

EXHIBIT "A"

44 4. Purchase Price. And to pay you (\$ _____ per acre
45 with a total purchase price of \$ _____ and purchase price
46 to be adjusted by survey if survey is required under this Contract with acreage to be
47 computed to the center of roadway if included in legal description) OR
48 (\$ 280,000.00 total purchase price with no adjustments for
49 variance of acreage) with \$ 5,000.00 as earnest money (a minimum of 5%
50 of the purchase price is recommended) to be tendered by Buyer no later than one business
51 day following the date of the accepted Contract (which earnest money shall be increased to a
52 total of \$ _____ within one business day following the expiration of the
53 Attorney Approval period as set forth in Paragraph 6 herein) to be applied to the purchase
54 price; (if Contract is not subject to 5B financing contingency, Buyer will furnish written
55 verification of funds to close from a financial institution within _____ business days of
56 acceptance of this Contract).

57 5. Contingencies. Buyer's obligations pursuant to this Contract are contingent upon the
58 following:

59 A. Inspection. Buyer's inspection, which may include, but shall not be limited to any,
60 radon, mold, pest, mechanical, or structural inspections, at Buyer's expense. Seller shall
61 arrange for all utilities to be on at the time of inspection. Buyer may inspect personal
62 property and farming equipment and systems to be transferred pursuant to this contract. The
63 real estate inspection shall cover only major components, including but not limited to,
64 heating and cooling systems, plumbing and well system, electrical system, roof, walls,
65 windows, ceilings, floors, appliances and foundation. If Buyer notifies Seller within seven
66 (7) business days of the final acceptance of this Contract that the results of the inspection are
67 unacceptable to Buyer, this Contract shall be void. If Buyer does not notify Seller by said
68 date that the results of the inspection are unacceptable to Buyer, this provision shall be
69 deemed waived and this Contract shall remain in effect.

70 B. Financing. Obtain by _____, a written mortgage loan commitment
71 containing the following terms: loan amount not less than _____% of the purchase price due in
72 not less than _____ years amortized over _____ years with (Fixed) (Adjustable) interest at not
73 more than _____% per year and lender required flood insurance premiums not to exceed
74 \$ _____ per year, or containing other terms acceptable to Buyer. Buyer shall provide to
75 Seller by the above date a copy of the Lender's loan commitment or upon Seller's request
76 will provide a denial letter if available from Buyer's lender. The issuance of a commitment
77 containing the above specified terms or Buyer's written acceptance of a commitment
78 containing other terms shall satisfy this contingency. Seller agrees to pay Buyer's closing
79 costs not exceeding \$ _____ (to include all costs paid to third parties in connection with
80 the closing, prepaid mortgage interest, insurance and tax reserve deposits).

81 C. Appraisal. Obtain by _____, an appraisal prepared by an Illinois
82 licensed appraiser indicating the value of the premises to be equal to or greater than the
83 purchase price.

84 D. Sale of Property. (Enter into a contract for the sale of property for not less than
85 \$ _____ or a lesser amount as is accepted by _____ and) complete the sale
86 of property in which Buyer now has an interest located at _____
87 _____ on or before _____. Seller reserves the right to
88 accept another bona fide offer subject to the rights of Buyer under this Contract. In the event
89 Seller accepts another bona fide offer, Seller shall deliver a notice to eliminate contingency

D. Approval of fully executed contract by Board of Trustees of Villare
of Pecatonica

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~~to Buyer. Within 72 hours of receipt of such notice, Buyer shall deliver written notice to Seller of removal of this contingency and all other Buyer contingencies AND (a) provide a written commitment for a non-contingent bridge loan, OR (b) provide evidence of available funds sufficient to allow Buyer to complete the transaction, or this Contract shall be void.~~

E. Document Review. Review the following documents to be delivered by Seller by the date below: (insert date if applicable)

- _____ Copy of written leases/rental agreements, terms of any oral leases, or options to renew/options to purchase;
- _____ List of personal property located on the premises belonging to Seller to be transferred to Buyer.
- _____ Estoppel certificates from lessee(s) of the premises confirming the terms of the lease and the status thereof;
- _____ Written confirmation from zoning authority that the premises are presently zoned _____ and present use is (conforming) (legally non-conforming);
- _____ Copy of any other subsidy, government, cell tower, windmill, or CRP contracts to which the premises are subject.

Unless Buyer gives written notice within five business days of the date listed above that the information furnished is not acceptable to Buyer, this Contract shall remain in effect.

F. Environmental Assessment. Obtain by 06/10/19 a written Phase I environmental site assessment report conducted pursuant to current U.S. EPA, Illinois EPA and ASTM standards, at (Seller's)(Buyer's) expense and unless such assessment report is disapproved by Buyer in writing by 06/17/19, this Contract shall remain in effect. See Notice Regarding Environmental Liability Immediately Above Signature Lines.

- 6. Attorney's Approval. This Contract is subject to Buyer's and Seller's attorney's written disapproval of this Contract within seven (7) business days of the final acceptance of this Contract. In the absence of notice within the time specified, this provision shall be deemed waived and this Contract shall remain in effect.
- 7. Failure of Contingency. Except as otherwise provided, if any contingency cannot in good faith be carried out, this Contract shall become void and the earnest money shall be returned to Buyer pursuant to the provisions of Paragraphs 10 and 17 hereof.
- 8. Closing. This transaction shall be closed on 07/08/2019 or on such date as mutually agreed by the parties in writing, and Seller shall deliver possession of the premises in broom-clean condition and free of debris, both interior and exterior, at time of closing. If by no fault of either party this transaction cannot close by the closing date due to any government regulations or lender requirement, the date of closing shall be extended for the period necessary to satisfy these requirements, not to exceed 7 business days. The premises shall be vacant at closing, unless it is (check if applicable):
 - Subject to tenant's lease terms submitted by Seller pursuant to Paragraph 5E; or
 - Subject to Occupancy Rider.

A final inspection of the real estate, fixtures, and personal property may be made by Buyer within 48 hours prior to closing to determine whether the premises is in the same condition as of the time Buyer entered into the Contract.

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9. Prorations and Credits. Rents, utilities, pre-paid service contracts, property taxes, association dues, and other similar items shall be prorated and credited along with security deposits and prepaid items through date of closing. Seller shall pay at closing all special assessments, special service area taxes, or fees or other similar items charged against the premises approved, enacted or confirmed prior to date of final acceptance of contract by a public body, private association or a Court.

Tax prorations shall be final as of closing and based upon the actual tax bill if known for a specific tax year; otherwise shall be calculated at 105% of the most recent tax rate times the assessment and exemption information published on the county assessor's website within 7 business days of final acceptance unless Seller submits to Buyer within 7 business days of final acceptance evidence of changes in the assessment and exemption information. Seller warrants that it has submitted or will submit in a timely manner all necessary documentation to preserve the exemptions through closing and shall provide evidence of the same within 7 business days of final acceptance; otherwise, the tax prorations shall be prorated without said exemptions.

(Seller represents that as of final acceptance, (Condo) (Homeowner) Association fees are \$ _____ per _____ and that a special assessment (of \$ _____) (check one) ___ has not / ___ has been levied).

10. Earnest Money. The earnest money shall be held by _____, referred to as "Escrowee," for the mutual benefit of the parties in a non-interest bearing account. If an earnest money dispute arises, Escrowee shall be authorized to release the earnest money ONLY upon written direction executed by all parties or order of Court; provided, however, in the event the premises is being sold through a RAAR listing and a dispute solely involving earnest money arises, the parties agree to submit the dispute to binding arbitration if available through RAAR under arbitration rules and procedures approved by RAAR and WCBA.

11. Personal Property. Seller warrants that Seller owns and agrees to transfer to Buyer, all heating, plumbing, electrical systems and fixtures; water heater; existing storms and screens; attached and built-in cabinets and shelves; attached carpet; attached mirrors; all landscaping, fences, gates, permanent or temporary buildings and farm building equipment and systems attached to the premises; and the following: (Check or enumerate applicable items)

- | | | | |
|--------------------|------------------------|-------------------------|-----------------------------|
| ___ Ceiling Fan(s) | ___ Stove/Range/Oven | ___ Sump Pump(s) | ___ Window Treatments |
| ___ Refrigerator | ___ Water Softener | ___ Outdoor Shed(s) | ___ Garage Dr. Opener |
| ___ Dishwasher | ___ Security System | ___ Satellite System | ___ Remote Control(s) |
| ___ Microwave | ___ Disposal | ___ Outdoor Playsets | ___ Water filtration system |
| ___ Washer | ___ Dryer | ___ Central Air | ___ Fpl screen(s) door(s) |
| ___ Keys | ___ Window Air Unit(s) | ___ Grate(s)/Gas log(s) | |

Other items included: _____

Other items excluded: _____

Seller warrants there are no rented fixtures or equipment except: _____

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~~12. Seller Warranty. Seller agrees to deliver possession of the premises and personal property in the same condition as it is at the date of this Contract, ordinary wear and tear excepted. Buyer acknowledges that Buyer has inspected the premises and personal property and is acquainted with its condition, and accepts the same in "AS IS" condition as of the time Buyer executed this Contract, except Seller warrants the heating (and air conditioning) equipment and systems, water heater, (water softener), plumbing and electrical equipment and systems, kitchen appliances, and where applicable (septic system), (well), (swimming pool and equipment), and (sprinkling system), to be in normal operating condition as of possession transfer. A system shall be deemed to be in normal operating condition if it performs the function for which it is intended regardless of age and does not constitute a threat to health or safety. Unless written notice of breach of warranty is delivered by Buyer to Seller prior to possession transfer, this warranty will be conclusively deemed to have been satisfied; provided, however, that Buyer shall have six (6) months after possession transfer to provide written notice to Seller of any defect existing as of possession transfer in the heating (and air conditioning) equipment and systems, (septic system), (swimming pool and equipment), or (sprinkling system) if said equipment could not be tested by Buyer or Buyer's licensed home inspector at the time of any inspection conducted in conjunction with this Contract.~~

If deleted pursuant to Paragraph 23B As Is: Seller's Initials CS Buyer's Initials NY

13. Water System Evaluations. Seller shall provide to Buyer by _____ at Seller's expense (check if applicable):
 An evaluation of the (well)/(septic) systems, where applicable, dated within 90 days of closing including sampling of the well verifying that the water is bacteriologically safe, that the nitrate level is within requirements approved by the State of Illinois, that the well and septic systems meet with all applicable health department requirements and are in normal operating condition without observable defects. The well and septic evaluations shall be conducted by the local county health department or an Illinois licensed environmental health practitioner in accordance with local health department requirements. If Seller does not provide Buyer with satisfactory well and septic evaluations by the above date, then this Contract shall be voidable at the option of Buyer as Buyer's exclusive remedy.
____ A sanitary sewer connection Certificate of Compliance where required by local ordinance. If Seller does not provide the Certificate of Compliance by the above date, then this Contract shall be voidable at the option of Buyer as Buyer's exclusive remedy.
____ Where applicable, a Cross Connection Certificate of Compliance relating to lawn and building sprinkling systems dated within one year of the date of closing. If Seller does not provide the Certificate of Compliance by the above date, then this Contract shall be voidable at the option of Buyer as Buyer's exclusive remedy.

14. Hazardous Substances. Seller warrants that (1) Seller has not conducted, authorized or permitted the generation, transportation, storage, treatment or disposal at or from the premises of any hazardous substance as defined by the Federal Emergency Planning and Community Right to Know Act of 1986, and (2) Seller is not aware of and has not caused or allowed the release of any petroleum products on or from the premises prior to closing. This warranty is specifically intended to survive the closing of this transaction.

- 219 15. Title Insurance. Seller shall furnish current title insurance commitment in the amount of the
220 purchase price to Buyer prior to closing, and final policy thereafter, at Seller's expense, from
221 a title company with a closing office located in the county where the premises is located,
222 showing merchantable title subject only to the following permitted exceptions: a) all accrued
223 taxes, fees and special assessments credited to Buyer at closing; b) building setbacks, use and
224 occupancy restrictions, conditions and covenants of record; c) zoning laws and ordinances; d)
225 easements for the use of public utilities; e) roads and highways; f) existing leases and
226 tenancies approved by Buyer under Paragraph 5E, if any. None of these exceptions shall be
227 considered permitted exceptions if they are violated by the existing improvements or present
228 use of the premises or if they materially restrict the reasonable use of the premises. If Seller
229 cannot deliver merchantable title to Buyer at closing subject only to permitted exceptions,
230 this Contract shall be voidable at Buyer's option and the earnest money shall be returned to
231 Buyer.
- 232 16. Destruction of the Premises. If prior to delivery of deed or agreement for deed the
233 improvements on the premises shall be destroyed or materially damaged by fire or other
234 casualty, Buyer shall have the option of declaring this Contract void and receiving a refund
235 of earnest money paid, or of accepting the premises as damaged or destroyed, together with
236 the proceeds of any insurance payable as a result of the destruction or damage, which
237 proceeds Seller agrees to assign to Buyer.
- 238 17. Liquidated Damages. SHOULD BUYER FAIL TO PERFORM THIS CONTRACT
239 PROMPTLY IN THE TIME AND MANNER SPECIFIED, THE EARNEST MONEY
240 SHALL BE FORFEITED BY BUYER AS LIQUIDATED DAMAGES SUBJECT TO THE
241 PROVISIONS OF PARAGRAPH 10, AS SELLER'S EXCLUSIVE REMEDY, AND THIS
242 CONTRACT SHALL BE VOID. IN ANY ACTION TO ENFORCE THE TERMS OF
243 THIS CONTRACT, THE PREVAILING PARTY SHALL BE ENTITLED TO
244 REASONABLE ATTORNEYS FEES AND COSTS.
- 245 18. Time of the Essence. Time is of the essence of the terms and conditions of this Contract.
- 246 19. Closing Documents and Funds. At closing Seller shall convey merchantable title to the
247 premises, subject to permitted exceptions, to Buyer or whomever Buyer may direct by
248 stamped recordable warranty deed releasing homestead, or such other appropriate deed or
249 agreement for deed as required. At closing Seller shall convey merchantable title to the
250 personal property to Buyer or whomever Buyer may direct by Bill of Sale. The title
251 company closing fee shall be paid by a Buyer with a mortgage and shall be divided equally
252 between the parties if Buyer has no mortgage. The remainder of the purchase price or any
253 further part of it then due shall be paid and all documents required by the transaction shall be
254 signed and delivered.
- 255 20. Governmental Compliance. The parties agree to comply with the following federal or state
256 acts when applicable:
- 257 A. Illinois Real Estate Transfer Tax Act with Seller to pay all transfer taxes due at closing;
 - 258 B. Federal Real Estate Settlement Procedures Act (RESPA);
 - 259 C. The Illinois Smoke Detector Act with Seller to provide all required smoke detectors in
260 operating condition;
 - 261 D. The Carbon Monoxide Alarm Detector Act with Seller to provide required detectors in
262 operating condition;
 - 263 E. Illinois Residential Real Property Disclosure Act;
 - 264 F. Illinois Radon Awareness Act;

- 265 G. Lead-Based Paint Hazard Reduction Act; and
266 H. Illinois Good Funds Act.
- 267 21. Notices. All required notices shall be in writing and shall be served directly upon any one of
268 the parties to whom the notice is directed, or the party's real estate brokers or attorneys, by
269 (a) personal delivery, (b) regular or express mail, (c) FAX machine, or (d) e-mail if an e-mail
270 address has been furnished by the recipient or is shown on this Contract. Notices shall be
271 deemed satisfactorily delivered at the time of personal delivery, mailing, FAX, or e-mail
272 transmission regardless of the time of actual receipt by the other party, or their attorney, or
273 real estate broker, except that actual receipt by Buyer, Buyer's broker, or attorney of the
274 notice to eliminate contingency shall be required pursuant to Paragraph 5D of this Contract.
275 For purposes of execution of this Contract and providing subsequent notices, including
276 contingency removals, any electronically signed document or document transmitted by FAX
277 or e-mail shall be treated as an original document. Business days are defined as Monday
278 through Friday excluding federal holidays.
- 279 22. Entire Agreement. Following execution by the last party, this Contract shall be deemed
280 effective only upon delivery to the other party, as provided for notices in the preceding
281 paragraph. This document represents the entire agreement and shall be binding upon the
282 parties, their heirs, successors, and assigns.

283 23. **Optional Standard Clauses.** The following Optional Standard Clauses shall apply only if
 284 initialed by all parties: (Identify applicable clauses and initial, complete, and make
 285 applicable deletions)
 286

287 Seller's Buyer's
 288 Initials Initials

289 ~~/ /~~ A. Cancellation of Prior Contract. This Contract is subject to the cancellation
 290 of Seller's prior contract by _____.

291 ~~CP /~~ **(B)** As Is. Buyer accepts the premises in all respects (except well and septic
 292 systems) in "AS IS" condition as of date of Contract and waives the
 293 provisions of Paragraph 12 hereof. (~~Delete Paragraph 12 and initial~~
 294 ~~deletion - does not affect Paragraph 13.~~)

295 ~~/ /~~ C. Home Warranty Plan. Seller shall provide to Buyer, at Seller's expense, a
 296 Home Warranty Plan, providing for basic and (_____)
 297 coverage for twelve months from date of closing as follows:
 298

Company	Cost not to Exceed	Service Fee
/ /	/ /	/ /

301 ~~/ /~~ D. Repair Rider is incorporated by reference.

302 ~~/ /~~ E. Flood Certification. (For use with cash or Seller financed transactions
 303 only.) This Contract is subject to Buyer obtaining within seven (7)
 304 business days of the acceptance of this Contract, a determination that the
 305 premises are not located in a FEMA designated special flood hazard ("A
 306 Zone") area or this Contract shall be void.

307 ~~/ /~~ F. Survey Rider is incorporated by reference.

308 ~~/ /~~ G. Occupancy Rider is incorporated by reference - Also see Paragraph 8.

309 ~~/ /~~ H. Short Sale Rider is incorporated by reference.

310 ~~/ /~~ I. Agreement for Deed Rider is incorporated by reference.

311 ~~/ /~~ J. Tax-Deferred Exchange. The parties agree to cooperate in the completion
 312 of a tax-deferred exchange in accordance with the applicable provisions of the Internal Revenue
 313 Code; provided, however, that no party shall be required to accept conveyance of and re-convey
 314 other premises unless specifically agreed to in writing by them. A party's rights under this
 315 Contract, however, may be assigned to a qualified third party escrowee to accomplish a "Starker"
 316 exchange.

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318 NOTICE TO PARTIES

319 BY THE SIGNING OF THIS CONTRACT, YOU ARE ENTERING INTO A BINDING
320 LEGAL AGREEMENT. ANY REPRESENTATION UPON WHICH YOU RELY
321 SHOULD BE INCLUDED IN THIS AGREEMENT. NO ORAL REPRESENTATION
322 WILL BE BINDING UPON OR AN OBLIGATION OF THE SELLER, BUYER, OR
323 REAL ESTATE BROKER. THE UNDERSIGNED ACKNOWLEDGE THAT THEY
324 HAVE HAD THE OPPORTUNITY TO CONSULT WITH SEPARATE LEGAL
325 COUNSEL PRIOR TO THE EXECUTION OF THIS AGREEMENT.

326 ***NOTICE REGARDING ENVIRONMENTAL LIABILITY***

327 BECAUSE OF THE RISK OF SUBSTANTIAL LIABILITIES RESULTING FROM THE
328 OWNERSHIP OF REAL ESTATE THAT MAY BE AFFECTED BY
329 ENVIRONMENTAL DEFECTS OR OTHERWISE SUBJECT TO FEDERAL AND/OR
330 STATE ENVIRONMENTAL REGULATIONS, SELLERS AND BUYERS ARE
331 ADVISED TO CONSULT THEIR RESPECTIVE ATTORNEYS PRIOR TO
332 EXECUTING A CONTRACT FOR PURCHASE AND SALE, REGARDING SUCH
333 LIABILITY RISKS AND REGARDING ADDITIONAL CONTRACT LANGUAGE
334 ADDRESSING THE ASSESSMENT OF ENVIRONMENTAL LIABILITY RISKS.
335

336 Dated: 4-11-19 and to be accepted by: 4-18-19

337 BUYER: W. H. Age of Res. 10/1/19 BY: [Signature]

338 Buyer hereby acknowledges receipt of: A) Radon Disclosure ___/___ (Buyer's Initials)

339 B) Residential Real Property Disclosure Report ___/___ (Buyer's Initials)

340 C) Lead-Based Paint Rider Required for Pre-1978 Residential Property ___/___ (Buyer's Initials)

341 Presented to Seller _____ (date) Seller's Initials: ___/___

342 Countered: _____ with counteroffer to be accepted by: _____

343 SELLER: _____ BY: _____

344 Date of Final Acceptance & Delivery: _____ (Insert after all terms and conditions
345 have been agreed upon)

346 Escrowee acknowledges receipt of the earnest money select one: ___ Cash ___ Check ___ Note

347 Amount: \$ _____

348 Escrowee Name: _____ Signature: _____

1 **JOINT APPROVED FORM, WINNEBAGO COUNTY BAR ASSOCIATION "WCBA"**
2 **AND ROCKFORD AREA ASSOCIATION OF REALTORS® "RAAR"**
3 **AMENDMENT TO CONTRACT FOR PURCHASE AND SALE**
4 **(NOT TO BE USED AS A COUNTER OFFER)**
5

6 This Amendment is made to a Contract for Purchase and Sale between the undersigned parties
7 for the premises located at _____ (P.I.N. 09-33-151-12) 3123 N. Pecatonica Road,
8 Pecatonica _____, Illinois.
9

10 The parties agree to amend the Contract for Purchase and Sale as follows:

11 1. Paragraph 4

12 Purchase Price: The purchase price shall be \$ 290,000.00.

13 Earnest Money: The earnest money shall be \$ _____.

14 2. Paragraph 5

15 A. Inspection: The inspection contingency date shall be _____.

16 B. Financing:

- 17 • The financing contingency date shall be _____.
- 18 • Seller agrees to pay Buyer's closing costs not exceeding \$ _____ (to
19 include all costs paid to third parties in connection with the closing, prepaid
20 mortgage interest, insurance and tax reserve deposits).

21 C. Appraisal: The appraisal contingency date shall be _____.

22 D. Sale of Property: Buyer shall complete the sale of property in which Buyer has an
23 interest located at _____
24 on or before _____.

25 E. Document Review: Review the following documents to be delivered by Seller by the
26 date below: (insert date if applicable)

- 27 _____ Copy of written leases/rental agreements, terms of any oral leases, or
28 options to renew/options to purchase;
- 29 _____ List of tenants, monthly rental and security deposits;
- 30 _____ Estoppel certificates from lessee(s) of the premises confirming the terms
31 of the lease(s) and the status thereof;
- 32 _____ Written confirmation from zoning authority that the premises are presently
33 zoned _____ and present use is (conforming) (legally
34 non-conforming);

35 Unless Buyer gives written notice within five business days of the date listed above that
36 the information furnished is not acceptable to Buyer, this Contract shall remain in
37 effect.

38 F. Environmental Assessment: The environmental assessment date shall be _____.

39 3. Paragraph 6: The attorney disapproval date shall be _____.

40 4. Paragraph 8

41 Closing Date: The closing date shall be _____.

42 Condition of the Property at Closing: The Seller shall deliver possession of the premises as
43 follows (check which applies):

44 _____ Vacant at time of closing in broom-clean condition and free of debris, both interior
45 and exterior, at time of closing;

46 _____ Subject to tenant's lease terms submitted in writing by Seller within seven (7)

47 business days after the date of this Amendment, which terms shall be deemed
48 accepted unless Buyer provides written disapproval within seven (7) business days of
49 Seller's delivery; or
50 _____ Subject to Occupancy Rider.

51 5. Paragraph 9
52 Seller represents that as of final acceptance, (Condo) (Homeowner) Association fees are
53 \$ _____ per _____ and that a special assessment (of \$ _____)
54 (check one) _____ has not / _____ has been levied.

55 6. Paragraph 11
56 The following items of personal property shall be included: _____
57 _____

58 The following items of personal property shall be excluded: _____
59 _____

60 7. **AS IS: Seller agrees to deliver possession of the premises and personal property in the**
61 **same condition as it is at the date of this Contract, ordinary wear and tear excepted.**
62 **Buyer acknowledges that Buyer has inspected the premises and personal property**
63 **and is acquainted with its condition, and accepts the same in "AS IS" condition as of**
64 **the time Buyer executed this Contract.**

65 Seller's Initials _____ / _____ Buyer's Initials _____ / _____

66 8. Paragraph 13: The water system evaluations date shall be _____.

67 9. Home Warranty Plan. Seller shall provide to Buyer a Home Warranty Plan from
68 _____ at Seller's expense, providing for basic and (_____) coverage for twelve
69 months from date of closing as follows:
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Company	Cost Not to Exceed	Service Fee
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72 10. To the extent there is a conflict between this Amendment and the Contract for Purchase and
73 Sale or prior amendments thereto, the terms of this Amendment shall control. All other
74 terms of the Contract for Purchase and Sale and any Amendments thereto shall remain in
75 full force and effect.

76 Dated: 04/18/19 and to be accepted by: 04/26/19

77 BUYER: _____ BUYER: _____

78 SELLER: _____ SELLER: _____

79 (Buyer)(Seller) hereby accepts this Amendment. Date: 4/26/19

80 BUYER:  BUYER: _____

81 SELLER:  SELLER: _____

82 (Buyer)(Seller) hereby rejects this Amendment. Date: _____

83 BUYER: _____ BUYER: _____

84 SELLER: _____ SELLER: _____

EXHIBIT "B"

THE PROPERTY COMMONLY KNOWN AS: 3123 N. Pecatonica Rd, Pecatonica, IL 61063

PROPERTY CODE: 09-33-151-012, AND LEGALLY DESCRIBED AS:

The West Half of the Southwest Quarter of the Northwest Quarter of Section 33, Township 27 North, Range 10 East of the Fourth Principal Meridian, excepting therefrom the North 132 feet thereof and excepting therefrom the South 591.6 feet thereof; situated in the County of Winnebago and the State of Illinois;* the North Half of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter; **FURTHER EXCEPTING** Part of the North Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 33, Township 27 North, Range 10 East of the Fourth Principal Meridian, bounded and described as follows, to-wit: Beginning at a point in the East line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section, which point bears North 0 degrees 05 minutes 13 seconds West, Four Hundred Forty-three (443.00) feet from the Southeast corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4); thence North 89 degrees 57 minutes 33 seconds West, One Hundred Ninety-eight (198.00) feet, parallel with the North line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section; thence North 0 degrees 05 minutes 13 seconds West, parallel with said East line, Two Hundred Eighteen and Thirty-nine Hundredths (218.39) feet to said North line; thence South 89 degrees 57 minutes 33 seconds East, along said North line, One Hundred Ninety-eight (198.00) feet to said East line; thence South 0 degrees 05 minutes 13 seconds East, along said East line, Two Hundred Eighteen and Thirty-nine Hundredths (218.39) feet to the point of beginning; situated in the County of Winnebago and State of Illinois.

pt NW 1/4 33-27-10