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## COLLATERAL ASSIGNMENT OF REAL ESTATE CONTRACT

THIS AGREEMENT entered into as of this 28th day November, 1989 by and between Steven Raemont ("Raemont") and Bank of Buffalo Grove ("Bank").

WHEREAS, Raemont has entered into a certain agreement of even date ("Bank Agreement") with Bank and others relating to certain real estate closings at the Arlington Grove Subdivision; and

WHEREAS, Raemont has agreed to assign to Bank as additional collateral for the Obligations all of his right, title and interest in (i) a certain Real Estate Sale Contract (the "Real Estate Contract") dated April 21, 1989 between Raemont as Purchaser and Peter and Henrietta Pilgard as Sellers ("Sellers") a copy of which is attached hereto as Exhibit A and (ii) in the real estate (the "Real Estate") commonly known as 412 W. Palatine Road, Arlington Heights, Illinois which is legally described in Exhibit B hereto in order to induce Bank to enter into the Bank Agreement and proceed with the transactions described therein;

NOW, THEREFORE, in consideration of the premises herein set forth and to induce Bank to enter into the Bank Agreement and for other good and valuable consideration, it is agreed as follows:

1. Defined Terms. Unless otherwise specified herein, each of the capitalized terms used herein shall have the same meaning

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ascribed to each such term in the Bank Agreement. The Recital paragraphs are incorporated by reference and made a part hereof.

2. Assignment.

- (a) Raemont hereby pledges, assigns, hypothecates and transfers to bank and hereby grants the Bank a first lien on and security interest in (i) all of his right, title and interest in, to, and arising under the Real Estate Contract and (ii) all of his right, title and interest in and to the Real Estate whether arising under the Real Estate Contract or otherwise as collateral security for (i) the Obligations and (ii) all reasonable expenses which may be paid or incurred by the Bank in collecting any or all of the Obligations and/or enforcing any rights under this Agreement or in respect of the Obligations (all such indebtedness, obligations, liabilities and expenses being herein called the "Obligations").
- (b) Raemont authorizes Bank to record this Agreement with the Cook County Recorder of Deeds and to notify Sellers of the assignment of the Real Estate Contract pursuant to this Agreement.

3. Term. This Agreement shall remain in full force and effect until all of the Obligations have been paid in full.

4. Severability. Any provision of this Agreement which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or

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unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

5. Notices. Any notices hereunder to be given shall be given to the respective addressees at the following addresses (or such other address as shall be specified thereby in writing):

If to Bank, at:

Bank of Buffalo Grove  
10 E. Dundee Road  
Buffalo Grove, Illinois 60090  
Attention: David Curtis

If to Raemon, at:

Steven Raemon  
Arlington Grove Development  
20746 N. Elizabeth  
Prairie View, IL 60069

6. No Waiver; Amendments; Cumulative Remedies. Bank shall not, by any act, delay, omission or otherwise, be deemed to have waived any of its rights or remedies hereunder and no waiver, amendment or modification of the provisions of this Agreement shall be valid unless in writing, signed by Bank, and then only to the extent therein set forth. A waiver of any right or remedy hereunder on any one occasion shall not be construed as a bar to any right or remedy which Bank would otherwise have on any future occasion. No failure to exercise nor any delay in exercising, on the part of Bank, any right, power or privilege hereunder shall operate as a waiver thereof; nor shall any single or partial exercise of any right, power or privilege hereunder preclude any

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other or further exercise thereof or the exercise of any other right, power or privilege. The rights and remedies herein provided are cumulative and may be exercised singly or concurrently, and are not exclusive of any rights or remedies provided by law.

7. Successors; Applicable Law. This Agreement shall remain in full force and effect and be binding in accordance with its terms upon Pledgor and the successors and assigns thereof and shall, together with the rights and remedies of Bank hereunder, inure to the benefit of Bank and its successors, endorsees, transferees and assigns until all the Obligations have been satisfied by payment in full. This Agreement shall be governed by, and be construed and interpreted in accordance with, the laws of the State of Illinois.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and delivered on the day and year first above written.



MAIL TO!  
Prepared by:

Bruce M. Friedman  
LASER, SCHOSTOK, KOLMAN & FRANK  
30 N. LaSalle St., #2500  
Chicago, Illinois 60602  
(312) 641-1300

*Steven Raemont*  
\_\_\_\_\_  
Steven Raemont

BANK OF BUFFALO GROVE

By: *[Signature]*  
\_\_\_\_\_  
President

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EXHIBIT "A"



CHICAGO TITLE INSURANCE COMPANY • ILLINOIS FORM A\*

## Real Estate Sale Contract

1. STEVE RAEMONT or his nominee (Purchaser)  
agrees to purchase at a price of \$ 210,000.00 on the terms set forth herein, the following described real estate in  
COOK County, Illinois

(If legal description is not included at time of execution, \_\_\_\_\_ is authorized to insert thereafter.)  
commonly known as 412 West Palatine Road, Arlington Heights, Illinois, and with approximate lot dimensions of \_\_\_\_\_ together with the following property presently located thereon: \_\_\_\_\_ (a) storm and screen doors and windows; (b) awnings; (c) outdoor television antenna; (d) wall-to-wall, hallway and stair carpeting; (e) window shades and draperies and supporting fixtures; (f) venetian blinds; (g) electric, plumbing and other attached fixtures as installed; (h) water softener; (i) refrigerator(s); (j) \_\_\_\_\_ ranges; (k) garage door opener with \_\_\_\_\_ transmitters; (l) radiator covers; (m) indoor and outdoor (louvered) shutters; and also \_\_\_\_\_

2. PETER PILGARD & HENRIETTA PILGARD (Seller)  
(Insert names of all owners and their respective spouses)  
agrees to sell the real estate and the property, if any, described above at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title thereto (in joint tenancy) by a recordable \_\_\_\_\_ deed, with release of homestead rights, and a proper bill of sale, subject only to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) \_\_\_\_\_ (f) \_\_\_\_\_ (g) \_\_\_\_\_ (h) \_\_\_\_\_ (i) \_\_\_\_\_ (j) \_\_\_\_\_ (k) \_\_\_\_\_ (l) \_\_\_\_\_ (m) \_\_\_\_\_ (n) \_\_\_\_\_ (o) \_\_\_\_\_ (p) \_\_\_\_\_ (q) \_\_\_\_\_ (r) \_\_\_\_\_ (s) \_\_\_\_\_ (t) \_\_\_\_\_ (u) \_\_\_\_\_ (v) \_\_\_\_\_ (w) \_\_\_\_\_ (x) \_\_\_\_\_ (y) \_\_\_\_\_ (z) \_\_\_\_\_ (aa) \_\_\_\_\_ (ab) \_\_\_\_\_ (ac) \_\_\_\_\_ (ad) \_\_\_\_\_ (ae) \_\_\_\_\_ (af) \_\_\_\_\_ (ag) \_\_\_\_\_ (ah) \_\_\_\_\_ (ai) \_\_\_\_\_ (aj) \_\_\_\_\_ (ak) \_\_\_\_\_ (al) \_\_\_\_\_ (am) \_\_\_\_\_ (an) \_\_\_\_\_ (ao) \_\_\_\_\_ (ap) \_\_\_\_\_ (aq) \_\_\_\_\_ (ar) \_\_\_\_\_ (as) \_\_\_\_\_ (at) \_\_\_\_\_ (au) \_\_\_\_\_ (av) \_\_\_\_\_ (aw) \_\_\_\_\_ (ax) \_\_\_\_\_ (ay) \_\_\_\_\_ (az) \_\_\_\_\_ (ba) \_\_\_\_\_ (bb) \_\_\_\_\_ (bc) \_\_\_\_\_ (bd) \_\_\_\_\_ (be) \_\_\_\_\_ (bf) \_\_\_\_\_ (bg) \_\_\_\_\_ (bh) \_\_\_\_\_ (bi) \_\_\_\_\_ (bj) \_\_\_\_\_ (bk) \_\_\_\_\_ (bl) \_\_\_\_\_ (bm) \_\_\_\_\_ (bn) \_\_\_\_\_ (bo) \_\_\_\_\_ (bp) \_\_\_\_\_ (bq) \_\_\_\_\_ (br) \_\_\_\_\_ (bs) \_\_\_\_\_ (bt) \_\_\_\_\_ (bu) \_\_\_\_\_ (bv) \_\_\_\_\_ (bw) \_\_\_\_\_ (bx) \_\_\_\_\_ (by) \_\_\_\_\_ (bz) \_\_\_\_\_ (ca) \_\_\_\_\_ (cb) \_\_\_\_\_ (cc) \_\_\_\_\_ (cd) \_\_\_\_\_ (ce) \_\_\_\_\_ (cf) \_\_\_\_\_ (cg) \_\_\_\_\_ (ch) \_\_\_\_\_ (ci) \_\_\_\_\_ (cj) \_\_\_\_\_ (ck) \_\_\_\_\_ (cl) \_\_\_\_\_ (cm) \_\_\_\_\_ (cn) \_\_\_\_\_ (co) \_\_\_\_\_ (cp) \_\_\_\_\_ (cq) \_\_\_\_\_ (cr) \_\_\_\_\_ (cs) 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\_\_\_\_\_ (os) \_\_\_\_\_ (ot) \_\_\_\_\_ (ou) \_\_\_\_\_ (ov) \_\_\_\_\_ (ow) \_\_\_\_\_ (ox) \_\_\_\_\_ (oy) \_\_\_\_\_ (oz) \_\_\_\_\_ (pa) \_\_\_\_\_ (pb) \_\_\_\_\_ (pc) \_\_\_\_\_ (pd) \_\_\_\_\_ (pe) \_\_\_\_\_ (pf) \_\_\_\_\_ (pg) \_\_\_\_\_ (ph) \_\_\_\_\_ (pi) \_\_\_\_\_ (pj) \_\_\_\_\_ (pk) \_\_\_\_\_ (pl) \_\_\_\_\_ (pm) \_\_\_\_\_ (pn) \_\_\_\_\_ (po) \_\_\_\_\_ (pp) \_\_\_\_\_ (pq) \_\_\_\_\_ (pr) \_\_\_\_\_ (ps) \_\_\_\_\_ (pt) \_\_\_\_\_ (pu) \_\_\_\_\_ (pv) \_\_\_\_\_ (pw) \_\_\_\_\_ (px) \_\_\_\_\_ (py) \_\_\_\_\_ (pz) \_\_\_\_\_ (qa) \_\_\_\_\_ (qb) \_\_\_\_\_ (qc) \_\_\_\_\_ (qd) \_\_\_\_\_ (qe) \_\_\_\_\_ (qf) \_\_\_\_\_ (qg) \_\_\_\_\_ (qh) \_\_\_\_\_ (qi) \_\_\_\_\_ (qj) \_\_\_\_\_ (qk) \_\_\_\_\_ (ql) \_\_\_\_\_ (qm) \_\_\_\_\_ (qn) \_\_\_\_\_ (qo) \_\_\_\_\_ (qp) \_\_\_\_\_ (qq) \_\_\_\_\_ (qr) \_\_\_\_\_ (qs) \_\_\_\_\_ (qt) \_\_\_\_\_ (qu) \_\_\_\_\_ (qv) \_\_\_\_\_ (qw) \_\_\_\_\_ (qx) \_\_\_\_\_ (qy) \_\_\_\_\_ (qz) \_\_\_\_\_ (ra) \_\_\_\_\_ (rb) \_\_\_\_\_ (rc) \_\_\_\_\_ (rd) \_\_\_\_\_ (re) \_\_\_\_\_ (rf) \_\_\_\_\_ (rg) \_\_\_\_\_ (rh) \_\_\_\_\_ (ri) \_\_\_\_\_ (rj) \_\_\_\_\_ (rk) \_\_\_\_\_ (rl) \_\_\_\_\_ (rm) \_\_\_\_\_ (rn) \_\_\_\_\_ (ro) \_\_\_\_\_ (rp) \_\_\_\_\_ (rq) \_\_\_\_\_ (rr) \_\_\_\_\_ (rs) \_\_\_\_\_ (rt) \_\_\_\_\_ (ru) \_\_\_\_\_ (rv) \_\_\_\_\_ (rw) \_\_\_\_\_ (rx) \_\_\_\_\_ (ry) \_\_\_\_\_ (rz) \_\_\_\_\_ (sa) \_\_\_\_\_ (sb) \_\_\_\_\_ (sc) \_\_\_\_\_ (sd) \_\_\_\_\_ (se) \_\_\_\_\_ (sf) \_\_\_\_\_ (sg) \_\_\_\_\_ (sh) \_\_\_\_\_ (si) \_\_\_\_\_ (sj) \_\_\_\_\_ (sk) \_\_\_\_\_ (sl) \_\_\_\_\_ (sm) \_\_\_\_\_ (sn) \_\_\_\_\_ (so) \_\_\_\_\_ (sp) \_\_\_\_\_ (sq) \_\_\_\_\_ (sr) \_\_\_\_\_ (ss) \_\_\_\_\_ (st) \_\_\_\_\_ (su) \_\_\_\_\_ (sv) \_\_\_\_\_ (sw) \_\_\_\_\_ (sx) \_\_\_\_\_ (sy) \_\_\_\_\_ (sz) \_\_\_\_\_ (ta) \_\_\_\_\_ (tb) \_\_\_\_\_ (tc) \_\_\_\_\_ (td) \_\_\_\_\_ (te) \_\_\_\_\_ (tf) \_\_\_\_\_ (tg) \_\_\_\_\_ (th) \_\_\_\_\_ (ti) \_\_\_\_\_ (tj) \_\_\_\_\_ (tk) \_\_\_\_\_ (tl) 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3. Purchaser has paid 3,200.00 (and will pay within \_\_\_\_\_ days the additional sum of \$ \_\_\_\_\_) as earnest money to be applied on the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at the time of closing as follows:  
(Strike subparagraph not applicable.)

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4. This contract is subject to the condition that Purchaser be able to procure within 30 days a firm commitment for a loan to be secured by a mortgage or trust deed on the real estate in the amount of \$ 207,000.00, or such lesser sum as Purchaser accepts, with interest not to exceed 12.5 % a year to be amortized over 25 years, the commission and service charges for such loan not to exceed 3 %. If, after making every reasonable effort, Purchaser is unable to procure such commitment within the time specified herein and so notified Seller thereof within that time, this contract shall become null and void and all earnest money shall be returned to Purchaser; provided that if Seller, at his option, within a like period of time following Purchaser's notice, procures for Purchaser such a commitment or notifies Purchaser that Seller will accept a purchase money mortgage upon the same terms, this contract shall remain in full force and effect. (Strike paragraph if inapplicable.)

5. The time of closing shall be on June 1, 1989, or 20 days after notice that financing has been procured if above paragraph 4 is operative, or on the date, if any, to which such time is extended by reasons of paragraph 2 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of Title Company, or of the mortgage lender, if any, provided title is shown to be good or is accepted by Purchaser.

6. Seller shall deliver possession to Purchaser on or before 5 days after the sale has been closed. Seller agrees to pay Purchaser the sum of \$ \_\_\_\_\_ for each day Seller remains in possession between the time of closing and the time possession is delivered.

7. Seller agrees to pay a broker's commission to None - No real estate broker involved. In the amount set forth in the broker's listing contract or as follows: \_\_\_\_\_

8. The earnest money shall be held by Plinderski & Plinderski, Ltd., Escrow Account for the mutual benefit of the parties.

9. Seller agrees to deliver possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted.

10. A duplicate original of this contract, duly executed by the Seller and his spouse, if any, shall be delivered to the Purchasers within 5 days from the date below, otherwise, at the Purchaser's option, this contract shall become null and void and the earnest money shall be refunded to the Purchaser.

This contract is subject to the Conditions and Stipulations set forth on the back page hereof, which Conditions and Stipulations are made a part of this contract.

Dated April 21, 1989

Purchaser Steve Raemont (Address) 207461 N. Elizabeth, Prairie View, IL 600  
Purchaser \_\_\_\_\_ (Address) \_\_\_\_\_

Seller Peter Pilgard (Address) 71 Oak Ridge Lane, Barrington, IL 6001  
Seller Henrietta Pilgard (Address) " " " " " "

\*Form normally used for sale of residential property of four or fewer units

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## CONDITIONS AND STIPULATIONS

1. Seller shall deliver or cause to be delivered to Purchaser or Purchaser's agent, not less than 30 days prior to the time of closing, a title commitment for an owner's title insurance policy issued by the ~~Chicago~~ <sup>Illinois</sup> Title Insurance Company in the amount of the purchase price covering title to the real estate on or after the date hereof, showing title in the intended grantee, subject only to the permitted exceptions contained in the policy, unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units, in which case the title exceptions set forth above, and (c) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which have been removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid up on the delivery of the deed (all of which are heretofore referred to as the permitted exceptions). The title commitment shall be conclusive evidence of the state of the title shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in a form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing items (b) and (c) as set forth above, as to which the title insurer commits to extend insurance in the manner specified in paragraph 2 below.

2. If the title commitment discloses unpermitted exceptions, Seller shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment or to have the title insurer continue to insure against loss or damage that may be occasioned by such exceptions, and, in such event, the time of closing shall be 35 days after delivery of the commitment or the time specified in paragraph 5 on the front page hereof, whichever is later. If Seller fails to have the exceptions removed, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions within the specified time, Purchaser may terminate this contract or may elect, upon notice to Seller within 30 days after the expiration of the 30-day period, to take title as it then is with the right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further action of the parties.

3. Taxes, premiums under assignable insurance policies, water and other utility charges, fuels, prepaid service contracts, general taxes, accrued interest on mortgage indebtedness, if any, and other similar items shall be adjusted ratably as of the time of closing. The amount of the current general taxes not then ascertainable shall be adjusted on the basis of (a), (b), or (c) below. ~~(Strike subparagraphs not applicable.)~~

(a) 1.10 % of the most recent ascertainable taxes.

(b) The most recent ascertainable taxes and subsequent readjustment thereof pursuant to the terms of reproduction letter attached hereto and incorporated herein by reference.

(c) Other \_\_\_\_\_

The amount of any general taxes which may accrue by reason of new or additional improvements shall be adjusted as follows: \_\_\_\_\_

All provisions are final unless otherwise provided herein. Existing leases and assignable insurance policies, if any, shall then be assigned to Purchaser. Seller shall pay the amount of any stamp tax imposed by state law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration signed by the Seller or the Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax; such tax required by local ordinance shall be paid by the party upon whom such ordinance places responsibility therefor. If such ordinance does not so place responsibility, the tax shall be paid by the (Purchaser) (Seller). ~~(Strike one.)~~

4. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.

5. If this contract is terminated without Purchaser's fault, the earnest money shall be returned to the Purchaser, but if the termination is caused by the Purchaser's fault, then at the option of the Seller and upon notice to the Purchaser, the earnest money shall be forfeited to the Seller and applied first to the payment of Seller's expenses and then to payment of broker's commission, the balance, if any, to be retained by the Seller as liquidated damages.

6. At the election of Seller or Purchaser upon notice to the other party not less than 30 days prior to the time of closing, this sale shall be closed through an escrow with Chicago Title and Trust Company, in accordance with the general provisions of a usual form of Deed and Money Escrow Agreement then in use by Chicago Title and Trust Company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be divided equally between Seller and Purchaser. ~~(Strike paragraph if inapplicable.)~~

7. Time is of the essence of this contract.

7.a. Seller shall pay for survey dated within 60 days of this contract at Seller's expense.

8. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.

9. Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1977. In the event that either party shall fail to make appropriate disclosure when asked, such failure shall be considered a breach on the part of said party.

10. Alternative 1:

Seller represents that he is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certification set forth in said Section.

~~Alternative 2:~~

~~Purchaser hereby certifies that he is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certification set forth in said Section.~~

~~Alternative 3:~~

~~Seller hereby certifies that he is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certification set forth in said Section.~~

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(Strike two of the three alternatives.)

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## RIDER A

ATTACHED TO AND MADE A PART OF THE  
REAL ESTATE SALE CONTRACT BETWEEN  
STEVE RAEAMONT, OR HIS NOMINEE, AS PURCHASER  
AND PETER AND HENRIETTA PILGARD AS SELLERS

- R-1. One Instrument. This Rider and the printed Real Estate Contract (collectively, this "Contract") to which it is attached shall be deemed one instrument, whenever there is a conflict in provisions, those in this Rider shall, in all instances, control and prevail.
- R. 2. Purchaser's Contingencies. This Contract is also contingent upon or subject to Purchaser's resolution (or waiver) of the following matters to his complete and sole satisfaction at the Purchaser's sole cost and expense. Immediately after the execution of this Contract, the Purchaser, his employees, agents and representatives shall have the right to enter the real estate to conduct any and all soil and percolation tests, examinations, inspections, feasibility and engineering studies and the like, as well as to contact officials of the Village of Arlington Heights in order to investigate the applicable zoning, the obtainment of a plan of subdivision and the availability of utility services to the property. Specifically, without limitation, the Purchaser shall have the right to commence immediately said soil surface, subsurface and geological tests with respect to the real estate and prepare such topographical and other surveys of the real estate as may be necessary to the exercise of Purchaser's reasonable judgment. If following such tests and studies, and on or before thirty (30) days after the date of the Contract, the Purchaser in his sole and absolute discretion, concludes that he is not satisfied with the results of the foregoing for any reason whatsoever, including, without limitation, the unavailability of adequate utility service capacity or easements or the unavailability of the approval of a plat of subdivision then the Purchaser may elect to terminate this contract by giving Sellers written notice and the earnest money deposit, and the interest earned thereon, if any, shall be returned promptly to the Purchaser and thereupon this Contract shall be of no further force and effect. The Purchaser shall pay all costs of such tests and studies.
- R. 3. Indemnification obligation of Purchaser. The Purchaser hereby indemnifies and holds the sellers harmless from and against all costs, losses, damages, charges, expenses, claims, liens, or liability (including reasonable attorneys' fees and litigation costs) incurred by the Seller or efforting the real estate as a result of the Purchaser's activities under R-2 hereof. The Purchaser agrees that he will not suffer or permit any lien against this real estate as a result of the activities conducted hereunder.
- R. 4. Purchaser has personally examined the property and knows the condition thereof and accepts the same.
- R. 5. Whenever possible, each provision of the agreement shall be integrated in such manner as to be effective and valid under applicable law, but if any provision of the Agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provisions of the remaining provisions of the Agreement.

Dated: April \_\_, 1989

PURCHASER:

Steve Raemont  
Steve Raemont

SELLERS:

Peter Pilgard  
Peter Pilgard  
Henrietta Pilgard  
Henrietta Pilgard

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## EXHIBIT B

The East 100 feet of the West 359 feet of the South 600 feet of that part of the East 1/2 of the Southeast 1/4 of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, lying South of the Center Line of Rand Road and North of the Center of Palatine Road, in Cook County, Illinois.

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19<sup>th</sup> Mail

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