

VILLAGE OF
STEGER
BOARD OF TRUSTEES
REGULAR MEETING AGENDA

JANUARY 19, 2015

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. AWARDS, HONORS, AND SPECIAL RECOGNITIONS
- E. MINUTES OF PREVIOUS MEETING
- F. AUDIENCE PARTICIPATION
- G. REPORTS
 - 1. Administrator
 - 2. Department Heads
 - a. Public Infrastructure/Code Enforcement Director
 - b. Fire Chief
 - c. Police Chief
 - d. EMA Chief
 - e. Community Center Director
 - f. HR Director
 - g. Housing Director
 - 3. Attorney
 - 4. Treasurer
 - 5. Trustee/Liaison
 - 6. Clerk
 - 7. Mayor's Report
- H. PAYING OF THE BILLS
- I. CORRESPONDENCE
- J. OLD BUSINESS:

K. NEW BUSINESS:

ORDINANCE NO.1115

AN ORDINANCE APPROVING A REAL ESTATE CONTRACT TO PURCHASE REAL PROPERTY BY AND BETWEEN BANK OF AMERICA, N.A., OWNER OF RECORD AND THE VILLAGE OF STEGER, COOK AND WILL COUNTIES, ILLINOIS FOR THE FUTURE DEVELOPMENT AND IMPORVEMENT OF VILLAGE INFRASTRUCTURE

Discussion regarding Booster Checks Process

Designation of the Chicago Southland Convention and Visitors Bureau as the Village of Steger's Convention and Visitors Bureau of record for the marketing and promotion of the tourism industry.

Temporary Business License Application of M & S Cellular Inc at 432 W. 34th Street, pending inspections.

Temporary Business License Application of Jackson Hewitt at 3324 Chicago Road, pending inspections.

L. ADJOURN TO CLOSED SESSION – Personnel

5 ILCS 120/2 (c) (2) Collective bargaining matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees, pursuant to Section 2(c)(2) of the Open Meetings Act

5 ILCS 120/2 (c) (1) Appointment, employment, compensation, discipline, performance or dismissal of specific employees, pursuant to Section 2(c)(1) of the Open Meetings Act

M RECONVENE FOR ACTION ON ITEMS DISCUSSED IN CLOSED SESSION (if necessary)

N. ADJOURNMENT

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF TRUSTEES OF THE
VILLAGE OF STEGER, WILL & COOK
COUNTIES, ILLINOIS

The Board of Trustees convened in regular session at 7:00 P.M. on this 4th day of January, 2016 in the Municipal Building of the Village of Steger with the Village Clerk Carmen S. Recapito, Jr. attending and Mayor Peterson presiding.

The Village Clerk called the roll and the following Trustees were present; Joyce, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Also present were Fire Chief Nowell Fillion, Deputy Fire Chief James Baine, Richard Atwood Fire Inspector, Police Chief Ken Boehm, Director of Public Infrastructure Dave Toepper, EMA Chief Tom Johnston, Community Center Director Diane Rossi, Human Resources Director Mary Jo Seehausen, Village Administrator Mike Tilton, Mary Thompson, Village Prosecutor Luciano Panici and Village Attorney Kurt Asprooth.

AWARDS, HONORS, SPECIAL RECOGNITIONS AND PRESENTATIONS

None

MAYORAL APPOINTMENTS

Trustee Perchinski made a motion to accept the Mayor's appointments. Trustee Sarek seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

MINUTES

Trustee Lopez made a motion to approve the minutes of the December 7th Tax Levy Hearing. Trustee Buxton seconded the motion. Voice vote was called; all ayes were recorded. Motion carried.

Trustee Lopez made a motion to approve the minutes of the December 7th Board Meeting, as all members have copies. Trustee Sarek seconded the motion. Voice vote was called; all ayes. Motion carried.

AUDIENCE PARTICIPATION

None

REPORTS

Village Administrator Mike Tilton reported on new developments for the Village and referred to his report.

Director of Public Infrastructure Dave Toepper reported that work on the Kings Road Shell construction project has begun.

Mr. Toepper also reported on a Phillips Avenue home Code Enforcement is working on with Community and Housing Director Alice Peterson. Permission has been granted by the county to demolish the home.

Mr. Toepper stated another home on 31st Place has had multiple fires. The bank plans to donate the property to the Village. Mr. Toepper is working with the Sheriff's office and the bank to take ownership and demolish the property.

Fire Chief Nowell Fillion reported the Fire Department ran 1,392 calls in 2015.

Chief Fillion and his staff have prepared the Fire Department's 5 Year Strategic Plan. The Department is working with the Village Attorney on codes to be updated.

Police Chief Ken Boehm discussed the need for further Police Training at reduced costs with Tri-River Police Training Region.

Chief Boehm is reviewing and updating the Department's Policy manual and will begin work on the Police Department's first ever 5 Year Strategic Plan in the coming months.

EMA Chief Tom Johnston reported in December EMA had ten patrols, seven events and eight emergency callouts for total of 356 man hours. Chief Johnston will have annual totals at the January 19th Board Meeting.

Community Center Director Diane Rossi reported that the painting of the Community Center is progressing.

HR Director Mary Jo Seehausen had no report.

Housing and Community Development Director Alice Peterson was absent.

Village Attorney Kurt Asprooth had no report.

TRUSTEES' REPORTS

Trustee Buxton Treasurer's Report is attached to the official minutes.

Trustee Skrezyna had no report.

Trustee Lopez had no report.

Trustee Sarek had no report.

Trustee Perchinski reported seeing hockey players on the ice rink at Hecht Park.

Trustee Joyce had no report.

Trustee Perchinski made a motion to adopt RESOLUTION NO. 1090 REGARDING THE TRI-RIVER POLICE TRAINING REGION INTERGOVERNMENTAL AGREEMENT. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to adopt ORDINANCE NO. 1113 ESTABLISHING A COMPENSATION SCHEDULE FOR THE EMPLOYEES AND NON-ELECTED OFFICIALS EFFECTIVE JANUARY 1, 2016. Trustee Lopez seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Lopez made a motion to adopt ORDINANCE NO. 1114 AUTHORIZING, APPROVING AND RATIFYING PAYMENTS OF SALARY OR OTHER COMPENSATION. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to hire two (2) part time employees, not to exceed a total of 30 hours per week, for the Pace Municipal Vehicle Program. Trustee Buxton seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to put on file the Fire Department Five Year Strategic Plan. Trustee Skrezyna seconded the motion. Voice vote was called; all ayes. Motion carried.

Mayor Peterson provided Trustees with a budget for 2016 Steger Days of Music with both local talent and national talent. Mary Jo Vincent of Monee has been helpful in sharing information on planning, sponsorships and financing festivals. Administrator Tilton explained that sponsors plan on festivals a year in advance. Mayor Peterson explained that his budget includes Village services costs. After discussion on 2016 Steger Days of Music, Trustee Perchinski made a motion to move forward with national talent. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Skrezyna and Buxton. The following Trustees voted no; Sarek and Lopez. Mayor Peterson voted aye. Motion carried. Mayor Peterson will "sharpen the pencil" and provide revenues for review. Trustee Joyce asked that plans for 2017 and 2018 be prepared so that this discussion does not continue each year. Human Resources Director Mary Jo Seehasuen asked for 30 days to prepare.

After discussion of Randall Steger's offer to donate an ornate Steger Piano, the Board voted to allow Administrator Tilton and Public Infrastructure Director Toepper to determine how to move the piano from its current location in Skokie to the Louis Sherman Community Center. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to approve the Firemen's Quarterly Payroll. Trustee Lopez seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Steger Little League has requested permission to parade from the Community Center to Hecht Park. The first game of the season is scheduled for 12:30pm. All are invited. On a suggestion from EMA Chief Johnston the parade will be re routed from the Community Center down 35th Street to Halsted Boulevard to 34th Street to Morgan to Hecht Park. Steger Little League Baseball has scheduled Opening Day for Saturday April 30, 2016. The new route will allow parade participants to walk the parade route and to allow throwing of candy to on lookers. Trustee Lopez made a motion to allow the parade with the re route. Trustee Skrezyna seconded the motion. Voice vote was called; ayes were recorded. Motion carried.

Trustee Joyce made a motion to approve the Temporary Business License Application of Liberty Tax Service at 14 E. 33rd Place, pending inspections. Trustee Perchinski seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Buxton made a motion to ADJOURN TO CLOSED SESSION – Land Acquisition.

5 ILCS 120/2 (c) (5) The Purchase or Lease of Real Property for the use of the Public Body, pursuant to Section 2(c)(5) of the Open Meetings Act

Trustee Lopez seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried **7:46pm**

Trustee Perchinski made a motion to return to Regular Session. Trustee Lopez seconded the motion. Roll was called. The following Trustees were in attendance; Joyce, Perchinski, Sarek, Lopez, Skrezyna, Buxton and Mayor Peterson. **8:08pm**

Trustee Perchinski made a motion to give authority to Attorney Lou Panici for future land acquisition. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees were in attendance; Joyce, Perchinski, Sarek, Lopez, Skrezyna, Buxton and Mayor Peterson. Motion carried.

There being no further business to discuss, Trustee Perchinski made a motion to adjourn. Trustee Sarek seconded the motion. Voice vote; all ayes. Motion carried.

MEETING ADJOURNED AT 8:09 pm

Kenneth A. Peterson, Jr., Village President

Carmen S. Recupito, Jr., Village Clerk

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
EXCEL ELECTRIC INC 119183		01-00-31400		STREET LIGHTS MAI	600.00
EXCEL ELECTRIC INC 119184		01-00-31400		STREET LIGHT MAIN	2471.83
JAMES HERR & SONS 98651		01-00-31805		MAYOR SHERMAN VEH	706.37
SAUK TRAIL CAR WASH 123115		01-00-31805		ADM CAR WASH	15.00
GUARANTEED TECHNICAL SERV & CONSULT INC 2013069		01-00-32901		COMPUTER SUPPORT	360.00
COMED 24002 0116		01-00-33102		MONTHLY SERVICE	479.94
COMED 580004 0116		01-00-33102		MONTHLY SERVICE	336.13
COMED 80004 0116		01-00-33102		MONTHLY SERVICE	53.09
COMED 81001 0116		01-00-33102		MONTHLY SERVICE	41.92
ALPINE VALLEY WATER, INC. 77124		01-00-33500		DRINKING WATER	24.00
CDW GOVERNMENT INC BQS4607		01-00-33500		PRINTER RIBBON	51.82
WALTON OFFICE SUPPLY 293155-0		01-00-33500		OFFICE SUPPLIES	12.18
WALTON OFFICE SUPPLY 293166-0		01-00-33500		OFFICE SUPPLIES	23.32
WALTON OFFICE SUPPLY 293239-0		01-00-33500		OFFICE SUPPLIES	23.32
WALTON OFFICE SUPPLY 293262-0		01-00-33500		OFFICE SUPPLIES	18.09
WALTON OFFICE SUPPLY C 292817-0		01-00-33500		RETURNED ITEM	26.81-
STEWART, GERALD 04 52370081		01-00-33501		SIDEWALK SALT	12.94
ABSOLUTE BEST CLEANING SERVICES, INC. 12494		01-00-33502		DEC.2015 CLEANING	657.14
COMCAST 122015		01-00-33700		MONTHLY FAX	119.61
COMCAST BUSINESS 40299746		01-00-33700		MONTHLY SERVICE	418.59
VERIZON WIRELESS 9758306118		01-00-33700		MONTHLY CELL SVC	544.34
PROSHRED SECURITY 100067124		01-00-33900		SHRED SERVICE	45.00
T & T BUSINESS SYSTEMS, INC. 84377		01-00-33901		COPIER LEASE	141.00
FORTE 21243		01-00-33904		WARRANTY FEES	5.00
WILL COUNTY RECORDER 101315		01-00-33904		LAWN LIENS	339.78
KANE MC KENNA AND ASSOCIATES INC 13674		01-00-34102		TIF RESEARCH & PR	5370.02
JOSEPH A SCHUDT & ASSOCIATES 1215183		01-00-34300		ENGINEERING NOV.2	2000.00
ALFRED G. RONAN, LTD DECEMBER 2015		01-00-34500		DECEMBER 2015 SVC	4000.00
SESAC 4168028		01-00-39701		STEGER DAYS OF MU	288.00

DATE: 01/14/16

Thursday January 14, 2016

PAGE 2

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
CANON FINANCIAL SERVICES, INC 15628842		01-00-41100		LASERFISCHE SERVE	1273.80
CANON FINANCIAL SERVICES, INC 15628842		01-00-41100		GRAPHICS EQUIPMEN	397.54
TOTAL FOR FUND 01		DEPT. 00			20802.96
VERIZON WIRELESS 9758306118		01-02-38900		MONTHLY CELL SVC	18.18
TOTAL FOR FUND 01		DEPT. 02			18.18
DRISCOLL, BRIAN 2016-01		01-06-34550		C CLASS HEARING O	200.00
MUNICIPAL SYSTEMS, INC 11898		01-06-34901		MUN OFFENSE SYSTE	1268.75
TOTAL FOR FUND 01		DEPT. 06			1468.75
JAMES HERR & SONS 98639		01-07-31805		VEHICLE MAINT	32.85
VERIZON WIRELESS 9758306118		01-07-33700		MONTHLY CELL SVC	142.81
DRISCOLL, BRIAN 2016-01		01-07-34550		A/O HEARING OFFIC	200.00
MUNICIPAL SYSTEMS, INC 11897+		01-07-34902		ABC/MOVE EXPENSE	442.50
TOTAL FOR FUND 01		DEPT. 07			818.16
TOTAL FOR FUND 01				23108.05	
MERTS HVAC 083575		02-00-31100		LEAKING FLUE PIPE	153.00
WATERWAY ILLINOIS INC 1439		02-00-31800		HOSE, LADDER TEST	2784.00
EASTCOM FEBRUARY 2016		02-00-31801		RADIO MAINT	80.45
ACE HARDWARE IN STEGER 123115		02-00-31805		VEHICLE MAINT	30.00
O'REILLY AUTO PARTS 3414-367962		02-00-31805		VEHICLE MAINT	67.84
ZOLL 2324198		02-00-32900		CUFFS, AIR HOSE	190.79
ZOLL 2324249		02-00-32900		BATTERY PACK, CAB	1608.43
ACE HARDWARE IN STEGER 123115		02-00-33501		SHOP SUPPLIES	10.15

A / P W A R R A N T L I S T

DATE: 01/14/16

Thursday January 14, 2016

PAGE 3

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
MENARDS - MATTESON	2356	02-00-33501		SHOP SUPPLIES	694.96
COMCAST	122015	02-00-33700		MONTHLY FAX	39.87
VERIZON WIRELESS	9758306118	02-00-33700		MONTHLY CELL SVC	118.90
COMCAST	122015	02-00-33701		INTERNET MONTHLY	74.89
CYLINDER MAINTENANCE AND SUPPLY	4661	02-00-33702		MEDICAL OXYGEN	26.00
HENRY SCHEIN	26379264	02-00-33702		EXAM GLOVES	162.00
MW LEASING COMPANY LLC	L107246	02-00-33900		COPIER LEASE	251.79
WORKING WELL	00195325-00	02-00-34200		MEDICAL TESTING	563.00
WORKING WELL	00197620-00	02-00-34200		M.LONG PHYSICAL	55.00
EASTCOM	FEBRUARY 2016	02-00-34252		DISPATCH SERVICE	3285.00
SKLAREWITZ UNIFORMS	4679	02-00-37302		MOURNING BADGES/W	82.00
STRYKER SALES CORPORATION	1847883M	02-00-37800		AMBULANCE EQUIPME	89.43
TOTAL FOR FUND 02		DEPT. 00			10367.50
TOTAL FOR FUND 02				10367.50	
UNIFIRST CORPORATION	062 0157370	03-30-32900		MAT SERVICE	23.50
UNIFIRST CORPORATION	062 0158454	03-30-32900		MONTHLY MAT SERVI	38.80
COMED	19001 0116	03-30-33100		MONTHLY SERVICE	40.17
SOUTH HOLLAND PAPER CO.	338034	03-30-33500		PAPER PRODUCTS	179.10
WALTON OFFICE SUPPLY	293300-0	03-30-33500		OFFICE SUPPLIES	511.32
WALTON OFFICE SUPPLY	293323-0	03-30-33500		OFFICE SUPPLIES	169.99
WALTON OFFICE SUPPLY	C 292637-0	03-30-33500		RETURNED ITEM	17.56-
ABSOLUTE BEST CLEANING SERVICES, INC.	12494	03-30-33502		DEC.2015 CLEANING	985.72
PEDERSOLI, JODI	010416	03-30-33504.01		PILATES, YOGA	100.00
PEDERSOLI, JODI	01042016	03-30-33504.01		PILATES, YOGA	200.00
MADSEN, AMY	010416	03-30-33504.10		AEROBIC INSTRUCTO	164.50
COMCAST	121715	03-30-33700		MONTHLY FAX SVC	63.02
VERIZON WIRELESS	9758306118	03-30-33700		MONTHLY CELL SVC	29.16

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT	DIST
COMCAST						
SMITHEREEN COMPANY	121715	03-30-33701		CABLE/INTERNET	154.70	
	1264474	03-30-33703		MONTHLY SERVICE	57.00	
TOTAL FOR FUND 03		DEPT. 30			2699.42	
COMED						
	66000 0116	03-31-33100		MONTHLY SERVICE	158.90	
TOTAL FOR FUND 03		DEPT. 31			158.90	
MIKES SPORTING GOODS						
	AAF006815	03-51-37305		BASKETBALL UNIFOR	68.00	
MIKES SPORTING GOODS						
	AAF006771	03-51-37307		BASKETBALL SCOREB	12.00	
MIKES SPORTING GOODS						
	BAF006746	03-51-37307		BASKETBALLS	312.00	
UNITED STATES LIABILITY INSURANCE COMPAN						
	NPP1560093B	03-51-38614		TRAVEL TEAM BSKTB	375.00	
TOTAL FOR FUND 03		DEPT. 51			767.00	
SAM'S CLUB/GEFC						
	011116	03-57-33930		CROCK POT/LOST RE	29.99	
SAM'S CLUB/GEFC						
	012 3072	03-57-33930		VOLLEYBALL CONCES	729.36	
MIKES SPORTING GOODS						
	AAF006792	03-57-37305		VOLLEYBALL UNIFOR	18.00	
MIKES SPORTING GOODS						
	AAF006882	03-57-37305		VOLLEYBALL UNIFOR	1577.00	
TOTAL FOR FUND 03		DEPT. 57			2354.35	
TOTAL FOR FUND 03					5979.67	
COY'S AUTO REBUILDERS INC						
	3254	04-00-31805		VEHICLE MAINT	868.15	
JAMES HERR & SONS						
	98617	04-00-31805		VEHICLE MAINT	40.76	
JAMES HERR & SONS						
	98686	04-00-31805		VEHICLE MAINT	854.63	
JAMES HERR & SONS						
	98707	04-00-31805		VEHICLE MAINT	692.48	
JAMES HERR & SONS						
	98709	04-00-31805		VEHICLE MAINT	40.76	
JAMES HERR & SONS						
	98710	04-00-31805		VEHICLE MAINT	40.76	

DATE: 01/14/16

Thursday January 14, 2016

PAGE 5

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
JAMES HERR & SONS	98737	04-00-31805		VEHICLE MAINT	193.97
K-MART #7289	35 75629026	04-00-31805		VEHICLE MAINT	37.37
SAUK TRAIL CAR WASH	123115	04-00-31805		SQUAD CAR WASHES	58.00
SCOTT'S-U-SAVE	382184	04-00-31805		VEHICLE MAINT	315.82
CDW GOVERNMENT INC	BPV3924	04-00-32902		HP 800 500 GB 8GB	2261.76
P. F. PETTIBONE & CO	34634	04-00-33400		CODE VIOLATIONS C	765.48
WALTON OFFICE SUPPLY	293141-0	04-00-33500		OFFICE SUPPLIES	71.80
WALTON OFFICE SUPPLY	293193-0	04-00-33500		OFFICE SUPPLIES	116.46
WALTON OFFICE SUPPLY	293204-0	04-00-33500		PRINTER INK	115.94
ABSOLUTE BEST CLEANING SERVICES, INC.	12494	04-00-33502		DEC.2015 CLEANING	657.14
VERIZON WIRELESS	9758306118	04-00-33700		MONTHLY CELL SVC	649.55
LEXISNEXIS RISK SOLUTIONS	20151231	04-00-33900		DEC.2015 CONTRACT	30.00
MARTIN-WHALEN OFFICE SOLUTIONS INC	571967	04-00-33901		IBM CONTRACT PART	89.25
MW LEASING COMPANY LLC	L107418	04-00-33901		COPIER LEASE	526.90
GUARANTEED TECHNICAL SERV & CONSULT INC	2013089	04-00-34104		COMPUTER IT	135.00
EASTCOM	FEBRUARY 2016	04-00-34252		DISPATCH SERVICE	18616.00
GALLS AN ARAMARK COMPANY	004592303	04-00-37302		BANICKI UNIFORMS	144.20
K-MART #7289	35 75339026	04-00-37800		MOUNT CCTV MONITO	39.99
RAY O'HERRON CO INC	1600322-IN	04-00-37800		SNAREM POLE	101.56
AMERICAN FURNITURE RENTALS INC	R1481394	04-00-37900		OFFICE FURNITURE	835.00
CDW GOVERNMENT INC	BQK2418	04-00-37902		COMPUTER BATTERY	119.69
BLUE LINE LEARNING GROUP	11B9120R15	04-00-38700		BLOOD BORNE PATHO	285.00
BLUE LINE LEARNING GROUP	11B9120R15	04-00-38700		HAZARDOUS MATERIA	285.00
ELMER & SON LOCKSMITHS INC	330469	04-00-38900		KEY BY CODE	20.00
SOUTH SUBURBAN JUVENILE OFFICERS ASSOC.	2016	04-00-38901		FAJMAN DUES	15.00
SOUTH SUBURBAN JUVENILE OFFICERS ASSOC.	2016	04-00-38901		ROSSI DUES	15.00
SOUTH SUBURBAN JUVENILE OFFICERS ASSOC.	2016	04-00-38901		RUFF DUES	15.00
TOTAL FOR FUND 04		DEPT. 00			29053.42

A / P W A R R A N T L I S T

REGISTER # 648

DATE: 01/14/16

Thursday January 14, 2016

PAGE 6

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
TOTAL FOR FUND 04				29053.42	
THORN CREEK BASIN SANITARY DISTRICT					
DECEMBER 2015		06-00-15800		DECEMBER 2015 USE	36571.07
ACE HARDWARE IN STEGER	123115	06-00-31204		PATCHING	19.76
CORRPRO COMPANIES, INC.	361939	06-00-31503		EAST TOWER INSPEC	630.00
SAUK TRAIL CAR WASH	123115	06-00-31805		DPW CAR WASH	28.90
NICOR GAS	1000 2 0116	06-00-33200		MONTHLY SERVICE	52.04
WALTON OFFICE SUPPLY	293155-0	06-00-33500		OFFICE SUPPLIES	59.53
ACE HARDWARE IN STEGER	123115	06-00-33501		SHOP SUPPLIES	79.17
ALPINE VALLEY WATER, INC.	77128	06-00-33501		DRINKING WATER	17.50
UNIFIRST CORPORATION	062 0156399	06-00-33800		WEEKLY MAT SVC	15.74
UNIFIRST CORPORATION	062 0156502	06-00-33800		WEEKLY UNIFORMS	46.16
UNIFIRST CORPORATION	062 0157460	06-00-33800		T CELL DISPENSER	13.94
UNIFIRST CORPORATION	062 0157568	06-00-33800		WEEKLY UNIFORMS	48.52
WATER RESOURCES INC	30214	06-00-37507		METERS, ANTENNNA	3739.93
ROY STONE	010416	06-00-38914		BOOT REIMBURSEMEN	47.50
TOTAL FOR FUND 06			DEPT. 00		41369.76
TOTAL FOR FUND 06				41369.76	
GRAINGER					
	9932489041	07-00-31800		WRENCH SET	366.00
BRACKMAN & COMPANY	059345	07-00-31805		VEHICLE MAINT	75.00
JAMES HERR & SONS	98667	07-00-31805		VEHICLE MAINT	941.06
MONARCH AUTO SUPPLY INC	6981-329325	07-00-31805		VEHICLE MAINT	164.98
MONARCH AUTO SUPPLY INC	6981-329507	07-00-31805		VEHICLE MAINT	17.39
MONARCH AUTO SUPPLY INC	6981-329751	07-00-31805		VEHICLE MAINT	25.17
O'REILLY AUTO PARTS	3414-368605	07-00-31805		VEHICLE MAINT	4.66
O'REILLY AUTO PARTS	3414-368615	07-00-31805		VEHICLE MAINT	35.97
O'REILLY AUTO PARTS	3414-369061	07-00-31805		VEHICLE MAINT	16.99

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
WALTON OFFICE SUPPLY	293155-0	07-00-33500		OFFICE SUPPLIES	59.53
ACE HARDWARE IN STEGER	123115	07-00-33501		SHOP SUPPLIES	37.12
ALPINE VALLEY WATER, INC.	77128	07-00-33501		DRINKING WATER	17.50
COMCAST	010116	07-00-33700		MONTHLY FAX SVC	66.86
VERIZON WIRELESS	9758306118	07-00-33700		MONTHLY CELL SVC	358.26
COMCAST	010116	07-00-33701		CABLE/INTERNET SV	84.85
UNIFIRST CORPORATION	062 0156399	07-00-33800		WEEKLY MAT SVC	15.73
UNIFIRST CORPORATION	062 0156502	07-00-33800		WEEKLY UNIFORMS	46.16
UNIFIRST CORPORATION	062 0157460	07-00-33800		T CELL DISPENSER	13.94
UNIFIRST CORPORATION	062 0157568	07-00-33800		WEEKLY UNIFORMS	48.52
WORKING WELL	00197620-00	07-00-34201		TREJO PHYSICAL	105.00
TOTAL FOR FUND 07		DEPT. 00			2500.69
TOTAL FOR FUND 07				2500.69	
CARGILL INCORPORATED	2902617618	08-00-33910		ROAD SALT	4285.25
CARGILL INCORPORATED	2902619935	08-00-33910		ROAD SALT	7189.57
TOTAL FOR FUND 08		DEPT. 00			11474.82
TOTAL FOR FUND 08				11474.82	
KLONOWSKI, JOSEPH	B160101	09-00-15002		REFUND CONSTRUCTI	250.00
TOTAL FOR FUND 09		DEPT. 00			250.00
TOTAL FOR FUND 09				250.00	
ILLINOIS COUNTIES RISK MANAGMENT TRUST	RCB000000014375	15-00-36100		PROPERTY & LIABIL	25329.88
ILLINOIS COUNTIES RISK MANAGMENT TRUST	RCB000000015079	15-00-36200		WORKERS' COMPENSA	20239.50
HUMANA DENTAL	181933114	15-00-36903		JANUARY PREMIUM	2220.13

DATE: 01/14/16

Thursday January 14, 2016

PAGE 8

REGISTER # 648

PAYABLE TO

INV NO

G/L NUMBER

CHECK DATE

CHECK NO

AMOUNT

DIST

DESCRIPTION

TOTAL FOR FUND 15	DEPT. 00	47789.51
-------------------	----------	----------

TOTAL FOR FUND 15	47789.51
-------------------	----------

EMERGENCY VEHICLE TECHNOLOGIES		
3690	16-00-31801	RADIO MAINT 69.90
BRACKMAN & COMPANY		
059464	16-00-31805	VEHICLE MAINT 316.52
O'REILLY AUTO PARTS		
3414-366757	16-00-31805	VEHICLE MAINT 75.70
CYLINDER MAINTENANCE AND SUPPLY		
4678	16-00-31900	FIRE EXT MAINT 102.34
VERIZON WIRELESS		
9758306118	16-00-33700	MONTHLY CELL SVC 155.52

TOTAL FOR FUND 16	DEPT. 00	719.98
-------------------	----------	--------

TOTAL FOR FUND 16	719.98
-------------------	--------

** TOTAL CHECKS TO BE ISSUED	172613.40
01 CORPORATE	23108.05
02 FIRE PROTECTION	10367.50
03 PLAYGROUND/RECREATION	5979.67
04 POLICE PROTECTION	29053.42
06 WATER/SEWER FUND	41369.76
07 ROAD & BRIDGE	2500.69
08 MOTOR FUEL TAX	11474.82
09 ESCROW	250.00
15 LIABILITY INSURANCE FUND	47789.51
16 H.S.E.M.	719.98
TOTAL FOR REGULAR CHECKS:	172,613.40

**THE VILLAGE OF STEGER
COOK AND WILL COUNTIES, ILLINOIS**

ORDINANCE NUMBER 1115

**AN ORDINANCE APPROVING A REAL ESTATE CONTRACT
TO PURCHASE REAL PROPERTY BY AND BETWEEN BANK
OF AMERICA, N.A., OWNER OF RECORD, AND THE
VILLAGE OF STEGER, COOK AND WILL COUNTIES,
ILLINOIS FOR THE FUTURE DEVELOPMENT AND
IMPROVEMENT OF VILLAGE INFRASTRUCTURE**

**KENNETH A. PETERSON, JR., Village President
CARMEN "TORY" RECUPITO, Village Clerk
MICHAEL J. TILTON, Village Administrator**

**LEONARD SKREZYNA, JR.
MICHAEL SAREK
TIM PERCHINSKI
ERNIE LOPEZ JR.
WILLIAM J. JOYCE
RYAN A. BUXTON**

Trustees

AN ORDINANCE APPROVING A REAL ESTATE CONTRACT TO PURCHASE REAL PROPERTY BY AND BETWEEN BANK OF AMERICA, N.A., OWNER OF RECORD, AND THE VILLAGE OF STEGER, COOK AND WILL COUNTIES, ILLINOIS FOR THE FUTURE DEVELOPMENT AND IMPROVEMENT OF VILLAGE INFRASTRUCTURE

WHEREAS, the Village of Steger, Cook and Will Counties, Illinois (hereinafter the "Village") is a duly organized and existing municipality and unit of local government created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefit of the residents of the Village; and

WHEREAS, the Village President and Village Board of Trustees, (collectively the "Corporate Authorities") are committed to ensuring that the existing infrastructure within the Village of Steger is maintained in a safe and working manner; and

WHEREAS, the Corporate Authorities recognize the need to acquire real property for the public purposes of providing such infrastructure improvements; and

WHEREAS, in connection with the foregoing, the Village desires to acquire certain real property located at the address commonly known as 40 E. 31st Street, Steger, IL 60475 (the "Property"); and

WHEREAS, in furtherance of the direction of the Village Board to move forward with the purchase of the Property, the Village Prosecutor executed a contract to purchase same which is attached hereto and incorporated herein as Exhibit "A"; and

WHEREAS, the Corporate Authorities have determined that the Real Estate Contract for purchase of the Property is in the best interests of the Health, Safety and Welfare of the residents of the Village of Steger.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Steger, Cook and Will Counties, Illinois, as follows:

Section 1. The above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Real Estate Contract between Bank of America, N.A., Owners of Record, and the Village of Steger, a copy of which is attached hereto and incorporated herein as Exhibit "A," is hereby approved in the form presented to the Village Board.

Section 3. The Corporate Authorities ratify all prior acts the Village Prosecutor has undertaken to execute the Real Estate Contract, hereby designate the Village Prosecutor as an authorized signer of the Real Estate Contract, and further direct the Village President, Village Administrator, Village Prosecutor and other Village officials and Officers to execute all necessary documentation to complete satisfaction of the Real Estate Contract and to take such

actions as necessary to carry out the intent and purpose of this Ordinance and Real Estate Contract.

Section 4. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 5. All Ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Adopted this 19th Day of January, 2016 pursuant to a roll call vote as follows:

	Yes	No	Absent
Leonard Skrezyna, Jr.			
Michael Sarek			
Tim Perchinski			
Ernie Lopez Jr.			
William J. Joyce			
Ryan A. Buxton			
Kenneth A. Peterson, Jr., Village President			

APPROVED by the Village President on January 19, 2016.

Kenneth A. Peterson, Jr.
Village President

ATTEST:

Carmen "Tory" Recupito
Village Clerk



MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 6.1



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

2 Buyer Name(s) [please print] Village of Steger, IL

3 Seller Name(s) [please print] Owner of record

4 If Dual Agency Applies, Complete Optional Paragraph 31.

5 2. THE REAL ESTATE: Real Estate shall be defined as the property, all improvements, the fixtures and Personal
6 Property included therein. Seller agrees to convey to Buyer or to Buyer's designated grantee, the Real Estate
7 with approximate lot size or acreage of 100X140 commonly known as:
8 40 E 31st ST STEGER IL 60475

9 Address City State Zip
10 Cook 32333080240000-32333080230000

11 County Unit # (If applicable) Permanent Index Number(s) of Real Estate

12 If Condo/Coop/Townhome Parking Is Included: # of spaces(s) identified as Space(s) #
13 [check type] deeded space, PIN: limited common element assigned space.

14 3. PURCHASE PRICE: The Purchase Price shall be \$ 10000.00. After the payment of
15 Earnest Money as provided below, the balance of the Purchase Price, as adjusted by prorations, shall be paid at
16 Closing in "Good Funds" as defined by law.

17 4. EARNEST MONEY: Earnest Money shall be held in trust for the mutual benefit of the Parties by [check one]:
18 Seller's Brokerage; Buyer's Brokerage; As otherwise agreed by the Parties, as "Escrowee".
19 Initial Earnest Money of \$ 1000.00 shall be tendered to Escrowee on or before day(s) after Date
20 of Acceptance. Additional Earnest Money of \$ 0 shall be tendered by 20.

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

- 26 Refrigerator Central Air Conditioning Central Humidifier Light Fixtures, as they exist
27 Oven/Range/Stove Window Air Conditioner(s) Water Softener (owned) Built-in or attached shelving
28 Microwave Ceiling Fan(s) Sump Pump(s) All Window Treatments & Hardware
29 Dishwasher Intercom System Electronic or Media Air Filter(s) Existing Storms and Screens
30 Garbage Disposal Backup Generator System Central Vac & Equipment Fireplace Screens/Doors/Grates
31 Trash Compactor Satellite Dish Security System(s) (owned) Fireplace Gas Log(s)
32 Washer Outdoor Shed Garage Door Opener(s) Invisible Fence System, Collar & Box
33 Dryer Planted Vegetation with all Transmitters Smoke Detectors
34 Attached Gas Grill Outdoor Play Set(s) All Tacked Down Carpeting Carbon Monoxide Detectors

35 Other Items Included at No Additional Cost: All personal property removed prior to closing

36
37 Items Not Included:
38

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

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

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

Buyer Initial [Signature] Buyer Initial
Address: 40 E 31st ST STEGER IL 60475

Seller Initial Seller Initial v6.1

44 6. CLOSING: Closing shall be on January 22, 20 16 or at such time as mutually agreed by the
45 Parties in writing. Closing shall take place at the escrow office of the title company (or its issuing agent) that will
46 issue the Owner's Policy of Title Insurance, situated nearest the Real Estate or as shall be agreed mutually by the Parties.

47 7. POSSESSION: Unless otherwise provided in Paragraph 40, Seller shall deliver possession to Buyer at Closing.
48 Possession shall be deemed to have been delivered when Seller has vacated the Real Estate and delivered keys
49 to the Real Estate to Buyer or to the office of the Seller's Brokerage.

50 8. MORTGAGE CONTINGENCY: If this transaction is NOT CONTINGENT ON FINANCING, Optional Paragraph 36 a) OR
51 Paragraph 36 b) MUST BE USED. If any portion of Paragraph 36 is used, the provisions of this Paragraph 8 are NOT APPLICABLE.

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

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

61 a) Not later than _____, 20 ____, (if no date is inserted, the date shall be twenty-one (21) days after
62 the Date of Acceptance) Buyer shall provide written evidence from Buyer's licensed lending institution
63 confirming that Buyer has provided to such lending institution an "Intent to Proceed" as that term is defined
64 in the rules of the Consumer Financial Protection Bureau and has paid all lender application and appraisal
65 fees. If Buyer is unable to provide such written evidence, Seller shall have the option of declaring this
66 Contract terminated by giving Notice to the other Party not later than two (2) Business Days after the date
67 specified herein or any extension date agreed to by the Parties in writing.

68 b) Not later than _____, 20 ____, (if no date is inserted, the date shall be sixty (60) days, after the
69 Date of Acceptance) Buyer shall provide written evidence from Buyer's licensed lending institution
70 confirming that Buyer has received a written mortgage commitment for the loan referred to above. If Buyer
71 is unable to provide such written evidence either Buyer or Seller shall have the option of declaring this
72 Contract terminated by giving Notice to the other Party not later than two (2) Business Days after the date
73 specified herein or any extension date agreed to by the Parties in writing.

74 A Party causing delay in the loan approval process shall not have the right to terminate under either of the
75 preceding paragraphs. In the event neither Party elects to declare this Contract terminated as of the latter of
76 the dates specified above (as may be amended from time to time), then this Contract shall continue in full
77 force and effect without any loan contingencies.

78 Unless otherwise provided in Paragraph 32, this Contract shall not be contingent upon the sale and/or
79 closing of Buyer's existing real estate. Buyer shall be deemed to have satisfied the financing conditions of this
80 paragraph if Buyer obtains a loan commitment in accordance with the terms of this paragraph even though the
81 loan is conditioned on the sale and/or closing of Buyer's existing real estate.

82 9. STATUTORY DISCLOSURES: If applicable, prior to signing this Contract, Buyer:

83 [check one] has has not received a completed Illinois Residential Real Property Disclosure;

84 [check one] has has not received the EPA Pamphlet, "Protect Your Family From Lead In Your Home";

85 [check one] has has not received a Lead-Based Paint Disclosure;

86 [check one] has has not received the IEMA, "Radon Testing Guidelines for Real Estate Transactions";

Buyer Initial AP Buyer Initial _____

Seller Initial _____ Seller Initial _____

Address: 40 E 31st ST STEGER IL 60475

v6.1

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/Umbrella 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/Umbrella 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 100 % of the most recent ascertainable full year tax bill. All
98 prorations shall be final as of Closing, except as provided in Paragraph 22. If the amount of the most recent
99 ascertainable full year tax bill reflects a homeowner, senior citizen or other exemption, a senior freeze or senior
00 deferral, then Seller has submitted or will submit in a timely manner all necessary documentation to the
01 appropriate governmental entity, before or after Closing, to preserve said exemption(s). The requirements of
02 this Paragraph shall survive the Closing.

03 **11. ATTORNEY REVIEW:** Within five (5) Business Days after Date of Acceptance, the attorneys for the respective
04 Parties, by Notice, may:

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

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

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

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

Buyer Initial RP Buyer Initial _____
Address: **40 E 31st ST STEGER IL 60475**

Seller Initial _____ Seller Initial _____

v6.1

- 30 b) Buyer shall serve Notice upon Seller or Seller's attorney of any defects disclosed by any inspection for which
31 Buyer requests resolution by Seller, together with a copy of the pertinent pages of the inspection reports
32 within five (5) Business Days (ten (10) calendar days for a lead-based paint or lead-based paint hazard
33 inspection) after the Date of Acceptance. If within ten (10) Business Days after the Date of Acceptance
34 written agreement is not reached by the Parties with respect to resolution of all inspection issues, then either
35 Party may terminate this Contract by serving Notice to the other Party, whereupon this Contract shall be
36 null and void.
- 37 c) Notwithstanding anything to the contrary set forth above in this paragraph, in the event the inspection
38 reveals that the condition of the Real Estate is unacceptable to Buyer and Buyer serves Notice to Seller
39 within five (5) Business Days after the Date of Acceptance, this Contract shall be null and void. Said Notice
40 shall not include any portion of the inspection reports unless requested by Seller.
- 41 d) **Failure of Buyer to conduct said inspection(s) and notify Seller within the time specified operates as a**
42 **waiver of Buyer's rights to terminate this Contract under this Paragraph 12 and this Contract shall remain**
43 **in full force and effect.**
- 44 **13. HOMEOWNER INSURANCE:** This Contract is contingent upon Buyer obtaining evidence of insurability for an
45 Insurance Service Organization HO-3 or equivalent policy at standard premium rates within ten (10) Business
46 Days after the Date of Acceptance. **If Buyer is unable to obtain evidence of insurability and serves Notice**
47 **with proof of same to Seller within time specified, this Contract shall be null and void. If Notice is not**
48 **served within the time specified, Buyer shall be deemed to have waived this contingency and this Contract**
49 **shall remain in full force and effect.**
- 50 **14. FLOOD INSURANCE:** Buyer shall have the option to declare this Contract null and void if the Real Estate is
51 located in a special flood hazard area. **If Notice of the option to declare contract null and void is not given to**
52 **Seller within ten (10) Business Days after the Date of Acceptance or by the time specified in Paragraph 8 b),**
53 **whichever is later, Buyer shall be deemed to have waived such option and this Contract shall remain in full**
54 **force and effect.** Nothing herein shall be deemed to affect any rights afforded by the Residential Real Property
55 Disclosure Act.
- 56 **15. CONDOMINIUM/Common Interest Associations:** (If applicable) The Parties agree that the terms
57 contained in this paragraph, which may be contrary to other terms of this Contract, shall supersede any
58 conflicting terms.
- 59 a) Title when conveyed shall be good and merchantable, subject to terms, provisions, covenants and conditions
60 of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all
61 amendments; public and utility easements including any easements established by or implied from the
62 Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions
63 imposed by the Condominium Property Act; installments due after the date of Closing of general
64 assessments established pursuant to the Declaration/CCRs.
- 65 b) Seller shall be responsible for payment of all regular assessments due and levied prior to Closing and for all
66 special assessments confirmed prior to the Date of Acceptance.
- 67 c) Seller shall notify Buyer of any proposed special assessment or increase in any regular assessment between
68 the Date of Acceptance and Closing. The Parties shall have three (3) Business Days to reach agreement
69 relative to payment thereof. Absent such agreement either Party may declare the Contract null and void.
- 70 d) Seller shall, within five (5) Business Days from the Date of Acceptance, apply for those items of disclosure
71 upon sale as described in the Illinois Condominium Property Act, and provide same in a timely manner, but
72 no later than the time period provided for by law. This Contract is subject to the condition that Seller be able

Buyer Initial MP Buyer Initial _____
Address: **40 E 31st ST STEGER IL 60475**

Seller Initial _____ Seller Initial _____

v6.1

73 to procure and provide to Buyer a release or waiver of any right of first refusal or other pre-emptive rights to
74 purchase created by the Declaration/CCRs. In the event the Condominium Association requires the personal
75 appearance of Buyer or additional documentation, Buyer agrees to comply with same.

76 e) In the event the documents and information provided by Seller to Buyer disclose that the existing
77 improvements are in violation of existing rules, regulations or other restrictions or that the terms and
78 conditions contained within the documents would unreasonably restrict Buyer's use of the premises or
79 would result in financial obligations unacceptable to Buyer in connection with owning the Real Estate, then
80 Buyer may declare this Contract null and void by giving Seller Notice within five (5) Business Days after the
81 receipt of the documents and information required by this Paragraph, listing those deficiencies which are
82 unacceptable to Buyer. If Notice is not served within the time specified, Buyer shall be deemed to have
83 waived this contingency, and this Contract shall remain in full force and effect.

84 f) Seller shall not be obligated to provide a condominium survey.

85 g) Seller shall provide a certificate of insurance showing Buyer and Buyer's mortgagee, if any, as an insured.

86 **16. THE DEED:** Seller shall convey or cause to be conveyed to Buyer or Buyer's Designated grantee good and
87 merchantable title to the Real Estate by recordable Warranty Deed, with release of homestead rights, (or the
88 appropriate deed if title is in trust or in an estate), and with real estate transfer stamps to be paid by Seller
89 (unless otherwise designated by local ordinance). Title when conveyed will be good and merchantable, subject
90 only to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they
91 do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and
92 payable at the time of Closing.

93 **17. MUNICIPAL ORDINANCE, TRANSFER TAX, AND GOVERNMENTAL COMPLIANCE:**

94 a) The Parties are cautioned that the Real Estate may be situated in a municipality that has adopted a pre-
95 closing inspection requirement, municipal Transfer Tax or other similar ordinances. Transfer taxes required
96 by municipal ordinance shall be paid by the Party designated in such ordinance.

97 b) The Parties agree to comply with the reporting requirements of the applicable sections of the Internal
98 Revenue Code and the Real Estate Settlement Procedures Act of 1974, as amended.

99 **18. TITLE:** At Seller's expense, Seller will deliver or cause to be delivered to Buyer or Buyer's attorney within
00 customary time limitations and sufficiently in advance of Closing, as evidence of title in Seller or Grantor, a title
01 commitment for an ALTA title insurance policy in the amount of the Purchase Price with extended coverage by
02 a title company licensed to operate in the State of Illinois, issued on or subsequent to the Date of Acceptance,
03 subject only to items listed in Paragraph 16. The requirement to provide extended coverage shall not apply if the
04 Real Estate is vacant land. The commitment for title insurance furnished by Seller will be presumptive evidence
05 of good and merchantable title as therein shown, subject only to the exceptions therein stated. If the title
06 commitment discloses any unpermitted exceptions or if the Plat of Survey shows any encroachments or other
07 survey matters that are not acceptable to Buyer, then Seller shall have said exceptions, survey matters or
08 encroachments removed, or have the title insurer commit to either insure against loss or damage that may
09 result from such exceptions or survey matters or insure against any court-ordered removal of the
10 encroachments. If Seller fails to have such exceptions waived or insured over prior to Closing, Buyer may elect
11 to take title as it then is with the right to deduct from the Purchase Price prior encumbrances of a definite or
12 ascertainable amount. Seller shall furnish Buyer at Closing an Affidavit of Title covering the date of Closing, and
13 shall sign any other customary forms required for issuance of an ALTA Insurance Policy.

14 **19. PLAT OF SURVEY:** Not less than one (1) Business Day prior to Closing, except where the Real Estate is a
15 condominium (see Paragraph 15) Seller shall, at Seller's expense, furnish to Buyer or Buyer's attorney a Plat of

Buyer Initial LP Buyer Initial _____
Address: **40 E 31st ST STEGER IL 60475**

Seller Initial _____ Seller Initial _____

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

24 **20. DAMAGE TO REAL ESTATE OR CONDEMNATION PRIOR TO CLOSING:** If prior to delivery of the deed the
25 Real Estate shall be destroyed or materially damaged by fire or other casualty, or the Real Estate is taken by
26 condemnation, then Buyer shall have the option of either terminating this Contract (and receiving a refund of
27 earnest money) or accepting the Real Estate as damaged or destroyed, together with the proceeds of the
28 condemnation award or any insurance payable as a result of the destruction or damage, which gross proceeds
29 Seller agrees to assign to Buyer and deliver to Buyer at Closing. Seller shall not be obligated to repair or replace
30 damaged improvements. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois
31 shall be applicable to this Contract, except as modified by this paragraph.

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

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

46 **23. SELLER REPRESENTATIONS:** Seller's representations contained in this paragraph shall survive the Closing.
47 Seller represents that with respect to the Real Estate Seller has no knowledge of nor has Seller received any
48 written notice from any association or governmental entity regarding:

- 49 a) zoning, building, fire or health code violations that have not been corrected;
- 50 b) any pending rezoning;
- 51 c) boundary line disputes;
- 52 d) any pending condemnation or Eminent Domain proceeding;
- 53 e) easements or claims of easements not shown on the public records;
- 54 f) any hazardous waste on the Real Estate;
- 55 g) any improvements to the Real Estate for which the required initial and final permits were not obtained;
- 56 h) any improvements to the Real Estate which are not included in full in the determination of the most recent tax assessment; or
- 57 i) any improvements to the Real Estate which are eligible for the home improvement tax exemption.

58 Seller further represents that:

Buyer Initial LP Buyer Initial _____
Address: **40 E 31st ST STEGER IL 60475**

Seller Initial _____ Seller Initial _____

59 [Initials] MS There [check one] is is not a pending or unconfirmed special assessment
60 affecting the Real Estate by any association or governmental entity payable by Buyer after the date of Closing.
61 _____ The Real Estate [check one] is is not located within a Special Assessment Area or
62 Special Service Area, payments for which will not be the obligation of Seller after the year in which the Closing occurs.
63 All Seller representations shall be deemed re-made as of Closing. If prior to Closing Seller becomes aware of
64 matters that require modification of the representations previously made in this Paragraph 23, Seller shall
65 promptly notify Buyer. If the matters specified in such Notice are not resolved prior to Closing, Buyer may
66 terminate this Contract by Notice to Seller and this Contract shall be null and void.

67 **24. BUSINESS DAYS/HOURS:** Business Days are defined as Monday through Friday, excluding Federal
68 holidays. Business Hours are defined as 8:00 A.M. to 6:00 P.M. Chicago time.

69 **25. FACSIMILE OR DIGITAL SIGNATURES:** Facsimile or digital signatures shall be sufficient for purposes of
70 executing, negotiating, and finalizing this Contract, and delivery thereof by one of the following methods shall
71 be deemed delivery of this Contract containing original signature(s). An acceptable facsimile signature may be
72 produced by scanning an original, hand-signed document and transmitting same by facsimile. An acceptable
73 digital signature may be produced by use of a qualified, established electronic security procedure mutually
74 agreed upon by the Parties. Transmissions of a digitally signed copy hereof shall be by an established, mutually
75 acceptable electronic method, such as creating a PDF ("Portable Document Format") document incorporating
76 the digital signature and sending same by electronic mail.

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

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

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

97 **27. NOTICE:** Except as provided in Paragraph 32 c) 2) regarding the manner of service for "kick-out" Notices, all
98 Notices shall be in writing and shall be served by one Party or attorney to the other Party or attorney. Notice to
99 any one of the multiple person Party shall be sufficient Notice to all. Notice shall be given in the following manner:

- 00 a) By personal delivery; or

Buyer Initial MS Buyer Initial _____
Address: **40 E 31st ST STEGER IL 60475**

Seller Initial _____ Seller Initial _____

v6.1

- 01 b) By mailing to the addresses recited herein by regular mail and by certified mail, return receipt requested. Except
 02 as otherwise provided herein, Notice served by certified mail shall be effective on the date of mailing; or
 03 c) By facsimile transmission. Notice shall be effective as of date and time of the transmission, provided that the
 04 Notice transmitted shall be sent on Business Days during Business Hours. In the event Notice is transmitted
 05 during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after
 06 transmission; or
 07 d) By e-mail transmission if an e-mail address has been furnished by the recipient Party or the recipient Party's
 08 attorney to the sending Party or is shown in this Contract. Notice shall be effective as of date and time of e-mail
 09 transmission, provided that, in the event e-mail Notice is transmitted during non-business hours, the effective
 10 date and time of Notice is the first hour of the next Business Day after transmission. An attorney or Party may
 11 opt out of future e-mail Notice by any form of Notice provided by this Contract; or
 12 e) By commercial overnight delivery (e.g., FedEx). Such Notice shall be effective on the next Business Day
 13 following deposit with the overnight delivery company.

14 **28. PERFORMANCE: Time is of the essence of this Contract.** In any action with respect to this Contract, the Parties
 15 are free to pursue any legal remedies at law or in equity and the prevailing party in litigation shall be entitled to
 16 collect reasonable attorney fees and costs from the non-prevailing party as ordered by a court of competent jurisdiction.

17 **29. CHOICE OF LAW AND GOOD FAITH:** All terms and provisions of this Contract including but not limited to the
 18 Attorney Review and Professional Inspection paragraphs shall be governed by the laws of the State of Illinois and
 19 are subject to the covenant of good faith and fair dealing implied in all Illinois contracts.

20 **30. OTHER PROVISIONS:** This Contract is also subject to those OPTIONAL PROVISIONS initialed by the Parties
 21 and the following additional attachments, if any: _____
 22 _____

23 **OPTIONAL PROVISIONS (Applicable ONLY if Initialed by all Parties)**

24 [Initials] _____ **31. CONFIRMATION OF DUAL AGENCY:** The Parties confirm that they have previously
 25 consented to _____ (Licensee) acting as a Dual Agent in providing
 26 brokerage services on their behalf and specifically consent to Licensee acting as a Dual Agent with regard to the
 27 transaction referred to in this Contract.

28 _____ **32. SALE OF BUYER'S REAL ESTATE:**

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

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

31 _____
 32 Address City State Zip

33 2) Buyer [check one] has has not entered into a contract to sell Buyer's real estate.

34 If Buyer has entered into a contract to sell Buyer's real estate, that contract:

35 a) [check one] is is not subject to a mortgage contingency.

36 b) [check one] is is not subject to a real estate sale contingency.

37 c) [check one] is is not subject to a real estate closing contingency.

38 3) Buyer [check one] has has not listed Buyer's real estate for sale with a licensed real estate broker and
 39 in a local multiple listing service.

40 4) If Buyer's real estate is not listed for sale with a licensed real estate broker and in a local multiple listing
 41 service, Buyer [check one]:

Buyer Initial RP Buyer Initial _____
 Address: 40 E 31st ST STEGER IL 60475

Seller Initial _____ Seller Initial _____

v6.1

42 a) Shall list real estate for sale with a licensed real estate broker who will place it in a local multiple
43 listing service within five (5) Business Days after Date of Acceptance.

44 [For information only] Broker: _____
45 Broker's Address: _____ Phone: _____

46 b) Does not intend to list said real estate for sale.

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

48 1) This Contract is contingent upon Buyer having entered into a contract for the sale of Buyer's real estate that
49 is in full force and effect as of _____, 20 _____. Such contract should provide for a closing
50 date not later than the Closing Date set forth in this Contract. If Notice is served on or before the date set
51 forth in this subparagraph that Buyer has not procured a contract for the sale of Buyer's real estate, this
52 Contract shall be null and void. If Notice that Buyer has not procured a contract for the sale of Buyer's
53 real estate is not served on or before the close of business on the date set forth in this subparagraph,
54 Buyer shall be deemed to have waived all contingencies contained in this Paragraph 32, and this
55 Contract shall remain in full force and effect. (If this paragraph is used, then the following paragraph must
56 be completed.)

57 2) In the event Buyer has entered into a contract for the sale of Buyer's real estate as set forth in Paragraph 32
58 b) 1) and that contract is in full force and effect, or has entered into a contract for the sale of Buyer's real
59 estate prior to the execution of this Contract, this Contract is contingent upon Buyer closing the sale of
60 Buyer's real estate on or before _____, 20 _____. If Notice that Buyer has not closed the sale
61 of Buyer's real estate is served before the close of business on the next Business Day after the date set
62 forth in the preceding sentence, this Contract shall be null and void. If Notice is not served as described
63 in the preceding sentence, Buyer shall have deemed to have waived all contingencies contained in this
64 Paragraph 32, and this Contract shall remain in full force and effect.

65 3) If the contract for the sale of Buyer's real estate is terminated for any reason after the date set forth in
66 Paragraph 32 b) 1) (or after the date of this Contract if no date is set forth in Paragraph 32 b) 1)), Buyer shall,
67 within three (3) Business Days of such termination, notify Seller of said termination. Unless Buyer, as part
68 of said Notice, waives all contingencies in Paragraph 32 and complies with Paragraph 32 d), this Contract
69 shall be null and void as of the date of Notice. If Notice as required by this subparagraph is not served
70 within the time specified, Buyer shall be in default under the terms of this Contract.

71 **c) SELLER'S RIGHT TO CONTINUE TO OFFER REAL ESTATE FOR SALE:** During the time of this contingency,
72 Seller has the right to continue to show the Real Estate and offer it for sale subject to the following:

73 1) If Seller accepts another bona fide offer to purchase the Real Estate while contingencies expressed in
74 Paragraph 32 b) are in effect, Seller shall notify Buyer in writing of same. Buyer shall then have _____
75 hours after Seller gives such Notice to waive the contingencies set forth in Paragraph 32 b), subject to
76 Paragraph 32 d).

77 2) Seller's Notice to Buyer (commonly referred to as a 'kick-out' Notice) shall be in writing and shall be served
78 on Buyer, not Buyer's attorney or Buyer's real estate agent. Courtesy copies of such 'kick-out' Notice should
79 be sent to Buyer's attorney and Buyer's real estate agent, if known. Failure to provide such courtesy copies
80 shall not render Notice invalid. Notice to any one of a multiple-person Buyer shall be sufficient Notice to all
81 Buyers. Notice for the purpose of this subparagraph only shall be served upon Buyer in the following manner:

82 a) By personal delivery effective at the time and date of personal delivery; or

83 b) By mailing to the address recited herein for Buyer by regular mail and by certified mail. Notice shall be
84 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 SP Buyer Initial _____
Address: **40 E 31st ST STEGER IL 60475**

Seller Initial _____ Seller Initial _____

v6.1

- 85 c) By commercial delivery overnight (e.g., FedEx). Notice shall be effective upon delivery or at 4:00 P.M.
 86 Chicago time on the next delivery day following deposit with the overnight delivery company,
 87 whichever first occurs.
- 88 3) If Buyer complies with the provisions of Paragraph 32 d) then this Contract shall remain in full force and effect.
- 89 4) If the contingencies set forth in Paragraph 32 b) are NOT waived in writing, within said time period by
 90 Buyer, this Contract shall be null and void.
- 91 5) Except as provided in Paragraph 32 c) 2) above, all Notices shall be made in the manner provided by
 92 Paragraph 27 of this Contract.
- 93 6) Buyer waives any ethical objection to the delivery of Notice under this paragraph by Seller's attorney or
 94 representative.
- 95 d) **WAIVER OF PARAGRAPH 32 CONTINGENCIES:** Buyer shall be deemed to have waived the contingencies in
 96 Paragraph 32 b) when Buyer has delivered written waiver and deposited with the Escrowee additional earnest
 97 money in the amount of \$ _____ in the form of a cashier's or certified check within the time
 98 specified. If Buyer fails to deposit the additional earnest money within the time specified, the waiver shall be
 99 deemed ineffective and this Contract shall be null and void.
- 00 e) **BUYER COOPERATION REQUIRED:** Buyer authorizes Seller or Seller's agent to verify representations contained
 01 in Paragraph 32 at any time, and Buyer agrees to cooperate in providing relevant information.

02 _____ **33. CANCELLATION OF PRIOR REAL ESTATE CONTRACT:** In the event either Party has entered
 03 into a prior real estate contract, this Contract shall be subject to written cancellation of the prior contract on or before
 04 _____, 20 _____. In the event the prior contract is not cancelled within the time specified, this
 05 Contract shall be null and void. Seller's notice to the purchaser under the prior contract should not be served
 06 until after Attorney Review and Professional Inspections provisions of this Contract have expired, been
 07 satisfied or waived.

08 _____ **34. HOME WARRANTY:** Seller shall provide at no expense to Buyer a Home Warranty at a cost
 09 of \$ _____. Evidence of a fully pre-paid policy shall be delivered at Closing.

10 _____ **35. CREDIT AT CLOSING:** Provided Buyer's lender permits such credit to show on the HUD-1
 11 Settlement Statement or Closing Disclosure, and if not, such lesser amount as the lender permits, Seller agrees to
 12 credit \$ _____ to Buyer at Closing to be applied to prepaid expenses, closing costs or both.

13 **36. TRANSACTIONS NOT CONTINGENT ON FINANCING: IF EITHER OF THE FOLLOWING**
 14 **ALTERNATIVE OPTIONS IS SELECTED, THE PROVISIONS OF THE MORTGAGE CONTINGENCY PARAGRAPH 8**
 15 **SHALL NOT APPLY [CHOOSE ONLY ONE]:**

16 a) _____ **Transaction With No Mortgage (All Cash):** If this selection is made, Buyer will pay at closing,
 17 in the form of "Good Funds" the difference (plus or minus prorations) between the Purchase Price and the
 18 amount of the Earnest Money deposited pursuant to Paragraph 4 above. Buyer represents to Seller, as of the
 19 Date of Offer, that Buyer has sufficient funds available to satisfy the provisions of this paragraph. Buyer agrees
 20 to verify the above representation upon the reasonable request of Seller and to authorize the disclosure of such
 21 financial information to Seller, Seller's attorney or Seller's broker that may be reasonably necessary to prove the
 22 availability of sufficient funds to close. Buyer understands and agrees that, so long as Seller has fully complied
 23 with Seller's obligations under this Contract, any act or omission outside of the control of Seller, whether
 24 intentional or not, that prevents Buyer from satisfying the balance due from Buyer at closing, shall constitute a
 25 material breach of this Contract by Buyer. The Parties shall share the title company escrow closing fee equally.
 26 Unless otherwise provided in Paragraph 32, this Contract shall not be contingent upon the sale and/or
 27 closing of Buyer's existing real estate.

Buyer Initial SP Buyer Initial _____ Seller Initial _____ Seller Initial _____
 Address: **40 E 31st ST STEGER IL 60475** _____ v6.1

28 b) _____ **Transaction, Mortgage Allowed:** If this selection is made, Buyer will pay at closing, in the
29 form of "Good Funds" the difference (plus or minus prorations) between the Purchase Price and the amount of
30 the Earnest Money deposited pursuant to Paragraph 4 above. Buyer represents to Seller, as of the Date of Offer,
31 that Buyer has sufficient funds available to satisfy the provisions of this paragraph. Buyer agrees to verify the
32 above representation upon the reasonable request of Seller and to authorize the disclosure of such financial
33 information to Seller, Seller's attorney or Seller's broker that may be reasonably necessary to prove the
34 availability of sufficient funds to close. Notwithstanding such representation, Seller agrees to reasonably and
35 promptly cooperate with Buyer so that Buyer may apply for and obtain a mortgage loan or loans including but
36 not limited to providing access to the Real Estate to satisfy Buyer's obligations to pay the balance due (plus or
37 minus prorations) to close this transaction. Such cooperation shall include the performance in a timely manner
38 of all of Seller's pre-closing obligations under this Contract. **This Contract shall NOT be contingent upon**
39 **Buyer obtaining financing.** Buyer understands and agrees that, so long as Seller has fully complied with
40 Seller's obligations under this Contract, any act or omission outside of the control of Seller, whether intentional
41 or not, that prevents Buyer from satisfying the balance due from Buyer at Closing shall constitute a material
42 breach of this Contract by Buyer. Buyer shall pay the title company escrow closing fee. **Unless otherwise**
43 **provided in Paragraph 32, this Contract shall not be contingent upon the sale and/or closing of Buyer's**
44 **existing real estate.**

45 _____ **37. VA OR FHA FINANCING:** If Buyer is seeking VA or FHA financing, required FHA or VA
46 amendments and disclosures shall be attached to this Contract. If VA, the Funding Fee, or if FHA, the Mortgage
47 Insurance Premium (MIP) shall be paid by Buyer and [check one] shall shall not be added to the mortgage loan amount.

48 _____ **38. WELL OR SANITARY SYSTEM INSPECTIONS:** Seller shall obtain at Seller's expense a well
49 water test stating that the well delivers not less than five (5) gallons of water per minute and including a bacteria
50 and nitrate test and/or a septic report from the applicable County Health Department, a Licensed Environmental
51 Health Practitioner, or a licensed well and septic inspector, each dated not more than ninety (90) days prior to
52 Closing, stating that the well and water supply and the private sanitary system are in operating condition with no
53 defects noted. Seller shall remedy any defect or deficiency disclosed by said report(s) prior to Closing, provided that
54 if the cost of remedying a defect or deficiency and the cost of landscaping together exceed \$3,000.00, and if the
55 Parties cannot reach agreement regarding payment of such additional cost, this Contract may be terminated by
56 either Party. Additional testing recommended by the report shall be obtained at the Seller's expense. If the report
57 recommends additional testing after Closing, the Parties shall have the option of establishing an escrow with a
58 mutual cost allocation for necessary repairs or replacements, or either Party may terminate this Contract prior to
59 Closing. Seller shall deliver a copy of such evaluation(s) to Buyer not less than ten (10) Business Days prior to
60 Closing.

61 _____ **39. WOOD DESTROYING INFESTATION:** Notwithstanding the provisions of Paragraph 12,
62 within ten (10) Business Days after the Date of Acceptance, Seller at Seller's expense shall deliver to Buyer a written
63 report, dated not more than six (6) months prior to the Date of Closing, by a licensed inspector certified by the
64 appropriate state regulatory authority in the subcategory of termites, stating that there is no visible evidence of
65 active infestation by termites or other wood destroying insects. Unless otherwise agreed between the Parties, if the
66 report discloses evidence of active infestation or structural damage, Buyer has the option within five (5) Business
67 Days of receipt of the report to proceed with the purchase or to declare this Contract null and void.

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

Buyer Initial Buyer Initial
Address: **40 E 31st ST STEGER IL 60475**

Seller Initial Seller Initial

v6.1

71 deposit in escrow at Closing with _____, [check one] one percent (1%)
72 of the Purchase Price or the sum of \$ _____ to be paid by Escrowee as follows:
73 a) The sum of \$ _____ per day for use and occupancy from and including the day after Closing to
74 and including the day of delivery of Possession, if on or before the Possession Date;
75 b) The amount per day equal to three (3) times the daily amount set forth herein shall be paid for each day after
76 the Possession Date specified in this paragraph that Seller remains in possession of the Real Estate; and
77 c) The balance, if any, to Seller after delivery of Possession and provided that the terms of Paragraph 21 have been
78 satisfied. Seller's liability under this paragraph shall not be limited to the amount of the possession escrow
79 deposit referred to above. Nothing herein shall be deemed to create a Landlord/Tenant relationship between the Parties.

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

93 _____ **42. SPECIFIED PARTY APPROVAL:** This Contract is contingent upon the approval of the Real
94 Estate by Village Council of Steger Illinois
95 Buyer's Specified Party, within five (5) Business Days after the Date of Acceptance. In the event Buyer's Specified
96 Party does not approve of the Real Estate and Notice is given to Seller within the time specified, this Contract shall
97 be null and void. If Notice is not served within the time specified, this provision shall be deemed waived by the
98 Parties and this Contract shall remain in full force and effect.

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

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

- | | | |
|---|--|--|
| <input type="checkbox"/> Articles of Agreement for Deed | <input type="checkbox"/> Assumption of Seller's Mortgage | <input type="checkbox"/> Commercial/Investment |
| <input type="checkbox"/> or Purchase Money Mortgage | <input type="checkbox"/> Cooperative Apartment | <input type="checkbox"/> New Construction |
| <input type="checkbox"/> Short Sale | <input type="checkbox"/> Tax-Deferred Exchange | <input type="checkbox"/> Vacant Land |

Buyer Initial SP Buyer Initial _____
Address: **40 E 31st ST STEGER IL 60475**

Seller Initial _____ Seller Initial _____

v6.1

11 THIS DOCUMENT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES AND DELIVERED TO THE PARTIES OR THEIR AGENTS.
 12 THE PARTIES REPRESENT THAT THE TEXT OF THIS COPYRIGHTED FORM HAS NOT BEEN ALTERED AND IS IDENTICAL TO THE OFFICIAL
 13 MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 6.1.

14 12-17-15

15 Date of Offer				DATE OF ACCEPTANCE			
16 Buyer Signature				Seller Signature			
18 Buyer Signature	Village of Steger, IL			Seller Signature	Owner of record		
20 Print Buyer(s) Name(s) [Required]	3320 Lewis Ave			Print Seller(s) Name(s) [Required]			
22 Address				Address			
23 Steger	IL	60475					
24 City	State	Zip		City	State	Zip	
25 Phone	E-mail			Phone	E-mail		

28 **FOR INFORMATION ONLY**

29 Berkshire Hathaway HomeServices Executive Group				Crosstown Realtors, Inc.			
30 Buyer's Brokerage	MLS #	State License #		Seller's Brokerage	MLS #	State License #	
31 2612 Calumet Avenue	Valparaiso	46383		19962 Torrence Ave	Lynwood	60411	
32 Address	City	Zip		Address	City	Zip	
33 Mack Elliott	184336	475138567		Jeff Mrozek	606494	475136300	
34 Buyer's Designated Agent	MLS #	State License #		Seller's Designated Agent	MLS #	State License #	
35 (219) 775-3664	219-655-9187			(708) 889-1500	(708) 394-1991		
36 Phone	Fax			Phone	Fax		
37 mack@mackelliott.net				jmrozek4@comcast.net			
38 E-mail				E-mail			
39 Luciano	Panici						
40 Buyer's Attorney	E-mail			Seller's Attorney	E-mail		
41 18511 Torrence	Lansing	IL					
42 Address	City	State	Zip	Address	City	State	Zip
43 708-889-9626		708-889-9634					
44 Phone	Fax			Phone	Fax		
45 Mortgage Company	Phone			Homeowner's/Condo Association (if any)	Phone		
46 None							
48 Loan Officer	Phone/Fax			Management Co./Other Contact	Phone		
49 Loan Officer E-mail				Management Co./Other Contact E-mail			

51 Illinois Real Estate License Law requires all offers be presented in a timely manner; Buyer requests verification that this offer was presented.

52 Seller rejection: This offer was presented to Seller on _____, 20____ at ____:____ A.M./P.M. and rejected on _____
 53 _____, 20____ at ____:____ A.M./P.M. [Seller Initials]

54 © 2015, Illinois Real Estate Lawyers Association. All rights reserved. Unauthorized duplication or alteration of this form or any portion thereof is prohibited. Official form available at
 55 www.irela.org (website of Illinois Real Estate Lawyers Association). Approved by the following organizations, September 2015: Illinois Real Estate Lawyers Association · DuPage County Bar Association ·
 56 McHenry County Bar Association · Northwest Suburban Bar Association · Will County Bar Association · Belvidere Board of REALTORS® · Chicago Association of REALTORS® · Heartland REALTOR®
 57 Organization · Hometown Association of REALTORS® · Illinois Valley Association of REALTORS® · Kankakee-Iroquois-Ford County Association of REALTORS® · Mainstreet Organization of
 58 REALTORS® · North Shore-Barrington Association of REALTORS® · Oak Park Area Association of REALTORS® · REALTOR® Association of the Fox Valley, Inc. · Three Rivers Association of
 59 REALTORS®

Buyer Initial LP Buyer Initial _____ Seller Initial _____ Seller Initial _____
 Address: 40 E 31st ST STEGER IL 60475 v6.1

PLEASE READ CAREFULLY!!! 11pg

12-17-15

To: Mack Elliott

From: Jeff Mozek
Crosstown Realtors, Inc.
19962 Torrence Ave.
Lynwood, IL 60411
708-889-2923

RE: 40 E. 31st. St.

Earnest money must be CERTIFIED FUNDS
in the amount of \$ 1,000- made payable to:

**** Slomka Law Group**

We can NOT accept personal earnest money checks – NO EXCEPTIONS!!

Following are bank addendums.

****Please get back to us:**

- original contract (clean/legible copy is acceptable) – no double sided contracts accepted
- original signature on addendums
- proof of funds and/or prequal letter dated within the last 30 days
- **CERTIFIED FUNDS** earnest money only!!
- LLC docs if buyer is an LLC, Inc., etc.

Please return above within **2 business day** or the contract will be considered

VOID!!!

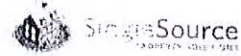
Please bring in or express originals – do not regular mail.

Please call with any questions.

Thanks

COUNTER OFFER/ADDENDUM Loan #

*THIS IS INTENDED TO BE A LEGALLY BINDING AGREEMENT
READ IT CAREFULLY*



333 Technology Drive
Canonsburg, PA 15317
Corporate: (866) 620-7577
Fax: (866) 321-8989

Reference is made to the Real Estate Purchase Contract and receipt for deposit dated December 16, 2015 pertaining to the Real Property known as 40 E 31ST ST, STEGER, IL, 60476 made between Village of Steger hereafter referred to as "Buyer", and Ditech Financial LLC - Bank of America "Seller".

Buyer and Seller accept the terms and conditions in the contract with the following changes:

1. Sales Price shall be \$ 10,000. (Either CASH, FHA, CON)
2. Earnest deposit to be \$1,000. (Cashiers Check or Certified Funds only). Earnest money shall be held by the sellers choice of title and/or closing attorney or the listing agent.
3. Closing date shall be on or before January 22, 2016. Unless otherwise specified, Buyer and Seller shall pay their own closing costs
4. Seller will credit buyer up to \$0 for Buyer's closing costs, which are defined as prepaid, nonrecurring, and non-allowable costs.
5. Repair Costs of \$0 toward repairs on the Property. Any repair amount in excess of the stated amount shall be the sole responsibility of Buyer.
6. Seller to credit buyer for Home Warranty of \$0, Inspection fee of \$0, and Other costs of \$0.
7. Buyer shall complete all inspections within 0 days of counter offer acceptance. Buyer is solely responsible for the costs of all inspections. Seller will not adjust the sales price due to the findings of any inspections. Seller will not pay for a property survey, home warranty, or abstract title.
8. Buyer to make a written application for loan approval within five (5) days and have Lender's written loan approval within fifteen (15) days after acceptance of this counteroffer.
9. Seller to credit buyer Termite Fee of \$0 for Section 1 charges listed on the Termite Report. The Buyer shall pay any and all costs in excess of the stated amount.
10. **ADDITIONAL TERMS: CASH DEAL** - Buyer accepts this property as-is in all respects to present condition with no repairs or concessions. Any inspections are for informational purposes only.

Standard clauses to be made a permanent part of this contract:

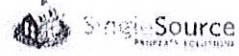
- Buyer's minimum deposit amount to be the greater of 1% of sales price or \$1,000.00.
- Buyer(s) agrees to deliver to Seller/Seller's agent signed purchase contract and Addenda within 2 (two) calendar days of Buyer's signature.
- **Seller will not pay for nor credit Buyer(s) for VA, FHA or other loan/financing costs or fees; nor will they pay for or credit any other costs, fees, survey, home warranty plan, inspections or repairs unless otherwise stated and defined above.**
- This contract cannot be extended or assigned without prior written approval from Seller. Seller will not provide financing. Property taxes shall be prorated to day of closing.
- It is understood between Buyer(s) and Seller that this property is being sold in "Where-is, As-Is" condition with no Seller representations or warranties, expressed or implied, by the Seller, Ditech Financial LLC - Bank of America, ResNet or the local listing agent.
- Buyer is responsible for the costs of any de-winterization that may be required for inspections on the property, as well as the cost to re-winterize following inspections to ensure proper maintenance of the property where freezing conditions may apply.
- Property inspections not to take place prior to receipt of fully executed contract.
- Buyer(s) to sign Seller's Addenda to be made part of the original contract.
- In the event of a per diem charge, Buyer authorizes Seller to debit their escrow deposit to cover said charge(s). Per diem rate is \$ 100 per day. Per diem will be applied if contract close date is extended through no fault of the seller.

Unless this counter offer is accepted by the Buyer(s) by this offer shall be deemed revoked. Seller reserves the right to continue to market said property and accept any contract of Seller's choosing prior to Seller's written acceptance of contract and counter offer/addendum(s).

This transaction is subject to acceptance and execution of the original purchase contract/ sales agreement and this counter offer addendum by Ditech Financial LLC - Bank of America, "Seller". All other terms and conditions shall remain the same. This counter offer addendum supersedes all other counter offer addenda and the purchase contract/sales agreement. This counter offer addendum is accepted by the Buyer(s) and the Seller, as evidenced by Buyer(s) and Seller's signature hereon. This counter offer addendum shall hereby become part of the above referenced contract between the parties.

COUNTER OFFER/ADDENDUM Loan #

**THIS IS INTENDED TO BE A LEGALLY BINDING AGREEMENT
READ IT CAREFULLY**



333 Technology Drive
Canonsburg, PA 15317
Corporate: (888) 620-7577
Fax: (888) 321-8989

Acceptance: Buyer(s) and Seller accept the above counter offer and acknowledge receipt thereof:

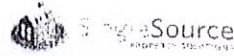
Buyer: Lucian Rainey Date: 12-17-2015

Buyer(s): _____ Date: _____

Seller: _____ Date: _____

COUNTER OFFER/ADDENDUM Loan #

*THIS IS INTENDED TO BE A LEGALLY BINDING AGREEMENT
READ IT CAREFULLY*



333 Technology Drive
Canonsburg, PA 15317
Corporate: (866) 820-7577
Fax: (866) 321-8989

Addendum A

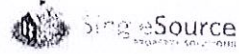
THIS ADDENDUM IS ATTACHED TO AND MADE PART OF THE REAL ESTATE PURCHASE CONTRACT, HEREINAFTER REFERRED TO AS "CONTRACT", BETWEEN THE UNDERSIGNED PARTIES CONCERNING THE PROPERTY AT:

ADDRESS: 40 E 31st St., Steger, IL 60475

1. In the event there is a conflict between the terms of the Contract and this Addendum, the terms of this Addendum shall apply and shall supersede and replace anything to the contrary.
2. Buyer(s) agrees that title will be conveyed by Special Warranty Deed.
3. Seller will advise as to the selection of the closing attorney/title company and will instruct him/her to order all title work and prepare all documents necessary to close this sale.
4. Notwithstanding any provision in the purchase agreement or escrow instructions (if any), neither party will have any obligation to pay any money to the other after the closing, absent negligent or intentional misrepresentation. Proration of taxes, assessments, fees or other expenses determined using a reasonable estimate accepted by both parties at closing (as evidenced by the parties' approval of the settlement statement) shall be final and conclusive, and not subject to adjustment. To the greatest extent possible, this provision shall be construed to prevent any post-closing payments or adjustments that might otherwise be required under the purchase agreement. All figures on the HUD are final. If fees are missed or neglected from the HUD the buyer will be responsible for the shortage, not the seller.
5. If financing is involved, Buyer(s) shall apply for a loan within five (5) calendar days from the effective date of the Contract (Seller's signature date on counter offer) and be approved within fifteen (15) calendar days from the date of application, or the Contract shall become null and void at Seller's option.
6. If any repairs are made part of the Contract, they shall not be initiated until Buyer(s) has received written loan approval and Seller has authorized work to commence in writing.
7. Property taxes shall be prorated to the day of closing.
8. Occupancy of the subject property shall not be permitted prior to closing.
9. Buyer(s) shall make a complete inspection of subject property within the time frame specified in the counter offer addendum. Seller will make the property available for a termite and pest inspection by a qualified inspector, retained by Buyer at Buyer's expense. If the inspection reveals an infestation, Buyer will be responsible for any remediation (or repair) of the Property. If Buyer's lender requires remediation prior to the closing, Buyer will pay directly for the reasonable cost of the remediation, and will not receive any credit against the purchase price. In no event will Seller be obligated for any repairs or replacements unless Seller has agreed in writing to make repairs, and/or credits as specified in the counter offer addendum.
10. Buyer(s) acknowledges that subject property was acquired by the Seller as a result of a foreclosure sale or by deed in lieu of foreclosure and that Seller has not occupied this

COUNTER OFFER/ADDENDUM Loan # _____

*THIS IS INTENDED TO BE A LEGALLY BINDING AGREEMENT
READ IT CAREFULLY*



333 Technology Drive
Canonsburg, PA 15317
Corporate: (866) 620-7577
Fax: (866) 321-8989

property and has no personal knowledge of its condition or of the existence of any defects. Personal property is not considered part of this Contract.

11. Seller will provide insurable title and buyers refusal may result in loss of earnest money deposit.

12. Buyer(s) acknowledges that the terms and condition of the Contract and this Addendum shall survive the closing.

13. SELLER SHALL HAVE THE ABSOLUTE AND UNILATERAL RIGHT TO TERMINATE THE CONTRACT AT ANY TIME PRIOR TO AND INCLUDING THE DATE OF CLOSING, WITHOUT CAUSE, UPON WRITTEN NOTIFICATION DELIVERED TO THE BUYER OR BUYER'S AGENT. IN THE EVENT SELLER EXERCISES ITS RIGHT TO TERMINATE THE CONTRACT, BUYER'S SOLE REMEDY SHALL BE TO RECEIVE A RETURN OF BUYER'S EARNEST MONEY DEPOSIT, AND THE PARTIES SHALL THEREAFTER BE RELIEVED OF ALL OBLIGATIONS UNDER THE TERMS OF THE CONTRACT AND ALL ADDENDA.

14 Closing of this sale constitutes acceptance by Buyer(s) of condition of property and Seller shall have no further liability thereon.

Addendum B "AS IS" PROVISION

Addendum to Purchase Contract or Counter Offer dated 12/10/15
for the property located at ^{40 E 31st St,} Stager, IL 60475. Buyer is aware that Seller acquired the property which is the subject of this transaction by way of foreclosure, and that Seller is selling and Buyer is purchasing the property in its present "AS IS" CONDITION WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY NATURE".

Buyer acknowledges for Buyer and Buyer's successors, heirs and assignees, that Buyer has been given a reasonable opportunity to inspect and investigate the property and all improvements thereon, either independently or through agents of Buyer's choosing, and that in purchasing the property Buyer is not relying on Seller, or its agents, as to the condition or safety of the property and/or any improvements thereon, including, but not necessarily limited to, electrical, plumbing, heating, sewage, roof, air conditioning, if any, foundations, soils, and geology, lot size or suitability of the property and/or improvements for particular purposes, or that appliances, if any, plumbing and/or in compliance with any City, County, State and/or Federal statutes, codes or ordinances. Any reports, repairs, or work required by Buyer's Lender are to be the sole responsibility of the Buyer.

Seller does not warrant existing structure as to its habitability or suitability for occupancy. Buyer(s) assumes responsibility to check with appropriate planning authority for intended use and holds the Seller and Broker, if applicable, harmless as to suitability for Buyer(s) intended use.

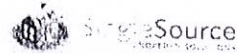
Buyer(s) further states that they are relying solely upon their own inspection of subject property and not upon any representation made to them by any person whomsoever, and is purchasing subject property in the condition in which it now is, without any obligation on the part of the Seller to make any changes, alterations, or repair thereto.

Seller gives no warranties of fitness regarding such personal property that belongs to Seller which is transferred as part of the purchase.

Every Buyer(s) of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from

COUNTER OFFER/ADDENDUM Loan #

**THIS IS INTENDED TO BE A LEGALLY BINDING AGREEMENT
READ IT CAREFULLY**



333 Technology Drive
Canonsburg, PA 15317
Corporate: (866) 620-7577
Fax: (866) 321-8989

lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessment or inspections in the Seller's possession and notify the Buyer(s) of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

The closing of this transaction shall constitute an acknowledgment by the Buyer(s) that **THE PREMISES WERE ACCEPTED WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE AND IN ITS PRESENT "AS IS" CONDITION BASED SOLELY ON BUYER'S OWN INSPECTION.**

Date _____
Property Address 40 E 31st Street
Steger, IL 60475
Buyer(s) Name Village of Steger

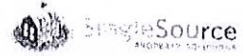
**ADDENDUM TO REAL ESTATE PURCHASE
CONTRACT
AS-IS Purchase/Sale
Agreement**

Buyer is aware that Seller has never occupied property. Buyer is aware that Seller has no knowledge of property. Buyer is aware that Seller acquired this property, which is the subject of this transaction, either by way of foreclosure or by deed in lieu of foreclosure, and that SELLER is selling and BUYER is purchasing the property in "AS-IS CONDITION" WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, as to the condition of the subject property, BUYER acknowledges on behalf of itself and its opportunity to inspect and investigate the property and all improvements thereon, either independently or through agents of BUYER'S choosing, and that in purchasing the property BUYER in not relying on any statements or representations made by SELLER or SELLER'S agents as to the condition of the property and/or improvements thereon, including but not limited to, any statements or representations relating to electrical, plumbing, heating systems, sewage, roof condition, foundations, soil and geology conditions, zoning allowances, lot size, suitability of the property and/or its improvements for particular purposes, or that any appliances, if any, plumbing and/or utilities are in working order, and/or that the improvements are structurally sound and/or in compliance with any local, city, county state and/or federal statutes, codes or ordinances. The closing of this transaction shall constitute an acknowledgement by the BUYER that THE PREMISES WERE ACCEPTED WITHOUT REPRESENTATION OR WARRANTIES OF ANY KIND, EXPRESSED OR IMPLIED OR OF ANY NATURE, AND IN AN "AS-IS" CONDITION BASED SOLELY ON BUYER'S OWN INSPECTION. Buyer is aware that SELLER WILL NOT MAKE OR PAY FOR ANY REPAIRS OF ANY TYPE REGARDLESS OF INSPECTION FINDINGS. SELLER WILL NOT PAY FOR A TERMITE LETTER OR FOR TREATMENT, IF NECESSARY. All Proration and outstanding special assessments will not be paid after closing. Buyer is aware that the TITLE will be conveyed by SPECIAL WARRANTY DEED.

Seller/Date _____
Buyer/Date AP 12-17-15
Buyer/Date _____

COUNTER OFFER/ADDENDUM Loan #

THIS IS INTENDED TO BE A LEGALLY BINDING AGREEMENT
READ IT CAREFULLY



333 Technology Drive
Canonburg, PA 15317
Corporate: (888) 620-7577
Fax: (888) 321-8989

ADDITIONAL DISCLOSURES AND ACKNOWLEDGEMENTS

Date: 12/17/15

Property Address: 40 E 31st St., Steger, IL 60475

Seller: Ditech Financial LLC - Bank of America

Buyer(s): Village of Steger

This addendum is hereby made part of the sales contract for the above listed Property. Buyer(s), Seller and their Agents hereby acknowledge the following:

Seller has NO KNOWLEDGE of lead-based paint or lead-based paint hazards in the housing.

Seller has NO REPORTS OR RECORDS pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser is to be advised that the SELLER will not pay commission to a licensed Real Estate Agent who is also the PURCHASER.

CASH OFFER ONLY - The Grantee(s) or Purchaser(s) of the property cannot change from the accepted Cash offer to Financing during the course of the closing process.

The listing agent assigned to the above property hereby certifies that he or she will submit all Invoices, which have been billed through today's date, to Single Source Property Solutions no later than ONE WEEK PRIOR TO CLOSING. Listing agent further understands reimbursement may not occur for invoices submitted after this deadline.

The undersigned parties have read, understand, and agree to all of the above terms.

Buyer: *Lucian Binig* Date: 12-17-15

Buyer(s): _____ Date: _____

Buyer's Agent: _____ Date: _____

Listing Agent: _____ Date: _____

Seller: _____ Date: _____



SingleSource
PROPERTY SOLUTIONS

Multiple Offer Notification & Acknowledgment

Date: _____

Property Address: 40 E 31st Street

City/State/Zip: Steger, IL 60475

Buyer(s) Name(s): Village of Steger

Selling Agent & Broker: _____

Dear Buyer:

We are involved in a multiple offer situation on the above referenced property ("Property"). ALL OFFERS shall be subject to the following:

1. All offers must be in writing. No verbal offers will be considered or accepted by the Seller ("Seller").
2. The following terms and conditions shall be applicable to Buyer and all offers submitted for consideration:
 - a) Seller shall have sole and absolute discretion to accept, counter, or reject any or all offers. Seller is not required to accept any particular offer, regardless of the terms or conditions of any offer.
 - b) Subsequent to receipt of all written offers, Seller shall have the absolute right to further negotiate the terms and conditions of any offer with any broker and/or one or more Buyer. However, Seller shall have no obligation to negotiate or communicate with Buyer, or each, every, or any Buyer.
 - c) Under no circumstances shall any verbal communications among Buyer, Seller, and/or any broker or agent constitute or create an obligation on the part of Seller to accept any offer, regardless of the terms and conditions of any offer.
 - d) It is Seller's complete and absolute discretion on whether to accept any offer, but Seller's decision shall not be based on any unlawful factors. The amount of an offer is only one of many factors to be considered in Seller's decision on whether to accept an offer.
 - e) If Seller rejects the Buyer's offer, Seller will not provide the Buyer with notice in writing of such rejection. Buyer will be notified of Seller's decision by Listing Agent.
 - f) Even if Seller determines that Buyer's offer is the highest and best and Seller decides to accept such offer, Seller's acceptance of any offer by Buyer is conditioned upon and is not effective or binding unless and until Buyer and an authorized representative of Seller sign a written sales contract, including Seller's purchase addendum and all other required addenda thereto, setting forth all of the terms and conditions of the sale of the Property to Buyer.
5. If Seller accepts Buyer's offer and such offer does not result in a closed sale of the Property, Seller may, in its complete and absolute discretion, re-open negotiations with any Buyer. Seller may also request Listing Agent to solicit new offers. None of the provisions in this form are intended to or shall be construed to limit in any way Seller's rights or remedies available under any applicable law, rule, regulation, or ordinance, or any sales contract, including all addenda thereto, entered into for the sale of the Property.

By signing this form all signatories are acknowledging their understanding and acceptance of all terms and conditions in this form. This form must be fully executed and submitted to the Listing Agent no later than the date and time designated above for the transmittal of offers. Failure to timely transmit this fully executed form may prevent an offer from being considered.

ACKNOWLEDGED AND AGREED

Buyer: *[Signature]* Date: 12-17-2015

Buyer: _____ Date: _____

Buyer's Agent: _____ Date: _____

Listing Agent: _____ Date: _____

Seller: _____ Date: _____



UNRECORDED CODE VIOLATION DISCLOSURE

Purchaser acknowledges the possibility that there are currently unrecorded Local County, city and/or other municipal code violations ("Code Violations") with regard to the Property. Purchaser further acknowledges that he/she has had the opportunity to investigate, research and verify whether or not there currently exist any Code Violation(s) and further that he/she has consulted with, or has had the opportunity to consult with inspectors, contractors, attorneys, or other experts concerning these matters.

Purchaser acknowledges that Sellers and/or its affiliates, agents and/or authorized representatives have not made and will not make any representations or warranties expressed or implied regarding the existence of any Code Violations and/or the condition of the Property and further, Purchaser acknowledges that in the Sales Contract, Sellers have specifically disclaimed any representations and/or warranties regarding conformity of the Property to any zoning, land use and/or building code requirement and/or compliance with any laws, statutes, rules, ordinances, and/or regulations of any federal, state and/or local governmental authority, and/or the granting of any requirement permits and/or approvals, if any, of any governmental bodies that had jurisdiction over the construction nor the original structure, any improvement and/or any remodeling of the any structures and/or Improvements on the property.

Purchaser hereby accepts the Property without regard to any current and/or future Code Violations, if any, and shall not seek reimbursement from Seller and/or any of its affiliates, agents and/or its authorized representatives for Code Violations that exist as of the date of close of escrow/settlement and further agrees that from and after the closing/settlement date Purchaser shall indemnify and hold harmless Seller, its affiliates and/or its agents and/or its authorized representatives from any and all losses, costs, expenses, liabilities, damages or penalties, including attorney's fees (if any) incurred by Purchaser(s) as a result of any Code Violations and/or the condition of the Property and/or compliance with any laws, codes, ordinances, with regard to the Property including those with respect to Code Violations.

Purchaser hereby acknowledges that an Owner's Title Insurance policy and Lender's extended policy will not cover any Code or Zoning Violations, penalties, fees, or assessments which are not disclosed on/by the local public properties record as of the date of the policy of title Insurance.

PURCHASER: *Lucian B. King Jr.* DATE: 12-17-15

PURCHASER: _____ DATE: _____



SingleSource
PROPERTY SOLUTIONS

Integrated mortgage services & property management solutions

333 Technology Drive
Suite 102
Canonsburg, PA 15317
Phone: 1-866-620-7577
Fax: 1-866-321-8989

ADDENDUM

60 DAYS

The **GRANTEE(S)** or **PURCHASER(S)** of the Property cannot resell, record an additional conveyance document, or otherwise transfer Title to the Property within 60 Days following the **GRANTOR'S** execution of the **DEED**.

Lucian Rainey 12-17-15
BUYER _____ DATE _____

SELLER _____ DATE _____

BUYER _____ DATE _____

SELLER _____ DATE _____

President Ken Peterson
Village of Steger
35 West 34th Street
Steger, IL 60475

To: State of Illinois
Department of Commerce and Economic Opportunity
Local Tourism and Convention Bureau Grant Program
Jan Kemmerling, Tourism Grants Manager

From: Village of Steger
President Ken Peterson

Be it resolved that:

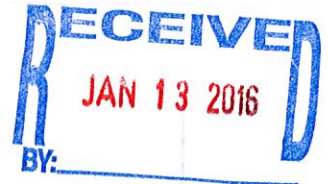
The Village of Steger hereby acknowledges the Chicago Southland Convention and Visitors Bureau as our Convention and Visitors Bureau of record for the marketing and promotion of the tourism industry.

Signed: _____

Title: Village President

Date: January 19, 2016

BUSINESS LICENSE APPLICATION



BUSINESS NAME: M&S CELLULAR INC ADDRESS: 432 W 34TH ST

BUSINESS OWNER'S NAME: SAMEEH ZUHAYYER MUTTASIM LABER

ADDRESS: 8031 PRAIRIE CT TRULOGY PARK 60477
9398 MEADOW VIEW CITY/STATE: OCCOND HILLS ZIP: 60487

BUSINESS PHONE: _____ HOME PHONE: 708.910.4001

TYPE OF BUSINESS: CELLPHONES WHOLESALE: _____ RETAIL: X

STATE TAX NO.: 4201-7572 THE VILLAGE OF STEGER MUST BE NAMED ON YOUR STATE TAX FORM AS RECEIPT OF SALES TAX

Return completed application, along with \$50.00, non-refundable, to cover inspection fees to the Village Clerk's Office. The completed application will go before the Village Board for temporary approval.

In accordance with Ordinance No. 895, all inspections on the business must be made and the property brought into compliance with all pertinent State and Village Codes within 45 days from the issuance of the **TEMPORARY APPROVAL** or the business license will terminate. At that point, you will not be allowed to conduct business until such time as the property is brought into compliance with State and Village Codes and the Village Board grants final approval.

In accordance with Ordinance No. 850, it shall be unlawful for any person, firm or corporation to paint, erect, construct, alter, relocate, expand or change the face of any sign within the Village unless a permit has been issued by the Village of Steger. (see attached sign permit application)

Applicant's Signature: [Signature] Date: 1/11/16

FOR OFFICE USE ONLY

CURRENT ZONING OF PROPERTY: _____ ZONING REQUIRED: _____

INSPECTIONS: BUILDING DATE: _____ APPROVED BY: _____
FIRE DATE: _____ APPROVED BY: _____
HEALTH DATE: _____ APPROVED BY: _____

INSPECTION FEES: AMOUNT PAID: _____ DATE PAID: _____ RECEIPT #: _____

COPIES DISTRIBUTED TO: Code Enforcement: _____ Water Billing: _____

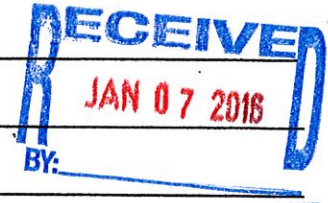
TEMPORARY APPROVAL GRANTED BY VILLAGE BOARD ON: _____

BUSINESS LICENSE APPLICATION

BUSINESS NAME: Jackson Hewitt ADDRESS: 3324 N Chicago Rd
APPLICANT'S NAME: Haitham Abuzir ADDRESS: 15951 S. Harlem Ave
CITY: Tinley Park STATE: IL ZIP CODE: 60477
BUSINESS PHONE: 708 633-1040 HOME PHONE: 633-1040

TYPE OF BUSINESS: (Please explain your proposed operations, types of products and services include hours of operations and whether your business is wholesale or retail)

Prepare small Business, and Personal TAX Returns



STATE TAX NO.: 26-2797005 THE VILLAGE OF STEGER MUST BE NAMED ON YOUR STATE TAX FORM AS RECIPIENT OF SALES TAX

FLAMMABLE MATERIALS?: no INSIDE: _____ OUTSIDE: _____

PARKING SPACES: CUSTOMER: _____ HANDICAP: _____ EMPLOYEE: _____

Return completed application, along with \$50.00 fee to the Village Clerk's Office. The completed application will be presented to the Village Board for approval pending inspections. Once your business is set up, you must contact the Village Hall and set up for three (3) inspections (Fire, Building and Health). Once the inspections have been approved, your final business license invoice must be paid. Your final official business license will be hand delivered to your business.

Applicant's Signature: [Signature] Date: 1-6-16

FOR OFFICE USE ONLY

ZONING OF PROPERTY: _____

INSPECTIONS: BUILDING DATE: _____ APPROVED BY: _____
FIRE DATE: _____ APPROVED BY: _____
HEALTH DATE: _____ APPROVED BY: _____

BOARD APPROVAL: DATE: _____ 45 DAY TEMPORARY LICENSE EXPIRES: _____

INSPECTION FEES: AMOUNT PAID: 50.00 DATE PAID: 1/7/16 RECEIPT # 96614 01/07/16