

VILLAGE OF
STEGER
BOARD OF TRUSTEES
REGULAR MEETING AGENDA

SEPTEMBER 18, 2017 7:00pm

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. AWARDS, HONORS, SPECIAL RECOGNITIONS and PRESENTATIONS
- D. MINUTES OF PREVIOUS MEETING SEPTEMBER 5, 2017
- 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. UNFINISHED BUSINESS:

RESOLUTION NO. 1115

A RESOLUTION APPROVING A REAL ESTATE CONTRACT TO SELL SURPLUS REAL ESTATE OWNED BY THE VILLAGE OF STEGER. COOK AND WILL COUNTIES, ILLINOIS.

The Village of Steger, in compliance with the Americans With Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Human Resource Department at (708) 754-3395 to allow the Village to make reasonable accommodations for those persons

Business License application of Unimode Woodworking, Inc. at 3205 Loverock, pending inspections.

J. NEW BUSINESS:

ORDINANCE 1176

AN ORDINANCE AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF STEGER AND THE COUNTY OF COOK FOR A TRANSPORTATION INFRASTRUCTURE PROJECT FOR THE VILLAGE OF STEGER.

RESOLUTION 1116

A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF STEGER AND ABBEY PAVING AND SEALCOATING CO., INC TO PROVIDE SERVICES TO THE VILLAGE OF STEGER, IL.

K. 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 5th day of September, 2017 in the Municipal Building of the Village of Steger, with Mayor Ken Peterson presiding and Village Clerk Joseph M. Zagone, Jr. attending.

Village Clerk Zagone called the roll. The following Trustees were present; Joyce, Perchinski, Sarek, Lopez and Buxton. Trustee Skrezyna was absent. Also present were; Village Administrator Michael Tilton, Assistant Village Administrator Mary Jo Seehausen, EMA Chief Tom Johnston, Housing and Community Development Director Alice Peterson, Community Center Director Diane Rossi, Police Chief Ken Boehm, Fire Chief Nowell Fillion and Public Infrastructure Director Dave Toepper.

MINUTES

Trustee Lopez made a motion to approve the minutes of the previous Board meeting, as all members have copies. Trustee Sarek seconded the motion. Voice vote; all ayes. Motion carried.

AWARDS, HONORS AN SPECIAL RECOGNITION -

Police Chief Ken Boehm honored Sergeant Gerald Ruff for his twenty years of service on the Steger Police Department with a Special Recognition Award. The audience and Board congratulated Sgt Ruff.

AUDIENCE PARTICIPATION-

Pete of the American Legion approached the Board regarding the numerous calls made to the Police Department about outdoor activities held by Steger American Legion to raise funds. Pete stated the calls were unfounded and that every rule is being followed. He also stated the Police Department have more important calls. Pete and the Commander of the American Legion pointed out the number of organizations, sponsorships and Scholarships they help fund and donations made to the community. The Mayor explained that the Police Department has to follow up on every call received and he realizes how important they are to the organizations they sponsor and to the community.

Steve Thurmond approached the Board with the T3's Fall Event. The Musical, Little Shop of Horrors will be held at Bloom Trail High School's Neubauer Auditorium on November 16th, 17th and 18th at 7:00pm.

Trustee Perchinski had no report.

Trustee Joyce Thanked the Steger Fire Department for their efforts at a house fire on Cottage Grove.

Trustee Joyce also asked everyone to take a look at the Village web site. Any problems or suggestions should be directed to the Board.

CLERK'S REPORT had no report.

The Clerk reminded the audience about the St. Liborius Parish Picnic being held on September 9th from noon to 5 pm.

PRESIDENT PETERSON reported the First Responders Event went very well and netted a profit of \$10,624.52.

Mayor Peterson mentioned the Bloom Township Band fundraiser being held at Chipotle's in Homewood Monday September 11th from 4:00pm to 8:00pm. The band will receive 50 percent of all proceeds.

BILLS

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

CORRESPONDENCE

Elena Leal of Bloom Township invited Steger residents to an event regarding Township programs and services on September 21st from 10am to 5pm.

Commissioner Training Workshop Evaluation

UNFINISHED BUSINESS-

Trustee Perchinski made the motion to adopt **ORDINANCE 1169 AN ORDINANCE APPROVING A PROPERTY TRANSFER BETWEEN THE VILLAGE OF CRETE AND THE VILLAGE OF STEGER, COOK AND WILL COUNTIES, ILLINOIS FOR THE FUTURE DEVELOPMENT AND IMPROVEMENT OF VILLAGE INFRASTRUCTURE** Trustee Lopez seconded the motion. Roll was called. The following trustees voted aye; Joyce, Perchinski, Sarek, Lopez and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made the motion to adopt ORDINANCE 1170 AN ORDINANCE APPROVING A PROPERTY DISCONNECTION FROM THE VILLAGE OF STEGER AND ANNEXATION TO THE VILLAGE OF CRETE, COOK AND WILL COUNTIES, ILLINOIS FOR THE FUTURE DEVELOPMENT AND IMPROVEMENT OF VILLAGE INFRASTRUCTURE Trustee Sarek seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez and Buxton. Mayor Peterson voted aye. Motion carried.

NEW BUSINESS:

Trustee Buxton made a motion to table RESOLUTION NO. 1115 A RESOLUTION APPROVING A REAL ESTATE CONTRACT TO SELL SURPLUS REAL ESTATE OWNED BY THE VILLAGE OF STEGER, COOK AND WILL COUNTIES, ILLINOIS Trustee Sarek seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to adopt ORDINANCE NO. 1171 AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR THE PROPERTIES LOCATED AT EAST SAUK TRAIL AND COTTAGE GROVE AVENUE, STEGER, ILLINOIS. Trustee Sarek seconded the motion. Roll was called. The following Trustees voted aye; Perchinski, Sarek, Lopez and Buxton. Mayor Peterson voted aye. Trustee Joyce voted no. Motion carried.

Trustee Perchinski made a motion to adopt ORDINANCE NO. 1172 AN ORDINANCE APPROVING A SETBACK VARIANCE FOR THE PROPERTY LOCATED AT 22550 MILLER ROAD, STEGER, ILLINOIS Trustee Buxton seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to adopt ORDINANCE NO. 1173 AN ORDINANCE APPROVING A GARAGE VARIANCE FOR THE PROPERTY LOCATED AT 3545 GREEN STREET, STEGER, ILLINOIS Trustee Sarek seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez and Buxton. Mayor Peterson voted aye. Motion carried.

Tim Perchinski made a motion to adopt ORDINANCE NO. 1174 AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR THE PROPERTY LOCATED AT 3400 UNION AVENUE, STEGER, ILLINOIS Trustee Buxton seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to adopt ORDINANCE NO. 1175 AN ORDINANCE APPROVING A SIGN VARIANCE FOR THE PROPERTY LOCATED AT 3400 UNION AVENUE, STEGER, ILLINOIS Trustee Sarek seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek and Buxton. Trustee Lopez voted no. Mayor Peterson voted aye. Motion carried.

MINUTES OF SEPTEMBER 5, 2017 – page 5

Trustee Perchinski made the motion to accept the Proposal for Unidirectional Flushing from M.E. Simpson Co., Inc. Trustee Lopez seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Sarek and Buxton. Mayor Peterson voted aye. Motion carried.

After Discussion Trustee Perchinski made the motion to approve the Lobbying Services Agreement. Trustee Buxton seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Sarek and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to approve the Staples Furniture Police Department Contract. Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Sarek, and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made the motion to approve Steger Storm's request to use Veterans Park for its annual potluck/bonfire on Friday September 15th from 6pm to 7:30pm. They also request the Fire Department to start and extinguish the bonfire and stand by in case of an emergency. Firewood will be delivered to Veterans Park on Wednesday, Thursday and Friday September 13, 14 and 15. Storm requests 4-6 picnic tables and extra trash cans near the concession stand and the football field. Trustee Sarek seconded the motion. Voice vote; all ayes. Motion carried.

Trustee Joyce made the motion to approve Bloom Trail's T3 Parent Theatre Group's request to hold tag day at 34th Street and Chicago Road on September 16th and 17th from 10am to 4pm. Trustee Perchinski seconded the motion. Voice vote all ayes. Motion carried.

Trustee Perchinski made a motion to approve the Business License application of Up in Smoke at 3412 Chicago Road, pending inspections. Trustee Sarek seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Sarek, and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Joyce made the motion to approve the Business License application of Finch Financial at 30 E. 34th Street, Unit 2. Trustee Perchinski seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Sarek, and Buxton. Mayor Peterson voted aye. Motion carried. Trustee Joyce amended his motion to approve, pending inspections. Trustee Perchinski seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Sarek, and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made the motion to approve the Business License application of Posh Vanity Hair Studio at 30 E. 34th Street, Suite 5, pending inspections. Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Lopez, Sarek, and Buxton. Mayor Peterson voted aye. Motion carried.

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Trustee Perchinski made the motion to table the Business License application of Unimode Woodworking, Inc. at 3205 Loverock. Trustee Buxton seconded the motion. Voice vote all voted aye. Motion carried.

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

MEETING ADJOURNED AT 8:01 pm

Kenneth A. Peterson, Jr., Village President

Joseph M. Zagone, Jr., Village Clerk

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
EXCEL ELECTRIC INC 121294		01-00-31400		MAINT.-TRAFFIC &	260.80
SAUK TRAIL CAR WASH 083117		01-00-31805		MAINT.-VEHICLES	160.00
COMED 080004 83117		01-00-33102		ELECTRICITY-TRAFF	45.88
COMED 22049 0817		01-00-33102		ELECTRICITY-TRAFF	125.60
COMED 24002 0917		01-00-33102		ELECTRICITY-TRAFF	278.94
COMED 73007 0817		01-00-33102		ELECTRICITY-TRAFF	123.46
COMED 81001 0817		01-00-33102		ELECTRICITY-TRAFF	38.72
NICOR GAS 30319 6 0817		01-00-33200		HEAT	47.39
ALPINE VALLEY WATER, INC. 81966		01-00-33500		OFFICE SUPPLIES	16.50
WALTON OFFICE SUPPLY 301664-0		01-00-33500		OFFICE SUPPLIES	99.44
ABSOLUTE BEST CLEANING SERVICES, INC. 12803		01-00-33502		CLEANING SERVICE	657.14
COMCAST BUSINESS 56498296		01-00-33700		TELEPHONE	419.66
COMCAST 090117		01-00-33700		TELEPHONE	85.88
COMCAST 090117		01-00-33701		CABLE/INTERNET SE	134.90
CANON FINANCIAL SERVICES, INC 17691243		01-00-33901		RENTAL-EQUIPMENT	397.54
FORTE 29668		01-00-33904		EPAY & LEIN FEES	15.00
KNIGHT ENGINEERS & ARCHITECTS 20399-11		01-00-34300		ENGINEERING SERVI	1015.81
KNIGHT ENGINEERS & ARCHITECTS 20400-06		01-00-34300		ENGINEERING SERVI	1175.75
KNIGHT ENGINEERS & ARCHITECTS 20401-01		01-00-34300		ENGINEERING SERVI	872.71
ALFRED G. RONAN, LTD SEPTEMBER 2017		01-00-34500		CONSULTING SERVIC	4000.00
CHICAGO TRIBUNE COMPANY 003373173		01-00-35400		NOTICES-PLANNING/	360.22
CHICAGO SOUTHLAND CONVENTION & 3304		01-00-38800		MEETING/CONFERENC	35.00
PROSHRED SECURITY 100095580		01-00-38917		REFUSE/SHREDDING	45.00
REPUBLIC SERVICES #721 0721-005584800		01-00-38917		REFUSE/SHREDDING	13660.75
ACE HARDWARE IN STEGER 083117		01-00-39701		STEGER EVENTS-EXP	2.50
CRETE LUMBER & SUPPLY CO B122802		01-00-39701		STEGER EVENTS-EXP	41.11
CRETE LUMBER & SUPPLY CO B122803		01-00-39701		STEGER EVENTS-EXP	20.85
CRETE LUMBER & SUPPLY CO B122815		01-00-39701		STEGER EVENTS-EXP	16.09
CANON FINANCIAL SERVICES, INC 17691243		01-00-41100		LASERFICHE PRINCI	1273.80

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT	DIST
TOTAL FOR FUND 01		DEPT. 00			25426.44	
MUNICIPAL SYSTEMS, INC 14465		01-06-34901		C-TICKET EXPENSES	1593.75	
TOTAL FOR FUND 01		DEPT. 06			1593.75	
MUNICIPAL SYSTEMS, INC 14464		01-07-34902		ADMIN BLDG CODE &	555.00	
RJ GAFFNEY PROMOTIONS 122669		01-07-37302		NEW-UNIFORMS	40.00	
ACE HARDWARE IN STEGER 083117		01-07-38900		TRAINING EXPENSES	23.98	
TOTAL FOR FUND 01		DEPT. 07			618.98	
GLENN SHEPARD SEMINARS, INC. 20171221		01-09-38901		DUES & SUBSCRIPTI	39.97	
TOTAL FOR FUND 01		DEPT. 09			39.97	
TOTAL FOR FUND 01					27679.14	
EASTCOM						
OCTOBER 2017		02-00-31801		MAINT-RADIOS	87.50	
CHARLIE'S GARAGE INC 064745		02-00-31805		MAINT-VEHICLES	23.50	
ILLINOIS DEPT. OF PUBLIC HEALTH 890101 2017		02-00-31805		MAINT-VEHICLES	25.00	
MONARCH AUTO SUPPLY INC 6981-392643		02-00-31805		MAINT-VEHICLES	1450.00	
MONARCH AUTO SUPPLY INC 6981-398061		02-00-31805		MAINT-VEHICLES	76.73	
STONY TIRE INCORPORATED 1-128641		02-00-31805		MAINT-VEHICLES	228.95	
STONY TIRE INCORPORATED 1-129596		02-00-31805		MAINT-VEHICLES	121.15	
NICOR GAS						
30319 6 0817		02-00-33200		NATURAL GAS	47.38	
ACE HARDWARE IN STEGER 083117		02-00-33501		SHOP SUPPLIES	18.66	
AIRGAS USA LLC						
9947255423		02-00-33702		AMBULANCE SUPPLIE	45.48	
HENRY SCHEIN						
44935000		02-00-33702		AMBULANCE SUPPLIE	42.50	
CANON FINANCIAL SERVICES, INC 17691243		02-00-33901		RENTAL EQUIPMENT	300.70	

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
MW LEASING COMPANY LLC L111111		02-00-33901		RENTAL EQUIPMENT	253.66
EASTCOM OCTOBER 2017		02-00-34252		EASTCOM DISPATCH	3317.00
EMERGENCY VEHICLE TECHNOLOGIES 4219		02-00-37800		NEW-TOOLS & WORK	179.80
EQUIPMENT MANAGEMENT COMPANY 51743		02-00-37800		NEW-TOOLS & WORK	650.00
POSITIVE PROMOTIONS, INC. 05831915		02-00-37804		NEW-TRAINING EQUI	294.87
TOTAL FOR FUND 02			DEPT. 00		7162.88
TOTAL FOR FUND 02				7162.88	
DIANA ROSSI 082617		03-30-29200		RENTAL INCOME-COM	50.00
COMED 19001 0917		03-30-33100		ELECTRICITY	86.26
SAM'S CLUB/SYNCHRONY BANK 000474		03-30-33500		OFFICE SUPPLIES	118.08
WALTON OFFICE SUPPLY 301643-0		03-30-33500		OFFICE SUPPLIES	191.20
ABSOLUTE BEST CLEANING SERVICES, INC. 12803		03-30-33502		CLEANING SERVICE	985.72
GOODMAN, KELLY AUGUST 2017		03-30-33504.01		INSTRUCTOR-AEROBI	80.00
PEDERSOLI, JODI AUGUST 2017		03-30-33504.01		INSTRUCTOR-AEROBI	260.00
COMCAST 081717		03-30-33700		TELEPHONE	82.65
COMCAST 081717		03-30-33701		CABLE/INTERNET SE	164.70
FIRE SCIENCE TECHNIQUES LTD 92706		03-30-33703		MAINTENANCE CONTR	102.00
KONICA MINOLTA BUSINESS SOLUTIONS 9003845149		03-30-33703		MAINTENANCE CONTR	14.49
SMITHEREEN COMPANY 1605129		03-30-33703		MAINTENANCE CONTR	59.00
SUBURBAN LANDSCAPING 107047		03-30-33703		MAINTENANCE CONTR	365.00
PROTECTION ONE ALARM MONITORING, INC. 082717		03-30-33704		SECURITY SYSTEM	45.65
TOTAL FOR FUND 03			DEPT. 30		2604.75
ELMER & SON LOCKSMITHS INC 1647		03-31-31300		MAINT-PARKS/PLAYG	106.50
COMED 29006917		03-31-33100		MONTHLY SERVICE	405.05
COMED 66000 0917		03-31-33100		MONTHLY SERVICE	493.06

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
COMED	82008 0817	03-31-33100		ELECTRICITY	151.57
TOTAL FOR FUND 03		DEPT. 31			1156.18
TOTAL FOR FUND 03				3760.93	
ACE HARDWARE IN STEGER	083117	04-00-31100		MAINT-BUILDING	23.37
K-MART #7289	090617 03532473	04-00-31100		MAINT-BUILDING	15.67
A BEEP	75163	04-00-31801		MAINT-RADIOS	112.00
COY'S AUTO REBUILDERS INC	4627	04-00-31805		MAINT-VEHICLES	1880.50
JAMES HERR & SONS	103688	04-00-31805		MAINT-VEHICLES	589.75
JAMES HERR & SONS	103739	04-00-31805		MAINT-VEHICLES	402.38
SCOTT'S-U-SAVE	415490	04-00-31805		MAINT-VEHICLES	26.00
SAUK TRAIL CAR WASH	083117	04-00-31805		MAINT-VEHICLES	180.00
NICOR GAS	51000 9 0817	04-00-33200		HEAT	53.59
ANDREWS PRINTING	59670	04-00-33400		PRINTING & SUPPLI	158.00
PETTY CASH	091317	04-00-33400		PRINTING & SUPPLI	22.00
WALTON OFFICE SUPPLY	301502-1	04-00-33500		OFFICE SUPPLIES	11.73
WALTON OFFICE SUPPLY	301707-0	04-00-33500		OFFICE SUPPLIES	245.66
ABSOLUTE BEST CLEANING SERVICES, INC.	12803	04-00-33502		CLEANING SERVICE	657.14
IL DEPT OF INNOVATION AND TECHNOLOGY	T1803206	04-00-33700		TELEPHONE/CELL/AI	5.00
MOTOROLA SOLUTIONS-STARCOM13108 COLLECTI	314947312017	04-00-33702		RADIO SERVICE/STA	1386.00
CANON FINANCIAL SERVICES, INC	17691243	04-00-33901		RENTAL EXPENSE	300.70
WORKING WELL	00249914-00	04-00-34201		PHYSICALS	74.00
EASTCOM	OCTOBER 2017	04-00-34252		EASTCOM DISPATCH	18941.00
THE EAGLE UNIFORM COMPANY INC	258117	04-00-37302		NEW-UNIFORMS	659.00
JCM UNIFORMS	732076.1	04-00-37302		NEW-UNIFORMS	164.95
JCM UNIFORMS	733177	04-00-37302		NEW-UNIFORMS	191.45
P. F. PETTIBONE & CO	172955	04-00-37302		NEW-UNIFORMS	12.80
PETTY CASH	091317	04-00-38800		MEETING/CONFERENC	270.00

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT	DIST
PETTY CASH	091317	04-00-38840		TRAVEL/MEALS REIM	17.00	
LEXISNEXIS RISK SOLUTIONS	20170831	04-00-38901		DUES & SUBSCRIPTI	46.50	
SO SUB EMERGENCY RESPONSE TEAM	17-030	04-00-38901		DUES & SUBSCRIPTI	1500.00	
PROSHRED SECURITY	100095500	04-00-38917		RECORD DISPOSAL	45.00	
TOTAL FOR FUND 04		DEPT. 00			27991.19	
TOTAL FOR FUND 04					27991.19	
THORN CREEK BASIN SANITARY DISTRICT						
AUGUST 2017		06-00-15800		A/P-THORN CREEK S	41749.98	
GALLAGHER MATERIALS CORP	2767	06-00-31204		MAINT-PATCHING (R	480.76	
CORE & MAIN	H699858	06-00-31504		MAINT-MAINS	527.88	
CORE & MAIN	h753405	06-00-31504		MAINT-MAINS	221.79	
M&J UNDERGROUND, INC	M17-0301	06-00-31504.01		MAINT-MAINS OUTSI	2655.00	
MARTIN IMPLEMENT SALES INC	P09582	06-00-31800		MAINT-TOOLS & WOR	436.97	
MARTIN IMPLEMENT SALES INC	P10003	06-00-31800		MAINT-TOOLS & WOR	573.14	
USA BLUE BOOK	357739	06-00-31800		MAINT-TOOLS & WOR	264.35	
1ST AYD CORPORATION	PSI137162	06-00-31805		MAINT-VEHICLES	229.79	
GOLDIE'S AUTO BODY MECHANICAL & TOWING	72207	06-00-31805		MAINT-VEHICLES	684.20	
GOLDIE'S AUTO BODY MECHANICAL & TOWING	72208	06-00-31805		MAINT-VEHICLES	684.20	
SAUK TRAIL CAR WASH	083117	06-00-31805		MAINT-VEHICLES	14.95	
TERRY'S FORD	14569	06-00-31805		MAINT-VEHICLES	876.37	
T.R.L. TIRE SERVICE CORP	17668	06-00-31805		MAINT-VEHICLES	361.60	
COMED	80004 0917	06-00-33100		MONTHLY SERVICE	64.27	
NICOR GAS	1000 2 090517	06-00-33200		HEATING	23.37	
NICOR GAS	51000 3 0817	06-00-33200		HEATING	93.67	
ACE HARDWARE IN STEGER	083117	06-00-33501		SHOP SUPPLIES	26.17	
ALPINE VALLEY WATER, INC.	81970	06-00-33501		SHOP SUPPLIES	25.75	
FASTENAL COMPANY	ILSTE141283	06-00-33501		SHOP SUPPLIES	252.32	
UNIFIRST CORPORATION	062 0253718	06-00-33800		UNIFORM SERVICE	46.23	

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
UNIFIRST CORPORATION	062 0254754	06-00-33800		UNIFORM SERVICE	21.02
UNIFIRST CORPORATION	062 0254842	06-00-33800		UNIFORM SERVICE	46.22
UNIFIRST CORPORATION	062 0255930	06-00-33800		UNIFORM SERVICE	46.23
HACH COMPANY	10622498	06-00-33907		CHEMICALS	1448.39
SUBURBAN LABORATORIES INC	147849	06-00-34800		WATER TESTING FEE	230.00
TOTAL FOR FUND 06		DEPT. 00			52084.62
TOTAL FOR FUND 06				52084.62	
DESIDERIO LANDSCAPING LLC.	9029	07-00-31213		MAINT-MOWING & PA	75.00
DESIDERIO LANDSCAPING LLC.	9030	07-00-31213		MAINT-MOWING & PA	75.00
DESIDERIO LANDSCAPING LLC.	9031	07-00-31213		MAINT-MOWING & PA	75.00
DESIDERIO LANDSCAPING LLC.	9039	07-00-31213		MAINT-MOWING & PA	75.00
DESIDERIO LANDSCAPING LLC.	9040	07-00-31213		MAINT-MOWING & PA	75.00
DESIDERIO LANDSCAPING LLC.	9041	07-00-31213		MAINT-MOWING & PA	75.00
DESIDERIO LANDSCAPING LLC.	9042	07-00-31213		MAINT-MOWING & PA	75.00
DESIDERIO LANDSCAPING LLC.	9043	07-00-31213		MAINT-MOWING & PA	75.00
DESIDERIO LANDSCAPING LLC.	9047	07-00-31213		MAINT-MOWING & PA	75.00
DESIDERIO LANDSCAPING LLC.	9048	07-00-31213		MAINT-MOWING & PA	75.00
DESIDERIO LANDSCAPING LLC.	9049	07-00-31213		MAINT-MOWING & PA	75.00
DESIDERIO LANDSCAPING LLC.	9051	07-00-31213		MAINT-MOWING & PA	25.00
BLUDERS TREE SERVICE & LANDSCAPING	4498	07-00-31214		22679 FREDERICK T	2850.00
BLUDERS TREE SERVICE & LANDSCAPING	4498	07-00-31214		3621 SANGAMON TRE	3800.00
BLUDERS TREE SERVICE & LANDSCAPING	4498	07-00-31214		3535 HALSTED TREE	700.00
BLUDERS TREE SERVICE & LANDSCAPING	4498	07-00-31214		3100 HOPKINS	800.00
BLUDERS TREE SERVICE & LANDSCAPING	4498	07-00-31214		3617 JOHN TREES	600.00
BROZOWSKI CONCRETE	090717	07-00-31215		27 W. 32ND ST	2325.00
BROZOWSKI CONCRETE	090717	07-00-31215		3727-3735 PARK	5215.00
BROZOWSKI CONCRETE	090717	07-00-31215		3611 SANGAMON	3199.00

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
1ST AYD CORPORATION PSI137162		07-00-31805		MAINT-VEHICLES	229.78
CHARLIE'S GARAGE INC 064691		07-00-31805		MAINT-VEHICLES	65.00
T.R.L. TIRE SERVICE CORP 272381		07-00-31805		MAINT-VEHICLES	23.00
ALPINE VALLEY WATER, INC. 81970		07-00-33500		OFFICE SUPPLIES	25.75
ACE HARDWARE IN STEGER 083117		07-00-33501		SHOP SUPPLIES	294.13
COMCAST 090117		07-00-33700		TELEPHONE	106.89
COMCAST 090117		07-00-33701		CABLE/INTERNET SE	44.90
UNIFIRST CORPORATION 062 0253718		07-00-33800		UNIFORM SERVICE	46.22
UNIFIRST CORPORATION 062 0254754		07-00-33800		UNIFORM SERVICE	21.02
UNIFIRST CORPORATION 062 0254842		07-00-33800		UNIFORM SERVICE	46.23
UNIFIRST CORPORATION 062 0255930		07-00-33800		UNIFORM SERVICE	46.22
TOTAL FOR FUND 07		DEPT. 00			21288.14
TOTAL FOR FUND 07				21288.14	
IROQUOIS PAVING CORPORATION 1604704-2		08-00-31200		MAINT-STREETS & I	61155.29
CARGILL INCORPORATED 2903606313		08-00-33910		ROCK SALT/SNOW &	4529.30
CARGILL INCORPORATED 2903608758		08-00-33910		ROCK SALT/SNOW &	7503.70
RICH SEALCOATING INC RS-1020		08-00-38900		OTHER EXPENSE	1400.00
RICH SEALCOATING INC RS-1021		08-00-38900		OTHER EXPENSE	875.00
TOTAL FOR FUND 08		DEPT. 00			75463.29
TOTAL FOR FUND 08				75463.29	
GENUINE PARTS COMPANY INC 520281		16-00-31805		MAINT-VEHICLES	146.28
GENUINE PARTS COMPANY INC 520614		16-00-31805		MAINT-VEHICLES	179.10
GENUINE PARTS COMPANY INC 52101		16-00-31805		MAINT-VEHICLES	271.32
TOTAL FOR FUND 16		DEPT. 00			596.70

PAYABLE TO

INV NO

G/L NUMBER

CHECK DATE

CHECK NO

AMOUNT

DESCRIPTION

DIST

=====

TOTAL FOR FUND 16

596.70

** TOTAL CHECKS TO BE ISSUED

216026.89

01

CORPORATE

27679.14

02

FIRE PROTECTION

7162.88

03

PLAYGROUND/RECREATION

3760.93

04

POLICE PROTECTION

27991.19

06

WATER/SEWER FUND

52084.62

07

ROAD & BRIDGE

21288.14

08

MOTOR FUEL TAX

75463.29

16

H.S.E.M.

596.70

TOTAL FOR REGULAR CHECKS:

216,026.89

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A/P MANUAL CHECK POSTING LIST
POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)

=====

PAYABLE TO	INV NO	REG NO G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
MIKES SPORTING GOODS AAR003888		662	09/15/17	5827 NEW-UNIFORMS-FOOT	327.00

TOTAL FOR FUND 03		DEPT. 53			327.00
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FGS 6-2017		663	09/15/17	5828 ENTRY FEES-SOFTBA	58.79
NATIONAL SOFTBALL ASSOCIATI 091217		665	09/15/17	5860 ENTRY FEES-SOFTBA	1145.00
ROSELLE ROCKERS 091217		664	09/15/17	5829 ENTRY FEES-SOFTBA	520.00

TOTAL FOR FUND 03		DEPT. 56			1723.79
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TOTAL FOR FUND 03				2050.79	
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** TOTAL MANUAL CHECKS LISTED 2050.79

** TOTAL OF ALL LISTED CHECKS 218077.68

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

RESOLUTION NUMBER 1115

**A RESOLUTION APPROVING A REAL ESTATE CONTRACT
TO SELL SURPLUS REAL ESTATE OWNED BY THE
VILLAGE OF STEGER, COOK AND WILL COUNTIES,
ILLINOIS.**

**KENNETH A. PETERSON, JR., Village President
JOSEPH M. ZAGONE, JR., Village Clerk
MICHAEL J. TILTON, Village Administrator**

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

RESOLUTION NUMBER 1115

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, pursuant to Section 11-76-4.1 of the Illinois Municipal Code (65 ILCS 5/11-76-4.1) (the "Code"), the corporate authorities of the Village of Steger have resolved under Resolution Number 1112 to declare the property commonly known as 22910 Lahon Road as "Surplus Property"; and

WHEREAS, pursuant to Section 11-76-4.1 of the Illinois Municipal Code (65 ILCS 5/11-76-4.1) (the "Code"), the corporate authorities of a municipality desiring to declare a property Surplus Real Estate and sell it may accept any contract proposal determined by them to be in the best interest of the municipality by a vote of two-thirds of the corporate authorities then holding office; and

WHEREAS, the Corporate Authorities have by a two-thirds or greater vote determined that it is in the best interests of the Village and its residents to accept and approve the attached real estate offer;

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

1. That the attached Residential Real Estate Purchase Offer concerning the purchase of the property commonly known as 22910 Lahon Road is hereby accepted and approved by the Corporate Authorities;

2. That the officers, employees and/or agents of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and consummate the transaction contemplated herein and shall take all acts necessary in conformity therewith including, without limitation, the execution and delivery of any closing and other documents required to be delivered in connection with the applicable agreements for the sale of the Property. Any and all actions previously performed by officials, employees and/or agents of the Village in connection with carrying out and consummating the transaction(s) contemplated by this Resolution are hereby authorized, approved and ratified by this reference. The Village President, Village Administrator, Village Clerk and/or Village Prosecutor are hereby authorized to execute any and all documents necessary to the completion of the transaction contemplated by said contract.

Adopted this ____ Day of _____, 2017 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 _____, 2017.

Kenneth A. Peterson, Jr.
Village President

ATTEST:

Joseph M. Zagone, Jr.
Village Clerk



MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 6.0



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

2 Buyer Name(s) [please print] Edward Glowacki and Sherry Glowacki

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 Per Survey/Vacant Lot commonly known as:

8 22910 Lahon Road, Steger, Illinois 60475 (VACANT LOT)

9 Address City State Zip

10 Cook County, 32-34-305-023-0000

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 \$ 8,500.00. 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 \$ 1,000.00 shall be tendered to Escrowee on or before 3 day(s) after Date
20 of Acceptance. Additional Earnest Money of \$ N/A 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: NO PERSONAL PROPERTY TO BE TRANSFERED-VACANT LOT
36 SELLER SHALL REMOVE PERSONAL PROPERTY FROM REAL ESTATE BEFORE CLOSING

37 Items Not Included:

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 SHG Seller Initial Seller Initial

Address: 22910 Lahon Road, Steger, Illinois 60475 (VACANT LOT) v6.0

44 6. CLOSING: Closing shall be on ~~45 days after contract acceptance~~, 20 ____ 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 the cost of application, usual and customary processing fees and closing costs charged by lender.
58 (Complete Paragraph 35 if closing cost credits apply). Buyer shall make written loan application within five (5)
59 Business Days after the Date of Acceptance and shall cause an appraisal of Real Estate to be ordered by the
60 lender no later than ten (10) Business Days after the Date of Acceptance; failure to do either shall constitute an
61 act of Default under this Contract.~~

62 If Buyer, having applied for the loan specified above [complete both a) and b]):

63 a) is unable to provide written evidence that the loan application has been submitted for underwriting
64 approval by Buyer's lender on or before _____, 20 ____, (if no date is inserted, the date shall
65 be thirty (30) days after the Date of Acceptance) either Buyer or 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) is unable to obtain a written "Clear to Close" from Buyer's lender on or before _____, 20 ____,
69 (if no date is inserted, the date shall be forty-five (45) days after the Date of Acceptance) either Buyer or
70 Seller shall have the option of declaring this Contract terminated by giving Notice to the other Party not later
71 than two (2) Business Days after the date specified herein or any extension date agreed to by the Parties in writing.

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

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

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

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

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

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

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

85 [check one] has has not received the Disclosure of Information on Radon Hazards.

Buyer Initial SLF Buyer Initial SAG Seller Initial _____ Seller Initial _____

Address: 22910 Lahon Road, Steger, Illinois 60475 (VACANT LOT) v6.0

86 10. PRORATIONS: Proratable items shall include without limitation, rents and deposits (if any) from tenants;
87 Special Service Area or Special Assessment Area tax for the year of Closing only; utilities, water and sewer; and
88 Homeowner or Condominium Association fees (and Master/Umbrella Association fees, if applicable).
89 Accumulated reserves of a Homeowner/Condominium Association(s) are not a proratable item. Seller
90 represents that as of the Date of Acceptance Homeowner/Condominium Association(s) fees are \$ _____
91 per _____ (and, if applicable Master/Umbrella Association fees are \$ _____ per _____).
92 Seller agrees to pay prior to or at Closing any special assessments (by any association or governmental entity)
93 confirmed prior to the Date of Acceptance. Special Assessment Area or Special Service Area installments due
94 after the year of Closing shall not be proratable items and shall be paid by Buyer. The general Real Estate taxes
95 shall be prorated as of the date of Closing based on 105 % of the most recent ascertainable full year tax bill. All
96 prorations shall be final as of Closing, except as provided in Paragraph 22. If the amount of the most recent
97 ascertainable full year tax bill reflects a homeowner, senior citizen or other exemption, a senior freeze or senior
98 deferral, then Seller has submitted or will submit in a timely manner all necessary documentation to the
99 appropriate governmental entity, before or after Closing, to preserve said exemption(s). The requirements of
100 this Paragraph shall survive the Closing.

101 11. ATTORNEY REVIEW: Within five (5) Business Days after Date of Acceptance, the attorneys for the respective
102 Parties, by Notice, may:
103 a) Approve this Contract; or
104 b) Disapprove this Contract, which disapproval shall not be based solely upon the Purchase Price; or
105 c) Propose modifications except for the Purchase Price. If within ten (10) Business Days after the Date of
106 Acceptance written agreement is not reached by the Parties with respect to resolution of the proposed
107 modifications, then either Party may terminate this Contract by serving Notice, whereupon this Contract
108 shall be null and void; or
109 d) Propose suggested changes to this Contract. If such suggestions are not agreed upon, neither Party may
110 declare this Contract null and void and this Contract shall remain in full force and effect.

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

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

- 118 a) Buyer agrees that minor repairs and routine maintenance items of the Real Estate do not constitute defects
119 and are not a part of this contingency. The fact that a functioning major component may be at the end of
120 its useful life shall not render such component defective for purposes of this paragraph. Buyer shall
121 indemnify Seller and hold Seller harmless from and against any loss or damage caused by the acts of
122 negligence of Buyer or any person performing any inspection. The home inspection shall cover only the
123 major components of the Real Estate, including but not limited to central heating system(s), central cooling
124 system(s), plumbing and well system, electrical system, roof, walls, windows, doors, ceilings, floors,
125 appliances and foundation. A major component shall be deemed to be in operating condition if it performs
126 the function for which it is intended, regardless of age, and does not constitute a threat to health or safety. If
127 radon mitigation is performed, Seller shall pay for any retest.
- 128 b) Buyer shall serve Notice upon Seller or Seller's attorney of any defects disclosed by any inspection for which
129 Buyer requests resolution by Seller, together with a copy of the pertinent pages of the inspection reports

Buyer Initial AS Buyer Initial SAG Seller Initial _____ Seller Initial _____
Address: 22910 Lahon Road, Steger, Illinois 60475 (VACANT LOT) v6.0

130 within five (5) Business Days (ten (10) calendar days for a lead-based paint or lead-based paint hazard
131 inspection) after the Date of Acceptance. If within ten (10) Business Days after the Date of Acceptance
132 written agreement is not reached by the Parties with respect to resolution of all inspection issues, then either
133 Party may terminate this Contract by serving Notice to the other Party, whereupon this Contract shall be
134 null and void.

135 c) Notwithstanding anything to the contrary set forth above in this paragraph, in the event the inspection
136 reveals that the condition of the Real Estate is unacceptable to Buyer and Buyer serves Notice to Seller
137 within five (5) Business Days after the Date of Acceptance, this Contract shall be null and void. Said Notice
138 shall not include any portion of the inspection reports unless requested by Seller.

139 d) Failure of Buyer to conduct said inspection(s) and notify Seller within the time specified operates as a
140 waiver of Buyer's rights to terminate this Contract under this Paragraph 12 and this Contract shall remain
141 in full force and effect.

142 13. HOMEOWNER INSURANCE: This Contract is contingent upon Buyer obtaining evidence of insurability for an
143 Insurance Service Organization HO-3 or equivalent policy at standard premium rates within ten (10) Business
144 Days after the Date of Acceptance. If Buyer is unable to obtain evidence of insurability and serves Notice
145 with proof of same to Seller within time specified, this Contract shall be null and void. If Notice is not
146 served within the time specified, Buyer shall be deemed to have waived this contingency and this Contract
147 shall remain in full force and effect.

148 14. FLOOD INSURANCE: Buyer shall have the option to declare this Contract null and void if the Real Estate is
149 located in a special flood hazard area. If Notice of the option to declare contract null and void is not given to
150 Seller within ten (10) Business Days after the Date of Acceptance or by the date specified in Paragraph 8 a),
151 whichever is later, Buyer shall be deemed to have waived such option and this Contract shall remain in full
152 force and effect. Nothing herein shall be deemed to affect any rights afforded by the Residential Real Property
153 Disclosure Act.

154 16. CONDOMINIUM/Common Interest Associations: (If applicable) The Parties agree that the terms
155 contained in this paragraph, which may be contrary to other terms of this Contract, shall supersede any
156 conflicting terms.

157 a) Title when conveyed shall be good and merchantable, subject to terms, provisions, covenants and conditions
158 of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all
159 amendments; public and utility easements including any easements established by or implied from the
160 Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions
161 imposed by the Condominium Property Act; installments due after the date of Closing of general
162 assessments established pursuant to the Declaration/CCRs.

163 b) Seller shall be responsible for payment of all regular assessments due and levied prior to Closing and for all
164 special assessments confirmed prior to the Date of Acceptance.

165 c) Seller shall notify Buyer of any proposed special assessment or increase in any regular assessment between
166 the Date of Acceptance and Closing. The Parties shall have three (3) Business Days to reach agreement
167 relative to payment thereof. Absent such agreement either Party may declare the Contract null and void.

168 d) Seller shall, within five (5) Business Days from the Date of Acceptance, apply for those items of disclosure
169 upon sale as described in the Illinois Condominium Property Act, and provide same in a timely manner, but
170 no later than the time period provided for by law. This Contract is subject to the condition that Seller be able
171 to procure and provide to Buyer a release or waiver of any right of first refusal or other pre-emptive rights to
172 purchase created by the Declaration/CCRs. In the event the Condominium Association requires the personal
173 appearance of Buyer or additional documentation, Buyer agrees to comply with same.

Buyer Initial SHG Buyer Initial SHG

Seller Initial _____ Seller Initial _____

Address: 22910 Lahon Road, Stegor, Illinois 60475 (VACANT LOT)

v6.0

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

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

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

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

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

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

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

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

212 19. **PLAT OF SURVEY:** Not less than one (1) Business Day prior to Closing, except where the Real Estate is a
213 condominium (see Paragraph 15) Seller shall, at Seller's expense, furnish to Buyer or Buyer's attorney a Plat of
214 Survey that conforms to the current Minimum Standard of Practice for boundary surveys, is dated not more
215 than six (6) months prior to the date of Closing, and is prepared by a professional land surveyor licensed to
216 practice land surveying under the laws of the State of Illinois. The Plat of Survey shall show visible evidence of
217 improvements, rights of way, easements, use and measurements of all parcel lines. The land surveyor shall set

Buyer Initial dyf Buyer Initial SHG Seller Initial _____ Seller Initial _____

Address: 22910 Lamon Road, Steger, Illinois 60475 (VACANT LOT) v6.0

218 monuments or witness corners at all accessible corners of the land. All such corners shall also be visibly staked
219 or flagged. The Plat of Survey shall include the following statement placed near the professional land surveyor's
220 seal and signature: "This professional service conforms to the current Illinois Minimum Standards for a
221 boundary survey." A Mortgage Inspection, as defined, is not a boundary survey and is not acceptable.

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

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

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

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

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

256 Seller further represents that:

257 (Initials) SHG There [check one] is is not a pending or unconfirmed special assessment
258 affecting the Real Estate by any association or governmental entity payable by Buyer after the date of Closing.

259 SHG The Real Estate [check one] is is not located within a Special Assessment Area or
260 Special Service Area, payments for which will not be the obligation of Seller after the year in which the Closing occurs.

Buyer Initial SHG Buyer Initial SHG

Seller Initial _____ Seller Initial _____

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261 All Seller representations shall be deemed re-made as of Closing. If prior to Closing Seller becomes aware of
262 matters that require modification of the representations previously made in this Paragraph 23, Seller shall
263 promptly notify Buyer. If the matters specified in such Notice are not resolved prior to Closing, Buyer may
264 terminate this Contract by Notice to Seller and this Contract shall be null and void.

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

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

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

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

282 a) Escrowee shall give written Notice to the Parties as provided for in this Contract at least fourteen (14) days
283 prior to the date of intended disbursement of Earnest Money indicating the manner in which Escrowee
284 intends to disburse in the absence of any written objection. If no written objection is received by the date
285 indicated in the Notice then Escrowee shall distribute the Earnest Money as indicated in the written Notice
286 to the Parties. If any Party objects in writing to the intended disbursement of Earnest Money then Earnest
287 Money shall be held until receipt of joint written direction from all Parties or until receipt of an order of a
288 court of competent jurisdiction.

289 b) Escrowee may file a Suit for Interpleader and deposit any funds held into the Court for distribution after
290 resolution of the dispute between Seller and Buyer by the Court. Escrowee may retain from the funds
291 deposited with the Court the amount necessary to reimburse Escrowee for court costs and reasonable
292 attorney's fees incurred due to the filing of the Interpleader. If the amount held in escrow is inadequate to
293 reimburse Escrowee for the costs and attorney's fees, Buyer and Seller shall jointly and severally indemnify
294 Escrowee for additional costs and fees incurred in filing the Interpleader action.

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

298 a) By personal delivery; or

299 b) By mailing to the addresses recited herein by regular mail and by certified mail, return receipt requested. Except
300 as otherwise provided herein, Notice served by certified mail shall be effective on the date of mailing; or

301 c) By facsimile transmission. Notice shall be effective as of date and time of the transmission, provided that the
302 Notice transmitted shall be sent on Business Days during Business Hours. In the event Notice is transmitted

Buyer Initial AG Buyer Initial SAG Seller Initial _____ Seller Initial _____
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303 during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after
304 transmission; or

305 d) By e-mail transmission if an e-mail address has been furnished by the recipient Party or the recipient Party's
306 attorney to the sending Party or is shown in this Contract. Notice shall be effective as of date and time of e-mail
307 transmission, provided that, in the event e-mail Notice is transmitted during non-business hours, the effective
308 date and time of Notice is the first hour of the next Business Day after transmission. An attorney or Party may
309 opt out of future e-mail Notice by any form of Notice provided by this Contract; or

310 e) By commercial overnight delivery (e.g., FedEx). Such Notice shall be effective on the next Business Day
311 following deposit with the overnight delivery company.

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

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

318 30. OTHER PROVISIONS: This Contract is also subject to those OPTIONAL PROVISIONS initialed by the Parties
319 and the following additional attachments, if any: a. Seller shall remove house/garage, including foundation and fill holes to grade.
320 b. Seller shall remove all personal property and debris from real estate prior to closing. c. Seller to open-up existing drainage ditch.

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

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

326 **32. SALE OF BUYER'S REAL ESTATE:**

327 a) REPRESENTATIONS ABOUT BUYER'S REAL ESTATE: Buyer represents to Seller as follows:
328 1) Buyer owns real estate (hereinafter referred to as "Buyer's real estate") with the address of:

329 _____
330 Address City State Zip

331 2) Buyer *[check one]* has has not entered into a contract to sell Buyer's real estate.
332 If Buyer has entered into a contract to sell Buyer's real estate, that contract:
333 a) *[check one]* is is not subject to a mortgage contingency.
334 b) *[check one]* is is not subject to a real estate sale contingency.
335 c) *[check one]* is is not subject to a real estate closing contingency.

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

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

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

342 *[For information only]* Broker: _____
343 Broker's Address: _____ Phone: _____

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

Buyer Initial AK Buyer Initial SAG Seller Initial _____ Seller Initial _____
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345 b) **CONTINGENCIES BASED UPON SALE AND/OR CLOSING OF REAL ESTATE:**

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

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

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

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

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

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

- 380 a) By personal delivery effective at the time and date of personal delivery; or
- 381 b) By mailing to the address recited herein for Buyer by regular mail and by certified mail. Notice shall be
382 effective at 10:00 A.M. on the morning of the second day following deposit of Notice in the U.S. Mail; or
- 383 c) By commercial delivery overnight (e.g., FedEx). Notice shall be effective upon delivery or at 4:00 P.M.
384 Chicago time on the next delivery day following deposit with the overnight delivery company,
385 whichever first occurs.

386 3) If Buyer complies with the provisions of Paragraph 32 d) then this Contract shall remain in full force and effect.

387 4) If the contingencies set forth in Paragraph 32 b) are NOT waived in writing, within said time period by
388 Buyer, this Contract shall be null and void.

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- 389 5) Except as provided in Paragraph 32 c) 2) above, all Notices shall be made in the manner provided by
 390 Paragraph 27 of this Contract.
 391 6) Buyer waives any ethical objection to the delivery of Notice under this paragraph by Seller's attorney or
 392 representative.
 393 d) **WAIVER OF PARAGRAPH 32 CONTINGENCIES:** Buyer shall be deemed to have waived the contingencies in
 394 Paragraph 32 b) when Buyer has delivered written waiver and deposited with the Escrowee additional earnest
 395 money in the amount of \$ _____ in the form of a cashier's or certified check within the time
 396 specified. If Buyer fails to deposit the additional earnest money within the time specified, the waiver shall be
 397 deemed ineffective and this Contract shall be null and void.
 398 e) **BUYER COOPERATION REQUIRED:** Buyer authorizes Seller or Seller's agent to verify representations contained
 399 in Paragraph 32 at any time, and Buyer agrees to cooperate in providing relevant information.

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

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

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

411 SHG **38. TRANSACTIONS NOT CONTINGENT ON FINANCING: IF EITHER OF THE FOLLOWING**
 412 **ALTERNATIVE OPTIONS IS SELECTED, THE PROVISIONS OF THE MORTGAGE CONTINGENCY PARAGRAPH 8**
 413 **SHALL NOT APPLY [CHOOSE ONLY ONE]:**

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

426 b) _____ **Transaction, Mortgage Allowed:** If this selection is made, Buyer will pay at closing, in the
 427 form of "Good Funds" the difference (plus or minus prorations) between the Purchase Price and the amount of
 428 the Earnest Money deposited pursuant to Paragraph 4 above. Buyer represents to Seller, as of the Date of Offer,
 429 that Buyer has sufficient funds available to satisfy the provisions of this paragraph. Buyer agrees to verify the
 430 above representation upon the reasonable request of Seller and to authorize the disclosure of such financial
 431 information to Seller, Seller's attorney or Seller's broker that may be reasonably necessary to prove the
 432 availability of sufficient funds to close. Notwithstanding such representation, Seller agrees to reasonably and

433 promptly cooperate with Buyer so that Buyer may apply for and obtain a mortgage loan or loans including but
434 not limited to providing access to the Real Estate to satisfy Buyer's obligations to pay the balance due (plus or
435 minus prorations) to close this transaction. Such cooperation shall include the performance in a timely manner
436 of all of Seller's pre-closing obligations under this Contract. This Contract shall NOT be contingent upon
437 Buyer obtaining a commitment for financing. Buyer understands and agrees that, so long as Seller has fully
438 complied with Seller's obligations under this Contract, any act or omission outside of the control of Seller,
439 whether intentional or not, that prevents Buyer from satisfying the balance due from Buyer at Closing shall
440 constitute a material breach of this Contract by Buyer. Buyer shall pay the title company escrow closing fee.
441 Unless otherwise provided in Paragraph 32, this Contract shall not be contingent upon the sale and/or
442 closing of Buyer's existing real estate.

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

446 _____ 38. WELL OR SANITARY SYSTEM INSPECTIONS: Seller shall obtain at Seller's expense a well
447 water test stating that the well delivers not less than five (5) gallons of water per minute and including a bacteria
448 and nitrate test and/or a septic report from the applicable County Health Department, a Licensed Environmental
449 Health Practitioner, or a licensed well and septic inspector, each dated not more than ninety (90) days prior to
450 Closing, stating that the well and water supply and the private sanitary system are in operating condition with no
451 defects noted. Seller shall remedy any defect or deficiency disclosed by said report(s) prior to Closing, provided that
452 if the cost of remedying a defect or deficiency and the cost of landscaping together exceed \$3,000.00, and if the
453 Parties cannot reach agreement regarding payment of such additional cost, this Contract may be terminated by
454 either Party. Additional testing recommended by the report shall be obtained at the Seller's expense. If the report
455 recommends additional testing after Closing, the Parties shall have the option of establishing an escrow with a
456 mutual cost allocation for necessary repairs or replacements, or either Party may terminate this Contract prior to
457 Closing. Seller shall deliver a copy of such evaluation(s) to Buyer not less than one (1) Business Day prior to Closing.

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

465 _____ 40. POST CLOSING POSSESSION: Possession shall be delivered no later than 11:59 P.M. on the
466 date that is _____ days after the date of Closing ("the Possession Date"). Seller shall be responsible for all
467 utilities, contents and liability insurance, and home maintenance expenses until delivery of possession. Seller shall
468 deposit in escrow at Closing with _____, [check one] one percent (1%)
469 of the Purchase Price or the sum of \$ _____ to be paid by Escrowee as follows:
470 a) The sum of \$ _____ per day for use and occupancy from and including the day after Closing to
471 and including the day of delivery of Possession, if on or before the Possession Date;
472 b) The amount per day equal to three (3) times the daily amount set forth herein shall be paid for each day after
473 the Possession Date specified in this paragraph that Seller remains in possession of the Real Estate; and

Buyer Initial SRJ Buyer Initial SHG Seller Initial _____ Seller Initial _____
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474 c) The balance, if any, to Seller after delivery of Possession and provided that the terms of Paragraph 21 have been
475 satisfied. Seller's liability under this paragraph shall not be limited to the amount of the possession escrow
476 deposit referred to above. Nothing herein shall be deemed to create a Landlord/Tenant relationship between the Parties.

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

490 _____ 42. SPECIFIED PARTY APPROVAL: This Contract is contingent upon the approval of the Real
491 Estate by _____
492 Buyer's Specified Party, within five (5) Business Days after the Date of Acceptance. In the event Buyer's Specified
493 Party does not approve of the Real Estate and Notice is given to Seller within the time specified, this Contract shall
494 be null and void. If Notice is not served within the time specified, this provision shall be deemed waived by the
495 Parties and this Contract shall remain in full force and effect.

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

502 SAG 44. MISCELLANEOUS PROVISIONS: Buyer's and Seller's obligations are contingent upon the
503 Parties entering into a separate written agreement consistent with the terms and conditions set forth herein, and
504 with such additional terms as either Party may deem necessary, providing for one or more of the following [check applicable boxes]:
505 Articles of Agreement for Deed Assumption of Seller's Mortgage Commercial/Investment
506 or Purchase Money Mortgage Cooperative Apartment New Construction
507 Short Sale Tax-Deferred Exchange Vacant Land

508 ~~[LINES 508-511 LEFT INTENTIONALLY BLANK]~~
509
510
511

Buyer Initial SAG Buyer Initial SAG Seller Initial _____ Seller Initial _____
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512 THIS DOCUMENT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES AND DELIVERED TO THE PARTIES OR THEIR AGENTS.
 513 THE PARTIES REPRESENT THAT THE TEXT OF THIS COPYRIGHTED FORM HAS NOT BEEN ALTERED AND IS IDENTICAL TO THE OFFICIAL
 514 MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 6.0.

515 July 22, 2017

516 Date of Offer _____ DATE OF ACCEPTANCE _____

517 [Signature] _____

518 Buyer Signature _____ Seller Signature _____

519 Sherry Glowacki _____

520 Buyer Signature _____ Seller Signature _____

521 Edward Glowacki and Sherry Glowacki _____

522 Print Buyer(s) Name(s) [Required] _____ Print Seller(s) Name(s) [Required] _____

523 22916 Lahon _____

524 Address _____ Address _____

525 Steger _____ Illinois _____ 60475 _____

526 City _____ State _____ Zip _____ City _____ State _____ Zip _____

527 708-978-8818 _____

528 Phone _____ E-mail _____ Phone _____ E-mail _____

529 **FOR INFORMATION ONLY**

530 NA _____ NA _____

531 Buyer's Brokerage _____ MLS # _____ Seller's Brokerage _____ MLS # _____

532 _____

533 Address _____ City _____ Zip _____ Address _____ City _____ Zip _____

534 _____

535 Buyer's Designated Agent _____ MLS # _____ Seller's Designated Agent _____ MLS # _____

536 _____

537 Phone _____ Fax _____ Phone _____ Fax _____

538 _____

539 E-mail _____ E-mail _____

540 Edward A. Tomlinov, Ltd. _____ eat@tomlinovlaw.com _____

541 Buyer's Attorney _____ E-mail _____ Seller's Attorney _____ E-mail _____

542 2044 Ridge Road _____ Homewood, IL _____ 60430 _____

543 Address _____ City _____ Zip _____ Address _____ City _____ Zip _____

544 708-799-5800 _____ 708-799-1027 _____

545 Phone _____ Fax _____ Phone _____ Fax _____

546 NA _____

547 Mortgage Company _____ Phone _____ Homeowner's/Condo Association (if any) _____ Phone _____

548 _____

549 Loan Officer _____ Phone/Fax _____ Management Co./Other Contact _____ Phone _____

550 _____

551 Loan Officer E-mail _____ Management Co./Other Contact E-mail _____

552 Illinois Real Estate License Law requires all offers be presented in a timely manner; Buyer requests verification that this offer was presented.
 553 Seller rejection: This offer was presented to Seller on _____, 20____ at _____ A.M./P.M. and rejected on _____
 554 _____, 20____ at _____ A.M./P.M. [Seller Initials]

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 556 www.irel.org (website of Illinois Real Estate Lawyers Association). Approved by the following organizations: July 2014: Illinois Real Estate Lawyers Association • DuPage County Bar Association •
 557 McHenry County Bar Association • Northwest Suburban Bar Association • Will County Bar Association • Chicago Association of REALTORS® • Heartland REALTOR® Organization • Illnd Valley
 558 Association of REALTORS® • Kane/DeKalb/Forest County Association of REALTORS® • Multistate Organization of REALTORS® • North Shore-Barrington Association of REALTORS® • Oak Park
 559 Area Association of REALTORS® • REALTOR® Association of the Fox Valley, Inc. • Three Rivers Association of REALTORS®

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ORDINANCE NO. 1176

STATE OF ILLINOIS)
)
COUNTIES OF COOK)
)
)
)

AN ORDINANCE AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF STEGER AND THE COUNTY OF COOK FOR A TRANSPORTATION INFRASTRUCTURE PROJECT FOR THE VILLAGE OF STEGER.

WHEREAS, the Village of Steger, Counties of Cook and Will, State of Illinois (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 Intergovernmental Cooperation Act (5 ILCS 220/1, *et seq.*) (the "Act") authorizes public agencies, which includes units of local government, to jointly enjoy and/or exercise powers, privileges, functions or authority with other public agencies, except where specifically and expressly prohibited by law; and **WHEREAS**, the Village and Cook County (the "County" and with the Village, the "Parties") are committed to enhancing transportation infrastructure within the Village and the County; and **WHEREAS**, the County has provided the Village with an agreement (the "Agreement"), attached hereto and incorporated herein as Exhibit A, whereby the County will award the Village \$90,000.00 for the Village's Union Avenue Road Diet, Bike Lane and Sidewalk Infill Project (the "Project"); and

WHEREAS, the Village President (the "President") and the Board of Trustees of the Village (the "Village Board" and with the President, the "Corporate Authorities") have determined that it is both advisable and in the best interests of the Village and its residents to enter into and approve of the Agreement; and

WHEREAS, based on the foregoing, the Corporate Authorities find that it is in the best interests of the residents of the Village to approve, enter into and execute an agreement with terms substantially the same as the terms of the Agreement; and

WHEREAS, the President is authorized to enter into and the Village Attorney (the "Attorney") is authorized to revise agreements for the Village making such insertions, omissions and changes as shall be approved by the President and the Attorney;

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

**ARTICLE I.
IN GENERAL**

Section 1.0 Findings.

That the Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

Section 2.0 Purpose.

The purpose of this Ordinance is to authorize the President or his designee to enter into the Agreement whereby the County will award the Village \$90,000.00 for the Project and to further authorize the President to take all steps necessary to carry out the terms of the Agreement and to ratify any steps taken to effectuate that goal.

**ARTICLE II.
AUTHORIZATION**

Section 3.0 Authorization.

The Village Board hereby authorizes and directs the President or his designee to enter into and approve the Agreement, or any modification thereof, and to ratify any and all previous action taken to effectuate the intent of this Ordinance. The Village Board further authorizes and directs the President or his designee to execute the applicable Agreement, with such insertions, omissions and changes as shall be approved by the President and the Attorney. The Village Clerk is hereby authorized and directed to attest to and countersign the Agreement and any other documentation as may be necessary to carry out and effectuate the purpose of this Ordinance. The Village Clerk is also authorized and directed to affix the Seal of the Village to such documentation as is deemed necessary. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Ordinance and shall take all action necessary in conformity therewith.

**ARTICLE III.
HEADINGS, SAVING CLAUSES,
PUBLICATION, EFFECTIVE DATE**

Section 4.0 Headings.

The headings for the articles, sections, paragraphs and sub-paragraphs of this Ordinance are inserted solely for the convenience of reference and form no substantive part of this Ordinance nor should they be used in any interpretation or construction of any substantive provision of this Ordinance.

Section 5.0 Severability.

The provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

Section 6.0 Superseder.

All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

Section 7.0 Publication.

A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

Section 8.0 Effective Date.

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

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ORDINANCE NO. 1176

PASSED this ____ day of _____ 2017.

Joseph M. Zagone, Jr., Village Clerk

APPROVED this ____ day of _____ 2017.

Kenneth A. Peterson, Jr., Village President

Roll call vote:

Voting in favor:

Voting against:

Not voting:

RESOLUTION NO. 1116

STATE OF ILLINOIS)
)
COUNTIES OF COOK)
AND WILL)

**A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT
BETWEEN THE VILLAGE OF STEGER AND ABBEY PAVING &
SEALCOATING CO., INC. TO PROVIDE SERVICES TO THE VILLAGE OF
STEGER, ILLINOIS.**

WHEREAS, the Village of Steger, Counties of Cook and Will, State of Illinois (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 President and the Board of Trustees of the Village (the "Village Board" and with the President, the "Corporate Authorities") have and do hereby determine that it is necessary, advisable and in the best interests of the Village and its residents to undertake construction of a new Village Police Department building (the "Project"); and

WHEREAS, in connection with the foregoing, the Village recognizes the need for a third party to provide certain roofing services for the Project (the "Services"); and

WHEREAS, subsequent to a competitive bidding process in which Abbey Paving & Sealcoating Co., Inc. ("Abbey") was determined to be the lowest responsible bidder, Abbey has agreed to provide the Services to the Village; and

WHEREAS, there exists an agreement (the "Agreement"), attached hereto and incorporated herein as Exhibit A, which sets forth the terms, covenants and conditions under which Abbey will perform the Services; and

WHEREAS, the Corporate Authorities have determined that it is in the best interests of the Village and its residents to retain Abbey to provide the Services to the Village; and

WHEREAS, based on the foregoing, the Corporate Authorities find that it is in the best interests of the residents of the Village to approve, enter into and execute an agreement with terms substantially the same as the terms of the Agreement; and

WHEREAS, the President is authorized to enter into and the Village Attorney (the "Attorney") is authorized to revise agreements for the Village making such insertions, omissions and changes as shall be approved by the President and the Attorney;

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

**ARTICLE I.
IN GENERAL**

SECTION 1: Incorporation Clause.

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Resolution are full, true and correct and do hereby, by reference, incorporate and make them part of this Resolution as legislative findings.

SECTION 2: Purpose.

The purpose of this Resolution is to authorize the President or his designee to enter into and approve the Agreement whereby Abbey will provide the Services to the Village and to further authorize the President to take all steps necessary to carry out the terms of the Agreement and to ratify any steps taken to effectuate that goal.

**ARTICLE II.
AUTHORIZATION**

SECTION 3: Authorization.

The Village Board hereby authorizes and directs the President or his designee to enter into and approve the Agreement, or any modification thereof, and to ratify any and all previous action taken to effectuate the intent of this Resolution. The Village Board further authorizes and directs the President or his designee to execute the applicable Agreement, with such insertions, omissions and changes as shall be approved by the President and the Attorney. The Village Clerk is hereby authorized and directed to attest to and countersign the Agreement and any other documentation as may be necessary to carry out and effectuate the purpose of this Resolution. The Village Clerk is also authorized and directed to affix the Seal of the Village to such documentation as is deemed necessary. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Resolution and shall take all action necessary in conformity therewith. In addition to the foregoing, the President or his designee is hereby given the authority to enter into any and all additional agreements and undertake any additional obligations in conformity therewith.

**ARTICLE III.
HEADINGS, SAVINGS CLAUSES, PUBLICATION,
EFFECTIVE DATE**

SECTION 4: Headings.

The headings of the articles, sections, paragraphs and subparagraphs of this Resolution are inserted solely for the convenience of reference and form no substantive part of this Resolution nor should they be used in any interpretation or construction of any substantive provision of this Resolution.

SECTION 5: Severability.

The provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6: Superseder.

All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 7: Publication.

A full, true and complete copy of this Resolution shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 8: Effective Date.

This Resolution shall be effective and in full force immediately upon passage and approval.

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RESOLUTION NO. 1116

PASSED this ___ day of _____, 2017.

Joseph M. Zagone, Jr., Village Clerk

PASSED this ___ day of _____, 2017.

Kenneth A. Peterson, Jr., Village President

Roll Call Vote:

Voting in favor:

Voting against:

Not voting:

All,

Please find below a rough schedule for the work out at Steger Police Station.

- ? Demo/tree removal : 9/20 -9/29
- ? Install sidewalks, curbs, aprons: 9/25 – 10/20
- ? Electrical install: 10/2-10/13
- ? Underground adjustments & install: 10/2-10/11
- ? Landscape wall: 10/9-10/20
- ? Mill & prepare asphalt patches: 10/16-10/20
- ? Pave parking lot and patches: 10/23-10/27
- ? Stripe Parking lot & Install signage: 10/30-11/3
- ? Install landscaping: 11/6 – 11/17
- ? Punchlist: 11/21-12/1

Please note that these dates are all speculative and may change in duration and date according to material availability and job conditions.