CONDITIONAL PURCHASE CONTRACT

This conditional purchase contract is between Charles W. Voigts, hereinafter referred to as party of the first part; and Rudy I. Busse, hereinafter referred to as party of the second part.

The party of the first part agrees to sell on contract his beneficial interest in Land Trust No. W89-1237, First American Bank of Will County as Trustee, for the sum of \$ 560,000. Both parties agree to this. Party of the first part's beneficial interest in Land Trust W89-1237, First American Bank of Will County as Trustee, is a fifty (50) percent ownership in the property commonly referred to as 2200 North Broadway, Crest Hill, Il. 60435, and legally described in "Exhibit A" as attached and made a part of this Conditional Purchase Contract.

The terms of the Contract will be a payment of \$ 8,000.00 on July 15th, 1994 by the party of the second part, and then \$ 8,000.00 monthly on the 15th until January 15, 1995. Thence the payments shall increase to \$ 10,000.00 per month due on the 15th and shall be paid each and every month until the total sum of \$ 560,000.00 has been paid. Since the party of the first part must pay eight (8) percent interest to the First National Bark of Sharp County on the unpaid balance until his loans are paid off, the Party of the Second Part agrees to pay that interest monthly in addition to his monthly payments. An amortization schedule showing that monthly interest is attached as "Exhibit B". The party of the second part has the option at any time during the term of this contract to balloon the payment and pay the balance of the loan off.

The Party of the Second Part agrees to indemnify and hold harmless the Party of the First Part from all actions and transactions involving the property described in "Exhibit A" as attached starting with the date of this contract.

Party of the first part at the time when all payments have been made, will show that all loans at the First National Bank of Sharp County, Ar, in which the beneficial interest of the party of the first part was assigned as collateral, have been paid off. Party of the second part will then own the beneficial interest unencumbered as to this bank.

Party of the second part agrees to the above terms and also agrees to the following:

- To Pay one-half of the 1993 real estate taxes due in 1994, (copy of the tax bills attached as "Exhibit C").
- Obtain liability insurance on the property herein within ten (10) days of this contract date, together with Raymond Wells, Jr., owner of the other fifty(50) percent Beneficial interest.
- 3. Pay all 1994 and subsequent real estate taxes when due.
- 4. If party of the second part defaults for more than thirty (30) days on any payment of term of this contract when due, then party of the first part retains possession and keeps all payments made to date at that time.

This Conditional Purchase Contract is binding to all heirs, executors, administrators, successors and assigns:

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Page 2 - CONDITIONAL PURTUAGE CONTRACT - Vergeen Charles W. Voigts
Party of the first part, and Rudy I. Basse, Party of the Second Part

This Conditional Purchase Contract is construed under the laws of the State of Illinois.

Both parties assume that Raymond Wells, Jr., will sign a Power of Direction at the appropriate time in the herein named Trust, agreeing to permit this transaction and allowing the change in Beneficial Interest.

Both parties have signed and affixed their signatures this $\frac{21}{2}$ day of July, 1994, and have had their signatures so notarized.

Charles W. Voigts party of the first part.

STATE OF ILLINOIS COUNTY OF WILL SS.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, do hereby certify that Charles W. Voigts, personally known to me to be the same person whose name is subscribed to the foregoing instrument, did appear before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth. Given under my hand and Notarial Seal, this 2l day of July, 1994.

Notary Public.

RRINEST J. 17 INFILLS
Notary Public, Steps of 9', cop
My Contentation Employs: -11-44.

Rudy I. Busse, party of the Second pact,

STATE OF ILLINOIS
COUNTY OF _______ ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, do hereby certify that Rudy I. Busse, personally known to me to be the same person whose name is subscribed to the fore going instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth. Given under my hand and Notarial Seal, this 2/ day of July, 1994.

Notary Public.

SUSAN M. STASCH
N. Ary Public, State of Whole
My Commission Expires 0-14-07

Steel A. M. State of Whole

"OFFICIAL SEAL"

MAR TO: 10SEPH O PAFFAISAND 79 W MUNION STOFFT, #826 CHICAGO, ILLINOIS EJG/13 MAIL TO-HELDER D. PALMITANO TO W. ST. WOLD STEED T. H826 CHIT AND, ILLUMOIS, 63663

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PARCEL 111

THE EASTERLY AS PEET OF THE THE POLICONING DESCRIBED LANG. THAT ANY OF AN IMPEGULAR TWACT OF LAND LANATED IN THE EARTHEATT 1/4 OF SECTION 1), TOMBSHIP 36 ORTH, PARCE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMPRESSED AT THE CONTRACT CONDER OF SAID SETTION 1), THEMIR WEST ALONG THE BORTH LINE OF SAID SECTION A DLAY GOR OF 1102.4 FRET TO A POINT: THENCE SOUTH AT RIGHT MIGHES TO MAID NORTH LINE A DISTANCE CE 10-1. 19 FEET TO A POINT IN THE SOUTH LINE OF THE PROPERTY FORMERLY COURSE BY F. SPRAGUE: THENCY WEST AT RIGHT ASSLES TO THE LAST DESCRIBED COURSE ALONG SAID SCUTH LINE OF THE FORMER SPRAGUE PROJECTY AND THE SOUTH LIBE BY THE PROPERTY CONVEYED BY CHICKIG AND ULLINOIS WESTERN RAILWOAD D. PORLIC SERVICE COMPANY OF ROSTRERN ILLINOIS BY DEED DATED DECEMBER 1, 1949 AND PECON SC DECEMBER 14. 1949 AS SOCIMENT NO. 669762, A DISTANCE OF 238.6 FRUT TO THE CENTRE LINE OF LONDS BIGHWAY AS NOW USED, WHICH IS THE POINT OF BEGINNING OF THE PARCED OF LAND HEREL! DEC ACRES. THEFICE SCATHERLY AROSE THE CONTROLLINE OF SAID BIGHNAY PARISS AN ANGLE OF TO DEGREE 73. MINUTES TO THE LEFT WITH THE LAST DESCRIBED COURSE A DISTANCE OF 271.9 FREE TO AR ANGLY POINT IN SAID HUSBARY; THENCE SOMBRASTERLY MADE NATO CENTER LINE MAYING AN ABOLD OF T DEGREES 15 MINITES TO THE LEFT SITH THE LAST DESCRIBED FORESE & PLOTANCE OF 192.8 FEFT TO A FOLE. IN THE EDITHESTERLY RUBER OF WAY LINE CY THE EIGHT, JOHNT AND EASTERN RAILROAD AS 1008 LOCATED OVER AND ACROSS THE ROSTHEAST 1/4 OF SAID SECTION 11, THERE E PARTIES TERMS ALONG SALD RIGHT OF PAY LINE WHICH IS A COPVE CONVEX TO THE MORTHEAST HAVING A MADIES OF 3175 46 FRET, A DISTARGE OF 180, 20 FEET, MORE OR LESS, TO THE SOUTHWRST CORNER OF THE PROPERTY CORVEYTO BY THE CHICAGO AND ILLINOIS MESTERN MALLMOAD TO THE COAL PRODUCTS MARUFACTURING COMPARY BY DEED DATED REVERBER 1, 1911; THENCS HORTHRADTERLY ALONG THE WESTERLY LINE OF PROPERTY COPYRVED TO SAID COAL PROSECTS MANUFACTURING COMPLEY IN APOPLISAD DEED A DISTANCE OF 578 27 FEET, MOSE OR LESS, TO A POINT IN SAID SOUTH LINE OF THE FORMER SPRAGUE PROPERTY. TRESCE SETT PARALLEL WITH SAID BORTH LINE OF SAID SECTION 1) ALONG SAID SOUTH LINE OF THE POPMER SPENGUE PROPERTY AND THE SCITH LINE OF THE PROPERTY CONVEYED TO PUBLIC SERVICE COMPLY OF ROPTHEND ILLINOIS BY THE AFORESAID DEED A DISTANCE OF 197.00 FEET. HORE OF LESS, TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THE TEOF VESTED IN THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS, FOR AND CH BEHALF OF THE PEOPLE OF THE STATE OF THAIRDIST, BY DECREE EFFERED JULY 20, 1984, CASE NO.

PARCEL IV:

EASEMENT FOR THE BUILDIT OF PARCEL I FOR INGRESS AND EGDESS TO PARCEL III, OVER AND ALONG TWO EXISTING LOADWAYS, LOCATED APPROXIMATELY SO FEET AND 475 FEET, RESPECTIVELY MORTHERLY OF THE HOLTH ROW LINE OF THE ELGIN, JOLIET AND RATTERN RATINAY, AS RESERVED IN DRED RECORDED SEPTEMBER 37, 1912, AS DOCUMENT NO. 274897. OVER THE LAND BETWEEN PARCELS I 4 III; ALL IB WILL COURTY, ILLINOIS

TINAL: 04-23-207-002,003,011
The world Address: 2200 N. Broadway
Chest Hill, III.

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