

## AGREEMENT FOR SALE OF REAL PROPERTY

THIS AGREEMENT FOR SALE OF REAL PROPERTY is dated as of February 28, 2017 between the Village of Bellevue, Illinois ("Seller") and Steve Wilson ("Buyer").

### Recitals

A. Seller is the owner of real property commonly known as 612 S. Byron Ct., Bellevue, Illinois and more fully described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

B. Seller desires to sell and Buyer desires to buy the Property on the terms and conditions set forth herein.

In consideration of the mutual covenants and promises of the parties, it is therefore agreed:

1. Purchase and Sale; Purchase Price. Seller shall sell and Buyer shall purchase the Property on the terms and conditions set forth herein. The purchase price for the Property shall be \$6,025.99, payable at closing.

2. Closing Date. Closing shall be on March 15, 2017, or such other date as agreed upon by the parties (the "Closing Date"). At the closing, (a) Buyer shall pay the Purchase Price, and (b) Seller shall convey fee simple title to the property to Buyer by a stamped, recordable quit-claim deed subject to all easements, covenants, conditions, restrictions, dedications and reservations of record. Seller shall deliver possession of the Property to Buyer on the Closing Date.

3. Title Commitment. Prior to the Closing Date, Seller shall provide an owners ALTA title insurance commitment in the amount of the Purchase Price. Buyer shall have until the Closing Date to object in writing to any matters shown in the commitment; provided, however, that Buyer may not object to any matter which does not materially adversely affect the use of the Premises. If Seller does not cure any matter properly objected to by Buyer prior to the Closing Date, Buyer may, by written notice, terminate this Agreement. At Closing, Seller shall cause a title insurance policy to be issued in accordance with said commitment.

4. Renovation. Buyer shall renovate the buildings located on the Property to the extent that the buildings are habitable and in compliance with all applicable codes, including without limitation the following renovations:

- New siding
- All new plumbing
- All new wiring
- New roof shingles
- Insulation in walls 4" and attic 12" or more
- Basement wall to be repaired North and West side of basement
- Deck to be repaired or replaced
- A permit for \$250.00 to cover all repairs
- 95% or better energy efficient furnace.

The renovations shall be completed on or before March 31, 2018.

5. Examination of Premises. Buyer warrants that Buyer has fully inspected the Property or has had the opportunity to conduct a complete and thorough inspection to determine the condition of the Property for any and all defects, whether known, unknown or hidden, including, but not limited to, any such defects relating to termite infestation or damage, plumbing, roof, heating, air conditioning equipment, electrical systems, soil conditions and toxic or other hazardous materials; and Buyer expressly agrees to purchase the Property "AS IS," irrespective of whether the Property contains any defects, whether known, disclosed or hidden, it being fully understood that as except as specifically set forth herein, the Seller has made no warranties or representations of any kind pertaining to the Property, the condition thereof, the rental thereof, or any other matter pertaining to the Property.

6. Miscellaneous.

- Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original, and such counterparts together shall constitute one and the same instrument.
- Survival. The representations, warranties, covenants and agreements contained in this Agreement shall survive the Closing and the delivery of the deed without limitation.
- Severability. If any provision of this Agreement shall be held to be void or unenforceable for any reason, the remaining terms and provisions hereof shall not be affected thereby.
- Time. Time is of the essence of this Agreement.
- Binding Effect. The provisions of this Agreement shall inure to the benefit of and bind the successors and assigns of the parties hereto.
- Amendment and Waiver. This Agreement may be amended at any time in any respect only by an instrument in writing executed by Seller and Buyer. Either party may waive any requirement to be performed by the other hereunder, provided that said waiver shall be in writing and executed by the party waiving the requirement.
- Integrated Agreement. This Agreement constitutes the entire agreement between Buyer and Seller relating to the purchase of the Property, and there are no agreements, understandings, restrictions, warranties or representations between Buyer and Seller other than those set forth herein.
- Choice of Law. It is the intention of Seller and Buyer that the laws of Illinois shall govern the validity of this Agreement, the construction of its terms and interpretation of the rights and duties of Buyer and Seller.
- Notices. All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing (including telex and telegraphic communication) and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, telecommunicated, or mailed (airmail if international) by registered or certified mail (postage prepaid), return receipt requested, addressed to:

If to the Seller:

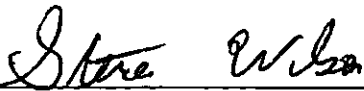
Village of Bellevue  
320 S. Main St.  
Bellevue, IL 61604  
Attn: Village Clerk

If to the Buyer:

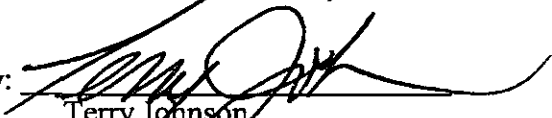
Steve Wilson  
5317 Plank Rd.  
Bellevue, IL 61604

or to such other address as any party may designate by notice complying with the terms of this paragraph. Each such notice shall be deemed delivered (a) on the date delivered if by personal delivery; (b) on the date of transmission with confirmed answer back if by telex, telefax or other telegraphic method; and (c) on the date upon which the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as not deliverable, as the case may be, if mailed.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first written above.

  
\_\_\_\_\_  
Steve Wilson

VILLAGE OF BELLEVUE, ILLINOIS

By:   
\_\_\_\_\_  
Terry Johnson  
President

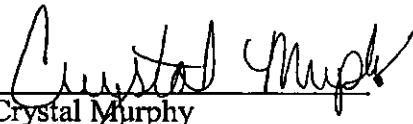
Attest:   
\_\_\_\_\_  
Crystal Murphy  
Clerk

EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

Lot 100 in BELLEVUE ACRES SECOND ADDITION, a Subdivision of part of the South half of the Southwest Quarter of Section 11, Township 8 North, Range 7 East of the Fourth Principal Meridian, Except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any; situate, lying and being in the County of Peoria and State of Illinois.

PIN: 17-11-377-011

Address: 612 S. Byron Court, Bellevue, Illinois 61604