

VILLAGE OF
STEGER
BOARD OF TRUSTEES
REGULAR MEETING AGENDA

SEPTEMBER 6, 2016

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. AWARDS, HONORS AND SPECIAL RECOGNITIONS
- D. MINUTES OF PREVIOUS MEETING
- E. AUDIENCE PARTICIPATION
- F. 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. Assistant Village Administrator/Human Resources Director
 - g. Housing and Community Development Director
 - 3. Attorney
 - 4. Treasurer
 - 5. Trustee/Liaison
 - 6. Clerk
 - 7. Mayor's Report
- G. PAYING OF THE BILLS
- H. CORRESPONDENCE
- I. OLD BUSINESS:

Temporary Business License Application of Hair Studio 708 at 3620 Chicago Road, pending inspections.

J. NEW BUSINESS:

ORDINANCE NO. 1131

AN ORDINANCE APPROVING A REAL ESTATE CONTRACT TO PURCHASE REAL PROPERTY BY AND BETWEEN HACKEL TRUST #2, OWNER OF RECORD, AND THE VILLAGE OF STEGER, COOK AND WILL COUNTIES, ILLINOIS FOR THE FUTURE DEVELOPMENT AND IMPROVEMENT OF VILLAGE INFRASTRUCTURE.

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 15th day of August, 2016 in the Municipal Building of the Village of Steger with the Village Clerk Carmen S. Recupito, Jr. presiding.

Village Clerk Carmen S. Recupito, Jr. called the roll. The following Trustees were present; Joyce, Perchinski, Lopez, Skrezyna and Buxton. Mayor Peterson and Trustee Sarek were absent. Also present were Fire Chief Nowell Fillion, EMA Chief Tom Johnston, Community Center Director Diane Rossi, Police Chief Ken Boehm, Director of Public Infrastructure Dave Toepper, Assistant Village Administrator Mary Jo Seehausen and Village Administrator Mike Tilton.

Clerk Recupito entertained a motion to appoint a temporary mayor. Trustee Perchinski made a motion to appoint Trustee Lopez as temporary mayor. Trustee Skrezyna seconded the motion. Voice vote was called; all ayes. Motion carried.

Trustee Lopez assumed the role of temporary mayor.

Clerk Recupito stated that page two of the three page agenda was omitted due to an electronic glitch. Attorney Asprooth explained that as long as the agenda was posted properly, there is no problem.

AWARDS, HONORS, SPECIAL RECOGNITIONS AND PRESENTATIONS - none

MINUTES

Trustee Perchinski made a motion to approve the minutes of the previous July 18th Board Meeting as all members have copies. Trustee Joyce seconded the motion. Voice vote was called; all ayes were recorded. Motion carried.

AUDIENCE PARTICIPATION

Sue Koelling of the Park of Hope project explained that fundraising efforts are continuing. Ms. Koelling requested August 20, 21, 27 and 28 as tag days at the intersection of 34th Street and Chicago Road. Trustee Perchinski made a motion to approve the request, as long as dates are available. Trustee Buxton seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Skrezyna and Buxton. Motion carried. Administrator Tilton will notify Ms. Koelling of availability.

Michael Balanow of 3328 Florence Avenue thanked the Village for cleaning up the alley behind his home after someone had dumped bushes and yard clippings there.

Don from 23007 Oakland Drive thanked the Board for mowing his neighbor's property and asked that it be mowed again and explained that the grass in back yard is 6 feet high. Public Infrastructure Director Dave Toepper reported that the home owner has

received citations and the Village has been working on the problem with Cook County Housing Authority, the landlord and the tenant.

Minutes of August 15, 2016– page 2

Vicky Kaiser of 3436 Jennifer Court approached the Board and discussed a Facebook conversation on the Community Page where she was accused of “trolling” and having a “30 second rant.” Mrs. Kaiser feels she and others were treated disrespectfully by a village official. Mrs. Kaiser does not feel a new Village Municipal Center is fiscally sound. She is concerned about committing the Village to a \$20-30,000 monthly loan payment over 20-30 years. “The village is crumbling; roads are a mess, sidewalks are horrendous, gang signs on stop signs are left for a week and the list goes on. Until we have signed/sealed/delivered businesses in our community, how can we afford this?”

Mary Laws of 3437 Jennifer Court thanked Public Infrastructure Director Dave Toepper and Administrator for helping her out recently. Ms. Laws asked when a tree at 35th Street will be trimmed as limbs have fallen.

REPORTS

Village Administrator Mike Tilton had no report.

Director of Public Infrastructure Dave Toepper reported on the bid opening for the fall paving project, to be held next week.

Mr. Toepper reported on three fire hydrants being replaced by Public Works, three main breaks repaired the sanitary sewers in three spots last week.

Fire Chief Nowell Fillion reported that the Fire Department has had 882 call outs thus far in 2016.

Chief Fillion also stated that his Department has a heavy training schedule coming up.

Police Chief Boehm referred to his weekly report.

EMA Chief Tom Johnston stated EMA had 7 patrols in July, 6 functions and 9 emergency callouts for a total of 542.5 man hours.

Community Center Director Diane Rossi stated the Summer Kids Club picnic was held recently. About 55 children and adults participated.

Mrs. Rossi reported that work on the parking lot lighting, the clock lighting and flag pole light have all been completed.

Assistant Village Administrator/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.

Trustee Skrezyna had no report.

Trustee Lopez had no report.

Trustee Sarek was absent.

Trustee Perchinski had no report.

Trustee Joyce no report.

CLERK'S REPORT had no report.

PRESIDENT PETERSON was absent.

BILLS

Trustee Skrezyna made a motion to pay the bills as listed. Trustee Perchinski seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Skrezyna and Buxton. Motion carried.

CORRESPONDENCE

None

OLD BUSINESS:

None

NEW BUSINESS:

Trustee Perchinski made a motion to approve RESOLUTION NO 1099 RESOLUTION CORRECTION OF A CERTAIN SCRIVENER'S ERROR. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Skrezyna and Buxton. Motion carried.

Trustee Perchinski made a motion to approve RESOLUTION NO.1100 CORSAM PROPERTIES INDUCEMENT RESOLUTION. Trustee Buxton seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Skrezyna and Buxton. Motion carried.

Trustee Perchinski made a motion to adopt ORDINANCE NO 1129 ORDINANCE AMENDING CHAPTER 30, SECTIONS 30-31 AND 30-33 OF THE MUNICIPAL CODE OF STEGER, ILLINOIS REGARDING RAIN BARRELS FOR THE VILLAGE OF STEGER, ILLINOIS. Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez. Trustees Skrezyna and Buxton voted no. Motion carried.

Trustee Perchinski made a motion to adopt ORDINANCE NO 1130 ORDINANCE AMENDING CHAPTER 74. SECTIONS 74-272, 74-273, 74-274, 74-275, 74-276, AND 74-277 OF THE MUNICIPAL CODE OF STEGER, ILLINOIS REGARDING SPECIAL EVENT LICENSES FOR THE VILLAGE OF STEGER, ILLINOIS. Trustee Buxton seconded the motion. Roll was called. The following Trustees voted aye; Perchinski, Lopez, Skrezyna and Buxton. Trustee Joyce voted no. Motion carried.

Police Chief Boehm discussed parking on Kings Road by residents of Colonies Apartments rather than parking on property owned by Apartment Complex. Trustee Perchinski made a motion to prohibit parking on Kings Road between 34th and 35th Streets and to proceed with a sticker program for residents of Kings Road, Williams, John and Ashland south of 35th Street. Trustee Skrezyna seconded the motion. Voice vote was called; all ayes. Motion carried.

Administrator Tilton discussed concerns of seniors on Lewis Avenue. Mr. Tilton recommends no parking on the westside of Lewis. Trustee Pechinski made the motion to prohibit parking on the westside of Lewis. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Skrezyna and Buxton. Motion carried.

Trustee Perchinski made a motion to approve the Pavement Rejuvenation 2016 Project with American Road Maintenance. Trustee Buxton seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Skrezyna and Buxton. Motion carried.

Trustee Perchinski made a motion to approve the reclassification of Hot & Spicy's (500 West 34th Street) liquor license from A-6 to B-1. Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Skrezyna and Buxton. Motion carried.

Trustee Joyce made a motion to authorize payment of recurring bills when a Board Meeting is canceled. Trustee Perchinski seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Skrezyna and Buxton. Motion carried.

Trustee Perchinski made a motion to approve the recommendation of Fire Chief Nowell Fillion to adopt the 2012 International Fire Code and the NFPA Life Safety Code, both in their entirety. Trustee Joyce seconded the motion. Voice vote; all ayes. Motion carried.

Trustee Perchinski made a motion to approve the request of the Steger Area Chamber of Commerce to use Halsted Boulevard for October Fest 2016 on September 17th from 9am to 11pm and September 18th from 9am to 10:30pm with set up and take down on September 16th and 19th, and a temporary liquor license for September 17-18. A corn hole tournament, Chili Cook-Off and a bicycle safety session are scheduled. SACC would like to use bicycle racks, if available. Administrator Tilton and the department heads will meet with SACC and discuss their needs for the October Fest. Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Skrezyna and Buxton. Motion carried.

Trustee Joyce made a motion to approve the request of T3 Parent Theater Group to solicit donations at the intersection of 34th Street and Chicago Road on October 15th from 10am to 4pm, if available. Proceeds will benefit the group's production costs. Trustee Perchinski seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Skrezyna and Buxton. Motion carried.

Trustee Perchinski made a motion to allow Bambino's to sell alcohol at the Bike Night/Cars Show September 3rd and to allow people to walk around the Bike/Car show with alcohol, pending approval of Police Chief Boehm. Proceeds from the event will benefit "The Fisher House" in Hines, IL. Picnic tables and trash cans were reserved with the original request. Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Skrezyna and Buxton. Motion carried.

Trustee Perchinski made a motion to table the Business License Application of Hair Studio 708 at 3620 Chicago Road, pending inspection and approval by Director of Public Infrastructure. Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Skrezyna and Buxton. Motion carried.

Trustee Perchinski made a motion to approve the Business License Application of Hot & Spicy Grill and Café 502 W. 34th Street, pending inspections. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees voted aye; Perchinski, Lopez, Skrezyna and Buxton. Trustee Joyce voted no. Motion carried.

ADJOURN TO CLOSED SESSION –

Trustee Perchinski made a motion to adjourn to Closed Session to discuss Real Property and Litigation
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

Discuss litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting pursuant to 5 ILCS 120/2(c)(11)).

Trustee Buxton seconded the motion. Voice vote was called; all ayes. Motion carried.

7:34pm

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Trustee Joyce made a motion to return to regular session. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Skrezyna and Buxton. Motion carried.

7:54pm.

ADJOURNMENT:

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

MEETING ADJOURNED AT 7:55pm

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
SAUK TRAIL CAR WASH	073116	01-00-31805		CAR WASH	15.00
GUARANTEED TECHNICAL SERV & CONSULT INC	2013559	01-00-32901		MAINT.-COMPUTER S	452.27
GUARANTEED TECHNICAL SERV & CONSULT INC	2013553	01-00-32902		COMPUTER MAINT	315.00
COM ED	84103 0816	01-00-33102		MONTHLY SERVICE	1562.63
COM ED	99093 081608171	01-00-33102		MONTHLY SERVICE	4169.02
COMED	22049 0816	01-00-33102		MONTHLY SERVICE	180.53
COMED	24002 0816	01-00-33102		MONTHLY SERVICE	239.46
COMED	73007 0816	01-00-33102		MONTHLY SERVICE	243.76
COMED	80004 0816	01-00-33102		MONTHLY SERVICE	187.16
COMED	81001 0816	01-00-33102		MONTHLY SERVICE	52.19
HERITAGE F/S, INC.	69432	01-00-33300		GASOLINE	33.33
HERITAGE F/S, INC.	69563	01-00-33300		GASOLINE & OIL	36.19
PIONEER OFFICE FORMS INC.	92059	01-00-33400		PRINTING & SUPPLI	179.42
ALPINE VALLEY WATER, INC.	79549	01-00-33500		DRINKING WATER	18.50
CINTAS CORPORATION #319	5005924928	01-00-33500		OFFICE SUPPLIES	41.23
WALTON OFFICE SUPPLY	296631-0	01-00-33500		OFFICE SUPPLIES	112.30
WALTON OFFICE SUPPLY	296649-0	01-00-33500		OFFICE SUPPLIES	82.74
WALTON OFFICE SUPPLY	296738-0	01-00-33500		OFFICE SUPPLIES	106.50
FEDEX OFFICE	5-508-37843	01-00-33600		FEDEX GROUND SERV	21.63
FEDEX OFFICE	5-516-12287	01-00-33600		POSTAGE	38.91
FEDEX OFFICE	5-524-33674	01-00-33600		POSTAGE	22.31
MAIL FINANCE (NEOPOST USA)	N6089547	01-00-33600		POSTAGE	607.47
COMCAST	082016	01-00-33700		FAX LINES	97.32
COMCAST	070116	01-00-33700		MONTHLY FAX SVC	51.67
VERIZON WIRELESS	9769786697	01-00-33700		MONTHLY SERVICE	490.73
COMCAST	070116	01-00-33701		INTERNET	124.90
FORTE	23133	01-00-33904		WARRANTY FEES	5.00
DEL GALDO LAW GROUP LLC	18201	01-00-34100		LEGAL SERVICES	5937.54
DEL GALDO LAW GROUP LLC	18204	01-00-34100		LEGAL SERVICES	828.75

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
GIANOPOLUS, DENNIS G. P.C. 16755		01-00-34100		LEGAL SERVICES	1155.00
KIIRA WOLF BUSINESS SOLUTIONS 00018		01-00-34150		VILLAGE QTRLY NEW	2000.00
ALFRED G. RONAN, LTD JULY 2016		01-00-34500		CONSULTING FEES	4000.00
PROSHRED SECURITY 100077026		01-00-38917		SHRED SERVICE	45.00
DEL GALDO LAW GROUP LLC 18201		01-00-39701		STEGER DAYS OF MU	437.50
TOTAL FOR FUND 01		DEPT. 00			23890.96
TREVINO, ANGELITA 3109 SANGAMON		01-01-22104		REOCCUPANCY PERMI	50.00
TOTAL FOR FUND 01		DEPT. 01			50.00
MUNICIPAL COLLECTION SERVICES 008562		01-06-34901		C TICKET EXPENSE	58.84
MUNICIPAL COLLECTION SERVICES 008563		01-06-34901		C TICKET EXPENSE	550.50
TOTAL FOR FUND 01		DEPT. 06			609.34
VERIZON WIRELESS 9769786697		01-07-33700		MONTHLY SERVICE	98.82
BUILDING & FIRE CODE ACADEMY 49506		01-07-38900		TRAINING CODE ENF	195.00
TOTAL FOR FUND 01		DEPT. 07			293.82
SOCIETY FOR HUMAN RESOURCE MGMT 9006701702		01-09-38900		SEEHAUSEN MEMBERS	190.00
TOTAL FOR FUND 01		DEPT. 09			190.00
TOTAL FOR FUND 01				25034.12	
CREATIVE COLORS INTERNATIONAL 258753A		02-00-22040		2% FIRE TAX	175.00
AMERICAN TEST CENTER 2162129		02-00-31805		FIRE TRUCK TESTIN	570.00
FILLION, NOWELL 476056		02-00-31805		VEH. MAINT-REIMBU	748.63
GUARANTEED TECHNICAL SERV & CONSULT INC 2013559		02-00-32901		MAINT-COMPUTER SO	69.71

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
HERITAGE F/S, INC. 69431		02-00-33300		DIESEL FUEL	301.50
HERITAGE F/S, INC. 69432		02-00-33300		GASOLINE & OIL	232.00
HERITAGE F/S, INC. 69563		02-00-33300		GASOLINE & OIL	251.97
HERITAGE F/S, INC. 69572		02-00-33300		GASOLINE & OIL	210.00
WALTON OFFICE SUPPLY 296636-0		02-00-33500		OFFICE SUPPLIES	150.77
CINTAS CORPORATION #319 5005924928		02-00-33501		SHOP SUPPLIES	41.23
COMCAST 082016		02-00-33700		FAX LINES	68.05
VERIZON WIRELESS 9769786697		02-00-33700		MONTHLY SERVICE	121.10
COMCAST 082016		02-00-33701		INTERNET	79.90
CYLINDER MAINTENANCE AND SUPPLY 5289		02-00-33702		MEDICAL OXYGEN	39.50
CYLINDER MAINTENANCE AND SUPPLY 5308		02-00-33702		AMBULANCE SUPPLIE	3.00
SMITHEREEN COMPANY 1372230		02-00-33703		MAINT CONTRACT	225.00
MW LEASING COMPANY LLC L109313		02-00-33901		COPIER LEASE	251.79
METRO PARAMEDIC SERVICES INC. 020-00313		02-00-34250		SEPT. 2016 AMBULA	20597.51
TOTAL FOR FUND 02		DEPT. 00			24136.66
TOTAL FOR FUND 02				24136.66	
GUARANTEED TECHNICAL SERV & CONSULT INC 2013559		03-30-32901		MAINT-COMPUTERS	69.71
COMED 19001 0816		03-30-33100		MONTHLY SERVICE	40.21
SOUTH HOLLAND PAPER CO. 354104		03-30-33500		OFFICE SUPPLIES	232.35
WALTON OFFICE SUPPLY 296534-0		03-30-33500		OFFICE SUPPLIES	247.97
WALTON OFFICE SUPPLY 296583-0		03-30-33500		OFFICE SUPPLIES	11.10
WALTON OFFICE SUPPLY 296616-0		03-30-33500		OFFICE SUPPLIES	45.52
A T & T 708754369 008		03-30-33700		TELEPHONE	32.22
COMCAST 081716		03-30-33700		FAX LINES	70.65
VERIZON WIRELESS 9769786697		03-30-33700		MONTHLY SERVICE	30.05
COMCAST 081716		03-30-33701		CABLE/INTERNET	164.70
KONICA MINOLTA BUSINESS SOLUTIONS 9002651475		03-30-33703		COPIER MAINT	25.00

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
TYCO INTEGRATED SECURITY 26999325		03-30-33704		QUARTERLY SERVICE	179.65
TYCO INTEGRATED SECURITY 27028524		03-30-33704		SERVICE SECURITY	318.00
TOTAL FOR FUND 03		DEPT. 30			1467.13
COMED	29006 0816	03-31-33100		MONTHLY SERVICE	651.90
COMED	66000 0816	03-31-33100		MONTHLY SERVICE	230.58
TOTAL FOR FUND 03		DEPT. 31			882.48
TOTAL FOR FUND 03				2349.61	
ELMER & SON LOCKSMITHS INC 0009		04-00-31100		MAINT-BUILDING	154.00
MERTS HVAC 086981		04-00-31100		MAINT-BUILDING	489.50
JAMES HERR & SONS 100502		04-00-31805		VEHICLE MAINT	365.52
JAMES HERR & SONS 100558		04-00-31805		MAINT-VEHICLES	139.53
JAMES HERR & SONS 100561		04-00-31805		MAINT-VEHICLES	39.50
JAMES HERR & SONS 100620		04-00-31805		MAINT-VEHICLES	36.00
JAMES HERR & SONS 100676		04-00-31805		MAINT-VEHICLES	40.76
JAMES HERR & SONS 100684		04-00-31805		MAINT-VEHICLES	184.76
JAMES HERR & SONS 100706		04-00-31805		MAINT-VEHICLES	235.24
JAMES HERR & SONS 100716		04-00-31805		MAINT-VEHICLES	70.76
POMP'S TIRE SERVICE INC. 410398722		04-00-31805		VEHICLE MAINT	1026.52
RAY O'HERRON CO INC 1649341-IN		04-00-31805		MAINT-VEHICLES	132.20
SCOTT'S-U-SAVE 395401		04-00-31805		VEHICLE MAINT	170.60
SCOTT'S-U-SAVE 395403		04-00-31805		VEHICLE MAINT	88.00
SECRETARY OF STATE REG ID1727 1685		04-00-31805		MAINT-VEHICLES	101.00
SAUK TRAIL CAR WASH 073116		04-00-31805		CAR WASHES	93.00
HERITAGE F/S, INC. 69432		04-00-33300		GASOLINE & OIL	1605.44
HERITAGE F/S, INC. 69563		04-00-33300		GASOLINE & OIL	1748.34

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
ANDREWS PRINTING	56746	04-00-33500		OFFICE SUPPLIES	133.00
WALTON OFFICE SUPPLY	296644-0	04-00-33500		OFFICE SUPPLIES	267.53
WALTON OFFICE SUPPLY	296747-0	04-00-33500		OFFICE SUPPLIES	94.32
WALTON OFFICE SUPPLY	296752-0	04-00-33500		OFFICE SUPPLIES	10.74
WALTON OFFICE SUPPLY	296818-0	04-00-33500		OFFICE SUPPLIES	376.13
WALTON OFFICE SUPPLY	296819-0	04-00-33500		OFFICE SUPPLIES	96.84
FEDEX OFFICE	5-524-33675	04-00-33600		POSTAGE	13.96
A T & T	708 754-3593 08	04-00-33700		TELEPHONE/CELL/A1	113.01
VERIZON WIRELESS	9769786697	04-00-33700		MONTHLY SERVICE	759.43
MOTOROLA SOLUTIONS-STARCOM13108	247246302016	04-00-33702		RADIO SERVICE/STA	1386.00
ELMER & SON LOCKSMITHS INC	338361	04-00-33801		KEYS SGT OFFICE C	5.00
CINTAS CORPORATION #319	5005924927	04-00-33900		ALL OTHER SUPPL/S	70.54
KIESLER'S POLICE SUPPLY INC.	0803137	04-00-33902		AMMUNITION	1031.65
DEL GALDO LAW GROUP LLC	18201	04-00-34100		LEGAL SERVICES	92.50
GUARANTEED TECHNICAL SERV & CONSULT INC	2013553	04-00-34104		COMPUTER MAINT	360.00
GUARANTEED TECHNICAL SERV & CONSULT INC	2013559	04-00-34104		COMPUTER IT	182.21
JCM UNIFORMS	721069.1	04-00-37302		KEIGHER UNIFORMS	18.50
JCM UNIFORMS	721811	04-00-37302		BAUTISTA UNIFORMS	427.50
JCM UNIFORMS	722377	04-00-37302		KEIGHER UNIFORMS	133.89
JCM UNIFORMS	722908	04-00-37302		UNIFORMS BANICKI	9.00
MARIA BAUTISTA	SSERT 2016	04-00-37302		SSERT UNIFORM SHI	46.00
P. F. PETTIBONE & CO	70457	04-00-37302		KEIGHER ID CARDS	12.80
SECRETARY OF STATE	2016	04-00-37700		VEHICLE REGISTRAT	101.00
INTOXIMETERS	539792	04-00-37800		INTOXIMETER MAINI	119.00
RAY O'HERRON CO INC	1646070-IN	04-00-37800		TOOLS/WK EQUIP	307.70
MARLIN BUSINESS BANK	14343842	04-00-37902		NEW-COMPUTER HARD	1034.42
ISP ASSET SEIZURE & FORFEITURE UNIT	16-00808	04-00-38802		EXPENDITURES-ST.	859.00
SO SUB EMERGENCY RESPONSE TEAM	16-030	04-00-38901		DUES & SUBSCRIPTI	1500.00
TOTAL FOR FUND 04		DEPT. 00			16282.34

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO	DESCRIPTION	AMOUNT	DIST
VERIZON WIRELESS	9769786697	04-02-33700			MONTHLY SERVICE	18.98	
TOTAL FOR FUND 04		DEPT. 02				18.98	
TOTAL FOR FUND 04						16301.32	
THORN CREEK BASIN SANITARY DISTRICT							
AUGUST 2016		06-00-15800			A/P-THORN CREEK S	39047.79	
REPUBLIC SERVICES #721							
0721-005219804		06-00-15900			GARBAGE	50846.86	
BRITES CARTAGE LTD							
28267		06-00-31204			PATCHING	389.44	
BRITES TRANSPORTATION LTD							
61747		06-00-31204			PATCHING	1151.90	
BRITES TRANSPORTATION LTD							
61757		06-00-31204			PATCHING	798.64	
GALLAGHER MATERIALS CORP							
639094MB		06-00-31204			PATCHING	230.28	
GALLAGHER MATERIALS CORP							
640180MB		06-00-31204			MAINT-PATCHING (R	476.87	
GREAT LAKES UNDERGROUND SUPPLY, LLC							
9788		06-00-31504			MAINT TO MAINS	804.00	
GREAT LAKES UNDERGROUND SUPPLY, LLC							
9866		06-00-31504			MAINT TO MAINS'	340.00	
GREAT LAKES UNDERGROUND SUPPLY, LLC							
9867		06-00-31504			MAINT TO MAINS	109.20	
GREAT LAKES UNDERGROUND SUPPLY, LLC							
9868		06-00-31504			MAINT TO MAINS	367.00	
H.D. SUPPLY WATERWORKS LTD							
F925649		06-00-31504			MAINT TO MAINS	1368.33	
H.D. SUPPLY WATERWORKS LTD							
F988423		06-00-31504			MAINT-MAINS	415.66	
M.E. SIMPSON CO., INC.							
28853		06-00-31504			LINE LOCATES	1255.00	
M&J UNDERGROUND, INC							
M16-0256		06-00-31504.01				5608.00	
M&J UNDERGROUND, INC							
M16-0275		06-00-31504.01				2065.00	
M&J UNDERGROUND, INC							
M16-0291		06-00-31504.01			MAINT-MAINS OUTSI	3789.50	
M&J UNDERGROUND, INC							
M16-0292		06-00-31504.01			MAINT-MAINS OUTSI	4766.00	
M&J UNDERGROUND, INC							
M16-0293		06-00-31504.01			MAINT-MAINS OUTSI	3944.00	
M&J UNDERGROUND, INC							
M16-0294		06-00-31504.01			MAINT-MAINS OUTSI	3319.50	
M&J UNDERGROUND, INC							
M16-0295		06-00-31504.01			MAINT-MAINS OUTSI	779.00	
M&J UNDERGROUND, INC							
M16-0299		06-00-31504.01			MAINT-MAINS OUTSI	5558.00	
M&J UNDERGROUND, INC							
M16-0300		06-00-31504.01			MAINT-MAINS OUTSI	3148.00	
M&J UNDERGROUND, INC							
M16-0301		06-00-31504.01			MAINT-MAINS OUTSI	4437.00	

DATE: 08/31/16

Wednesday August 31, 2016

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
M&J UNDERGROUND, INC					
M16-0302		06-00-31504.01		MAINT-MAINS OUTSI	1669.00
M&J UNDERGROUND, INC					
M16-0303		06-00-31504.01		MAINT-MAINS OUTSI	1594.00
C & M PIPE SUPPLY CO.,INC					
3433		06-00-31506		MAINT TO SEWERS	526.70
CENTRAL RODDING TOTAL SEWER SERVICE INC					
12719		06-00-31506		HYDRO JET MANHOLE	650.00
GUARANTEED TECHNICAL SERV & CONSULT INC					
2013553		06-00-31800		COMPUTER MAINT	315.00
MCCANN INDUSTRIES INC					
08046925		06-00-31800		MAINT TOOLS WK EQ	962.91
MCCANN INDUSTRIES INC					
08046804		06-00-31805		VEHICLE MAINT	996.20
MONARCH AUTO SUPPLY INC					
6981-355625		06-00-31805		VEHICLE MAINT	20.82
MONARCH AUTO SUPPLY INC					
6981-355627		06-00-31805		VEHICLE MAINT	1.58
SAUK TRAIL CAR WASH					
073116		06-00-31805		CAR WASH	18.95
GEMINI PLUMBING COMPANY INC					
21574		06-00-32900		SEWER BACK UP	210.00
GEMINI PLUMBING COMPANY INC					
21575		06-00-32900		WATER SERVICE	1258.00
COMED					
52003 0816		06-00-33100		MONTHLY SERVICE	34.13
COMED					
580004 0816		06-00-33100		MONTHLY SERVICE	32.41
COMED					
76056 0816		06-00-33100		MONTHLY SERVICE	1063.22
COMED					
67036 0816		06-00-33101		MONTHLY SERVICE	1442.45
HERITAGE F/S, INC.					
69431		06-00-33300		DIESEL	161.34
HERITAGE F/S, INC.					
69432		06-00-33300		GASOLINE & OIL	399.90
HERITAGE F/S, INC.					
69563		06-00-33300		GASOLINE & OIL	389.39
HERITAGE F/S, INC.					
69572		06-00-33300		GASOLINE & OIL	178.85
PIONEER OFFICE FORMS INC.					
92059		06-00-33400		PRINTING & SUPPLI	179.42
ALPINE VALLEY WATER, INC.					
79554		06-00-33501		DRINKING WATER	23.00
FASTENAL COMPANY					
ILSTE133404		06-00-33501		SHOP SUPPLIES	8.01
FASTENAL COMPANY					
ILSTE133429		06-00-33501		SHOP SUPPLIES	30.92
VERIZON WIRELESS					
9769786697		06-00-33700		MONTHLY SERVICE	365.10
UNIFIRST CORPORATION					
062 0191211		06-00-33800		WEEKLY MAT SVC	17.55
UNIFIRST CORPORATION					
062 0191309		06-00-33800		WEEKLY UNIFORMS	38.29
UNIFIRST CORPORATION					
062 0192403		06-00-33800		UNIFORM SERVICE	42.88
UNIFIRST CORPORATION					
062 0193409		06-00-33800		UNIFORM SERVICE	19.38

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT	DIST
UNIFIRST CORPORATION	062 0193512	06-00-33800		UNIFORM SERVICE	42.88	
GUARANTEED TECHNICAL SERV & CONSULT INC	2013559	06-00-34900		COMPUTER PROGRAMM	69.71	
WATER RESOURCES INC	30811	06-00-37507		NEW-METERS	9026.90	
CDW GOVERNMENT INC	DWJ1588	06-00-37900		COMPUTER WARRANTY	99.74	
TOTAL FOR FUND 06		DEPT. 00			156903.60	
TOTAL FOR FUND 06					156903.60	
KEITHS POWER EQUIPMENT INC	46763	07-00-31800		TOOLS MAINT	23.35	
KEITHS POWER EQUIPMENT INC	46931	07-00-31800		MAINT-TOOLS & WOR	35.20	
GUARANTEED MUFFLER	20665	07-00-31805		MAINT-VEHICLES	910.43	
GUARANTEED MUFFLER	20682	07-00-31805		MAINT-VEHICLES	134.18	
MCCANN INDUSTRIES INC	08046964	07-00-31805		MAINT-VEHICLES	32.45	
AIDE RENTALS & SALES	81864-1	07-00-32900		ASPHALT ROLLER RE	171.00	
HERITAGE F/S, INC.	69431	07-00-33300		DIESEL	161.34	
HERITAGE F/S, INC.	69432	07-00-33300		GASOLINE & OIL	399.90	
HERITAGE F/S, INC.	69563	07-00-33300		GASOLINE & OIL	389.39	
HERITAGE F/S, INC.	69572	07-00-33300		GASOLINE & OIL	178.86	
ALPINE VALLEY WATER, INC.	79554	07-00-33501		DRINKING WATER	23.00	
CRETE LUMBER & SUPPLY CO	B111635	07-00-33501		SHOP SUPPLIES	106.96	
CYLINDER MAINTENANCE AND SUPPLY	5313	07-00-33501		ACETYLENE	15.00	
SOUTH HOLLAND PAPER CO.	353308	07-00-33501		SHOP SUPPLIES	194.51	
UNIFIRST CORPORATION	062 0191211	07-00-33800		WEEKLY MAT SVC	17.55	
UNIFIRST CORPORATION	062 0191309	07-00-33800		WEEKLY UNIFORMS	38.28	
UNIFIRST CORPORATION	062 0192403	07-00-33800		UNIFORM SERVICE	42.88	
UNIFIRST CORPORATION	062 0193409	07-00-33800		UNIFORM SERVICE	19.38	
UNIFIRST CORPORATION	062 0193512	07-00-33800		UNIFORM SERVICE	42.88	
TOTAL FOR FUND 07		DEPT. 00			2936.54	

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO	DESCRIPTION	AMOUNT	DIST
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TOTAL FOR FUND 07 2936.54

VISION SERVICE PLAN (IL)							
SEPTEMBER 2016		15-00-36901			HEALTH INSURANCE	586.42	
HUMANA DENTAL							
18133280		15-00-36903			SEPTEMBER PREMIUM	2793.68	

TOTAL FOR FUND 15 DEPT. 00 3380.10

TOTAL FOR FUND 15 3380.10

GUARANTEED TECHNICAL SERV & CONSULT INC							
2013559		16-00-32900			COMPUTER MAINT	69.71	
HERITAGE F/S, INC.							
69432		16-00-33300			GASOLINE & OIL	176.52	
HERITAGE F/S, INC.							
69563		16-00-33300			GASOLINE & OIL	239.98	
HERITAGE F/S, INC.							
69572		16-00-33300			GASOLINE & OIL	29.40	
MENARDS - MATTESON							
21510		16-00-33501			SHOP SUPPLIES	32.20	
COMCAST							
081016		16-00-33700			FAX SERVICE	51.68	
VERIZON WIRELESS							
9769786697		16-00-33700			MONTHLY SERVICE	94.50	
COMCAST							
081016		16-00-33701			CABLE INTERNET	79.90	

TOTAL FOR FUND 16 DEPT. 00 773.89

TOTAL FOR FUND 16 773.89

BOARMAN KROOS VOGEL GROUP INC							
42266		25-00-34200			ARCHITECTURE SERV	25479.80	

TOTAL FOR FUND 25 DEPT. 00 25479.80

TOTAL FOR FUND 25 25479.80

** TOTAL CHECKS TO BE ISSUED						257295.64	
01	CORPORATE					25034.12	
02	FIRE PROTECTION					24136.66	
03	PLAYGROUND/RECREATION					2349.61	

DATE: 08/31/16

REGISTER # 739
Wednesday August 31, 2016

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PAYABLE TO

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CHECK DATE

CHECK NO

AMOUNT

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	INV NO	G/L NUMBER	CHECK DATE	CHECK NO	AMOUNT	DIST
04		POLICE PROTECTION			16301.32	
06		WATER/SEWER FUND			156903.60	
07		ROAD & BRIDGE			2936.54	
15		LIABILITY INSURANCE FUND			3380.10	
16		H.S.E.M.			773.89	
25		CAPITAL PROJECTS			25479.80	
TOTAL FOR REGULAR CHECKS:					257,295.64	

RECEIVED
AUG 01 2016

tabled
8-15-16

VILLAGE OF STEGER, ILLINOIS
BUSINESS LICENSE APPLICATION

OWNER / OFFICER INFORMATION

Date of Application: 7/29/16
 Name: SHANETTE CALDWELL
 Date of birth: 10/15/73 Driver's License or State ID #: C434-7587-3894
 Home Phone: (708) 275-9703 Mobile Phone: (708) 275-9703 E-mail: Shanette.Caldwell@yahoo.com
 Current home address: 2 Hawthorne Avenue
 City: Park Forest State: IL ZIP Code: 60466
 Have you ever been convicted of a Felony? Yes No If Yes please explain on a separate sheet of paper

BUSINESS ENTITY INFORMATION

Are you the owner of this business? Yes No - If No what is your title/position?
 Legal Name of Business: Hair Studio 708 Date business was established: 7/1/16
 "Doing Business As" Name: Same as above
 Address of Business: 3620 Chicago Road Steger, IL.
 Property Owner Name: Mike Leape Property Owner Phone Number: 708-254-0466
 Projected Opening Date: 8/6/16 Days and Hours of Operation: Monday-Sunday 8am to 11pm
 How many employees? 8 How many Parking Spots for Customers? 8 Handicap? Employee? 5
 Will you have or be storing Flammable Materials on site? Yes No
 If Yes where will it be inside or out? What kind and quantity?
 N/A
 Employer Identification Number: 27-2079427 State of Illinois File Number: applied for
 Illinois Department of Revenue Account Number: applied for
 (The Village of Steger must be named on your state tax forms as recipient of state tax)

Type of Business: Industrial Commercial Retail Wholesale Are you open to the Public? Yes No
 Please explain: (Please check a business plan with this application)
 SEE Business plan (attached)
 Will this place of business be rented out to the public or used for special events? Yes No
 If Yes explain:
 N/A
 Has any government body revoked or refused to grant a business or occupation license to applicant? Yes No
 If Yes explain:
 N/A
 Is applicant doing business, or has he/she done business in the past, using a name other than the name signed to this application? Yes No
 If Yes explain:
 N/A

Return completed application, along with \$50.00 fee, non-refundable, to the Village Clerk's Office.
 The completed application will go before the Village Board for approval pending inspections.
 Once your business is set up, you must contact the Village Hall and schedule for inspections, once the inspections have been completed, your final business license invoice must be paid before a business license will be issued.
 All inspections must be passed within the 45 days of Village Board approval. If not the business license application must go before the Village Board for reconsideration.
 At no time may the business operate or be open prior to approval of final inspections.

In accordance with Ordinance No. 83:
 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 application will terminate. 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. 84:
 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 sign permit application)

I do hereby swear (affirm) that the statements contained in this application are true and correct to the best of my knowledge and belief. I, as the applicant, further affirm that the business license hereunder will be conducted and maintained in conformity with all applicable ordinances and pertinent laws of the Village of Steger and State of Illinois, and in a manner, which will not detract from the appearance of the area and understand that violation of any of the aforementioned could result in the revocation of my license

Signature of applicant: Shanette Caldwell Date: 7/29/16

041362 CC 50.00 07/27/16

04-15-2016

754-1913



VILLAGE OF STEGER, ILLINOIS
BUSINESS LICENSE APPLICATION

Office Use Only:

Economic Development Committee

Distributed (Initial and date) _____
 Approval (Initial and date) _____

Zoning

Current Zoning of Location: _____
 Is a zoning change needed for this business? _____

Distributed (Initial and date) _____
 Approval (Initial and date) _____

Fire Inspection

Distributed (Initial and date) _____
 Approval (Initial and date) _____

Health Inspection

Distributed (Initial and date) _____
 Approval (Initial and date) _____

Building Department

Distributed (Initial and date) _____
 Approval (Initial and date) _____

Code Enforcement

Distributed (Initial and date) _____
 Approval (Initial and date) _____

Police Department (as needed)

Distributed (Initial and date) _____
 Approval (Initial and date) _____

INSPECTION FEES:

AMOUNT PAID: _____ DATE PAID: _____ RECEIPT #: _____

TEMPORARY APPROVAL GRANTED BY VILLAGE BOARD ON: _____

FINAL APPROVAL GRANTED AFTER INSPECTIONS BY: _____ DATE: _____

After Temporary Approval send copy to Water Billing

Distributed (Initial and date) _____

BUSINESS PLAN

Hair Studio 708
3620 Chicago Road, Steger
Illinois
60475

July 28, 2016

Executive Summary

The Ownership

The company will be structured as a sole proprietorship.

The Management

Tommie Nunn Sr. is a retired maintenance mechanic and is in charge of making decisions on a day to day basis. Tommie Nunn is the husband of Shanette Caldwell and has a background in Retail ownership.

The Goals and Objectives

Hair Studio 708 provides hair styling for the entire family. This includes hair cuts for men and women, permanents and hair coloring for women, as well as hair cuts for children. Shampoos will be offered for all adult services. Service is offered on a walk-in basis or by appointment. Hair Studio 708 will emphasize a customer-centric service where the customer's needs are always the priority.

Hair Studio 708 will also sell hair care products which is forecasted to account for 15% of sales. These professional-quality supplies will include hair, shampoos, conditioners, reconstructors, brushes, combs, and other styling aids.

The Product

Hair Studio 708 is considered an affordable, full-service beauty salon.

We offer a wide range of services that include:

Hair: cuts; relaxers; perms; colours; shampoo; conditioning; curling; reconstructing; weaving; and waving.

Nails: manicures; pedicures; polish; sculptured nails.

The Target Market

Hair Studio 708 will target all ages and gender. Local customers are the main focus in an effort to bring affordable hair care to the community.

Pricing Strategy

Hair Studio 708 seeks to provide affordable services to all customers.

The Competitors

What Hair Studio 708 apart from the competition is our commitment to providing all of these products and services in one convenient location.

Business Plan - Hair Studio 708

The Company

Business Sector

The owners would like to start a business in the following industry:
Salon.

Company Goals and Objectives

Hair Studio 708 provides hair styling for the entire family. This includes hair cuts for men and women, permanents and hair coloring for women, as well as hair cuts for children. Shampoos will be offered for all adult services. Service is offered on a walk-in basis or by appointment. Hair Studio 708 will emphasize a customer-centric service where the customer's needs are always the priority.

Hair Studio 708 will also sell hair care products which is forecasted to account for 15% of sales. These professional-quality supplies will include hair, shampoos, conditioners, reconstructors, brushes, combs, and other styling aids.

Company Ownership Structure

The company will be structured as a sole proprietorship.

Ownership Background

Shanette Caldwell (owner):

Owner has Degree in Business and Finance. She has been in financing for over 15 years as a Mortgage Loan processor. She has extensive sales experience and customer service is the key factors for success. She does hair on a part time basis and works full-time.

Company Management Structure

Tommie Nunn Sr. is a retired maintenance mechanic and is in charge of making decisions on a day to day basis. Tommie Nunn is the husband of Shanette Caldwell and has a background in Retail ownership.

Organizational Timeline

The objectives for the first three years of operation include:

To create a service-based company whose goal is to exceed customer's expectations.

To increase the number of clients served by at least 20% per year through superior performance and word-of-mouth referrals.

To develop a sustainable start-up business, contributing to increased employment of community residents.

To promote Sales and attainable goals.

Company Assets

The Product

The Product

Hair Studio 708 is considered an affordable, full-service beauty salon.

We offer a wide range of services that include:

Hair: cuts; relaxers; perms; colours; shampoo; conditioning; curling; reconstructing; weaving; and waving.

Nails: manicures; pedicures; polish; sculptured nails.

Marketing Plan

The Target Market

Hair Studio 708 will target all ages and gender. Local customers are the main focus in an effort to bring affordable hair care to the community.

Established Customers

Clientele from hairstylist will be customers in the salon.

Pricing

Hair Studio 708 seeks to provide affordable services to all customers.

Advertising

Our advertising strategy is a simple one: satisfied clients are our best marketing tool. When a client leaves our business with a new look, he or she is broadcasting our name and quality to the public. Most

of our clients will be referrals from existing clients.

Competitor Analysis

The Competitors

What Hair Studio 708 apart from the competition is our commitment to providing all of these products and services in one convenient location.

Operations

Staffing

There will also be five hair stylists , 2 barbers, and a part time until the business can build a reputation that will attract others to work there.

Training classes to help improve employee product knowledge and skills will be conducted on a regular basis.

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

ORDINANCE NUMBER 1131

**AN ORDINANCE APPROVING A REAL ESTATE CONTRACT
TO PURCHASE REAL PROPERTY BY AND BETWEEN
HACKEL TRUST #2, 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 HACKEL TRUST #2, 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, pursuant to section 11-76.1-1 of the Illinois Municipal Code, (65 ILCS 5/11-76.1-1) has the power to purchase real property for public purposes; 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 264 E. 34th 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 Hackel Trust #2, 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 hereby ratify all prior acts that the Village Prosecutor or his designee have undertaken to execute the Real Estate Contract, hereby designate

the Village Prosecutor or his designee as authorized signers of the Real Estate Contract, and further direct the Village President, Village Administrator, Village Prosecutor and other Village officials and Officers or their designees 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 6th Day of September, 2016 pursuant to a roll call vote as follows:

TRUSTEE/OFFICIAL	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 September 6, 2016.

Kenneth A. Peterson, Jr.
Village President

ATTEST:

Carmen "Tory" Recupito
Village Clerk



**MAINSTREET ORGANIZATION OF REALTORS®
VACANT LAND SALES CONTRACT**



(This is not to be used for Tear Down)

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

Buyer(s) (Please Print) Village of Steger

Seller(s) (Please Print) Hackel Trust # 2

If Dual Agency applies, complete Optional Paragraph 32.

2. **THE REAL ESTATE:** Real Estate shall be defined to include the Real Estate and all improvements thereon. Seller agrees to convey to Buyer or to Buyer's designated grantee, the Real Estate with the approximate lot area or acreage of 264 E. 34th Steger Illinois 60475 commonly known as: 60475

Will

~~15-04-210-038~~ 23-15-04-210-040-0000

3. **PURCHASE PRICE:** Purchase Price of \$ 18,000 shall be paid as follows: Initial earnest money of \$ 1,000 by check, cash, OR note due on on accept 2016 to be increased to a total of \$ 20,000 by 20,000. The earnest money and the original of this Contract shall be held by the Listing Company, as "Escrowee", in trust for the mutual benefit of the Parties. The balance of the Purchase Price, as adjusted by prorations, shall be paid at Closing by wire transfer of funds, or by certified, cashier's, mortgage lender's or title company's check (provided that the title company's check is guaranteed by a licensed title insurance company).

4. **CLOSING:** Closing or escrow payout shall be on or before 9/23, 2016, or at such time as mutually agreed upon by the Parties in writing. Closing shall take place at the title company escrow office situated geographically nearest the Real Estate or as shall be agreed mutually by the Parties.

5. **POSSESSION:** Possession shall be granted to Buyer(s) at the completion of closing unless otherwise agreed in writing by the parties.

6. **PRORATIONS:** Prorable items shall include, without limitation, rents and deposits (if any) from tenants, Special Service Area or Special Assessment Area tax for the year of Closing only; utilities, water and sewer; and Homeowner or Condominium Association fees (and Master Umbrella Association fees, if applicable). Accumulated reserves of a Homeowner/Condominium Association(s) are not a prorable item. Seller represents that as of the Date of Acceptance Homeowner/Condominium Association(s) fees are \$ n/a per n/a (and, if applicable, Master Umbrella Association fees are \$ n/a per n/a). Seller agrees to pay prior to or at Closing any special assessments (by any association or governmental entity) confirmed prior to the Date of Acceptance. Installments due after the year of Closing for a Special Assessment Area or Special Service Area shall not be a prorable item and shall be payable by Buyer. The general Real Estate taxes shall be prorated as of the date of Closing based on % of the most recent ascertainable full year tax bill. All prorations shall be final as of Closing.

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

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

Unless otherwise specified, all Notices shall be deemed made pursuant to Paragraph 7 (c). If Notice is not served within the time specified herein, the provisions of this Contract shall be deemed waived by the Parties to and this Contract shall remain in full force and effect.

8. **INSPECTIONS:** Seller agrees to allow Buyer's inspectors reasonable access to the property upon reasonable notice and gives Buyer's inspectors permission to perform tests on the property, including invasive testing. If the inspections and the tests are reasonably necessary to satisfy the contingencies in this Contract, Buyer agrees to promptly provide copies of all such inspection

Buyer Initial LP Buyer Initial _____ Seller Initial BH Seller Initial _____
 Address _____
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56 reports to Seller, and to listing broker, if property is listed. Furthermore, Buyer agrees to promptly restore the property to its original
57 condition and agrees to be responsible for any damage incurred while performing such inspections. Seller authorizes Buyer's
58 inspectors to take soil samples which may detect environmental contamination which may be required to be reported to the
59 appropriate governmental authorities. Buyer agrees to hold harmless and indemnify Seller from any liability for the actions of
60 Buyer's agents and representatives while conducting such inspections and tests on the property. Notwithstanding anything to the
61 contrary set forth in the above in this paragraph, in the event the inspection reveals that the condition of the Real Estate is unacceptable
62 to Buyer and Buyer serves Notice to Seller within five (5) Business Days after the Date of Acceptance, this Contract shall be null and
63 void.

64
65 **9. MORTGAGE CONTINGENCY:** Seller ~~check one~~ has has not received a completed Loan Status Disclosure. This
66 Contract is contingent upon Buyer obtaining a firm written mortgage commitment (except for matters of title and survey or matters
67 wholly within Buyer's control) on or before _____, 20____ for a ~~choose one~~ fixed adjustable; ~~choose one~~
68 conventional other loan of \$ _____ or such lesser amount as Buyer elects to take, plus private
69 mortgage insurance (PMI), if required. The interest rate (initial rate, if applicable) shall not exceed _____ % per annum,
70 amortized over not less than _____ years. Buyer shall pay loan origination fee and/or discount points not to exceed _____ %
71 of the loan amount. Buyer shall pay the cost of application, usual and customary processing fees and Closing costs charged by lender.
72 Buyer shall make written loan application within five (5) business days after the Date of Acceptance. Failure to do so shall constitute
73 an act of default under this Contract. If Buyer, having applied for the loan specified above, is unable to obtain such loan
74 commitment and serves written notice to Seller within the time specified, this Contract shall be null and void. If written notice of
75 inability to obtain such loan commitment is not served within the time specified, Buyer shall be deemed to have waived this
76 contingency and this Contract shall remain in full force and effect. Unless otherwise provided herein, this Contract shall not be
77 contingent upon the sale and/or closing of Buyer's existing real estate. Buyer shall be deemed to have satisfied the financing
78 conditions of this paragraph if Buyer obtains a loan commitment in accordance with the terms of this paragraph even though the loan is
79 conditioned on the sale and/or closing of Buyer's existing real estate. If Seller, at Seller's option and expense, within thirty (30) days
80 after Buyer's notice, procures for Buyer such commitment or notifies Buyer that Seller will accept a purchase money mortgage upon
81 the same terms, this Contract shall remain in full force and effect. In such event, Seller shall notify Buyer within five (5) Business
82 Days after Buyer's notice of Seller's election to provide or obtain such financing, and Buyer shall furnish to Seller or lender all
83 requested information and shall sign all papers necessary to obtain the mortgage commitment and to close the loan.

84
85 **10. FLOOD INSURANCE:** Buyer shall have the option to declare this Contract null and void if the Real Estate is located in a special
86 flood hazard area if written notice of the option to declare this Contract null and void is not given to Seller within ten (10) business
87 days after Date of Acceptance. Buyer shall be deemed to have waived such option and this Contract shall remain in full force and
88 effect.

89
90 **11. CONDOMINIUM/COMMON INTEREST ASSOCIATIONS (if applicable):** The Parties agree that the terms contained in this
91 paragraph, which may be contrary to other terms of this Contract, shall supersede any conflicting terms.
92 (a) Title when conveyed shall be good and merchantable, subject to terms, provisions, covenants and conditions of the
93 Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements
94 including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and
95 Restrictions or amendments thereof; party wall rights and agreements; limitations and conditions imposed by the
96 Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the
97 Declaration of Condominium/Covenants, Conditions and Restrictions.
98 (b) Seller shall be responsible for all regular assessments due and levied prior to Closing and for all special assessments
99 confirmed prior to the Date of Acceptance.
100 (c) Buyer has, within five (5) Business Days from the Date of Acceptance, the right to demand from Seller items as stipulated by
101 the Illinois Condominium Property Act, if applicable, and Seller shall diligently apply for same. This Contract is subject to
102 the condition that Seller be able to procure and provide to Buyer, a release or waiver of any option of first refusal or other pre-
103 emptive rights of purchase created by the Declaration of Condominium/Covenants, Conditions and Restrictions within the
104 time established by the Declaration of Condominium/Covenants, Conditions and Restrictions.
105 (d) In the event the documents and information provided by Seller to Buyer disclose that the existing improvements are in
106 violation of existing rules, regulations or other restrictions or that the terms and conditions contained within the documents
107 would unreasonably restrict Buyer's use of the premises or would result in financial obligations unacceptable to Buyer in
108 connection with owning the Real Estate, then Buyer may declare this Contract null and void by giving Seller written notice
109 within five (5) Business Days after the receipt of the documents and information required by Paragraph 11 (c), listing those
110 deficiencies which are unacceptable to Buyer. If written notice is not served within the time specified, Buyer shall be deemed
111 to have waived this contingency, and this Contract shall remain in full force and effect.

112
113 **12. THE DED:** Seller shall convey or cause to be conveyed to Buyer or Buyer's designated grantee good and merchantable title to

Buyer Initial	CP	Buyer Initial	Seller Initial	BJ	Seller Initial
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~~Quitclaim~~ Warranty Deed. LP. *BH*

114 the Real Estate by recordable general ~~Warranty~~ Deed, with release of homestead rights, (or the appropriate deed if title is in trust or in
115 an estate, and with real estate transfer stamps to be paid by Seller (unless otherwise designated by local ordinance). Title when
116 conveyed will be good and merchantable, subject only to general real estate taxes not due and payable at the time of Closing,
117 covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current
118 use and enjoyment of the Real Estate.

119
120 13. ZONING: Seller represents to the best of Seller's knowledge, without duty to investigate, that the Real Estate is zoned:
121 Residential

Buyer

122
123 14. TITLE: At ~~Seller's~~ *Buyer's* expense, Seller will deliver or cause to be delivered to Buyer or Buyer's attorney within customary time
124 limitations and sufficiently in advance of Closing, as evidence of title in Seller or Grantor, a title commitment for an ALTA title
125 insurance policy in the amount of the Purchase Price by a title company licensed to operate in the State of Illinois, issued on or
126 subsequent to the Date of Acceptance, subject only to items listed in Paragraph 12. The commitment for title insurance furnished by
127 Seller will be conclusive evidence of good and merchantable title as therein shown, subject only to the exceptions therein stated. If the
128 title commitment discloses unpermitted exceptions, or if the Plat of Survey shows any encroachments which are not acceptable to
129 Buyer, then Seller shall have said exceptions or encroachments removed, or have the title insurer commit to insure against loss or
130 damage that may be caused by such exceptions or encroachments. If Seller fails to have unpermitted exceptions waived or title insured
131 after prior to Closing, Buyer may elect to take the title as it then is, with the right to deduct from the Purchase Price prior
132 encumbrances of a definite or ascertainable amount. Seller shall furnish Buyer at Closing an Affidavit of Title covering the date of
133 Closing, and shall sign any other customary forms required for issuance of an ALTA Insurance Policy.

134
135 15. BUILDING AND SEWAGE PERMITS CONDITION: This Contract is subject to the condition that Buyer(s) obtain within
136 n/a business days after the date of this contract, at Buyer's expense, a building permit and an acceptable septic
137 pipelocation test or sewage tap-on permit from the applicable governmental agency having jurisdiction over the subject Property. If
138 Buyer(s) has properly, diligently, and promptly applied for said permits and approvals and has been unable to obtain the permits within
139 the times specified, Buyer(s) may, at Buyer's option, within one (1) business day of the time specified, serve written notice of such
140 null and inability to obtain the necessary permits upon Seller(s) or Seller's attorney, and in such event this Contract shall become
141 null and void and all earnest money paid by Buyer(s) shall be refunded to Buyer(s). IN THE EVENT BUYER(S) DOES NOT SERVE
142 WRITTEN NOTICE WITHIN THE TIME SPECIFIED HEREIN, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL
143 PARTIES HERETO AND THIS CONTRACT SHALL CONTINUE IN FULL FORCE AND EFFECT.

144
145 16. SOIL TEST/FLOOD PLAIN CONDITION: This Contract is subject to Buyer obtaining within n/a business days
146 from date of acceptance a soil boring test and/or Flood Plain Determination at a site or sites of Buyer's choice on the Property to obtain
147 the necessary permits from the appropriate governmental authorities for the improvement contemplated by the Buyer. Such
148 determination and tests shall be at Buyer's expense. In the event Flood plain Determination and such tests are unsatisfactory, at the
149 option of Buyer, and upon written notice to Seller within one (1) business day of the time set forth above, this contract shall be null
150 and void and earnest money shall be refunded to Buyer upon mutual written direction of Seller and Buyer or the escrow agent. In the
151 event the Buyer does not serve written notice within the time specified herein, this provision shall be deemed waived by all parties
152 hereto and this contract shall continue in full force and effect.

153
154 17. PLAT OF SURVEY: ~~Not less than one (1) business day prior to Closing Seller shall, at Seller's expense, furnish to Buyer or~~
155 ~~Buyer's attorney a Plat of Survey dated not more than six (6) months prior to the date of Closing, prepared by an Illinois Professional~~
156 ~~Land Surveyor, showing any encroachments, measurements of all lot lines, all easements of record, building set back lines of record,~~
157 ~~fences, all buildings and other improvements on the Real Estate and distances therefrom to the nearest two lot lines. In addition, the~~
158 ~~survey to be provided shall be a boundary survey conforming to the current requirements of the appropriate state regulatory authority.~~
159 ~~The survey shall show all corners staked, marked, or otherwise monumented. The survey shall have the following statement~~
160 ~~prominently appearing near the professional land surveyor seal and signature: "This professional service conforms to the current~~
161 ~~Illinois minimum standards for a boundary survey." A Mortgage Inspection, as defined, is not a boundary survey, and is not~~
162 ~~acceptable.~~

163
164 18. ESCROW CLOSING: At the election of either Party, not less than five (5) Business Days prior to the Closing, this sale shall be
165 closed through an escrow with the lending institution or the title company in accordance with the provisions of the usual form of Deed
166 and Money Escrow Agreement, as agreed upon between the Parties, with provisions inserted in the Escrow Agreement as may be
167 required to conform with this Contract. The cost of the escrow shall be paid by the Party requesting the escrow. If this transaction is a
168 cash purchase (no mortgage is secured by Buyer), the Parties shall share the title company escrow closing fee equally.

169
170 19. DAMAGE TO REAL ESTATE PRIOR TO CLOSING: If prior delivery of the deed, the Real Estate shall be destroyed or
171 materially damaged by fire or casualty, or the Real Estate is taken by condemnation, then Buyer shall have the option of terminating

Buyer Initial <i>LP</i>	Buyer Initial	Seller Initial <i>BH</i>	Seller Initial
Address			
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172 this Contract and receiving a refund of earnest money or of accepting the Real Estate as damaged or destroyed, together with the
173 proceeds of any insurance payable as a result of the destruction or damage, which proceeds Seller agrees to assign to Buyer. Seller
174 shall not be obligated to repair or replace damaged improvements. The provisions of the Uniform Vendor and Purchaser Risk Act of
175 the State of Illinois shall be applicable in this Contract, except as modified in this paragraph

176
177 **20. SELLER REPRESENTATIONS:** Seller represents that Seller has not received written notice from any Governmental body or
178 Homeowner Association regarding (a) zoning, building, fire or health code violations that have not been corrected; (b) any pending
179 re-zoning; (c) any pending condemnation or eminent domain proceeding; or (d) a proposed or confirmed special assessment and/or
180 Special Service Area affecting the Real Estate. Seller represents, however, that, in the case of a special assessment and/or Special
181 Service Area, the following applies:

- 182 1. These *check one* is is not a proposed or pending unconfirmed special assessment affecting the Real Estate not
183 payable by Seller after date of Closing.
184 2. The Real Estate *check one* is is not located within a Special Service Area, payments for which will not be the
185 obligation of Seller after date of Closing.

186 If any of the representations contained herein regarding non-Homeowner Association special assessment or Special Service
187 Area are unacceptable to Buyer, Buyer shall have the option to declare this Contract null and void. If written notice of the
188 option to declare this Contract null and void is not given to Seller within ten (10) Business Days after Date of Acceptance or
189 within the term specified in Paragraph 9 (whichever is later), Buyer shall be deemed to have waived such option and this
190 Contract shall remain in full force and effect. Seller further represents that Seller has no knowledge of boundary line disproprietor-
191 enments or claims of easement not shown by the public records, any hazardous waste on the Real Estate or any improvements for
192 which the required permits were not obtained. Seller represents that there have been no improvements to the Real Estate which are not
193 either included in full in the determination of the most recent real estate tax assessment or which are eligible for home improvement
194 tax exemption.

196 **21. CONDITION OF REAL ESTATE AND INSPECTION:** Seller agrees to leave the Real Estate in a clean condition. All refuse
197 and personal property that is not conveyed to Buyer shall be removed from the Real Estate at Seller's expense before closing. Buyer
198 shall have the right to inspect Real Estate within 72 hours prior to closing to verify that the Real Estate is in substantially the same
199 condition as of the Date of Offer of this Contract, normal wear and tear expected

201 **22. GOVERNMENTAL COMPLIANCE:** The Parties agree to comply with the applicable reporting requirements of the Internal
202 Revenue Code and the Real Estate Settlement Procedures Act of 1974, as amended.

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

207 **24. FACSIMILE:** Facsimile signatures shall be sufficient for purposes of executing, negotiating, and finalizing this Contract.

209 **25. DIRECTION TO ESCROWEE:** In every instance where this Contract shall be deemed null and void or if the Contract may be
210 terminated by either Party, the following shall be incorporated by reference "the Earnest Money shall be refunded to the Buyer upon
211 written notice of the Parties to the Escrowee".

213 **26. NOTICE:** All Notices shall be in writing and shall be served by one Party or attorney to the other Party or attorney. Notice to any
214 one of a multiple person Party shall be sufficient Notice to all. Notice shall be given in the following manner:

- 215 (a) By personal delivery of such Notice; or
216 (b) By mailing of such Notice to the addresses recited herein by regular mail and by certified mail, return receipt requested
217 Except as otherwise provided herein, Notice served by certified mail shall be effective on the date of mailing; or
218 (c) By sending facsimile transmission, Notice shall be effective as of date and time of facsimile transmission, provided that the
219 Notice transmitted shall be sent on Business Days during Business Hours. In the event fax Notice is transmitted during non-
220 business hours, the effective date and time of Notice is the first hour of the next Business Day after transmission; or
221 (d) By sending e-mail transmission, Notice shall be effective as of date and time of e-mail transmission, provided that the Notice
222 transmitted shall be sent during Business Hours, and provided further that the recipient provides written acknowledgment to
223 the sender of receipt of the transmission (by e-mail, facsimile, regular mail or commercial overnight delivery). In the event e-
224 mail Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next
225 Business Day after transmission; or
226 (e) By commercial overnight delivery (e.g. FedEx). Such Notice shall be effective on the next Business Day following deposit
227 with the overnight delivery company.

229 **27. PERFORMANCE:** Time is of the essence of this Contract. In any action with respect to this Contract, the Parties are free to

Buyer Initial	LP	Buyer Initial	Seller Initial	Seller Initial
Address				

230 pursue any legal remedies at law or in equity and the prevailing Party in litigation shall be entitled to collect reasonable attorney fees
231 and costs from the losing Party as ordered by a court of competent jurisdiction. There shall be no disbursement of earnest money
232 unless Escrowee has been provided written agreement from Seller and Buyer. Absent an agreement relative to the disbursement of
233 earnest money within a reasonable period of time, Escrowee may deposit funds with the Clerk of the Circuit Court by the filing of an
234 action in the nature of interpleader. Escrowee shall be reimbursed from the earnest money for all costs, including reasonable attorney
235 fees, related to the filing of the interpleader action. Seller and Buyer shall indemnify and hold Escrowee harmless from any and all
236 conflicting claims and demands arising under this paragraph.

237
238 28. CHOICE OF LAW/GOOD FAITH: All terms and provisions of this Contract including, but not limited to, the Attorney Review
239 and Professional Inspection paragraphs, shall be governed by the laws of the State of Illinois and are subject to the covenant of good
240 faith and fair dealing implied in all Illinois contracts.

241
242 29. OTHER PROVISIONS: This Contract is also subject to those OPTIONAL PROVISIONS selected for use and initialed by the
243 Parties which are contained on the succeeding pages and the following attachments, if any. Seller will provide a
244 Quit Claim Deed. Title search and/or insurance shall be paid by buyer.
245 Warranty LP.

246 **THE FOLLOWING OPTIONAL PROVISIONS APPLY ONLY IF INITIALED BY ALL PARTIES.**

247
248 30. CANCELLATION OF PRIOR REAL ESTATE CONTRACT: In the event either Party has entered into
249 a prior real estate contract, this Contract shall be subject to written cancellation of the prior contract on or before
250 n/a 20--- in the event the prior contract is not cancelled within the time specified, this Contract shall be
251 null and void and earnest money refunded to Buyer upon written direction of the Parties to Escrowee. Notice to the purchaser
252 under the prior contract should not be served until after Attorney Review and Professional Inspections provisions of this
253 Contract have expired, been satisfied or waived.

254
255 31. INTEREST BEARING ACCOUNT: Earnest money (with a completed W-9 and other required forms,
256 shall be held in a federally insured interest bearing account at a financial institution designated by Escrowee. All interest earned on the
257 earnest money shall accrue to the benefit of and be paid to Buyer. The Buyer shall be responsible for any administrative fee (not to
258 exceed \$100) charged for setting up the account. In anticipation of Closing, the Parties direct Escrowee to close the account no
259 sooner than ten (10) Business Days prior to the anticipated Closing date.

260
261 32. CONFIRMATION OF DUAL AGENCY: The Parties confirm that they have previously consented to
262 No Agency. Seller is licensed agent. (Designated Agent) acting as a Dual Agent in providing brokerage services on
263 their behalf and specifically consent to Designated Agent acting as a Dual Agent with regard to the transaction referred to in this
264 Contract.

265
266 33. INTERIM FINANCING: This Contract is contingent upon Buyer obtaining a written commitment for
267 interim financing on or before n/a 20--- in the amount of \$n/a. If Buyer is unable
268 to secure the interim financing commitment and gives written notice to Seller within the time specified, this Contract shall be
269 null and void. If written notice is not served within the time specified, this provision shall be deemed waived by the Parties and
270 this Contract shall remain in full force and effect.

271
272 34. SPECIFIED PARTY APPROVAL: This Contract is contingent upon the approval of the Real Estate by
273 n/a Buyer's specified party, within five (5) Business Days after the Date of Acceptance. In
274 the event Buyer's specified party does not approve of the Real Estate and written notice is given to Seller within the time
275 specified, this Contract shall be null and void. If written notice is not served within the time specified, this provision shall be
276 deemed waived by the Parties and this Contract shall remain in full force and effect.

277
278 35. CREDIT AT CLOSING: Seller agrees to credit to Buyer at Closing \$ n/a
279 to be applied to prepaid expenses, closing costs or both.

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Buyer Initial CP Buyer Initial _____ Seller Initial BH Seller Initial _____
Address _____
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288 THIS DOCUMENT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES AND
289 DELIVERED TO THE PARTIES OR THEIR AGENTS.

290
291 The Parties represent that text of this form has not been altered and is identical to the official Varam Land Contract of the Mainstreet
292 Organization of REALTORS®

293
294 August 28 September 1, 2016

295 Date Offer
296 Buyer Signature *Luciano Paniet Jr.*

297
298 Buyer Signature
299 Village of Steger

300 Print Buyer(s) Name(s) (Required)

301 Address

302 City State Zip

303 Phone E-mail

304
305

306 Selling Office MLS #

307 Buyer's Designated Agent MLS #

308 Phone Fax

309 E-mail
310 *Luciano Paniet Luciano Paniet Jr.*

311 Office's Authority E-mail
312 *708.889.9626 paniet@villageofficeoflga.com*

313 Phone Fax

314 Mortgage Company Phone

315 Loan Officer Fax

316
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319
320
321
322
323
324
325

9-1 20 16
DATE OF ACCEPTANCE

Seller Signature *Bruce Hackel*

Seller Signature
Hackel Trust # 2

Print Seller(s) Name(s) (Required)
171 Denell Drive

Address
CRETE Illinois 60417-1012

City State Zip
708-846-8686 bruce@brucehackel.com

Phone E-mail

FOR INFORMATION ONLY
Not Applicable

Listing Office MLS #

Seller's Designated Agent MLS #

Phone Fax
E-mail
None

Seller's Authority E-mail

Phone Fax

Homeowner's/Condo Association (if any) Phone

Management Co./Other Contact Phone

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Buyer Initial	Buyer Initial	Seller Initial	Seller Initial
Address			

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