REAL ESTATE SALES CONTRACT

1. PURCHASE AND SALE:				
Buyer(s)Address	City	State	Zip	
Shall purchase and	City	State	Z ip	
Seller(s)	City	State	Zip	
Seller(s) shall sell at the price			1	
Of				
real property commonly known	as	111 • 4 • • 4	1. (/.1 7)	
City or Village of with approximate acreage of	_County of	, Illinois (herein refei	red to as "the Premises")	
with approximate acreage of	together wi	th all existing improvements a	and personal property	
listed below included in this sale	,			
2. THE EARNEST MONEY:	Ruyar shall nov tan parcant (1	0%) as earnest money to be ar	onlied to the Durchase	
price at closing. The earnest mo	nev shall be held by Fanning I	aw Office of Hardin Inc. The	halance of the nurchase	
price shall be paid at closing.	ney shan be need by Familing L	aw Office of Hardin, flic. The	barance of the purchase	
3. THE CLOSING DATE: TI	he date shall be on or before Jar	mary 15, 2023, (or the date, if	any to which said date is	
extended by agreement in writing				
Street, Hardin, IL 62047.			,,	
4. POSSESSION: Possession	shall be granted to Buyer(s) at	the time of closing, unless oth	nerwise agreed in writing	
by the parties. If Seller is unable				
Buyer for rent of premises until				
5. THE DEED: Seller(s) shall				
a recordable stamped general wa				
the Premises subject only to the				
payable at time of closing: (b) S _I				
occupancy restrictions, condition	* * * * * * * * * * * * * * * * * * *	_	•	
easements and roads and highwa			or other conduit.	
6. CONDITION OF PREMIS				
7. OTHER TERMS AND CONDITIONS: This Contract incorporates the terms and conditions set forth below, any Additional Terms and Conditions, and any Riders signed by the parties and attached hereto.				
Final settlement will require a		parties and attached hereto.		
The Seller will credit the Buyer		payable in 2022 at the time of	aloging	
	-	•	Joshig.	
The final sale price will be adju			G	
	days prior to the closing date, Sell			
expense of Seller(s) a commitment	-			
owner's title insurance policy on the		-		
including coverage over General Sc	-		-	
to: (1) the permitted exceptions as				
ascertainable amount, which may be				
release of such title exceptions shall	-			
by or judgement against Buyer(s) or		-		
unpermitted exceptions, Seller(s) sh	-	-	-	
have the title insurer commit to insu		-		
delayed, if necessary, during said 30		_		
unpermitted exceptions waived, or, in the alternative, to obtain insurance over such unpermitted exceptions within the time				

specified, buyer(s) may terminate the Contract between the parties or may elect, on notice to Seller(s) within ten (10) days after

the expiration of the 30-day period, to take the title as it then is, with the right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Buyer(s) elects to terminate the Contract, this Contract shall be null and void and all monies paid by Buyer(s) hereunder shall be refunded. (c)Every title commitment which conforms with subparagraph (a) shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to special exceptions therein stated. (d)Either party can require an escrow closing to be paid by the requesting party.

- DEFAULT: Time is of the essence. If buyer(s) fails to perform this Contract within the time specified, and upon written notice to Buyer(s), the deposit paid by the Buyer(s) aforesaid may be released by or for the account of Seller(s) as liquidated damage consideration for the execution of this Contract and in full settlement of any claims and this Contract shall become null and void whereupon all parties shall be released of all obligations under this Contract and Seller(s) shall have the right, if necessary and applicable, to re-enter and take possession of the Premises aforesaid and all rights in and title to the Premises and any and all improvements made upon said Premises by Buyers shall vest in the Seller(s), or Seller(s) at his option may exercise any and all other remedies available at law or in equity. If for any reason other than failure of Seller(s) fails, neglects or refuses to perform this Contract, Buyer(s) may seek specific performance or elect to receive the return of his deposit without thereby waiving any actions for damages resulting from Seller's breach. Buyer(s) or Seller(s) shall pay all reasonable attorney fees and costs incurred by the prevailing party in enforcing the terms and provisions of this Contract and in defending any proceeding to which the Buyer(s) or Seller(s) is made a party as a result of the acts or omissions of the other party. In the event that either party elects to retain or receive the earnest money of the buyer(s), the Escrowee shall give written notice to the other party indicating the intended disposition of the earnest money. If neither party objects in writing to the proposed disposition of the earnest money as previously indicated. if either the Seller(s) or Buyer(s) object to the intended disposition within the aforementioned thirty (30) day period, then the parties hereto agree that the Escrowee shall not disburse the earnest money and may deposit the earnest money, less court costs, with the Clerk of the Circuit Court by the filing of an interpleading action. The Escrowee shall be reimbursed from the earnest money for all costs, including reasonable attorney fees, related to the filing of the interpleader action. The Seller(s) and Buyer(s) shall indemnify and hold the Escrowee harmless from any and all suits and liabilities, including the payment of reasonable attorney's fees, costs and expenses arising out of such alleged default.
- 10. NOTICES: All notices required pursuant to this Contract shall be in writing and signed by either the party or his attorney and shall be given to the other party or his attorney by (a) certified or registered mail, return receipt requested and sent to the address set forth herein which notice shall be effective on the date of mailing; (b) personally served upon the other party or his attorney which notice shall be effective upon the date of delivery; or (c) by fax transmission to the other party or his attorney with a copy then sent by regular U.S. mail to the address set forth herein which notice shall be effective on the date of transmission. Notice to any one party of a multiple person shall be sufficient service to all. THE FAILURE OF ANY PARTY HEREIN TO PROVIDE HIS PRINTED NAME AND ADDRESS IN PARAGRAPH ONE SHALL BE DEEMED A WAIVER BY THAT PARTY OF THE RIGHT TO RECEIVE NOTICE.
- 11. TRANSFER TAX STAMPS: Seller(s) shall pay for the State of Illinois and County Real Estate Transfer Tax Stamps. Any municipal transfer tax shall be paid by the party designated in the Ordinance of his municipality imposing the tax except if no party is so designated, then the municipal transfer tax shall be paid by Buyer(s).
- 12. MISCELLANEOUS: (a) The provisions of the Uniform Vendor and Purchaser risk Act of the State of Illinois shall be applicable to this Contract. (b) This Contract embodies the entire agreement and understanding between the Seller(s) and Buyer(s) and there are no other agreements, representations, or understandings, oral or written, between the parties with respect to the subject matter of this Contract. No alteration, modification, amendment or change of this Contract be valid unless agreed upon by both parties and any and all changes or additions to this Contract be initialed by both parties. (c) This Contract shall be binding upon and insure to the benefit of the parties and their respective heirs, successors, legal representatives and permitted assigns.

THE PARTIES ARE CAUTIONED THAT THIS IS A LEGALLY BINDING CONTRACT AND TO SEEK LEGAL COUNSEL.

DATE	DATE
Buyer(s)	Seller(s)
TAX ID#/S.S.#	TAX ID#/S.S.#
Buyer(s)	Seller(s)
TAX ID#/S.S.#	TAX ID#/S.S.#



PROPERTY LINES ARE APPROXIMATE ON THE AERIAL. FIELD VERIFY LINES AND POINTS AT SITE.

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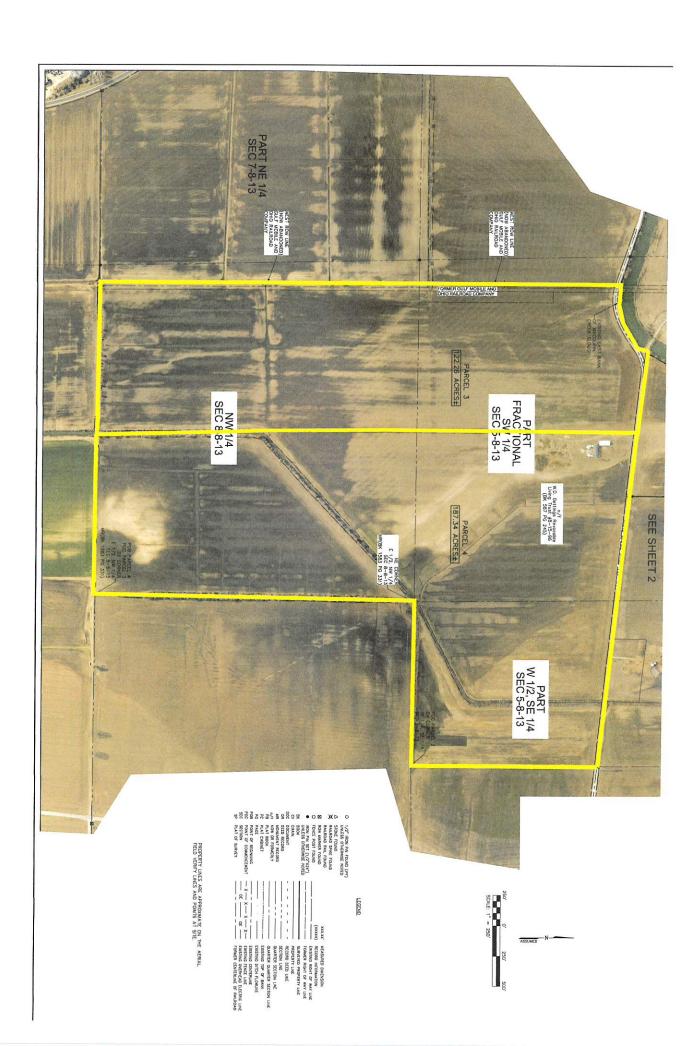
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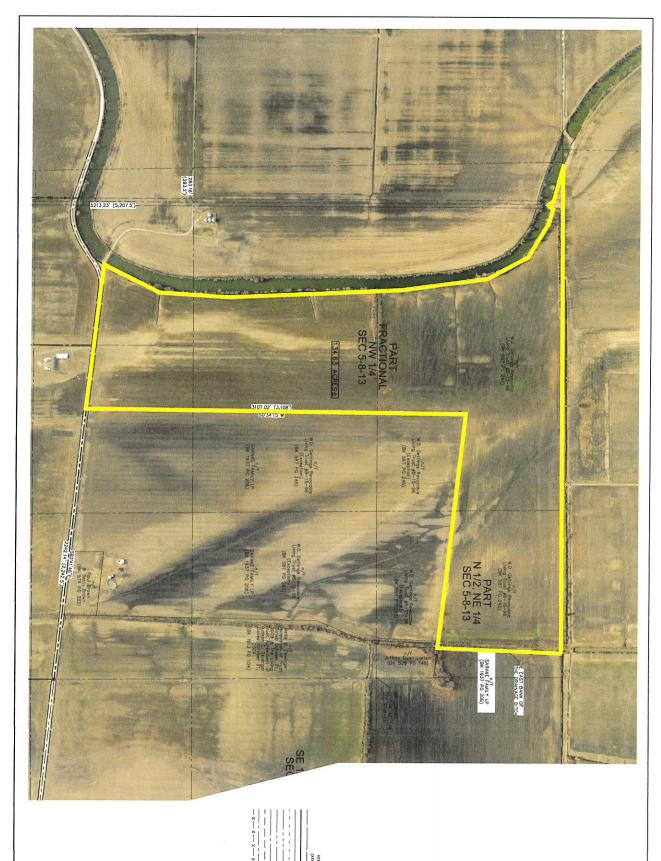
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