

CHICAGO ASSOCIATION OF REALTORS® CONDOMINIUM REAL ESTATE PURCHASE AND SALE CONTRACT (including condominium townhomes and commercial condominiums) Rev. 01/2012



3 4	(II.O. 17 III.) / 33 III	1 1175 117			. 1	(" <i>Buyer</i> ")	_	,					-		1
	("Seller") (collective	ly, " Parties "),	with	respect to	the	purchase	and	sale	of	the	real	estate	and	1mprovements	s located a (" Property ")
5		(address)					(unit		(cit				ate)	(zip)	
	The Property P.I.N. #	is				Ap	proxin	nate sq	uare	feet	of Prop	erty(exc	luding	parking):	
7	The Property includes	s parking space i	number	(s)	41	l.: D I N	, V	hich is						deeded; lı	mited commo
8	element; assigned;	; indoor;	outaoo	r. 11 deeded,	tne pa	rking P.I.N	. # 1S:_								
0	2. Fixtures and Positive Buyer by a Bill of Sal	e, all heating, co					-								
	and Personal Prope ☐ Refrigerator				_	l Central ai	, aondi	tionon	_	1 Fino	ologo o	anoon	□ D ₁	ıilt-in or attache	A
	□ Oven/Range	☐ Sump Pump_☐ Smoke and ca		onoxide		l Window ai						nent		elves or cabinets	
	☐ Microwave	detectors_		onomiae		l Electronic		_				as log		iling fan	~
	□ Dishwasher	□ Intercom sys	tem			l Central hu					wood_			diator covers	_
6	☐ Garbage disposal	☐ Security syst	em (r	ented or owned) (s	trike one)				l Atta	ched g	as grill_	_ – Al	l planted vegeta	tion_
7	☐ Trash compactor	☐ Satellite Disl	1			l Lighting fi	xtures			l Exis	ting st	orms	□ Ou	itdoor play set/s	wings
8	□ Washer	☐ Attached TV	(s)			l Electronic	garage	e door(s	s)	and	screen	s	□ Ou	ıtdoor shed	
	□ Dryer	□ TV Antenna_	_			with re		. , -				eatments	3		
	☐ Water Softener	□ LCD/plasma/							_ □						
1		☐ Stereo speak	ers/surr	ound sound _	_	☐ Other Equ	upmer	ıt		warr	anty (a	s attached)			
9	Seller also transfers th	ho following:				The f	allowin	ag itom	G 0.24	o ovel	ıdod:				
															1.5
	3. Purchase Price Property) ("Purchase		orice for	the Property	ıs \$				_ (1r	ıcludı	ng the	parking	space,	, if any, Fixture	s and Persona
	, ,	ŕ													
	4. <u>Earnest Money</u> (" <i>Escrowee</i> "), initial	. Upon Buyer's	execut	on of this C	ontrac	t, Buyer sl	nall de	posit v	with					("In	:4: -1 E
6 7	<i>Money</i> "). The Initial														
9	of the Purchase Price														
0	Paragraph 13 of this (
1	agree that (i) the Part			-		_				-					-
2	the parties and (ii) exc	cept as otherwise	agreed	, Buyer shall	pay al	expenses in	ncurre	d in op	enin	g an e	scrow	account	for the	Earnest Money	y .
3	5. Mortgage Conti	ingency. This C	ontract	is contingent	upon	Buyer secu	ring by	7				, 20_	("	First Commit	ment Date")
4															
5	association, bank, or o														
	the interest rate (or in	nitial interest rat													
	1 C														
7	loan fee not to exceed	d%, plus	t aball	be due no soc				Duyer	SHal					msurance as r	
7 8	Commitment has a ba	d%, plus alloon payment, i			taina							chall h		ched to this Co	equired by th
7 8 9	Commitment has a balending institution. If	d%, plus alloon payment, a FHA or VA m	ortgag	e is to be ob		d, Rider 8,	Rider	9, or 1	the l						equired by th ontract. (1)
7 8 9 0	Commitment has a ba	d	nortgag ed Comi	ge is to be ob mitment by th	ne Firs	d, Rider 8, st Commitn	Rider nent D	9, or 1 ate, Bu	t he l ıyer	shall	so not	ify Selle	r in w	riting on or bef	equired by the ontract. (1) Fore that Date
7 8 9 0	Commitment has a balending institution. If Buyer is unable to ob	A%, plus alloon payment, i a FHA or VA m tain the Require y, within 30 busi	ortgag ed Comi iness da	ge is to be ob mitment by th mays after the l	ne Firs First C	d, Rider 8, st Commitm commitment	Rider nent D t Date	9, or tate, Bu ("Seco	the l ayer nd (shall C omn	so not itmer	ify Selle at Date '	r in w), secu	riting on or bef re the Required	equired by the ontract. (1) I fore that Date of Commitment
7 8 9 0 1 2	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the saparty. Buyer shall fu	d%, plus alloon payment, a FHA or VA m tain the Require y, within 30 busi me terms, and r urnish all reques	nortgag ed Comi iness da nay exte sted cre	ge is to be ob mitment by the major after the I and the Closin dit information	ne First First C ng Dat on, sig	d, Rider 8, st Commitment commitment se by 30 bus gn customa	Rider nent D t Date siness ry doc	e 9, or to ate, Bu (" Seco days. T	t he layer Ind (C) The I Is rel	shall C omn Requinating	so not nitmer red Con to the	ify Selle at Date ' mmitme applica	r in w), secu nt may ation a	riting on or before the Required by Securing of	equired by the ontract. (1) Fore that Dated Commitment eller or a third the Require
7 8 9 0 1 2 3 4	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the saparty. Buyer shall fu Commitment, and pay	d%, plus alloon payment, a FHA or VA m tain the Require y, within 30 busine terms, and rurnish all request one application	nortgag ed Comminess da may exte sted cre fee as o	ge is to be ob- mitment by the lays after the I end the Closin dit information directed by Se	ne First C First C ng Dat on, sig eller. S	d, Rider 8, st Commitment ce by 30 bus gn customa should Selle	Rider nent D t Date siness ry doc r choos	e 9, or to ate, Bu ("Seco days. Tuments se not	t he layer Ind (The H Is rel	shall C omm Requinating ating cure t	so not itmer ed Cor to the he Rec	ify Selle at Date' mmitme e applica quired C	r in w), secu nt may ation a ommit	riting on or before the Required by be given by Sound securing of ment for Buyer	equired by the ontract. (1) Tore that Dated Commitment eller or a thir the Require, this Contract
7 8 9 0 1 2 3 4 5	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the saparty. Buyer shall fu Commitment, and pay shall be null and void	d%, plus alloon payment, a FHA or VA m tain the Require y, within 30 busine terms, and rurnish all requesty one application as of the First C	nortgag ed Comi iness da may exte sted cre fee as commitm	ge is to be ob- mitment by the lays after the I end the Closin dit informati- directed by Se- ment Date, and	ne First Crist Cong Date on, signer State of the I	d, Rider 8, st Commitment commitment de by 30 bus gn customa should Selle Earnest Mor	Rider nent D t Date siness ry doc r choose ney sha	ate, Bu ("Seco days. T uments se not all be re	the layer and (Che II) to se turn	shall Comm Requinating cure to ned to	so not nitmer ed Con to the he Red Buyer	ify Selle at Date' mmitme application application quired C c. (2) If I	r in w), secu nt may ntion a ommit Buyer	riting on or before the Required be given by Sound securing of ment for Buyer notifies Seller o	equired by the contract. (1) fore that Date of Commitment eller or a thir the Require this Contract or before the
7 8 9 0 1 2 3 4 5 6	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the saparty. Buyer shall fu Commitment, and pay shall be null and void First Commitment D	d%, plus alloon payment, a FHA or VA m tain the Require y, within 30 busine terms, and rurnish all request one application as of the First C ate that Buyer	nortgag ed Comminess da may exte sted cre fee as commitment has be	te is to be ob mitment by the system after the I are the Closin dit information directed by Sement Date, and en unable to	ne First Cong Date on, signed the I obtain	d, Rider 8, st Commitment commitment be by 30 bus gn customa should Selle Earnest Mon the Requ	Rider nent D t Date siness ry doc r choose ney sha ired C	e 9, or to ate, Bu ("Seco days. Tuments se not to all be recommit	the layer and (The Hesto se eturnamen	shall Comm Requinating cure to ned to t, and	so not nitmer red Con to the he Red Buyer I neith	ify Selle at Date' mmitme e applica quired C c. (2) If I ner Buy	r in w), secu nt may ation a ommit Buyer	riting on or before the Required be given by Sound securing of ment for Buyer notifies Seller of Seller secures	equired by the contract. (1) fore that Date of Commitment eller or a third the Require this Contract nor before the Require
7 8 9 0 1 2 3 4 5 6	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the saparty. Buyer shall fu Commitment, and pay shall be null and void	d%, plus alloon payment, a FHA or VA me tain the Require y, within 30 bustome terms, and rurnish all requesty one application as of the First C ate that Buyer fore the Second (nortgag ed Comminess da may exte sted cre fee as commitment has been	te is to be ob mitment by the sys after the I are the Closin dit information directed by Sement Date, and en unable to ment Date, the	ne First Cong Date on, signed the I obtainst Conference of the I obtains Conference of	d, Rider 8, st Commitment be by 30 bus gn customathould Selle Earnest Monnthe Requirement shall	Rider nent D t Date siness ry doc r choose ney sha ired C be null	e 9, or 1 ate, Bu ("Seco days. Tuments se not 1 all be recommit and v	the layer and (The Is related to se eturn and and and and and and and and and an	shall Comm Requirating cure to ned to t, and and th	so not nitmen ed Con to the he Red Buyer l neith e Earn	ify Selle at Date' mmitme e applica quired C c. (2) If in her Buy lest Mon	r in w), secu nt may ntion a ommit Buyer er nor ey sha	riting on or before the Required be given by Sound securing of ment for Buyer notifies Seller of Seller secures all be returned to	equired by the contract. (1) fore that Date of Commitmen eller or a thir the Require, this Contract or before the Require of Buyer. (3) for the Contract of the Require of Buyer.
7 8 9 0 1 2 3 4 5 6 7 8	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the saparty. Buyer shall fu Commitment, and pay shall be null and void First Commitment D Commitment on or bear	A%, plus alloon payment, a FHA or VA me tain the Require y, within 30 business terms, and rurnish all requesty one application as of the First C ate that Buyer fore the Second Ole any notice to Second Ole any notic	nortgag ed Comminess da may exte sted cre fee as commitment has been	te is to be ob mitment by the sys after the I are the Closin dit information directed by Sement Date, and en unable to ment Date, the	ne First Cong Date on, signed the I obtainst Conference of the I obtains Conference of	d, Rider 8, st Commitment be by 30 bus gn customathould Selle Earnest Monnthe Requirement shall	Rider nent D t Date siness ry doc r choose ney sha ired C be null	e 9, or 1 ate, Bu ("Seco days. Tuments se not 1 all be recommit and v	the layer and (The Is related to se eturn and and and and and and and and and an	shall Comm Requirating cure to ned to t, and and th	so not nitmen ed Con to the he Red Buyer l neith e Earn	ify Selle at Date' mmitme e applica quired C c. (2) If in her Buy lest Mon	r in w), secu nt may ntion a ommit Buyer er nor ey sha	riting on or before the Required be given by Sound securing of ment for Buyer notifies Seller of Seller secures all be returned to	equired by the contract. (1) fore that Date of Commitmen eller or a thir the Require, this Contract or before the Require of Buyer. (3) for the Contract of the Require of Buyer.
7 8 9 0 1 2 3 4 5 6 7 8	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the sa party. Buyer shall fu Commitment, and pay shall be null and void First Commitment D Commitment on or be Buyer does not provid shall remain in full for	d%, plus alloon payment, a FHA or VA matain the Require y, within 30 bustome terms, and rurnish all requesty one application as of the First Cate that Buyer fore the Second Cate any notice to Second Cate and effect.	nortgag ed Cominess da may exte sted cre fee as commitn has be Commit	te is to be ob mitment by the sys after the I tend the Closin dit information directed by Sement Date, and en unable to ment Date, the system of the First Co	ne First C First C ng Dat on, sig eller. S d the I obtain is Cor mmitr	d, Rider 8, st Commitment by 30 bus gn customa should Selle Carnest Mon the Requirect shall ment Date,	Rider nent D t Date siness ry doc r chooney sha ired C be null Buyer	9, or tate, But ate, But ("Seco days. Tuments se not tall be recommitted and very shall be sh	the layer and (The He served) related to see turn oid a see de-	shall Comm Requires ating cure to ned to t, and the emed	so not nitmer red Con to the he Red Buyer I neith e Earn to hav	ify Selle at Date' mmitme e applica quired C c. (2) If iner Buy- lest Mon e waive	r in w r in w r, secu nt may ation a commit Buyer er nor ey sha d this o	riting on or before the Required be given by Sound securing of ment for Buyer notifies Seller of Seller secures all be returned toontingency and	equired by the contract. (1) fore that Date of Commitment eller or a thirty the Require this Contract nor before the Require of Buyer. (3) It is Contract the Contract of Cont
7 8 9 0 1 2 3 4 5 6 7 8 9	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the sa party. Buyer shall fu Commitment, and pay shall be null and void First Commitment D Commitment on or be Buyer does not provid shall remain in full for	a FHA or VA matain the Require y, within 30 bustome terms, and rurnish all request y one application as of the First Coate that Buyer fore the Second Cole any notice to Scree and effect.	d Comminess da nay extended cree fee as commitment has bee Commitment by the commitment of the commitm	te is to be ob mitment by the system of the Closin dit information directed by Senent Date, and the unable to ment Date, the system of the system of the system of	ne First C First C ng Dat on, sign eller. S d the I obtain is Cor mmitr	d, Rider 8, st Commitment be by 30 bus gn customa should Selle Earnest Mon the Requirect shall ment Date, appearing to perty on or	Rider nent D t Date siness ry doc r choomey sha ired C be null Buyer	9, or tate, But ate, But ("Seco days. Tuments se not tall be recommitted and very shall be the Committed and the committ	the layer and (The Fisher relations to see turn oid a see decomposition).	shall Comm Require ating cure to the control of the	so not nitmer red Corto the Red Buyer l neithe Earn to have	ify Selle at Date' mmitme e applica quired C (2) If i her Buy lest Mon e waived	r in w r in w r, secu nt may ation a commit Buyer er nor ey sha d this c n Para	riting on or before the Required be given by Sound securing of ment for Buyer notifies Seller of Seller secures all be returned to contingency and agraph 7 below)	equired by the contract. (1) Fore that Date of Commitment eller or a thir of the Require of the Require of Buyer. (3) If this Contract.
7 8 9 0 1 2 3 4 5 6 7 8 9 0 1	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the saparty. Buyer shall fu Commitment, and pay shall be null and void First Commitment D Commitment on or be Buyer does not provid shall remain in full for 6. Possession. Sel	a%, plus alloon payment, a FHA or VA matain the Require y, within 30 bustome terms, and rurnish all requesty one application as of the First Coate that Buyer fore the Second Cole any notice to Serce and effect.	nortgag ed Comminess da may extested cree fee as commitment has been Commit been by render page at the	te is to be ob mitment by the system of the Closin dit information directed by Senent Date, and the unable to ment Date, the system of the compossession of the the compossession of the the compossession of the the compossession of the compossession of the the compossession of the composite of the com	ne First Cong Date on, sign of the I obtain is Committee Presented in the	d, Rider 8, st Commitment be by 30 bus gn customa should Selle Earnest Morn the Requirect shall ment Date, appeared on pay to Buye	Rider nent D t Date siness ry doc r choomey sha ired C be null Buyer	9, or tate, But ("Secondays. Tuments se not tall be recommit and vershall be the Coosing \$\)	the layer and Che I serve to se eturnoid a se de Closin	shall Comm Require ating cure to the total to the total	so not nitmer red Corto the Rec Buyer I neith e Earn to have	ify Selle at Date' mmitme e applica quired C (2) If her Buy- lest Mon e waived defined i _ per da	r in w), secu nt may ntion a commit Buyer er nor ey sha d this c n Para	riting on or before the Required be given by Sound securing of ment for Buyer notifies Seller of Seller secures all be returned to contingency and agraph 7 below) e/Occupancy F	equired by the contract. (1) Tore that Date of Commitment eller or a thire of the Require of the Require of Buyer. (3) If this Contract. If possession of Comments of the Comments of the Contract.
7 8 9 0 1 2 3 4 5 6 7 8 9 0 1 2 0 1	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the saparty. Buyer shall fu Commitment, and pay shall be null and void First Commitment D Commitment on or be Buyer does not provid shall remain in full for 6. Possession. Sel is not delivered on or p Seller's use and occup Buyer ("Possession I	a FHA or VA metain the Required you within 30 bustome terms, and rurnish all requesty one application as of the First Coate that Buyer fore the Second Coate and effect. Let agrees to surprior to the Closic bancy of the Propate"). If Seller	nortgaged Comminess damay extended creefee as commitmed to be commitmed.	te is to be ob mitment by the system of the closing distribution of the closing ment Date, the close of the close of the close of the close possession of the close of	ne First Cong Date on, significant on significant of the I obtains Community the Property shall of the of the I	d, Rider 8, st Commitment by 30 bus gn customa thould Selle Earnest Morn the Requirect shall nent Date, poperty on or pay to Buye e Closing Deroperty to	Rider nent D t Date siness ry doc r chooney sha ired C be null Buyer r befor r at Cl oate the	9, or tate, Bu ate, Bu ("Seco days. Tuments se not tall be rommit and v shall be the Cosing & rough er prio	the later than the la	shall Comm Require ating cure to the cure to the cure to the cure to the cure the cu	so not nitmer ed Corto the Red Buyer I neith e Earn to have the (as of the corto the corto the corto have the corto the corto have the corto the c	ify Selle at Date' mmitme applica quired C (2) If her Buy hest Mon e waived defined i per da he date i him Date	r in w r in w r, secu nt may ation a commit Buyer er nor ey sha d this n Para y ("Use Seller e, Buye	riting on or before the Required by be given by Sound securing of ment for Buyer notifies Seller of Seller secures all be returned to contingency and agraph 7 below) e/Occupancy I plans to deliver shall refund	equired by the contract. (1) Tore that Date of Commitment eller or a thire of the Require of the Require of Buyer. (3) If this Contract of the
7 8 9 0 1 2 3 4 5 6 7 8 9 0 1 2 3 4 4 5 6 7 8 9 0 1 2 3 4 4 4 5 6 7 8 9 8 9 8 9 8 9 8 7 8 7 8 9 8 9 8 7 8 7	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the saparty. Buyer shall fur Commitment, and pay shall be null and void First Commitment D Commitment on or being Buyer does not provide shall remain in full for 6. Possession. Sellis not delivered on or proceed that the self-buyer ("Possession I Use/Occupancy Paymore)	a FHA or VA metain the Required you within 30 bustome terms, and rurnish all requesty one application as of the First Coate that Buyer fore the Second Cole any notice to Serve and effect. Let agrees to surprior to the Closic bancy of the Propate"). If Seller ents which exter	d Comminess damay extended creed as commitmed to be commitmed.	te is to be ob mitment by the age after the I gend the Closin dit information directed by Separate Date, and the unable to ment Date, the age of the age o	ne First Cong Date on, sign on, sign of the I obtain is Committed the President of the cossess	d, Rider 8, st Commitment by 30 bus gn customa should Selle Earnest Morn the Requirect shall nent Date, poperty on or pay to Buye e Closing Deroperty tion is actual	Rider nent D t Date siness ry doc r choose hey sha ired C be null Buyer r befor r at Cl Date the o Buyer ly surely surely surely and the surely surel	9, or tate, Bu ate, Bu ("Seco days. Tuments se not tall be rommit and v shall be the Cosing & rough er priorrender	the layer and (The I for the I for t	shall Comm Requir ating cure to t, and themed and Da include the P Addi	so not nitmer ed Corto the Red Buyer I neith e Earn to have te (as of the corto the corto the corto have the corto the corto have the corto the co	ify Seller at Date' mmitme applica quired C (2) If her Buy hest Mon e waive defined i per da he date i hin Date y, Seller	r in w), secunt may ation a commit Buyer er nor ey sha d this n Para y ("Use E, Buye shall	riting on or before the Required by be given by Sound securing of ment for Buyer notifies Seller of Seller secures all be returned to contingency and agraph 7 below) e/Occupancy I plans to deliver shall refund deposit with E	equired by the contract. (1) Tore that Date of Commitment eller or a thire of the Require of the Require of Buyer. (3) If this Contract. If possession of the portion of scrowee a sur
7 8 9 0 1 2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 7 8 9 9 0 1 2 3 4 5 5 6 7 8 7 8 9 9 9 9 9 9 8 9 9 9 9 9 9 9 9 9	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the saparty. Buyer shall fur Commitment, and pay shall be null and void First Commitment D Commitment on or be Buyer does not provid shall remain in full for 6. Possession. Sellier's use and occup Buyer ("Possession I Use/Occupancy Payme equal to 2% of the Purious There is unable to the purious shall remain in the selling shall remain in the sel	a FHA or VA metain the Required your within 30 business and remarks and required your application as of the First Cate that Buyer fore the Second Cate any notice to Second of the Property of	and continues day and commitments day extended for the commitment of the commitment	te is to be ob mitment by the approximation of the tend the Closin did information of the closin directed by Senent Date, and the First Compossession of the composition of the com	ne First Cong Date on, sign on, sign of the I obtain is Committed the President of the cossession of guarantees of the cossession of the cost of the cossession of the cost of the c	d, Rider 8, st Commitment by 30 bus gn customa thould Selle Earnest Morn the Requirect shall nent Date, coperty on or pay to Buye e Closing Department on is actual tracted posses	Rider nent D t Date siness ry doc r choose hey sha ired C be null Buyer r befor r at Cl Date the o Buyer ally sur- ession	9, or tate, Bu ate, Bu ("Seco days. Tuments se not tall be rommit and v shall be the Cosing & rough er prior render on or b	the layer and (The I see to see turn men oid a see de Closin and r to red. efforced.	shall Comm Require the description of the common of the co	so not nitmer red Corto the Red Buyer I neith to have te (as of the corto the corto the corto have the corto the cor	ify Seller at Date' mmitme applica quired C (2) If her Buy hest Mon e waive defined i per da he date i hon Date y, Seller sion Date	r in w), secunt may ation a commit Buyer er nor ey sha d this o n Para y ("Use Seller e, Buye shall e, while	riting on or before the Required by be given by Sound securing of ment for Buyer notifies Seller of Seller secures all be returned to contingency and securing for the securing securin	equired by the contract. (1) Fore that Date of Commitment eller or a thirm of the Require of the Require of Buyer. (3) If this Contract of the Contract of England (2) If possession the portion of scrowee a sure held from the
7 8 9 0 1 2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 6 7 8 9 0 1 2 3 4 5 6 6 7 8 7 8 7 8 9 8 7 8 7 8 7 8 7 8 7 8 7 8	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the saparty. Buyer shall fu Commitment, and pay shall be null and void First Commitment D Commitment on or be Buyer does not provid shall remain in full for 6. Possession. Sel is not delivered on or Seller's use and occup Buyer ("Possession I Use/Occupancy Payme equal to 2% of the Punet proceeds at Closin	a FHA or VA metain the Required you within 30 bustome terms, and rurnish all requesty one application as of the First Cate that Buyer fore the Second Cate any notice to Second of the Propage of the Pro	nortgaged Comminess damay extended creefee as commitmed to the commitmed commitmed to the commitmed commitmed to the commitmed commitmed to the commitmed co	te is to be ob mitment by the system of the closing did information directed by Senent Date, and the closing en unable to ment Date, the tree compossession of the composite co	ne First Cong Date on, significant on significant of the I obtains Committee obtains the Property of the ossesses of guarantee of the ossesses of guarantee of the ossesses of guarantee obtains the Property of the ossesses of guarantee of guarantee of the ossesses of guarantee of guarante	d, Rider 8, st Commitment by 30 bus gn customa should Selle Earnest Morn the Requitract shall ment Date, coperty on or pay to Buye e Closing Department on is actual antee posseloes not sur	Rider nent D t Date siness ry doc r choose hey sha ired C be null Buyer r befor r at Cl ate the o Buyer ally sur- ession render	9, or tate, Bu ate, Bu ("Seco days. Tuments se not tall be recommitted and very shall be the Coosing strough er prior render on or be the Prior the Prior ate, Bu ate,	the layer and (The I see relate see turn men oid a see de Closin and r to red. refore roper	shall Comm Require the depth of the P Addite the present of the pr	so not nitmer red Corto the Red Buyer I neith the Earn to have the (as of the corto th	ify Seller at Date mittee applica quired C c. (2) If her Buy- hest Mon e waive defined i per da he date ion Date y, Seller sion Date ossession	r in w), secunt may ation a commit Buyer: er nor ey sha d this c n Para y ("Use Seller e, Buye shall ee, which n Date	riting on or before the Required by be given by Sound securing of ment for Buyer notifies Seller of Seller secures all be returned to contingency and securing for the securing securin	equired by the contract. (1) Fore that Date of Commitment eller or a thirm of the Require of the Require of Buyer. (3) If this Contract of the possession the portion of the contract of the contract of the contract of the contract of the portion of the por
789012345678901234567	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the saparty. Buyer shall fu Commitment, and pay shall be null and void First Commitment D Commitment on or be Buyer does not provid shall remain in full for 6. Possession. Sel is not delivered on or p Seller's use and occup Buyer ("Possession I Use/Occupancy Payme equal to 2% of the Punet proceeds at Closin addition to all Use/O	a%, plus alloon payment, a FHA or VA m tain the Require y, within 30 busium terms, and rurnish all request of the First C ate that Buyer fore the Second C any notice to Sirce and effect. Ler agrees to surprior to the Closic pancy of the Propate"). If Seller entry which exter rechase Price ("Peng on Escrowee's ccupancy Paymee's ccupancy Paymee's page 18 paymee's pa	and commitments day and commitments day and commitments day and commitments believed to be delivered by the commitments delivered by	te is to be obmitment by the sys after the I are the Closin dit information directed by Separate Date, and the First Compossession of the properties of the system of the date properties of the system of the date properties of the system of the system of the system of the date properties of the system of the date properties of the system of 10% of the system of 10% of the date properties of the system of 10% of 1	ne First Cong Date on, significant on significant of the I obtains Committee the President of the ossession guarantee of the of	d, Rider 8, st Commitment by 30 bus gn customa should Selle Earnest Morn the Requitract shall ment Date, and the Closing Departs on the Property the commitment of the Closing Departs on the Closing Departs on the Closing Departs the commitment of the Closing Departs	Rider nent D t Date siness ry doc r choose hey sha ired C be null Buyer r befor r at Cl ate the o Buyer ally sur- ession render amount	9, or tate, Bu ate, Bu ("Seco days. Tuments se not tall be recommitted and very shall be the Coosing strough er prior render on or be the Pat of the Pat of the strong strong the prior or the pat of the pat of the strong	the layer and Che I have been seen and the I have been seen as I have b	shall Comm Require the description of the P Addition of the P Addi	so not nitmer red Corto the Red Buyer I neith the Earn to have the (as of the corto th	ify Seller at Date mittee applica quired C c. (2) If her Buy hest Mon e waive defined i per da he date ion Date y, Seller sion Date ossession crow pe	r in w), secunt may ation a commit Buyer er nor ey sha d this o n Para y ("Us Seller e, Buye shall e, which n Date r day	riting on or before the Required by be given by Sound securing of ment for Buyer notifies Seller of Seller secures all be returned to the contingency and securing for the secure of the securing of the secure of the securing of the	equired by the contract. (1) Fore that Date of Commitment eller or a thirm of the Require of the Require of Buyer. (3) For this Contract of the Require of Buyer. (3) For the Contract of the Contract of the Contract of the possession of the portion of the portio
7890123456789012345678	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the saparty. Buyer shall fu Commitment, and pay shall be null and void First Commitment D Commitment on or be Buyer does not provid shall remain in full for 6. Possession. Sel is not delivered on or Seller's use and occup Buyer ("Possession I Use/Occupancy Payme equal to 2% of the Punet proceeds at Closin	a%, plus alloon payment, a FHA or VA matain the Require y, within 30 bustometerms, and rurnish all request of one application as of the First C ate that Buyer fore the Second C le any notice to Sirce and effect. Ler agrees to surprior to the Closic pancy of the Propate"). If Seller agrees which exter the second control of the Propate with the externation of the Propate o	nortgaged Comminess damay extracted cree fee as commitmed to the commitment of the c	te is to be ob mitment by the sys after the lend the Closin did informatic directed by Sement Date, and the numble to ment Date, the the the the first Compossession of the possession of the cach day at the system of the date properties of the system of the system of the date properties of the system of 10% in paid Use/Oce possession of the date properties of the system of 10% in paid Use/Oce possession of the date properties of the system of 10% in paid Use/Oce possession of 10	ne First Cong Date on, significant on significant of the I obtains Committee the President of the ossession guarantee of the cupane	d, Rider 8, st Commitment by 30 bus gn customa should Selle Earnest Mon the Requirect shall ment Date, appeared to pay to Buye e Closing E Property to ion is actual antee posseloes not sure e original by Payment.	Rider nent D t Date siness ry doc r choomely shalined C be null Buyer r befor r at Cl Date the o Buyer ly suression render amour s up to	9, or ate, Bu ate, Bu ("Seco days. Tuments se not all be referred and be the Coorner of the Pott of the and in	the layer and (The Heart Section 1) The He	shall Comm Require take to the control of the contr	so not nitmer red Corto the Red Buyer I neith the Earn to have the (as of the Indian I	ify Seller at Date mittee applica quired C c. (2) If her Buy hest Mon e waive defined i per da he date hion Date y, Seller sion Date ossession crow pe possess	r in w), secunt may ation a commit Buyer er nor ey sha d this o n Para y ("Us Seller e, Buye shall e, which n Date r day ion is s	riting on or before the Required by be given by Sound securing of ment for Buyer notifies Seller of Seller secures all be returned to contingency and securing of the securing	equired by the contract. (1) fore that Date of Commitmer eller or a thir of the Require that Contract on or before the Require to Buyer. (3) of this Contract of C
78901234567890123456789	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the sa party. Buyer shall fu Commitment, and pay shall be null and void First Commitment D Commitment on or bell Buyer does not provid shall remain in full for 6. Possession. Sel is not delivered on or p Seller's use and occup Buyer ("Possession I Use/Occupancy Payme equal to 2% of the Punet proceeds at Closin addition to all Use/O possession is surrender	a%, plus alloon payment, a FHA or VA matain the Require y, within 30 bustometerms, and rurnish all request of one application as of the First C ate that Buyer fore the Second C te any notice to Sirce and effect. Ler agrees to surprior to the Closic concept of the Propate"). If Seller errchase Price ("Pagent on Escrowee's ccupancy Paymered to Buyer plusession Escrowers."	nortgaged Comminess damay extracted cree fee as commitmed to the commitment of the c	te is to be ob mitment by the sys after the lend the Closin dit informatic directed by Sement Date, and the numble to ment Date, the system of 10% in paid Use/Oct balance, if an	ne First Cong Date on, significant of the I obtain is Committed the Present of the cossession guarantees of the cupancy, to be	d, Rider 8, st Commitment by 30 bus gn customa should Selle Earnest Mon the Requirect shall ment Date, operty on or pay to Buye e Closing E Property tion is actual antee posseloes not sure e original by Payment or returned	Rider nent D t Date siness ry doc r choomed he he null be null be null be null control of the r at Cl Date the on Buyer late the one session render amour supposed to Sel	9, or ate, Bu ate, Bu ("Seco days. Tuments se not all be recommit and versall be the Coosing arough er prior or or be the Pot and in ler. Act	the layer and (The Heart Section 1) The He	shall Comm Require take to the control of the contr	so not nitmer red Corto the Red Buyer I neith the Earn to have the (as of the Possess the Possess the Posses the date of payr	ify Seller at Date mittee applica quired C c. (2) If her Buy hest Mon e waive defined i per da he date hion Date y, Seller sion Date cossession become possess nents by	r in w), secunt may ation a commit Buyer er nor ey sha d this o n Para y ("Us Seller e, Buye shall te, which n Date or day ion is s Buyer	riting on or before the Required by be given by Sound securing of ment for Buyer notifies Seller of Seller secures all be returned to contingency and securing of the secure of the secu	equired by the contract. (1) fore that Date of Commitmer eller or a thir of the Require of the Require of Buyer. (3) of this Contract of Buyer. (3) of the Contract of Buyer. (4) of the portion of the p
789012345678901234567890	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the sa party. Buyer shall fu Commitment, and pay shall be null and void First Commitment D Commitment on or be Buyer does not provid shall remain in full for 6. Possession. Sel is not delivered on or Seller's use and occup Buyer ("Possession I Use/Occupancy Payme equal to 2% of the Punet proceeds at Closin addition to all Use/O possession is surrende be paid out of the Poslegal remedies. Seller Seller and Buyer. If each of the possession and the possession and the poslegal remedies.	a FHA or VA matain the Require y, within 30 bustome terms, and rurnish all request y one application as of the First C at that Buyer fore the Second C le any notice to Second of the Propare y one application as of the First C at that Buyer fore the Second C le any notice to Second of the Propare y of the Propare y of the Propare y of the Propare of the Propare of the Propare of the Second of the Propare of t	and the services of the same under the services of the service	te is to be ob mitment by the sys after the I was after the I end the Closin dit informatic directed by Soment Date, and en unable to ment Date, the variable to possession of the term of the system of the date propossession of the date propossession of the date propossession of the system of 10% mpaid Use/Octal balance, if an inowledge that is position of the system of the syst	ne First Cong Date on, significant on, significant on, significant on the Iron obtains Committee the Prospective of the congular of the congular of the cupant of the cupant of the Congular of the Post of the Po	d, Rider 8, st Commitment by 30 bus gn customa should Selle Carnest Mon the Requitract shall ment Date, poperty on or pay to Buye e Closing E Property to ion is actual antee possure original by Payment by Payment by Payment by Seession Esc	Rider nent D t Date siness ry doc r choomey sha ired C be null Buyer r befor r at Cl Date the o Buyer ally sur- ession researcher amour s up to to Sell act disterow, t	9, or ate, Bu ate, Bu ("Seco days. Tuments se not all be recommit and very shall be the Coosing arough er prior render on or be the Pt and in der. Accribute hen Es	the I by the	shall Commadequinating cure t med to t, and themed include include the P Addii ance of Posse wee ma	so not nitmer ed Corto the Red Corto the Buyer I neith e Earn to have the (as of the Corto Eding the Possess the Posses the Posses are date of payr ssion I ay deposit of the Posses of payr ssion I ay deposit of the Posses of t	ify Seller applicated the property of the prop	r in w), secunt may ation a commit Buyer er nor ey sha d this c n Para y ("Us Seller e, Buye shall ee, whi n Date r day ion is s Buyer without Posses	riting on or befure the Required be given by Sound securing of ment for Buyer notifies Seller of Seller secures and securing of the secures are sell be returned the contingency and seller sell be returned the seller shall refund deposit with Each sum shall be a Seller shall part of the surrendered, the shall not limit the joint writtsion Escrow with seller server with the server	equired by the contract. (1) fore that Date I Commitmer eller or a thir the Require that Contract or before the the Require of Buyer. (3) I this Contract I f possession to the portion of
78901234567890123456789012	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the sa party. Buyer shall fu Commitment, and pay shall be null and void First Commitment on or be Buyer does not provide shall remain in full for 6. Possession. Sellis not delivered on or Seller's use and occup Buyer ("Possession I Use/Occupancy Payme equal to 2% of the Punet proceeds at Closin addition to all Use/O possession is surrende be paid out of the Poslegal remedies. Seller Seller and Buyer. If of the Circuit Court by the	a FHA or VA matain the Require y, within 30 bustome terms, and rurnish all request y one application as of the First C attent that Buyer fore the Second Cole any notice to Second of the Property. If Seller ents which extern the Second of the Property. If Seller ents which extern the Second of the Property. If Seller ents which extern the Second of the Property. If Seller ents which extern the Second of the Property and Escrowe's and Buyer pluses on Escrowe are and Buyer here either Party objects the filing of an area of the Second of the Porty objects and seller the Party objects and selle	and the services of the servic	te is to be ob mitment by the sys after the I was after the I end the Closin dit informatic directed by Se ment Date, and en unable to ment Date, the variable to possession of e, then, Seller reach day and respossession and the date per man of 10% npaid Use/Oct balance, if ar nowledge that isposition of tall.	ne First Cong Date on, sign of the Ir shall of the congular of	d, Rider 8, st Commitment by 30 bus grantes and the Requirement Mon the Requirement Date, and the Region of the	Rider nent D t Date siness ry doc r choose ney sha ired C be null Buyer r befor r at Cl Date the o Buyer session removes a consistency and to Sell at distance of the constance and the constance of the constance of the constance and the constance of the con	9, or ate, Bu ate, Bu ("Seco days. Tuments se not all be recommit and versions and the control of the Property of the and in the cribute then Esowee s	the I by the	shall Comm Require t acting cure t and to t, and themed and the and t	so not nitmer ed Corto the Red Corto the Buyer I neith e Earn to have te (as of the Possess the Posses the Posses the Posses in I ay dependent of payr sain I ay dependent entry the possess of the Posses in I ay dependent entry the possess of the Posses in I ay dependent entry the possess of the Possess in I ay dependent entry the possess of the Possess in I ay dependent entry the possess of the Possess in I ay dependent entry the I ay depe	ify Seller applicate applications applicate applications applicate applications applic	r in w), secunt may ation a commit Buyer er nor ey sha d this c n Para y ("Us Seller e, Buye shall ee, which n Date r day ion is s Buyer without Posses the Po	riting on or before the Required by be given by Sound securing of ment for Buyer notifies Seller of Seller secures and securing of the secures are sell be returned to the secure of the security of the secure of the security of the secure of the secure of the security of the secure of the secure of the secure of the secure of the security of the secure of the secur	equired by the contract. (1) fore that Date I Commitmer eller or a thir the Require that Contract or before the Require of Buyer. (3) I this Contract I f possession to the portion of the contract of
789012345678901234567890123	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the sa party. Buyer shall fu Commitment, and pay shall be null and void First Commitment D Commitment on or be Buyer does not provid shall remain in full for 6. Possession. Sellis not delivered on or Seller's use and occup Buyer ("Possession I Use/Occupancy Payme equal to 2% of the Punet proceeds at Closin addition to all Use/O possession is surrende be paid out of the Possession is sur	a FHA or VA matain the Require y, within 30 bustome terms, and rurnish all request y one application as of the First C attent that Buyer fore the Second Cole any notice to Serce and effect. Ler agrees to surprior to the Closionancy of the Propate"). If Seller ents which extern the surprior to the Closionancy of the Propate"). If Seller ents which extern the series of Escrowe's ccupancy Paymered to Buyer plus session Escrow at and Buyer here either Party objects of the filing of an auttorneys' fees, reserved.	and the second of the second o	te is to be ob mitment by the sys after the I was after the I end the Closin dit informatic directed by Se ment Date, and en unable to ment Date, the y the First Co possession of e, then, Seller or each day at respossession of the date per memory of the system of Escrow") It is receipt. If it is e sum of 10% npaid Use/Oct balance, if ar nowledge that is position of the the nature of the filing of	ne First Cong Date on, sign of the Interest of the Property of the Oscassis of the Congruency, to be Escreptification of the Interest of the Post of the Interest of the Inter	d, Rider 8, st Commitment by 30 bus gracustoma should Selle Earnest Mon at the Requirect shall ment Date, and the Closing E Property to ion is actual actual to the Commitment Date, and the commitm	Rider nent D t Date siness ry doc r choose ney sha ired C be null Buyer r befor r at Cl Date the o Buyer ally sur- ession render amounts s up to to Sell act distance, t . Escrand the	9, or ate, Bu ate, Bu ("Seco days. Tuments se not all be recommit and versall be recommit and versall be recommit and versall be recommended by the Property of the Property of the Property of the Property of the Administration of the Property of the Prop	the I by the	shall Comm Require to the control of	so not nitmer ed Corto the Red Corto the Buyer I neith e Earn to have te (as of the Possess the Posses the Posses the Posses in I ay dependent of payr sain I ay dependent entry the possess of the Posses in I ay dependent entry the possess of the Posses in I ay dependent entry the possess of the Possess in I ay dependent entry the possess of the Possess in I ay dependent entry the possess of the Possess in I ay dependent entry the I ay depe	ify Seller applicate applications applicate applications applicate applications applic	r in w), secunt may ation a commit Buyer er nor ey sha d this c n Para y ("Us Seller e, Buye shall ee, which n Date r day ion is s Buyer without Posses the Po	riting on or before the Required by be given by Sound securing of ment for Buyer notifies Seller of Seller secures and securing of the secures are sell be returned to the secure of the security of the secure of the security of the secure of the secure of the security of the secure of the secure of the secure of the secure of the security of the secure of the secur	equired by the contract. (1) fore that Date I Commitmer eller or a thir the Require that Contract or before the Require of Buyer. (3) I this Contract I f possession to the portion of the contract of
1 2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 6 7 8 9 0 1 2 3 4 5 6 6 7 8 9 0 1 2 3 4 5 6 6 7 8 9 0 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Commitment has a balending institution. If Buyer is unable to ob Thereafter, Seller may for Buyer upon the sa party. Buyer shall fu Commitment, and pay shall be null and void First Commitment on or be Buyer does not provide shall remain in full for 6. Possession. Sellis not delivered on or Seller's use and occup Buyer ("Possession I Use/Occupancy Payme equal to 2% of the Punet proceeds at Closin addition to all Use/O possession is surrende be paid out of the Poslegal remedies. Seller Seller and Buyer. If of the Circuit Court by the	a FHA or VA matain the Require y, within 30 bustome terms, and rurnish all request y one application as of the First C attent that Buyer fore the Second Cole any notice to Serce and effect. Ler agrees to surprior to the Closionancy of the Propate"). If Seller ents which extern the surprior to the Closionancy of the Propate"). If Seller ents which extern the series of Escrowe's ccupancy Paymered to Buyer plus session Escrow at and Buyer here either Party objects of the filing of an auttorneys' fees, reserved.	nortgaged Comminess damay extracted cree fee as committed for the	te is to be ob mitment by the sys after the I was after the I end the Closin dit informatic directed by Se ment Date, and en unable to ment Date, the y the First Co possession of e, then, Seller or each day at respossession of the date per memory of the system of Escrow") It is receipt. If it is e sum of 10% npaid Use/Oct balance, if ar nowledge that is position of the the nature of the filing of	ne First Cong Date on, sign of the Interest of the Property of the Oscassis of the Congruency, to be Escreptification of the Interest of the Post of the Interest of the Inter	d, Rider 8, st Commitment by 30 bus gracustoma should Selle Earnest Mon at the Requirect shall ment Date, and the Closing E Property to ion is actual actual to the Commitment Date, and the commitm	Rider nent D t Date siness ry doc r choose ney sha ired C be null Buyer r befor r at Cl Date the o Buyer ally sur- ession render amounts s up to to Sell act distance, t . Escrand the	9, or ate, Bu ate, Bu ("Seco days. Tuments se not all be recommit and versall be recommit and versall be recommit and versall be recommended by the Property of the Property of the Property of the Property of the Administration of the Property of the Prop	the I by the	shall Commadequinating cure to the cure to	so not nitmer ed Corto the Red Corto the Buyer I neith e Earn to have te (as of the Possess the Posses the Posses the Posses in I ay dependent of payr sain I ay dependent entry the possess of the Posses in I ay dependent entry the possess of the Posses in I ay dependent entry the possess of the Possess in I ay dependent entry the possess of the Possess in I ay dependent entry the possess of the Possess in I ay dependent entry the I ay depe	ify Seller applicate application app	r in w), secunt may ation a commit Buyer er nor ey sha d this c n Para y ("Us Seller e, Buye shall ee, which n Date r day ion is s Buyer without Posses the Po	riting on or before the Required by be given by Sound securing of ment for Buyer notifies Seller of Seller secures and securing of the secures are sell be returned to the secure of the security of the secure of the security of the secure of the secure of the security of the secure of the secure of the secure of the secure of the security of the secure of the secur	equired by the contract. (1) Tore that Date of Commitment eller or a thir of the Require that Contract on or before the the Require to Buyer. (3) If this Contract of the Contract of the Contract of the portion of the portion of the portion of the contract of the contrac

67	fees, if any) to Seller and Seller shall execute and deliver the Deed (as defined below) to Buyer at "Closing". Closing shall occur on or prior to at a time and location mutually agreed upon by the Parties ("Closing Date"). Seller must provide Buyer with good and
68	merchantable title prior to Closing.
69 70 71 72 73	8. <u>Deed</u> . At Closing, Seller shall execute and deliver to Buyer, or cause to be executed and delivered to Buyer, a recordable warranty deed (" <i>Deed</i> ") with release of homestead rights (or other appropriate deed if title is in trust or in an estate), or Articles of Agreement, if applicable, subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.
74	9. Real Estate Taxes. Seller represents that the 20 general real estate taxes were \$ General real estate taxes for the
	Property are subject to the following exemptions (<i>check box if applicable</i>): Homeowner's. Senior Citizen's. Senior Freeze. General real estate
76	taxes shall be prorated based on (i)% of the most recent ascertainable full year tax bill, or (ii) mutually agreed by the Parties in writing prior
77	to the expiration of the Attorney Approval Period.
	* **
78	10. <u>Homeowners Association</u> . Seller represents that as of the Acceptance Date (as set forth following Paragraph 15 of this Contract), the regular
79	monthly assessment pertaining to the Property is \$; a special assessment (strike one) has / has not been levied. The original amount of
80	the special assessment pertaining to the Property was \$, and the remaining amount due at Closing will be \$ and (strike
81	one) shall / shall not be assumed by Buyer at Closing. Buyer acknowledges and agrees that (i) the representations in this Paragraph are provided as of
82	the Acceptance Date; (ii) this information may change, and these fees may increase, prior to Closing; and (iii) Seller is under no obligation to notify Buyer of any changes to this information, and, should changes occur, this Contract shall remain in full force and effect. Notwithstanding anything to
83	the contrary contained in this Paragraph 10, Seller shall disclose to Buyer any new assessment that is actually approved and levied prior to Closing
84 85	within 5 days after Seller receives notice of the new assessments (and in no event later than the Closing Date). Seller shall furnish Buyer a statement
86	from the proper representative certifying that Seller is current in payment of assessments, and, if applicable, proof of waiver or termination of any
87	right of first refusal or similar options contained in the bylaws of the Association for the transfer of ownership. Seller shall deliver to Buyer the items
88	stipulated by the Illinois Condominium Property Act (765 ILCS 605/1 et seq.) ("ICPA Documents"), including but not limited to the declaration,
89	bylaws, rules and regulations, and the prior and current years' operating budgets within business days of the Acceptance Date. In the event the
90	ICPA Documents disclose that the Property is in violation of existing rules, regulations, or other restrictions or that the terms and conditions contained
91	within the documents would unreasonably restrict Buyer's use of the Property or would increase the financial considerations which Buyer would have
92	to extend in connection with owning the Property, then Buyer may declare this Contract null and void by giving Seller written notice within 5 business
93 94	days after the receipt of the ICPA Documents, listing those deficiencies which are unacceptable to Buyer, and thereupon all earnest money deposited shall be returned to Buyer. If written notice is not served within the time specified, Buyer shall be deemed to have waived this contingency, and this
95	Contract shall remain in full force and effect. Seller agrees to pay any applicable processing/moveout/transferring fees as required by the Association,
96	and Buyer agrees to pay the credit report and move-in fee if required by the Association. If the right of first refusal or similar option is exercised, this
97	Contract shall be null and void and the Earnest Money shall be returned to Buyer, but Seller shall pay the commission pursuant to Paragraph U of the
98	General Provisions of this Contract.
99	11. <u>Disclosures</u> . Buyer has received the following (<i>check yes or no</i>): (a) Illinois Residential Real Property Disclosure Report: \square Yes/ \square No; (b) Heat Disclosure: \square Yes/ \square No; (c) Lead Paint Disclosure and Pamphlet: \square Yes/ \square No; and (d) Radon Disclosure and Pamphlet: \square Yes/ \square No.
99 100 101	 11. <u>Disclosures</u>. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. <u>Dual Agency</u>. The Parties confirm that they have previously consented to ("Licensee") to act as Dual
99 100 101 102	 11. <u>Disclosures</u>. Buyer has received the following (<i>check yes or no</i>): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. <u>Dual Agency</u>. The Parties confirm that they have previously consented to ("<i>Licensee</i>") to act as Dual Agent in providing brokerage services on behalf of the Parties and specifically consent to Licensee acting as Dual Agent on the transaction covered by
99 100 101 102 103	 11. <u>Disclosures</u>. Buyer has received the following (<i>check yes or no</i>): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. <u>Dual Agency</u>. The Parties confirm that they have previously consented to ("<i>Licensee</i>") to act as Dual Agent in providing brokerage services on behalf of the Parties and specifically consent to Licensee acting as Dual Agent on the transaction covered by this Contract.
99 100 101 102 103 104	11. <u>Disclosures</u> . Buyer has received the following (<i>check yes or no</i>): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. <u>Dual Agency</u> . The Parties confirm that they have previously consented to (" <i>Licensee</i> ") to act as Dual Agent in providing brokerage services on behalf of the Parties and specifically consent to Licensee acting as Dual Agent on the transaction covered by this Contract. Buyer Initials: Buyer Initials: Seller Initials: Seller Initials:
99 100 101 102 103 104	 11. <u>Disclosures</u>. Buyer has received the following (<i>check yes or no</i>): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. <u>Dual Agency</u>. The Parties confirm that they have previously consented to ("<i>Licensee</i>") to act as Dual Agent in providing brokerage services on behalf of the Parties and specifically consent to Licensee acting as Dual Agent on the transaction covered by this Contract. Buyer Initials: Seller Initials: Seller Initials: 13. <u>Attorney Modification</u>. Within business days after the Acceptance Date ("<i>Attorney Approval Period</i>"), the Parties' respective attorneys
99 100 101 102 103 104 105	 11. <u>Disclosures</u>. Buyer has received the following (<i>check yes or no</i>): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. <u>Dual Agency</u>. The Parties confirm that they have previously consented to ("<i>Licensee</i>") to act as Dual Agent in providing brokerage services on behalf of the Parties and specifically consent to Licensee acting as Dual Agent on the transaction covered by this Contract. Buyer Initials: Seller Initials: Seller Initials: 13. <u>Attorney Modification</u>. Within business days after the Acceptance Date ("<i>Attorney Approval Period</i>"), the Parties' respective attorneys may propose written modifications to this Contract ("<i>Proposed Modifications</i>") on matters other than the Purchase Price, broker's compensation and
99 100 101 102 103 104 105 106	 11. <u>Disclosures</u>. Buyer has received the following (<i>check yes or no</i>): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. <u>Dual Agency</u>. The Parties confirm that they have previously consented to ("<i>Licensee</i>") to act as Dual Agent in providing brokerage services on behalf of the Parties and specifically consent to Licensee acting as Dual Agent on the transaction covered by this Contract. Buyer Initials: Seller Initials: Seller Initials: 13. <u>Attorney Modification</u>. Within business days after the Acceptance Date ("<i>Attorney Approval Period</i>"), the Parties' respective attorneys may propose written modifications to this Contract ("<i>Proposed Modifications</i>") on matters other than the Purchase Price, broker's compensation and dates. Any Proposed Modifications that are set forth in writing and accepted by the other party shall become terms of this Contract as if originally set
99 100 101 102 103 104 105 106 107	11. <u>Disclosures</u> . Buyer has received the following (<i>check yes or no</i>): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. <u>Dual Agency</u> . The Parties confirm that they have previously consented to (" <i>Licensee</i> ") to act as Dual Agent in providing brokerage services on behalf of the Parties and specifically consent to Licensee acting as Dual Agent on the transaction covered by this Contract. Buyer Initials: Seller Initia
99 100 101 102 103 104 105 106 107 108 109	 11. <u>Disclosures</u>. Buyer has received the following (<i>check yes or no</i>): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. <u>Dual Agency</u>. The Parties confirm that they have previously consented to ("<i>Licensee</i>") to act as Dual Agent in providing brokerage services on behalf of the Parties and specifically consent to Licensee acting as Dual Agent on the transaction covered by this Contract. Buyer Initials: Seller Initials: Seller Initials: 13. <u>Attorney Modification</u>. Within business days after the Acceptance Date ("<i>Attorney Approval Period</i>"), the Parties' respective attorneys may propose written modifications to this Contract ("<i>Proposed Modifications</i>") on matters other than the Purchase Price, broker's compensation and dates. Any Proposed Modifications that are set forth in writing and accepted by the other party shall become terms of this Contract as if originally set
99 100 101 102 103 104 105 106 107 108 109 110	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. Dual Agency. The Parties confirm that they have previously consented to
99 100 101 102 103 104 105 106 107 108 109 110	11. <u>Disclosures</u> . Buyer has received the following (<i>check yes or no</i>): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. <u>Dual Agency</u> . The Parties confirm that they have previously consented to
99 100 101 102 103 104 105 106 107 108 109 110 111	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. Dual Agency. The Parties confirm that they have previously consented to
99 100 101 102 103 104 105 106 107 108 109 110 111 112	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. Dual Agency. The Parties confirm that they have previously consented to
99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: \(\text{Yes} \) No; (b) Heat Disclosure: \(\text{Yes} \) No; (c) Lead Paint Disclosure and Pamphlet: \(\text{Yes} \) No; and (d) Radon Disclosure and Pamphlet: \(\text{Yes} \) No. 12. Dual Agency. The Parties confirm that they have previously consented to
99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: Yes/ No; (b) Lead Paint Disclosure and Pamphlet: Yes/ No; and (d) Radon Disclosure and Pamphlet: Yes/ No. Yes/ No; (c) Lead Paint Disclosure and Pamphlet: Yes/ No; and (d) Radon Disclosure and Pamphlet: Yes/ No. Yes/ No; (e) Lead Paint Disclosure and Pamphlet: Yes/ No; and (d) Radon Disclosure and Pamphlet: Yes/ No. Yes/ No; (e) Lead Paint Disclosure and Pamphlet: Yes/ No; and (d) Radon Disclosure and Pamphlet: Yes/ No. Yes/ No; (e) Lead Paint Disclosure and Pamphlet: Yes/ No; and (d) Radon Disclosure and Pamphlet: Yes/ No. Yes/ No; (e) Lead Paint Disclosure and Pamphlet: Yes/ No; and (d) Radon Disclosure and Pamphlet: Yes/ No. Yes/ No; (e) Lead Paint Disclosure and Pamphlet: Yes/ No; and (d) Radon Disclosure and Pamphlet: Yes/ No. Yes/ No; (e) Lead Paint Disclosure and Pamphlet: Yes/ No; (a) Radon Disclosure and Pamphlet: Yes/ No; (a) Radon Disclosure and Pamphlet: Yes/ No; (a) Radon Disclosure and Pamphlet: Yes/ No. No; (e) Lead Paint Disclosure and Pamphlet: Yes/ No; (a) Radon Disclosure and Pamphlet: Yes/ No. No; (e) Lead Paint Disclosure and Pamphlet: Yes/ No; (a) Radon Disclosure and Pamphlet: Yes/ No. No; (e) Lead Paint Disclosure and Pamphlet: Yes/ No; (e) Lead Pamphlet: Yes/ No. No; (e) Lead Paint Disclosure and Pamphlet: Yes/ No. No; (e) Lead Paint Disclosure and Pamphlet: Yes/ No. No; (e) Lead Paint Disclosure and Pamphlet: Yes/ No. Radon Disclosure and Pamphlet: Yes/ No. No; (e) Lead Paint Disclosure and Pamphlet: Yes/ No. No; (e) Lead Paint Disclosure and Pamphlet: Yes/ No. No; (e) Lead Paint Disclosure and Pamphlet: Yes/ No. No; (e) Lead Paint Disclosure and Pamphlet: Yes/ No. No; (e) Lead Paint Disclosure Reprode Notifications that are set forth in writing and secepted by the other party shall become terms of
99 100 101 102 103 104 105 106 107 108 110 111 112 113 114 115 116 117	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: \(\text{Pes}/\sigma \text{No}; \) (b) Heat Disclosure: \(\text{Pes}/\sigma \text{No}; \) (c) Lead Paint Disclosure and Pamphlet: \(\text{Pes}/\sigma \text{No}; \) (a) Radon Disclosure and Pamphlet: \(\text{Pes}/\sigma \text{No}; \) (b) Heat Disclosure: \(\text{Pes}/\sigma \text{No}; \) (c) Lead Paint Disclosure and Pamphlet: \(\text{Pes}/\sigma \text{No}; \) (a) Radon Disclosure and Pamphlet: \(\text{Pes}/\sigma \text{No}; \) (b) Heat Disclosure: \(\text{Pes}/\sigma \text{No}; \) (c) Lead Paint Disclosure and Pamphlet: \(\text{Pes}/\sigma \text{No}; \) (c) Lead Paint Disclosure and Pamphlet: \(\text{Pes}/\sigma \text{No}; \) (c) Lead Paint Disclosure and Pamphlet: \(\text{Pes}/\sigma \text{No}; \) (b) Heat Disclosure: \(\text{Pes}/\sigma \text{No}; \) (c) Lead Paint Disclosure and Pamphlet: \(\text{Pes}/\sigma \text{No}; \) (b) Heat Disclosure: \(\text{Pes}/\sigma \text{No}; \) (c) Lead Paint Disclosure and Pamphlet: \(\text{Pes}/\sigma \text{No}; \) (b) Reat Disclosure: \(\text{Pes}/\sigma \text{No}; \) (b) Reat Disclosure: \(\text{Pes}/\sigma \text{No}; \) (c) Lead Paint Disclosure and Pamphlet: \(\text{Pes}/\sigma \text{No}; \) (b) Reat Disclosure: \(\text{Pes}/\sigma \text{No}; \) (b) Reat Disclosure: \(\text{Pes}/\sigma \text{No}; \) (c) Lead Paint Disclosure: \(\text{Pes}/\sigma \text{No}; \) (c) Lead Paint Disclosure: \(\text{Pes}/\sigma \text{No}; \) (c) Lead Parties: \(\text{Pes}/\sigma \text{No}; \) (c) Repose the Proposed Modification of the Proposed Modifications of the Proposed Modifications that are set forth in writing and accepted by written notice to the other Party. In that event, this Contract Shall be null and void and the Earnest Money shall be returned to Buyer. In The ABSENCE OF DELIVE
99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. Dual Agency. The Parties confirm that they have previously consented to
99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: \(\text{Yes} \) No; (b) Heat Disclosure: \(\text{Yes} \) No; (c) Lead Paint Disclosure and Pamphlet: \(\text{Yes} \) No; and (d) Radon Disclosure and Pamphlet: \(\text{Yes} \) No. 12. Dual Agency. The Parties confirm that they have previously consented to
99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. Dual Agency. The Parties confirm that they have previously consented to
99 100 101 102 103 104 105 106 107 108 109 111 112 113 114 115 116 117 118 119 120	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: Yes/ No; (c) Lead Paint Disclosure and Pamphlet: Yes/ No; (a) Radon Disclosure and Pamphlet: Yes/ No; (b) Heat Disclosure and Pamphlet: Yes/ No; (c) Lead Paint Disclosure and Pamphlet: Yes/ No; (a) Radon Disclosure and Pamphlet: Yes/ No; (b) Heat Disclosure and Pamphlet: Yes/ No; (c) Lead Paint Disclosure and Pamphlet: Yes/ No; (a) Radon Disclosure and Pamphlet: Yes/ No; (b) Heat Disclosure and Pamphlet: Yes/ No; (c) Lead Paint Disclosure and Pamphlet: Yes/ No; (a) Radon Disclosure and Pamphlet: Yes/ No; (b) Heat Disclosure and Pamphlet: Yes/ No; (c) Lead Paint Disclosure and Pamphlet: Yes/ No; (a) Radon No; (b) Radon Disclosure and Pamphlet: Yes/ No; (a) Radon Disclosure Alexandre Radon Disclosure Alexandre Radon Disclosure Reports Priod Part Radon Disclosure Reports Priod Radon Disclosure Reports
99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. Dual Agency. The Parties confirm that they have previously consented to
999 000 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. Dual Agency. The Parties confirm that they have previously consented to □ ("Licensee") to act as Dual Agent in providing brokerage services on behalf of the Parties and specifically consent to Licensee acting as Dual Agent on the transaction covered by this Contract. Buyer Initials: □ Buyer Initials: □ Seller Initials:
999 000 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. Dual Agency. The Parties confirm that they have previously consented to
999 000 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: □ Yes/□ No; (b) Heat Disclosure: □ Yes/□ No; (c) Lead Paint Disclosure and Pamphlet: □ Yes/□ No; and (d) Radon Disclosure and Pamphlet: □ Yes/□ No. 12. Dual Agency. The Parties confirm that they have previously consented to □ ("Licensee") to act as Dual Agent in providing brokerage services on behalf of the Parties and specifically consent to Licensee acting as Dual Agent on the transaction covered by this Contract. Buyer Initials: □ Buyer Initials: □ Seller Initials:
99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: Yes/ No; (c) Lead Paint Disclosure and Pamphlet: Yes/ No; and (d) Radon Disclosure and Pamphlet: Yes/ No. 12. Dual Agency. The Parties confirm that they have previously consented to
99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: \$\to\$ Yes/\$\to\$ No; (c) Lead Paint Disclosure and Pamphlet: \$\to\$ Yes/\$\to\$ No; (a) (d) Radon Disclosure and Pamphlet: \$\to\$ Yes/\$\to\$ No; (e) Lead Paint Disclosure and Pamphlet: \$\to\$ Yes/\$\to\$ No; (a) (d) Radon Disclosure and Pamphlet: \$\to\$ Yes/\$\to\$ No.\$ 12. Dual Agency. The Parties confirm that they have previously consented to \$\to\$ ("Licensee") to act as Dual Agent in providing brokerage services on behalf of the Parties and specifically consent to Licensee acting as Dual Agent on the transaction covered by this Contract. Buyer Initials: \$\to\$ Seller Se
99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 129 129 129 129 129 129 129	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: \$\to\$ Yes/\$\sigma\$ No. (b) Heat Disclosure: \$\to\$ Yes/\$\sigma\$ No. (c) Lead Paint Disclosure and Pamphlet: \$\to\$ Yes/\$\sigma\$ No. (12. Dual Agency. The Parties confirm that they have previously consented to \$\to\$ (Agadon Disclosure and Pamphlet: \$\to\$ Yes/\$\sigma\$ No. (12. Dual Agency. The Parties confirm that they have previously consented to \$\to\$ (Agadon Disclosure and Pamphlet: \$\to\$ Yes/\$\sigma\$ No. (12. Dual Agency. The Parties confirm that they have previously consented to \$\to\$ (Check Yes) and Agent on the transaction covered by this Contract. Buyer Initials: \$\to\$ Seller Initials: \$\to\$ Selle
99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 30 30 30 40 40 40 40 40 40 40 40 40 4	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: \$\to\$ Yes/\$\to\$ No; (e) Lead Paint Disclosure and Pamphlet: \$\to\$ Yes/\$\to\$ No; (a) (d) Radon Disclosure and Pamphlet: \$\to\$ Yes/\$\to\$ No.\$ 12. Dual Agency. The Parties confirm that they have previously consented to
99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 130 140 150 160 160 170 170 170 170 170 170 170 17	11. Disclosures. Buyer has received the following (check yes or no): (a) Illinois Residential Real Property Disclosure Report: \$\to\$ Yes/\$\sigma\$ No. (b) Heat Disclosure: \$\to\$ Yes/\$\sigma\$ No. (c) Lead Paint Disclosure and Pamphlet: \$\to\$ Yes/\$\sigma\$ No. (12. Dual Agency. The Parties confirm that they have previously consented to \$\to\$ (Agadon Disclosure and Pamphlet: \$\to\$ Yes/\$\sigma\$ No. (12. Dual Agency. The Parties confirm that they have previously consented to \$\to\$ (Agadon Disclosure and Pamphlet: \$\to\$ Yes/\$\sigma\$ No. (12. Dual Agency. The Parties confirm that they have previously consented to \$\to\$ (Check Yes) and Agent on the transaction covered by this Contract. Buyer Initials: \$\to\$ Seller Initials: \$\to\$ Selle

Buyer Initials:______ Buyer Initials:___

132	OFFER DATE:		_ 20	ACCEPTANCE DATE:	20	_ ("Acceptance Date")
133	BUYER'S INFORMATIO	N:		SELLER'S INFORMATION:		
134	Buyer's Signature:			Seller's Signature:		
135	Buyer's Signature:			Seller's Signature:		
136	Buyer's Name(s) (print):			Seller's Name(s) (print):		
137	Address:			Address:		
138	City:	State:	Zip:	City:	State:	Zip:
139	Office Phone:	Home Phone:		Office Phone:	Home Phone:	
140	Fax:	Cell Phone:		Fax:	Cell Phone:	
141	Email Address:			Email Address:		
142 143	The names and addresses se only and subject to change.	et forth below are for	informational purposes	The names and addresses set for only and subject to change.	orth below are f	or informational purposes
144	BUYER'S BROKER'S IN	FORMATION:		SELLER'S BROKER'S INFO	RMATION:	
145	Designated Agent (print):			Designated Agent Name (print):		
146	Agent MLS Identification Num			Agent MLS Identification Number:		
147	Brokerage Company Name:			Brokerage Company Name:		MLS#
	- I V <u></u>			· · · · · · · · · · · · · · · · · · ·		<u> </u>
148	Office Address:			Office Address:		
149	City:	State:	Zip:	City:	State:	Zip:
150	Office Phone:	Cell Phone:		Office Phone:	Cell Phone:	
151	Fax:			Fax:		
152	Email:			Email:		
153	BUYER'S ATTORNEY'S	INFORMATION:		SELLER'S ATTORNEY'S IN	FORMATION:	
154	Attorney Name:			Attorney Name:		
155	Firm:			Firm:		
156	Office Address:			Office Address:		
157	City:	State:	Zip:	City:	State:	Zip:
158	Office Phone:	Cell Phone:		Office Phone:	Cell Phone:	
159	Fax:			Fax:		
160	Email:			Email:		
161	BUYER'S LENDER'S IN	FORMATION:				
1.00	M (D L I N					
	Mortgage Broker's Name:					
	Lender:					
164	Office Address:					
165	City:		_			
166	Office Phone:					
	Fax:					
168	Email:					
	Buyer Initials: B	uyer Initials:		Seller Initial	ls: S	eller Initials:

169 GENERAL PROVISIONS

178

180 181

183

184

185 186

187

188

189

190

192

193

196

197 198

199

200

201

205

207

232

233

234

- 170 Prorations. Rent, interest on existing mortgage, if any, water taxes and other items shall be prorated as of the Closing Date. Security deposits, if any, shall 171 be paid to Buyer at Closing. Notwithstanding anything to the contrary contained in this Paragraph 9 of this Contract, if the Property is improved as of the Closing Date, but the last available tax bill is on vacant land, Seller shall place in escrow an amount equal to 2% of the Purchase Price and the Parties shall reprorate taxes within 30 172days after the bill on the improved property becomes available.
- 174 Uniform Vendor and Purchaser Risk Act. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Contract. 175
- 176 Title. At least 5 days prior to the Closing Date, Seller shall deliver to Buyer or his agent evidence of merchantable title in the intended grantor by delivering 177 a Commitment for Title Insurance of a title insurance company bearing a date on or subsequent to the Acceptance Date, in the amount of the Purchase Price, subject to no other exceptions than those previously listed within this Contract and to general exceptions contained in the commitment. Delay in delivery by Seller of a Commitment for Title Insurance due to delay by Buyer's mortgagee in recording mortgage and bringing down title shall not be a default of this Contract. Every 179 Commitment for Title Insurance furnished by Seller shall be conclusive evidence of title as shown. If evidence of title discloses other exceptions, Seller shall have 30 days after Seller's receipt of evidence of title to cure the exceptions and notify Buyer accordingly. As to those exceptions that may be removed at Closing by payment of 182 money, Seller may have those exceptions removed at Closing by using the proceeds of the sale.
 - Notice. All notices required by this Contract shall be in writing and shall be served upon the Parties or their attorneys at the addresses provided in this Contract. The mailing of notice by registered or certified mail, return receipt requested, shall be sufficient service when the notice is mailed. Notices may also be served by personal delivery or commercial delivery service, by mail-o-gram, telegram, or by the use of a facsimile machine with proof of transmission and a copy of the notice with proof of transmission being sent by regular mail on the date of transmission In addition, facsimile signatures or digital signatures shall be sufficient for purposes of executing this Contract and shall be deemed originals. E-mail notices shall be deemed valid and received by the addressee when delivered by e-mail and opened by the recipient, provided that a copy of the e-mail notice is also sent by regular mail to the recipient on the date of transmission.
 - Disposition of Earnest Money. In the event of default by Buyer, the Earnest Money, less expenses and commission of the listing broker, shall be paid to Seller. If Seller defaults, the Earnest Money, at the option of Buyer, shall be refunded to Buyer, but such refunding shall not release Seller from the obligations of this Contract. In the event of any default, Escrowee shall give written notice to Seller and Buyer indicating Escrowee's intended disposition of the Earnest Money and request Seller's and Buyer's written consent to the Escrowee's intended disposition of the Earnest Money within 30 days after the notice. However, Seller and Buyer acknowledge and agree that if Escrowee is a licensed real estate broker, Escrowee may not distribute the Earnest Money without the joint written direction of Seller and Buyer or their authorized agents. If Escrowee is not a licensed real estate broker, Seller and Buyer agree that if neither Party objects, in writing, to the proposed disposition of the Earnest Money within 30 days after the date of the notice, then Escrowee shall proceed to dispense the Earnest Money as previously noticed by Escrowee. If either Seller or Buyer objects to the intended disposition within the 30 day period, or if Escrowee is a licensed real estate broker and does not receive the joint written direction of Seller and Buyer authorizing distribution of the Earnest Money, then the Escrowee may deposit the Earnest Money with the Clerk of the Circuit Court by the filing of an action in the nature of an Interpleader. Escrowee may be reimbursed from the Earnest Money for all costs, including reasonable attorney's fees, related to the filing of the Interpleader and the Parties indemnify and hold Escrowee harmless from any and all claims and demands, including the payment of reasonable attorneys' fees, costs, and expenses arising out of those claims and demands,
- Operational Systems. Seller represents that the heating, plumbing, electrical, central cooling, ventilating systems, appliances, and fixtures on the 202 Property are in working order and will be so at the time of Closing. Buyer shall have the right to enter the Property during the 48-hour period immediately prior to Closing solely for the purpose of verifying that the operational systems and appliances serving the Property are in working order and that the Property is in 204 substantially the same condition, normal wear and tear excepted, as of the Acceptance Date.
- Insulation and Heat Disclosure Requirements. If the Property is new construction, Buyer and Seller shall comply with all insulation disclosure requirements as provided by the Federal Trade Commission, and Rider 13 is attached. If the Property is located in the City of Chicago, Seller and Buyer shall comply 206 with the provisions of Chapter 5-16-010 of the Chicago Code of Ordinances concerning Heating Cost Disclosure for the Property.
- 208 Code Violations. Seller warrants that no notice from any city, village, or other governmental authority of a dwelling code violation that currently exists on 209 the Property has been issued and received by Seller or Seller's agent ("Code Violation Notice"). If a Code Violation Notice is received after the Acceptance Date and 210 before Closing, Seller shall promptly notify Buyer of the Notice.
- Escrow Closing. At the written request of Seller or Buyer received prior to the delivery of the deed under this Contract, this sale shall be closed through an escrow with a title insurance company, in accordance with the general provisions of the usual form of deed and money escrow agreement then furnished and in use by the title insurance company, with such special provisions inserted in the escrow agreement as may be required to conform with this Contract. Upon the creation of an 213 escrow, payment of Purchase Price and delivery of deed shall be made through the escrow, this Contract and the Earnest Money shall be deposited in the escrow, and 214 the Broker shall be made a party to the escrow with regard to commission due. The cost of the escrow shall be divided equally between Buyer and Seller. 215
- 216 Legal Description and Survey. At least 5 days prior to Closing, Seller shall provide Buyer with the legal description of the Property as set forth in the 217 recorded declaration of condominium. If Buyer or Buyer's mortgagee desires a more recent or extensive survey, the survey shall be obtained at Buyer's expense. The 218 Parties may amend this Contract to attach a complete and correct legal description of the Property.
- 219 Affidavit of Title; ALTA. Seller agrees to furnish to Buyer an affidavit of title subject only to those items set forth in this Contract, and an ALTA form if 220 required by Buyer's mortgagee, or the title insurance company, for extended coverage.
- 221 RESPA. Buyer and Seller shall make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement 222 Procedures Act of 1974, as amended.
- 223 Transfer Taxes. Seller shall pay the amount of any stamp tax imposed by the state and county on the transfer of title, and shall furnish a completed 224 declaration signed by Seller or Seller's agent in the form required by the state and county, and shall furnish any declaration signed by Seller or Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax. Any real estate transfer tax required by local ordinance shall be 226 paid by the person designated in that ordinance.
- 227 Removal of Personal Property. Seller shall remove from the Property by the Possession Date all debris and Seller's personal property not conveyed by 228 Bill of Sale to Buyer.
- 229 Surrender. Seller agrees to surrender possession of the Property in the same condition as it is on the Acceptance Date, ordinary wear and tear excepted, 230 subject to Paragraph B of the General Provisions of this Contract. To the extent that Seller fails to comply with this Provision, Seller shall not be responsible for that portion of the total cost related to this violation that is below \$250.00. 231
 - **Time**. Time is of the essence for purposes of this Contract.
 - Q. Number. Wherever appropriate within this Contract, the singular includes the plural.
 - Flood Plain Insurance. In the event the Property is in a flood plain and flood insurance is required by Buyer's lender, Buyer shall pay for that insurance.
- 235 Business Days and Time. Any reference in this Contract to "day" or "days" shall mean business days, not calendar days, including Monday, Tuesday, Wednesday, Thursday, and Friday, and excluding all official federal and state holidays. 236
- 237 Patriot Act. Seller and Buyer represent and warrant that they are not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation 238 named by Executive Order or the United States Treasury Department as a Specially Designated National and Blocked Person, or other banned or blocked person, entity, 239 nation or transaction pursuant to any law, order, rule or regulation which is enforced or administered by the Office of Foreign Assets Control ("OFAC"), and that they 240 are not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity, or nation. Each Party shall defend, indemnify, and hold harmless the other Party from and against any and all claims, damages, losses, risks, liabilities, and expenses 242 (including reasonable attorneys' fees and costs) arising from or related to any breach of the foregoing representation and warranty
- 243 Brokers. The real estate brokers named in this Contract shall be compensated in accordance with their agreements with their clients and/or any offer of compensation made by the listing broker in a multiple listing service in which the listing and cooperating broker both participate 244
- Original Executed Contract. The listing broker shall hold the original fully executed copy of this Contract. #2004361 v6 245

Buyer Initials:	Buyer Initials:		Seller Initials:	Seller Initials:
3 • • • • • • • • • • • • • • • • • • •	,	4 of 4		