



2206319048

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STANDARD PURCHASE AND SALE AGREEMENT

This agreement is made this 9th day of February, 20 22 between Seller(s)
Donna McNeil and Purchaser(s) Redbird Homebuyers, LLC
and/or assigns.

Seller agrees to sell, and Purchaser agrees to Purchase the following described real property together with all improvements and fixtures and the personal property currently within the property in its current condition.

Doc# 2206319048 Fee \$61.00

Street Address: 16626 PAULINA ST, MARKHAM IL 60428

RHSP FEE:\$9.00 RPRF FEE: \$1.00

PIN Number: 29-19-429-058-0000

KAREN A. YARBROUGH

COOK COUNTY CLERK

The purchase price to be paid as follows:

DATE: 03/04/2022 12:40 PM PG: 1 OF 6

Earnest Money Deposit:	\$ <u>1,000</u>
Cash to Seller at Closing:	\$ <u>57,000</u>
Total Purchase Price:	\$ <u>58,000</u>

- EARNEST MONEY** to be deposited with a licensed title company or attorney within 2 days of acceptance and ratification of offer.
- ATTORNEY REVIEW & INSPECTION PERIODS:** The contract is subject to an attorney review period of 5 days from the date of acceptance and an inspection period of 5 days from the date of acceptance. In the event that within these two periods the Purchaser(s) find the property to be unacceptable the Purchaser(s) may terminate this transaction and receive a full refund of any earnest money that has been tendered to Seller(s).
- PRORATIONS:** The property taxes shall be prorated at a rate of 105 % of the last ascertainable tax bill excluding any senior exemptions if any.
- CLOSING DATE AND TRANSFER OF TITLE:** This transaction shall close on or before March 18th, 20 22. Closing shall take place at the nearest Old Republic office to the property unless otherwise agreed to by the parties. Title shall be ordered through Old Republic Title. Investors Title Services, LLC (ITS) shall act as the sole exam review agent and shall place the title order with the Old Republic Title. Seller(s) agree to transfer marketable title free and clear of all encumbrances except those listed. Purchasers agree to pay any required state taxes or stamps required to record the deed and mortgage as well as all title costs, including those title costs of the Seller.
- CONDITION OF PROPERTY:** The property is being sold "As-Is". The property shall be turned over to the Purchaser(s) by Seller(s) on the date of closing in the same condition in which the property was in on the date that the Purchaser(s) made this offer. In the event the condition of the property changes between the time of the offer and the time of the closing Purchaser(s) has the option of declaring this Contract null and void and the Purchaser(s) earnest money shall be promptly returned.

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- 6. **DEFAULT:** In the event of a default by Purchaser(s) under this contract, any and all monies deposited by the Purchaser(s) shall be retained by Seller(s) as full liquidated damages. In the event of a default by Seller(s), the Purchaser(s) sole exclusive remedy shall be the return of the Purchaser(s) earnest money plus any interest that has accrued.
- 7. **SUCCESSORS AND ASSIGNEES:** The terms and conditions of this contract shall bind all successors, heirs, administrators, trustees, executors, and assignees of the respective parties.
- 8. **NOTICE.** All notices and requests must be in writing. Sufficient notice shall be considered any notice provided by either electronic mail or facsimile without the need to send additional notice by regular US Mail. Business days shall begin at 8:00 a.m. CST and end at 6:00 p.m. CST. If the time for the performance of any obligation or taking any action under this Contract expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day that is not a Saturday, Sunday or legal holiday.
- 9. **ADDITIONAL TERMS AND CONDITIONS:**

The undersigned have read the above information, understand it and verify that it is correct.

Date: 02/09/2022

Date: 2/9/2022

Seller: DocuSigned by:
Donna McNeil
9E38590458004E2

Purchaser: *Aaron Sanchez*

Printed Name: Donna McNeil

Printed Name: Aaron Sanchez

Seller: _____

Purchaser: _____

Printed Name: _____

Printed Name: _____

ATTORNEY:

ATTORNEY:

Name: Anthony F. Williams

Name: Ashley Wilson

Email: Attorneyafw@gmail.com

Email: Ashley.Wilson.Law@outlook.com

Phone: (708) 557-2385

Phone: (815) 347-9566

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ADDENDUM TO REAL ESTATE CONTRACT

SELLER: DONNA MCNEIL
PURCHASER: REDBIRD HOMEBUYERS LLC
PROPERTY: 16626 PAULINA ST, MARKHAM IL 60428
DATE: February 9, 2022

Whereas the Sellers and the Buyer wish to amend said Contract as follows:

1. Buyer shall choose the title company. Buyer's title company shall be Old Republic National Title Insurance Company with Investors Title Services placing title order on behalf of Buyer/Seller and acting as the sole exam review agent. Buyer shall provide clean title
2. All closing costs and title charges other than taxes, liens, mortgages, HOA dues, final water/sewer, garbage and other utilities through date of closing, and Seller's attorney fee shall be paid by Buyer. To clarify, municipal inspections and transfer charges (city, state, county) shall be paid by Buyer.
3. Earnest Money shall be held by Old Republic with the attached Strict Joint Order Escrow Agreement to be filled out and signed by both parties and Earnest Money to be dropped off to any Old Republic location or mailed to Old Republic National Title Insurance Company, Attn: Miranda Baczek, 20 S. Clark, Suite 2900, Chicago, IL 60603 ~~All exemptions listed on the current tax bill shall be added back into future year tax bills and prorations if they no longer apply, with prorations being final. Proration shall include exemption if applicable.~~
4. Seller shall not provide a Survey. Buyer may order and pay for a survey if desired.
5. Seller represents that the Property is not subject to any tenancies; and that the Property shall be delivered vacant at closing.
6. The contract shall be contingent upon the buyer's acceptance of the Markham presale inspection report. Earnest money is to be refundable shall the Buyer not approve the results of the Village presale inspection report.
7. Seller shall order the pre-sale inspection, final water, and shall tender all documents necessary for Buyer to obtain the City of Markham transfer stamp.
8. Contract is assignable.
9. Buyer shall advance \$500 to Seller at time of signing this Addendum, which will be credited to Buyer at Closing.
10. This Agreement may be signed in counterparts, each of which shall be deemed an original, with the same effect as if the signatures thereto and hereto were upon the same instrument. Signatures delivered by facsimile or electronic transmission or PDF file shall constitute original signatures.
11. That all other terms of the Contract and agreements hereto shall remain in full force and effect.

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Dated: 2/15/2022

Dated: 02/15/2022

DocuSigned by:

Aaron Sanchez

REDBIRD HOMEBUYERS LLC, BUYER
BY: AARON SANCHEZ,
MEMBER/MANAGER

DocuSigned by:

Donna McNeil

DONNA MCNEIL, SELLER

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9E3859D456004E2...

Property of Cook County Clerk's Office

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FILE NO. 22147802A

EXHIBIT "A"

LOT 32 AND LOT 31 (EXCEPT THE SOUTH 10 FEET THEREOF) N BLOCK 12 IN CROISSANT PARK MARKHAM, A SUBDIVISION OF LOT 2 (EXCEPT THE NORTH 15.61 FEET THEREOF) ALSO ALL OF LOTS 3, 4, 5 AND 6 IN LAWS SUBDIVISION OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO THAT PART OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST AND NORTH WEST OF RIGHT OF WAY OF ILLINOIS CENTRAL RAILROAD IN COOK COUNTY, ILLINOIS.

PIN: 29-19-429-058-0000

Address: 16626 Paulina St., Markham, IL 60428

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AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

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

I, Aaron Sanchez, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Purchase and Sale Agreement & Addendum
(print document types on the above line)

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

Donna McNeil
(print name(s) of executor/grantor)

Redbird Home buyers LLC
(print name(s) of executor/grantee)

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

Purchaser
(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.

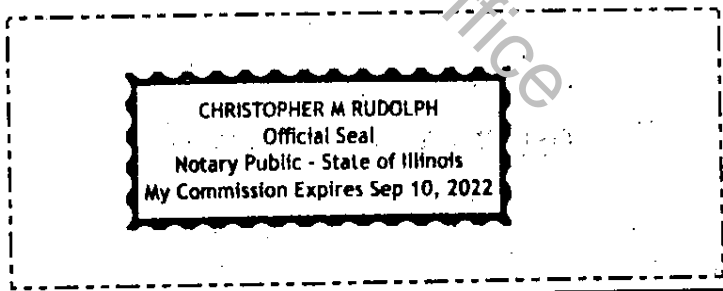
[Signature]
Affiant's Signature Above

3/4/2022
Date Affidavit Executed/Signed

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

3/4/2022
Date Document Subscribed & Sworn Before Me

[Signature]
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.