

UNOFFICIAL COPY**STANDARD PURCHASE AND SALE AGREEMENT**

This agreement is made this 18th day of May, 2022 between Seller(s)
Beverly Stawicki Living Trust 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.

Street Address: 128 WELL ST, PARK FOREST IL 60466
 PIN Number: 31-25-103-040

The purchase price to be paid as follows:

Earnest Money Deposit:	\$ <u>500</u>
Cash to Seller at Closing:	\$ <u>56,500</u>
Total Purchase Price:	\$ <u>57,000</u>

- EARNEST MONEY** to be deposited with a licensed title company or attorney within 3 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 10 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 September 8th, 2022. 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.

Doc# 2222317856 Fee \$89.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/11/2022 02:53 PM PG: 1 OF 6

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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:**

Addendum _____

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

Date: 5/19/2022

Seller: DocuSigned by:
Beverly Stawicki
3A08B58ED0AB469...
 Beverly Stawicki
 Name: _____

TRUSTEE OF THE BEVERLY
 STAWICKI LIVING TRUST,
 DATED JUNE 8, 1995

Date: 5/19/2022

Purchaser: DocuSigned by:
Aaron Sanchez
9A00CCE668834EB...
 Aaron Sanchez
 Name: _____

RI, DEIRD HOMEBUYERS LLC
 MEMBER/MANAGER

Date: 5/19/2022

Seller: DocuSigned by:
Richard Stawicki
3A08B58ED0AB469...
 Richard Stawicki
 Name: _____

TRUSTEE OF THE BEVERLY
 STAWICKI LIVING TRUST,
 DATED JUNE 8, 1995

ATTORNEY:

Name: _____

Email: _____

Phone: _____

ATTORNEY:

Name: Ashley Wilson

Email: Ashley.Wilson.Law@outlook.com

Phone: _____

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ADDENDUM TO REAL ESTATE CONTRACT

SELLER: BEVERLY STAWICKI LIVING TRUST
PURCHASER: REDBIRD HOMEBUYERS LLC
PROPERTY: 128 WELL ST, PARK FOREST, IL 60466
DATE: May 18, 2022


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

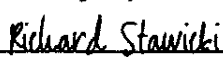
1. Buyer shall choose the title company. Buyer's title company shall be Old Republic National Title Insurance Company with Investors Title Services placing title order on behalf of Buyer/Seller and acting as the sole exam review agent.
2. All closing costs and title charges other than taxes, liens, mortgages, HOA dues, final water/sewer, garbage, and other utilities through date of closing shall be paid by the 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 in to future year tax bills and prorations if they no longer apply, with prorations being final.
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. 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.
7. That all other terms of the Contract and agreements hereto shall remain in full force and effect.
8. Buyer shall have the right to inspect the Real Estate, fixtures, and Personal Property prior to Possession to verify that the Real Estate, improvements and included Personal are in substantially the same condition as of Date of Acceptance, normal wear and tear excepted.
9. If Tenants does not vacate prior to closing date, Closing shall automatically extend another 30/31 days on the first of each month beginning June 2022 until the end of the month in which month the Tenant vacates.
10. Notice of Agency Relationship: This notice of agency is being provided as required by state law. Purchaser is a licensed real estate agent. Agent is not representing any parties in this transaction.

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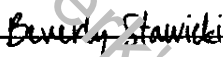
Dated: 5/19/2022

Dated: 5/19/2022

DocuSigned by:

 9AD0CCE66883/LB...
 REDBIRD HOMEBUYERS LLC, BUYER
 BY: AARON SANCHEZ,
 MEMBER/MANAGER

DocuSigned by:

 3A08B58ED0AB469...
 RICHARD STAWICKI, TRUSTEE OF
 THE BEVERLY STAWICKI LIVING
 TRUST, DATED JUNE 8, 1995
 SELLER

Dated: 5/19/2022

DocuSigned by:

 3A08B58ED0/3469...
 BEVERLY STAWICKI, TRUSTEE OF
 THE BEVERLY STAWICKI LIVING
 TRUST, DATED JUNE 8, 1995.
 SELLER

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Property Description

LOT 33 IN BLOCK 35 IN VILLAGE OF PARK FOREST, FIRST ADDITION TO WESTWOOD, BEING A SUBDIVISION OF THE PART OF THE SOUTH EAST ¼ OF SECTION 26 LYING SOUTH OF THE COMMONWEALTH EDISION COMPANY RIGHT OF WAY (PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS0 AND THE SOUTH EAST ¼ OF THE NORTH EAST ¼ OF SECTION 26 LYING SOUTH OF THE ELGIN JOLIET AND EASTERN RAILROAD RIGHT OG WAY, ALSO PART OF SECTION 25 SOUTH OF THE ELGIN JOLIET AND EASTER RAILROAD RIGHT OF WAY, ALL TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN

PIN: 31-25-103-040-0000

Address: 128 Well St, Park Forest, IL 60466

Name: Redbird Homebuyers, Aaron Sanchez

Address: 34 Magnolia Dr

City: Streamwood, IL 60107

Phone: 224-410-5138

Email: aaron4sanchez@gmail.com

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AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

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

I, Agvon 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:

Agreement will
(print document types on the above line)

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

Beleny Stawicki Living Trust Redbird Homebuyers, LLC
(print name(s) of executor/grantor) (print name(s) of executor/grantee)

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

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

OATH REGARDING ORIGINAL

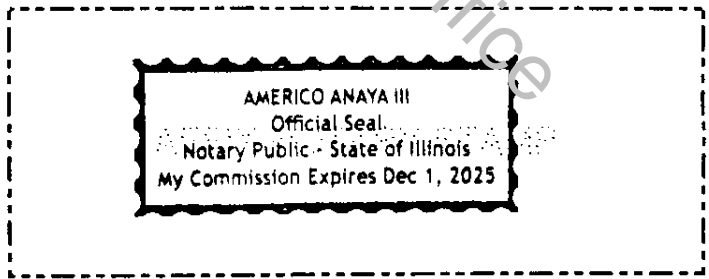
I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to 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.

[Signature]
Affiant's Signature Above

8/11/2022
Date Affidavit Executed/Signed

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

August 11 2022
Date Document Subscribed & Sworn Before Me
[Signature]
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the Cook County Clerk's Office, 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 Clerk's Office 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 Clerk's Office prior to its recording.