) of Real Estate 18032120080000

If Condo/Coop/Townhome Parting is included: # of space(s) _____; identified as Space(s) # _____

[check type] deeded space, PIN: _____ limited common element assigned space.

3. PURCHASE PRICE: The Purchase Price shall be \$ 197,000.00. After the payment of Earnest Money as provided below, the balance of the Purchase Price, as adjusted by proration, shall be paid at Closing in "Good Funds" as defined by law.

4. EARNEST MONEY: Earnest Money shall be held in trust for the mutual benefit of the Parties by [check one]:

Seller's Brokerage; Buyer's Brokerage; As otherwise agreed by the Parties, as "Escrowee"

Initial Earnest Money of \$ 500.00 shall be tendered to Escrowee on or before 5 day(s) after Date of Acceptance. Additional Earnest Money of \$ _____ shall be tendered by _____, 20__.

5. FIXTURES AND PERSONAL PROPERTY AT NO ADDITIONAL COST: All of the fixtures and included Personal Property are owned by Seller and to Seller's knowledge are in operating condition on the Date of Acceptance, unless otherwise stated herein. Seller agrees to transfer to Buyer all fixtures, all heating, electrical, plumbing, and well systems together with the following items of Personal Property at no additional cost by Bill of Sale at Closing [Check or enumerate applicable items]:

- | | | | |
|--|--|---|---|
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Central Humidifier | <input checked="" type="checkbox"/> All Fixtures, as they exist |
| <input checked="" type="checkbox"/> Oven/Range/Stove | <input checked="" type="checkbox"/> Window Air Conditioning(s) | <input type="checkbox"/> Water Softener (owned) | <input checked="" type="checkbox"/> Built-in or attached shelving |
| <input type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Ceiling Fan(s) | <input type="checkbox"/> Sump Pump(s) | <input checked="" type="checkbox"/> Sink or Treatment of fixtures |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Intercom System | <input type="checkbox"/> Electric or Media Air Filter(s) | <input checked="" type="checkbox"/> Blinds, Shades and Screens |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Backup Generator System | <input type="checkbox"/> Central Vac & Equipment | <input type="checkbox"/> Fireplace or Stove/Door/Gates |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Security System(s) (owned) | <input type="checkbox"/> Fireplace or Log(s) |
| <input checked="" type="checkbox"/> Washer | <input type="checkbox"/> Outdoor Shed | <input checked="" type="checkbox"/> Garage Door Opener(s) | <input type="checkbox"/> Invisible Fence(s) w/ Collar & Box |
| <input checked="" type="checkbox"/> Dryer | <input type="checkbox"/> Painted Vegetation | <input checked="" type="checkbox"/> Change Door Opener(s) | <input checked="" type="checkbox"/> Smoke Detectors |
| <input type="checkbox"/> Attached Gas Grill | <input type="checkbox"/> Outdoor Play Set(s) | <input checked="" type="checkbox"/> Inset Down Carpeting | <input checked="" type="checkbox"/> Carbon Monoxide Detectors |

Other Items Included at No Additional Cost: _____

Items Not Included: _____

Seller warrants to Buyer that all fixtures, systems and Personal Property included in this Contract shall be in operating condition at Possession except:

A system or item shall be deemed to be in operating condition if it performs the function for which it is intended, regardless of age, and does not constitute a threat to health or safety.

If Home Warranty will be provided, complete Optional Paragraph 34.

Buyer Initial PK Buyer Initial KK Seller Initial RW Seller Initial _____
Address: 4021 VERDON AVE CRACKFORD, IL. 60513 v6.1

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OR ABAP

4-23-2016

6. CLOSING: Closing shall be on 4-23-2016 or at such time as mutually agreed by the Parties in writing. Closing shall take place at the escrow office of the title company (or its issuing agent) that will issue the Owner's Policy of Title Insurance, located nearest the Real Estate or as shall be agreed mutually by the Parties.

7. POSSESSION: Unless otherwise provided in Paragraph 8, Seller shall deliver possession to Buyer at Closing. Possession shall be deemed to have been delivered when Seller has vacated the Real Estate and delivered keys to the Real Estate to Buyer or to the office of the Seller's Brokerage.

8. MORTGAGE CONTINGENCY: If this transaction is NOT CONTINGENT ON FINANCING, Optional Paragraph 36 or OK Paragraph 36 MUST BE USED. If any portion of Paragraph 36 is used, the provisions of this Paragraph are NOT APPLICABLE.

This Contract is contingent upon Buyer obtaining a (check one) fixed; adjustable; (check one) conventional; FHA/VA (FHA/VA is chosen, complete Paragraph 37); other _____ loan for _____ % of the Purchase Price, plus private mortgage insurance (PMI), if required, with an interest rate (initial rate if an adjustable rate mortgage) not to exceed _____ % per annum, amortized over not less than _____ years. Buyer shall pay loan _____ for and/or interest points not to exceed _____ % of the loan amount. Buyer shall pay usual and customary processing fees and closing costs charged by lender. (Complete Paragraph 35 if closing cost credits apply).

Buyer shall make written loan application within five (5) Business Days after the Date of Acceptance; failure to do so shall constitute an act of default under this Contract. (Complete Part a) and b):

a) Not later than _____, (if no date is inserted, the date shall be twenty-one (21) days after the Date of Acceptance) Buyer shall provide written evidence from Buyer's licensed lending institution confirming that Buyer has provided to the lending institution an "Intent to Proceed" as that term is defined in the rules of the Consumer Financial Protection Bureau and has paid all lender application and appraisal fees. If Buyer is unable to provide such written evidence, Seller shall have the option of declaring this Contract terminated by giving Notice to the other Party not later than two (2) Business Days after the date specified herein or any extension date agreed to by the Parties in writing.

b) Not later than _____, (if no date is inserted, the date shall be sixty (60) days after the Date of Acceptance) Buyer shall provide written evidence from Buyer's licensed lending institution confirming that Buyer has received a written mortgage commitment for the loan referred to above. If Buyer is unable to provide such written evidence either Buyer or Seller shall have the option of declaring this Contract terminated by giving Notice to the other Party not later than two (2) Business Days after the date specified herein or any extension date agreed to by the Parties in writing.

A Party causing delay in the loan approval process shall not have the right to terminate under either of the preceding paragraphs. In the event either Party elects to declare this Contract terminated as of the later of the dates specified above (as may be amended from time to time), then this Contract shall continue in full force and effect without any loan contingency.

Unless otherwise provided in Paragraph 8, this Contract shall not be contingent upon the sale and/or closing of Buyer's existing real estate. Buyer shall be deemed to have satisfied the financing conditions of this paragraph if Buyer obtains a loan contingent to the terms of this paragraph even though the loan is conditioned on the sale and/or closing of Buyer's existing real estate.

9. STATUTORY DISCLOSURES: If applicable, prior to signing this Contract, Buyer: (check one) has has not received a complete Illinois Residential Real Property Disclosure; (check one) has has not received the EPA Pamphlet, "Protect Your Family From Lead in Your Home"; (check one) has has not received a Lead Based Paint Disclosure; (check one) has has not received the NADA, "Radon Testing Guidelines for Real Estate Transactions";

Buyer Initial PK Buyer Initial PK Seller Initial RM Seller Initial _____
Address: 4021 Fernside Ave _____, IL _____ 611
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87 [check one] has has NOT received the Disclosure of Information on Radon Hazards.

88 10. PRORATIONS: Proratable items shall include without limitation, rents and deposits (if any) from tenants;
89 Special Service Area or Special Assessment Area tax for the year of Closing only; utilities, water and sewer; and
90 Homeowner or Condominium Association fees (and Master/Unitowners Association fees, if applicable).
91 Accumulated reserves of a Homeowner/Condominium Association(s) are not a proratable item. Seller
92 represents that as of the Date of Acceptance Homeowner/Condominium Association(s) fees are \$ _____
93 per _____ (and, if applicable Master/Unitowners Association fees are \$ _____ per _____).
94 Seller agrees to pay prior to or at Closing any special assessments (by any association or governmental entity)
95 confirmed prior to the Date of Acceptance. Special Assessment Area or Special Service Area installments due
96 after the year of Closing shall not be proratable items and shall be paid by Buyer. The general Real Estate taxes
97 shall be prorated as of the date of Closing based on 1/12th % of the most recent ascertainable full year tax bill. All
98 prorations shall be final as of Closing, except as provided in Paragraph 12. If the amount of the most recent
99 ascertainable full year tax bill reflects a homestead, senior citizen or other exemption, a senior freeze or senior
100 deferral, then Seller has submitted or will submit in a timely manner all necessary documentation to the
101 appropriate governmental entity, before or after Closing, to preserve said exemption(s). The requirements of
102 this Paragraph shall survive Closing.

103 11. ATTORNEY REVIEW: Within (7) (7) Business Days after Date of Acceptance, the attorneys for the respective
104 Parties, by Notice, may:

- 105 a) Approve this Contract; or
- 106 b) Disapprove this Contract, which disapproval shall not be based solely upon the Purchase Price; or
- 107 c) Propose modifications except for the Purchase Price. If within ten (10) Business Days after the Date of
108 Acceptance written agreement is not reached by the Parties with respect to resolution of the proposed
109 modifications, then either Party may terminate this Contract by serving Notice, whereupon this Contract
110 shall be null and void; or
- 111 d) Propose suggested changes to this Contract. If such changes are not agreed upon, neither Party may
112 declare this Contract null and void and this Contract shall remain in full force and effect.

113 Unless otherwise specified, all Notices shall be deemed made pursuant to Paragraph 11 c). If Notice is not
114 served within the time specified herein, the provisions of this paragraph shall be deemed waived by the
115 Parties and this Contract shall remain in full force and effect.

116 12. PROFESSIONAL INSPECTIONS AND INSPECTION NOTICES: Buyer may contract at Buyer's expense (unless
117 otherwise provided by governmental regulations) any or all of the following inspections of the Real Estate by
118 one or more licensed or certified inspection services: home, radon, environmental, lead-based paint, lead-based
119 paint hazards or wood-destroying insect infestation.

120 a) Buyer agrees that minor repairs and routine maintenance items of the Real Estate do not constitute defects
121 and are not a part of this contingency. The fact that a functioning major component may be at the end of
122 its useful life shall not render such component defective for purposes of this paragraph. Buyer shall
123 indemnify Seller and hold Seller harmless from and against any loss or damage caused by the acts of
124 negligence of Buyer or any person performing any inspections. The home inspection shall cover only the
125 major components of the Real Estate, including but not limited to central heating system(s), central cooling
126 system(s), plumbing and well system, electrical system, roof, walls, windows, doors, ceilings, floors,
127 appliances and foundation. A major component shall be deemed to be in operating condition if it performs
128 the function for which it is intended, regardless of age, and does not constitute a threat to health or safety. If
129 radon mitigation is performed, Seller shall pay for any retest.

Buyer Initial PK Buyer Initial PK Seller Initial RRV Seller Initial _____
 Address: 4621 VADON AVE BRACK FIELD, IL 06.1

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- 130 b) Buyer shall serve Notice upon Seller or Seller's attorney of any defects disclosed by any inspection for which
- 131 Buyer requests resolution by Seller, together with a copy of the pertinent pages of the inspection reports
- 132 within five (5) Business Days (ten (10) calendar days for a lead-based paint or lead-based paint hazard
- 133 inspection) after the Date of Acceptance. If within ten (10) Business Days after the Date of Acceptance
- 134 written agreement is not reached by the Parties with respect to resolution of all inspection issues, then either
- 135 Party may terminate this Contract by serving Notice to the other Party, whereupon this Contract shall be
- 136 null and void.
- 137 c) Notwithstanding anything to the contrary set forth above in this paragraph, in the event the inspection
- 138 reveals that the condition of the Real Estate is unacceptable to Buyer and Buyer serves Notice to Seller
- 139 within five (5) Business Days after the Date of Acceptance, this Contract shall be null and void. Said Notice
- 140 shall not include any portion of the inspection reports unless requested by Seller.
- 141 d) Failure of Buyer to conduct said inspection(s) and notify Seller within the time specified operates as a
- 142 waiver of Buyer's rights to terminate this Contract under this Paragraph 12 and this Contract shall remain
- 143 in full force and effect.

144 **13. HOMEOWNER INSURANCE:** This Contract is contingent upon Buyer obtaining evidence of insurability for an

145 Insurance Service Organization HO-8 or equivalent policy at standard premium rates within ten (10) Business

146 Days after the Date of Acceptance. If Buyer is unable to obtain evidence of insurability and serves Notice

147 with proof of same to Seller within time specified, this Contract shall be null and void. If Notice is not

148 served within the time specified, Buyer shall be deemed to have waived this contingency and this Contract

149 shall remain in full force and effect.

150 **14. FLOOD INSURANCE:** Buyer shall have the option to declare this Contract null and void if the Real Estate is

151 located in a special flood hazard area. If Notice of this option to declare contract null and void is not given to

152 Seller within ten (10) Business Days after the Date of Acceptance or by the time specified in Paragraph 8 b),

153 whichever is later, Buyer shall be deemed to have waived such option and this Contract shall remain in full

154 force and effect. Nothing herein shall be deemed to affect any rights afforded by the Residential Real Property

155 Disclosure Act.

156 **15. CONDOMINIUM/COMMON INTEREST ASSOCIATIONS:** (If applicable) The Parties agree that the terms

157 contained in this paragraph, which may be contrary to other terms of this Contract, shall supersede any

158 conflicting terms.

- 159 a) Title when conveyed shall be good and merchantable, subject to terms, provisions, covenants and conditions
- 160 of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all
- 161 amendments; public and utility easements including any easements created and by or implied from the
- 162 Declaration/CCRs or amendments thereto; party wall rights and agreements; easements and conditions
- 163 imposed by the Condominium Property Act; installments due after the date of Closing of general
- 164 assessments established pursuant to the Declaration/CCRs.
- 165 b) Seller shall be responsible for payment of all regular assessments due and levied prior to Closing and for all
- 166 special assessments confirmed prior to the Date of Acceptance.
- 167 c) Seller shall notify Buyer of any proposed special assessment or increase in any regular assessment between
- 168 the Date of Acceptance and Closing. The Parties shall have three (3) Business Days to reach agreement
- 169 relative to payment thereof. Absent such agreement either Party may declare the Contract null and void.
- 170 d) Seller shall, within five (5) Business Days from the Date of Acceptance, apply for those items of disclosure
- 171 upon sale as described in the Illinois Condominium Property Act, and provide same in a timely manner, but
- 172 no later than the time period permitted for by law. This Contract is subject to the condition that Seller be able

Buyer Initial PK Buyer Initial KK Seller Initial RL Seller Initial _____

Address: 4021 West 8th St Trust Field, IL _____

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- 173 to procure and provide to Buyer a release or waiver of any right of first refusal or other pre-emptive rights to
- 174 purchase created by the Declaration/CCRs. In the event the Condominium Association requires the personal
- 175 appearance of Buyer or additional documentation, Buyer agrees to comply with same.
- 176 e) In the event the documents and information provided by Seller to Buyer disclose that the existing
- 177 improvements are in violation of existing rules, regulations or other restrictions or that the terms and
- 178 conditions contained within the documents would unreasonably restrict Buyer's use of the premises or
- 179 would result in financial obligations unacceptable to Buyer in connection with owning the Real Estate, then
- 180 Buyer may declare this Contract null and void by giving Seller Notice within five (5) Business Days after the
- 181 receipt of the documents and information required by this Paragraph, listing those deficiencies which are
- 182 unacceptable to Buyer. If Notice is not served within the time specified, Buyer shall be deemed to have
- 183 waived this contingency, and this Contract shall remain in full force and effect.
- 184 f) Seller shall not be obligated to provide a condominium survey.
- 185 g) Seller shall provide a certificate of insurance showing Buyer and Buyer's mortgagee, if any, as an insured.

186 16. THE DEED: Seller shall convey or cause to be conveyed to Buyer or Buyer's Designated grantee good and

187 merchantable title to the Real Estate by recordable Warranty Deed, with release of homestead rights, (or the

188 appropriate deed if title is by trust or in an estate), and with real estate transfer stamps to be paid by Seller

189 (unless otherwise designated by local ordinance). Title when conveyed will be good and merchantable, subject

190 only to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they

191 do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and

192 payable at the time of Closing.

193 17. MUNICIPAL ORDINANCE, TRANSFER TAX AND GOVERNMENTAL COMPLIANCE:

- 194 a) The Parties are cautioned that the Real Estate may be situated in a municipality that has adopted a pre-
- 195 closing inspection requirement, municipal Transfer Tax or other similar ordinances. Transfer taxes required
- 196 by municipal ordinance shall be paid by the Party designated in such ordinance.
- 197 b) The Parties agree to comply with the reporting requirements of the applicable sections of the Internal
- 198 Revenue Code and the Real Estate Settlement Procedures Act of 1974, as amended.

199 18. TITLE: At Seller's expense, Seller will deliver or cause to be delivered to Buyer or Buyer's attorney within

200 customary time limitations and sufficiently in advance of Closing, as evidence of title in Seller or Grantor, a title

201 commitment for an ALTA title insurance policy in the amount of the Purchase Price with extended coverage by

202 a title company licensed to operate in the State of Illinois, issued on or subsequent to the Date of Acceptance,

203 subject only to items listed in Paragraph 16. The requirement to provide extended coverage shall not apply if the

204 Real Estate is vacant land. The commitment for title insurance furnished by Seller will be presumptive evidence

205 of good and merchantable title as therein shown, subject only to the exceptions therein stated. If the title

206 commitment discloses any unpermitted encroachments or if the Plat of Survey shows any encroachments or other

207 survey matters that are not acceptable to Buyer, then Seller shall have said encroachments or survey matters or

208 encroachments removed, or have the title insurer consent to either insure against loss or damage that may

209 result from such exceptions or survey matters or insure against any court-ordered removal of the

210 encroachments. If Seller fails to have such exceptions waived or insured over prior to Closing, Buyer may elect

211 to take title as it then is with the right to deduct from the Purchase Price prior encumbrances of a definite or

212 ascertainable amount. Seller shall furnish Buyer at Closing an Affidavit of Title covering the date of Closing, and

213 shall sign any other customary forms required for issuance of an ALTA Insurance Policy.

214 19. PLAT OF SURVEY: Not less than one (1) Business Day prior to Closing, except where the Real Estate is a

215 condominium (see Paragraph 15) Seller shall, at Seller's expense, furnish to Buyer or Buyer's attorney a Plat of

Buyer Initial PK Buyer Initial KK Seller Initial PK Seller Initial _____

Address: 4021 VERNON AVE BROOKFIELD, IL 06.1

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216 Survey that conforms to the current Minimum Standard of Practice for boundary surveys, is dated not more
 217 than six (6) months prior to the date of Closing, and is prepared by a professional land surveyor licensed to
 218 practice land surveying under the laws of the State of Illinois. The Plat of Survey shall show visible evidence of
 219 improvements, rights of way, easements, wet and unsaturated areas of all parcel lines. The land surveyor shall set
 220 monuments or witness corners at all accessible corners of the land. All such corners shall also be visibly staked
 221 or flagged. The Plat of Survey shall include the following statement placed near the professional land surveyor's
 222 seal and signature: "This professional service conforms to the current Illinois Minimum Standards for a
 223 boundary survey." A Mortgage Inspection, as defined, is not a boundary survey and is not acceptable.

224 **20. DAMAGE TO REAL ESTATE OR CONDEMNATION PRIOR TO CLOSING:** If prior to delivery of the deed the
 225 Real Estate shall be destroyed or substantially damaged by fire or other casualty, or the Real Estate is taken by
 226 condemnation, or a Buyer shall have the option of either terminating this Contract (and receiving a refund of
 227 earnest money) or accepting the Real Estate as damaged or destroyed, together with the proceeds of the
 228 condemnation award (or any insurance payable as a result of the destruction or damage, which gross proceeds
 229 Seller agrees to assign to Buyer and deliver to Buyer at Closing. Seller shall not be obligated to repair or replace
 230 damaged improvements. If provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois
 231 shall be applicable to this Contract, notwithstanding this paragraph.

232 **21. CONDITION OF REAL ESTATE AND INSPECTION:** Seller agrees to leave the Real Estate in broom clean
 233 condition. All refuse and personal property that is not to be conveyed to Buyer shall be removed from the Real
 234 Estate at Seller's expense prior to delivery of Possession. Buyer shall have the right to inspect the Real Estate,
 235 fixtures and included Personal Property prior to Possession to verify that the Real Estate, improvements and
 236 included Personal Property are in substantially the same condition as of the Date of Acceptance, normal wear
 237 and tear excepted.

238 **22. REAL ESTATE TAX ESCROW:** In the event the Real Estate is improved, but has not been previously taxed for
 239 the entire year as currently improved, the sum of three percent (3%) of the Purchase Price shall be deposited in
 240 escrow with the title company with the cost of the escrow to be divided equally by Buyer and Seller and paid at
 241 Closing. When the exact amount of the taxes to be paid under this Contract can be ascertained, the taxes
 242 shall be prorated by Seller's attorney at the request of either Party and Seller's share of such tax liability after
 243 proration shall be paid to Buyer from the escrow funds and the balance, if any, shall be paid to Seller. If Seller's
 244 obligation after such proration exceeds the amount of the escrow fund, Seller agrees to pay such excess
 245 promptly upon demand.

246 **23. SELLER REPRESENTATIONS:** Seller's representations contained in this paragraph shall survive the Closing.
 247 Seller represents that with respect to the Real Estate Seller has no knowledge of or has Seller received any
 248 written notice from any association or governmental entity regarding:

- 249 a) zoning, building, fire or health code violations that have not been corrected;
- 250 b) any pending rezoning;
- 251 c) boundary line disputes;
- 252 d) any pending condemnation or Eminent Domain proceeding;
- 253 e) easements or claims of easements not shown on the public records;
- 254 f) any hazardous waste on the Real Estate;
- 255 g) any improvements to the Real Estate for which the required initial and final permits were not obtained;
- 256 h) any improvements to the Real Estate which occur or shall occur in the determination of the most recent tax assessment; or
- 257 i) any improvements to the Real Estate which are eligible for the home improvement tax exemption.

258 Seller further represents that:

Buyer Initial PK Buyer Initial KK Seller Initial RV Seller Initial _____
 Address 4021 VERMONT AVE BRADFORD, IL. _____ v6.1

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259 *FR* *KK* There ~~(check one)~~ is ~~is~~ not a pending or unconfirmed special assessment
 260 affecting the ~~rate~~ by any association or governmental entity payable by Buyer after the date of Closing.
 261 *FR* *KK* The Real Estate ~~(check one)~~ is ~~is~~ not located within a Special Assessment Area or
 262 Special Service Area, payments for which will not be the obligation of Seller after the year in which the Closing occurs.
 263 All Seller representations shall be deemed accurate as of Closing. If prior to Closing Seller becomes aware of
 264 matters that require modification of the representations previously made in this Paragraph 23, Seller shall
 265 promptly notify Buyer. If the matters specified in such Notice are not resolved prior to Closing, Buyer may
 266 terminate this Contract by Notice to Seller and this Contract shall be null and void.

267 24. BUSINESS DAYS/HOURS: Business Days are defined as Monday through Friday, excluding Federal
 268 holidays. Business Hours are defined as 9:00 A.M. to 6:00 P.M. Chicago time.

269 25. FACSIMILE OR DIGITAL SIGNATURES: Facsimile or digital signatures shall be sufficient for purposes of
 270 executing, negotiating, and finalizing this Contract, and delivery thereof by one of the following methods shall
 271 be deemed delivery of this Contract containing original signature(s). An acceptable facsimile signature may be
 272 produced by scanning an original, hand-signed document and transmitting same by facsimile. An acceptable
 273 digital signature may be produced by use of a qualified, established electronic security procedure mutually
 274 agreed upon by the Parties. The transmission of a digitally signed copy hereof shall be by an established, mutually
 275 acceptable electronic method, such as creating a PDF ("Portable Document Format") document incorporating
 276 the digital signature and sending same by electronic mail.

277 26. DIRECTION TO ESCROWEE: In every instance where this Contract shall be deemed null and void or if this
 278 Contract may be terminated by either Party, the following shall be deemed incorporated: "and Earnest Money
 279 refunded upon the joint written direction by the Parties to Escrowee or upon an entry of an order by a court of
 280 competent jurisdiction."

281 In the event either Party has declared the Contract null and void or the transaction has failed to close as
 282 provided for in this Contract and if Escrowee has not received joint written direction by the Parties or such court
 283 order, the Escrowee may elect to proceed as follows:

- 284 a) Escrowee shall give written Notice to the Parties as provided for in this Contract at least fourteen (14) days
 285 prior to the date of intended disbursement of Earnest Money, indicating the manner in which Escrowee
 286 intends to disburse in the absence of any written objection. If no written objection is received by the date
 287 indicated in the Notice then Escrowee shall distribute the Earnest Money as indicated in the written Notice
 288 to the Parties. If any Party objects in writing to the intended disbursement of Earnest Money then Earnest
 289 Money shall be held until receipt of joint written direction from all Parties or until receipt of an order of a
 290 court of competent jurisdiction.
- 291 b) Escrowee may file a Suit for Interpleader and deposit any funds held into the Court for distribution after
 292 resolution of the dispute between Seller and Buyer by the Court. Escrowee may retain from the funds
 293 deposited with the Court the amount necessary to reimburse Escrowee for court costs and reasonable
 294 attorney's fees incurred due to the filing of the Interpleader. If the amount held in escrow is inadequate to
 295 reimburse Escrowee for the costs and attorney's fees, Buyer and Seller shall jointly and severally indemnify
 296 Escrowee for additional costs and fees incurred in filing the Interpleader action.

297 27. NOTICE: Except as provided in Paragraph 22 c) 2) regarding the manner of service for "kick-out" Notices, all
 298 Notices shall be in writing and shall be served by one Party or attorney to the other Party or attorney. Notice to
 299 any one of the multiple person Party shall be sufficient Notice to all. Notice shall be given in the following manner:

- 300 a) By personal delivery; or

Buyer Initial: *FR* Buyer Initial: *KK* Seller Initial: *FR* Seller Initial: _____
 Address: 4021 VERNON AVE BROOKFIELD, IL
 Page 7 of 15 v6.1

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- 301 b) By mailing to the addresses recited herein by regular mail and by certified mail, return receipt requested. Except
- 302 as otherwise provided herein, Notice served by certified mail shall be effective on the date of mailing or
- 303 c) By facsimile transmission. Notice shall be effective as of date and time of the transmission, provided that the
- 304 Notice transmitted shall be sent on Business Days during Business Hours. In the event Notice is transmitted
- 305 during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after
- 306 transmission or
- 307 d) By e-mail transmission, if an e-mail address has been furnished by the recipient Party or the recipient Party's
- 308 attorney to the sending Party or is shown in this Contract. Notice shall be effective as of date and time of e-mail
- 309 transmission, provided that, in the event e-mail Notice is transmitted during non-business hours, the effective
- 310 date and time of Notice is the first hour of the next Business Day after transmission. An attorney or Party may
- 311 opt out of e-mail Notice by any form of Notice provided by this Contract; or
- 312 e) By commercial overnight delivery (e.g., FedEx). Such Notice shall be effective on the next Business Day
- 313 following deposit with the overnight delivery company.

314 28. PERFORMANCE: None of the covenants of this Contract. In any action with respect to this Contract, the Parties

315 are free to pursue any legal remedy at law or in equity and the prevailing party in litigation shall be entitled to

316 collect reasonable attorney's fees and costs from the non-prevailing party as ordered by a court of competent jurisdiction.

317 29. CHOICE OF LAW AND GOVERNING LAW: All terms and provisions of this Contract including but not limited to the

318 Attorney Review and Professional Fee sections shall be governed by the laws of the State of Illinois and

319 are subject to the covenant of good faith and fair dealing implied in all Illinois contracts.

320 30. OTHER PROVISIONS: This Contract is also subject to those OPTIONAL PROVISIONS initialed by the Parties

321 and the following additional attachments, if any: _____

322 _____

323 **OPTIONAL PROVISIONS (Applicable ONLY if initialed by all Parties)**

324 **31. CONFIRMATION OF DUAL AGENCY:** The Parties confirm that they have previously

325 consented to _____ (Licensee) acting as a Dual Agent in providing

326 brokerage services on their behalf and specifically consent to Licensee acting as a Dual Agent with regard to the

327 transaction referred to in this Contract.

328 **32. SALE OF BUYER'S REAL ESTATE:**

329 a) **REPRESENTATIONS ABOUT BUYER'S REAL ESTATE:** Buyer represents to Seller as follows:

330 1) Buyer owns real estate (hereinafter referred to as "Buyer's real estate") with the address of:

331 _____

332 Address City State Zip

- 333 2) Buyer has has not entered into a contract to sell Buyer's real estate.
- 334 If Buyer has entered into a contract to sell Buyer's real estate, that contract:
- 335 a) is is not subject to a mortgage contingency.
- 336 b) is is not subject to a real estate sale contingency.
- 337 c) is is not subject to a real estate closing contingency.
- 338 3) Buyer has has not listed Buyer's real estate for sale with a licensed real estate broker and
- 339 in a local multiple listing service.
- 340 4) If Buyer's real estate is not listed for sale with a licensed real estate broker and in a local multiple listing
- 341 service, Buyer :

Buyer Initial PK Buyer Initial AK Seller Initial RC Seller Initial _____

Address: 4031 Woodland Ave Rolling Meadows, IL 60018 16 06.1

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- a) Shall list real estate for sale with a licensed real estate broker who will place it in a local multiple listing service within five (5) Business Days after Date of Acceptance.
 [For information only] Broker: _____ Phone: _____
 Broker's Address: _____
- b) Does not intend to list said real estate for sale.

b) CONTINGENCIES BASED UPON SALE AND/OR CLOSING OF REAL ESTATE:

- 1) This Contract is contingent upon Buyer having entered into a contract for the sale of Buyer's real estate that is in full force and effect as of _____, 20____. Such contract should provide for a closing date not later than the Closing Date set forth in this Contract. If Notice is served on or before the date set forth in this subparagraph that Buyer has not procured a contract for the sale of Buyer's real estate, this Contract shall be null and void. If Notice that Buyer has not procured a contract for the sale of Buyer's real estate is not served on or before the close of business on the date set forth in this subparagraph, Buyer shall be deemed to have waived all contingencies contained in this Paragraph 32, and this Contract shall be in full force and effect. (If this paragraph is used, then the following paragraph must be completed.)
 - 2) In the event Buyer has entered into a contract for the sale of Buyer's real estate as set forth in Paragraph 32 b) 1) and that contract is in full force and effect, or has entered into a contract for the sale of Buyer's real estate prior to the execution of this Contract, this Contract is contingent upon Buyer closing the sale of Buyer's real estate on or before _____, 20____. If Notice that Buyer has not closed the sale of Buyer's real estate is served on or before the close of business on the next Business Day after the date set forth in the preceding sentence, this (b) 2) shall be null and void. If Notice is not served as described in the preceding sentence, Buyer shall be deemed to have waived all contingencies contained in this Paragraph 32, and this Contract shall remain in full force 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 32 b) 1) (or after the date of this Contract if no date is set forth in Paragraph 32 b) 1)), Buyer shall, within three (3) Business Days of such termination, notify Seller of said termination. Unless Buyer, as part of said Notice, waives all contingencies in Paragraph 32 and complies with Paragraph 32 d), this Contract shall be null and void as of the date of Notice. If Notice as required by this 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 said Real Estate to the following:
- 1) If Seller accepts another bona fide offer to purchase the Real Estate while contingencies expressed in Paragraph 32 b) are in effect, Seller shall notify Buyer in writing of same. Buyer shall then have _____ hours after Seller gives such Notice to waive the contingencies set forth in Paragraph 32 b), subject to Paragraph 32 d).
 - 2) Seller's Notice to Buyer (commonly referred to as a "kick-out" Notice) shall be in writing and shall be served on Buyer, not Buyer's attorney or Buyer's real estate agent. Courtesy copies of such "kick-out" Notice should be sent to Buyer's attorney and Buyer's real estate agent, if known. Failure to provide such courtesy copies shall not render Notice invalid. Notice to any one of a multiple party Buyer shall be sufficient Notice to all Buyers. Notice for the purpose of this subparagraph only shall be served upon Buyer in the following manner:
 - a) By personal delivery effective at the time and date of personal delivery; or
 - b) By mailing to the address recited herein for Buyer by regular mail and by certified mail. Notice shall be effective at 10:00 A.M. on the morning of the second day following deposit of Notice in the U.S. Mail; or

Buyer Initial PK Buyer Initial AK Seller Initial RU Seller Initial _____
 Address: 4021 YERGEN BLVD BRANFELD, IL _____ 06.1
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428 **Transaction, Mortgage Allowance:** If this selection is made, Buyer will pay at closing, in the
 429 form of "Good Funds" the difference (plus or minus proration) between the Purchase Price and the amount of
 430 the Earnest Money deposited pursuant to Paragraph 1 above. Buyer represents to Seller, as of the Date of Offer,
 431 that Buyer has sufficient funds available to satisfy the provisions of this paragraph. Buyer agrees to verify the
 432 above representation upon the reasonable request of Seller and to authorize the disclosure of such financial
 433 information to Seller, Seller's attorney or Seller's broker that may be reasonably necessary to prove the
 434 availability of sufficient funds to close. Notwithstanding such authorization, Seller agrees to reasonably and
 435 promptly cooperate with Buyer as they may reasonably apply for and obtain a mortgage loan or loans including but
 436 not limited to providing assets to the lender to satisfy Buyer's obligations to pay the balance due (plus or
 437 minus proration) to close this transaction. Such cooperation shall include the performance in a timely manner
 438 of all of Seller's pre-closing obligations under this Contract. This Contract shall NOT be contingent upon
 439 Buyer obtaining financing. Buyer understands and agrees that, so long as Seller has fully complied with
 440 Seller's obligations under this Contract, any act or omission constituting the conduct of Seller, whether intentional
 441 or not, that prevents Buyer from satisfying the balance due from Buyer at Closing shall constitute a material
 442 breach of this Contract by Buyer. Buyer shall pay for title company costs closing fee. Unless otherwise
 443 provided in Paragraph 14, this Contract shall not be contingent upon the sale and/or closing of Buyer's
 444 existing real estate.

445 **37. VA OR FHA FINANCING:** If Buyer is seeking VA or FHA financing, required NIA or VA
 446 amendments and disclosures shall be included in this Contract. If VA, the Funding Fee, or if NIA, the Mortgage
 447 Insurance Premium (MIP) shall be paid by Buyer. (Check one) shall be included in the mortgage loan amount.

448 **38. WELL OR WATER SUPPLY SYSTEM INSPECTION:** Seller shall obtain at Seller's expense a well
 449 water test stating that the well delivers not less than 10 (10) gallons of water per minute and including a bacteria
 450 and nitrate test and/or a septic report from the appropriate County Health Department, a Licensed Environmental
 451 Health Practitioner, or a Licensed well and septic inspector, or such dated not more than ninety (90) days prior to
 452 Closing, stating that the well and water supply and the private septic system are in operating condition with no
 453 defects noted. Seller shall remedy any defects or deficiencies noted in the report prior to Closing, provided that
 454 if the cost of remedying a defect or deficiency and the cost of lessening together exceed \$1000.00, and if the
 455 Parties cannot reach agreement regarding payment of such additional cost, this Contract may be terminated by
 456 either Party. Additional testing recommended by the report shall be done at the Seller's expense. If the report
 457 recommends additional testing after Closing, the Parties shall have the option of establishing an escrow with a
 458 mutual cost allocation for necessary repairs or replacements, or either Party may terminate this Contract prior to
 459 Closing. Seller shall deliver a copy of such statements to Buyer not less than ten (10) Business Days prior to
 460 Closing.

461 **39. WOOD DESTROYING INSECTS:** Notwithstanding the provisions of Paragraph 12,
 462 within ten (10) Business Days after the Date of Acceptance, Seller at Seller's expense shall deliver to Buyer a written
 463 report, dated not more than six (6) months prior to the Date of Closing, by a Licensed Inspector certified by the
 464 appropriate state regulatory authority in the jurisdiction of transfer, stating that there is no visible evidence of
 465 active infestation by termites or other wood destroying insects. Unless otherwise agreed between the Parties, if the
 466 report discloses evidence of active infestation or structural damage, Buyer has the option within five (5) Business
 467 Days of receipt of the report to proceed with the purchase or to declare this Contract null and void.

468 **40. POST CLOSING POSSESSION:** Possession shall be delivered no later than 11:59 P.M. on the
 469 date that is _____ days after the date of Closing ("the Possession Date"). Seller shall be responsible for all
 470 utilities, contents and liability insurance, and home maintenance expenses until delivery of possession. Seller shall

Buyer Initial PK Buyer Initial PK Seller Initial RR Seller Initial _____
 Address: 7441 Westside Blvd 24001 1210, 15 u6.1
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471 deposit in escrow at Closing with _____, [check one] one percent (1%)
472 of the Purchase Price or the sum of \$ _____ to be paid by Escrowee as follows:

- 473 a) The sum of \$ _____ per day for use and occupancy from and including the day after Closing to
- 474 and including the day of delivery of Possession, if on or before the Possession Date;
- 475 b) The amount per day equal to three (3) times the daily amount set forth herein shall be paid for each day after
- 476 the Possession Date specified in this paragraph that Seller remains in possession of the Real Estate; and
- 477 c) The balance, if any, to Seller after delivery of Possession and provided that the terms of Paragraph 21 have been
- 478 satisfied. Seller's liability under this paragraph shall not be limited to the amount of the possession escrow
- 479 deposit referred to above. Nothing herein shall be deemed to create a Landlord/Tenant relationship between the Parties.

480 **PK** **RW** 41. "AS IS" CONDITION: This Contract is for the sale and purchase of the Real Estate in its "As
481 Is" condition as of the Date of Offer. Buyer acknowledges that no representations, warranties or guarantees with
482 respect to the condition of the Real Estate have been made by Seller or Seller's Designated Agent other than those
483 known defects, if any, disclosed by Seller. Buyer may contact an inspection at Buyer's expense. In that event, Seller
484 shall make the Real Estate available to Buyer's inspector at reasonable times. Buyer shall indemnify Seller and hold
485 Seller harmless from and against any loss or damage caused by the acts of negligence of Buyer or any person
486 performing any inspection. In the event the inspection reveals that the condition of the Real Estate is
487 unacceptable to Buyer and Buyer notifies Seller within five (5) Business Days after the Date of Acceptance,
488 this Contract shall be null and void. Buyer's notice SHALL NOT include a copy of the inspection report, and
489 Buyer shall not be obligated to send the inspection report to Seller absent Seller's written request for same.
490 Failure of Buyer to notify Seller or to conduct said inspection operates as a waiver of Buyer's right to terminate
491 this Contract under this paragraph and this Contract shall remain in full force and effect. Buyer acknowledges
492 that the provisions of Paragraph 12 and the warranty provisions of Paragraph 5 do not apply to this Contract.

493 42. SPECIFIED PARTY APPROVAL: This Contract is contingent upon the approval of the Real
494 Estate by _____
495 Buyer's Specified Party, within five (5) Business Days after the Date of Acceptance. In the event Buyer's Specified
496 Party does not approve of the Real Estate and Notice is given to Seller within the time specified, this Contract shall
497 be null and void. If Notice is not served within the time specified, this provision shall be deemed waived by the
498 Parties and this Contract shall remain in full force and effect.

499 43. INTEREST BEARING ACCOUNT: Earnest money (with a completed W-9 and other
500 required forms), shall be held in a federally insured interest bearing account at a financial institution designated
501 by Escrowee. All interest earned on the earnest money shall accrue to the benefit of and be paid to Buyer. Buyer
502 shall be responsible for any administrative fee (not to exceed \$100) charged for setting up the account. In
503 anticipation of Closing, the Parties direct Escrowee to close the account no sooner than a (10) Business Days
504 prior to the anticipated Closing date.

505 44. MISCELLANEOUS PROVISIONS: Buyer's and Seller's obligations are contingent upon the
506 Parties entering into a separate written agreement consistent with the terms and conditions set forth herein, and
507 with such additional terms as either Party may deem necessary, providing for one or more of the following [check applicable boxes]:

- 508 Articles of Agreement for Deed Assumption of Seller's Mortgage Commercial/Investment
- 509 or Purchase Money Mortgage Cooperative Apartment New Construction
- 510 Short Sale Tax-Deferred Exchange Vacant Land

Buyer Initial **PK** Buyer Initial **KK** Seller Initial **RW** Seller Initial _____
 Address: **4021 VERMONT AVE BRANFELD, IL** **76.1**
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511 THIS DOCUMENT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES AND DELIVERED TO THE PARTIES OR THEIR AGENTS.
 512 THE PARTIES REPRESENT THAT THE TEXT OF THIS COPYRIGHTED FORM HAS NOT BEEN ALTERED AND IS IDENTICAL TO THE OFFICIAL
 513 MULTI-BRAND RESIDENTIAL REAL ESTATE CONTRACT 6.1. 04/07/2016

514 4.6.16
 515 Date of Offer Reid Wentzloff dotloop verified
04/07/16 9:24AM CDT
1975-6709-GM3-2300
 516 [Signature]
 517 Buyer Signature Reid Wentzloff
 518 [Signature]
 519 Buyer Signature Reid Wentzloff
 520 Print Buyer(s) Name(s) (Required)
 521 PATRICK KAMIN & KATE KAMIN
 522 Address
 523 50 N. COVINGTON RIVERSIDE, IL
 524 City State Zip
 525 (708) 442-9153 60546 630-750-5489 1529reid@att.net
 526 Phone E-mail
 527 60546 630-750-5489 1529reid@att.net

FOR INFORMATION ONLY

528 GASLIGHT REALTY 22605 OLD DUGGILL BANKER RES 22049
 529 Buyer's Brokerage MLS# State License # Seller's Brokerage MLS# State License #
 530 33 E QUINCY RIVERSIDE, ILL 219 W Hillgrove Ave, La Grange, IL 60525
 531 Address City Zip
 532 JOAN WIADUCK 32101 ALEXS YAKOVENKO 240214
 533 Buyer's Designated Agent MLS# State License # Seller's Designated Agent MLS# State License #
 534 312-518-9989 630-673-6593 781-609-1895
 535 Phone Fax
 536 J.WIADUCK@AOL.COM ALEXS.YAKOVENKO@GMAIL.COM
 537 E-mail
 538 NOREEN COSTELLO Randy Hribal Randy@MyAttorneyRandy.com
 539 Buyer's Attorney E-mail
 540 7420 COUNTY LINE BARR RIDGE 10500 W. Cermak Road, Westchester, IL 60154
 541 Address City State Zip
 542 630-472-0616 708-531-9735 708-531-9396
 543 Phone Fax
 544 NOREEN@NOREENCOSTELLOELAW.COM
 545 Mortgage Company Phone
 546 Loan Officer Phone/Fax
 547 Management Co./Other Contact Phone
 548 Loan Officer E-mail
 549 Management Co./Other Contact E-mail
 550

551 Illinois Real Estate License Law requires all offers be presented in a timely manner. Buyer requests verification that this offer was presented.
 552 Seller rejection: This offer was presented to Seller on _____, 20____ at _____ A.M./P.M. and rejected on _____
 553 _____, 20____ at _____ A.M./P.M. [Seller Initial]

554 © 2015, Illinois Real Estate License Law. All rights reserved. Unauthorized duplication or alteration of this form or any portion thereof is prohibited. Official form available at
 555 www.illinoisrealestate.com. Issued by the Illinois Real Estate Board, approved by the Illinois Real Estate Board, September 2002. Illinois Real Estate License Law - DuPage County Bar Association -
 556 McHenry County Bar Association - Will County Bar Association - Madison County Bar Association - Kane County Bar Association - Cook County Bar Association - DuPage County Bar Association -
 557 DeKalb County Bar Association - Kane County Bar Association - Madison County Bar Association - McHenry County Bar Association - Will County Bar Association - DuPage County Bar Association -
 558 McHenry County Bar Association - Will County Bar Association - Madison County Bar Association - Kane County Bar Association - Cook County Bar Association - DuPage County Bar Association -
 559 McHenry County Bar Association - Will County Bar Association - Madison County Bar Association - Kane County Bar Association - Cook County Bar Association - DuPage County Bar Association -

Buyer Initial PK Buyer Initial KK Seller Initial RW Seller Initial _____
 Address: 4031 VERNON AVE BROOKFIELD, IL. 06.1

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Property of Cook County Clerk

Legal Description

of premises commonly known as 4021 Vernon, Brookfield, IL 60513

PN 18-0342912-008-0000

Lot 9 in Block 2 in Ricker's Addition to Brookfield, being a subdivision of that part of the East Half of the Northeast Quarter of Section 3, Township 38 North, Range 12, East of the Third Principal Meridian, lying north of Ogden Avenue, in Cook County, Illinois

UNOFFICIAL COPY Check Receipt

KAMIN REAL ESTATE LLC 12/01
53 N. COWLEY RD. PH. 708-442-9753
RIVERSIDE, IL 60546-2041

1655
70-2189/719
.791
FRIDAYMOR

Date: 4/9/16

Pay to the Order of Caldwell Banker \$ 5000⁰⁰
Five Thousand and 00/100 Dollars

PNC BANK
PNC Bank, N.A. 071

For EM 4021 VERNON BRK Mary J Kamin

⑆071924891⑆ 4603142639⑆ 1655

Date: 4/9/2016

Property Address/Town: 4021 Vernon, Brookfield

Listing Agent: Aleks Yakovenko

Received by: gp

Signature of Person Delivering check: [Signature]

Print Name (person delivering check): JOAN WIADUCK

This check is for:

Earnest Money

Rental

Other (please specify): _____

Agent Notified Put in Agent's Mailbox Gave to Debbie per Agent Request

