Exhibit B Commercial Sales Contract

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MAINSTREET ORGANIZATION OF REALTORS[®] COMMERCIAL SALES CONTRACT

CREAT BOOM

FROM: (Buyer) Village of Hom	Name)			
TO: (Seller) Huey Plaza LLC	(Name)		DATE:	
OFFER OF BUYER: I/We (Buyer) offe	•			
1313 175th Street	Homewood	Cook	Illinois	60430
Street	City	County	State	Zip
	•	•		-
lot size approximately improvements thereon.	, Permano	ent Index No.: <u>29-32-10</u>	1-047-0000	_, together with
INCLUSIONS: The following shall be on the Real Estate of the date hereof, in covers; heating, central cooling, ventile planted vegetation; smoke detectors; as y	for which a bill of sale will be given: ating, lighting and plumbing fixtures;	screens, storm windows	and doors: shades, wi	ndow blinds: rad
EXCLUSIONS: The following shall be	excluded: all tenant owned personal p	roperty, tenant owned trad	e fixtures, and:	
Sshall-bo-tondored_by	nded, regardless of age, and does not c e of \$	onstitute a threat to health 	or safety. follows: Initial Earne Additional Earnest M rust for the mutual be	st Money of
The balance of the Purchase Price, as a Certified, Cashier's, Mortgagee Lender's company).	djusted by prorations, shall be paid a	t Closing in the form of g	cood funds by wire tra	ansfer of funds, (censed title insu
trust or in an estate) and payment of pur taxes not due and payable at the time of and utility easements; covenants and resi deed if any, that may be assumed by Bu shall be paid by Seller at closing. This is with the title company issuing the title c pay their respective brokers' commissio liens at closing.	Closing; building lines and building r trictions of record; party wall rights and uyer as part of this transaction. However sale shall be closed at office of title in ommitment by deed and money escrow ns as provided in their respective repre Cash purchase - see paragrap	the time required by this of estrictions of record; zonin d agreements, if any; existi- ver, Special Assessments, i surance company or Selle v fee to be divided between sentation agreements or co bh 28.a)	contract subject only t ag and building laws a ng leases or tenancies if any, for improveme r's attorney's office a n Seller and Buyer. Se intracts and shall provi	o: general Real E nd ordinances; p ; the mortgage or nts not yet comp s agreed or in es iller and/or Buyer de waiver of Bro
3. FINANCING: If this transaction is	NOT CONTINGENT ON FINANC	SING, Optional Paragraj	ph 28 a) OR Paragra	ph 28 h) MUST
USED. If any portion of Paragraph 28 ability of Buyer to secure within	is used, the provisions of this Parage	raph 3 are NOT APPLIC	ABLE. This contract	is contingent upo
secured by a mortgage or trust deed on the	he Real Estate in the amount of \$, or such lesser-a	mount as Buver
secured by a mortgage or trust deed on the accept, with a fixed or initial interest rate	e (delete one) not to exceed	%, said loan to be amortiz	ed over a minimum of	year
with a loan service charge not to exceed lender can issue its commitment and clo	%. Seller and Buyer shall	execute all documents and	d provide all information	ation so that Bu
loan contemplated herein, Buyer shall s	o notify Seller in writing within the ti	me specified in this Parag	raph, IF SELLER IS	NOT SO NOTI
WITHIN SUCH TIME PERIOD, BUYI	ER SHALL FOR ALL PURPOSES B	E DEEMED TO HAVE S	ECURED SUCH CO	MMITMENT OF
HAVE AGREED TO PURCHASE T COMMITMENT ACTUALLY OBTAI	NED. If Seller is so notified. Seller ma	UKIGAGE FINANCING	OK BASED UPON	THE MORTG
said notice, elect to accept purchase mor	ney financing or to secure a mortgage	commitment on behalf of I	Buyer upon substantia	ly the same tern
the mortgage loan contemplated herein-	with such other material terms and con	ditions for comparable los	ans. If Seller is so not	ified, Buyer agre
furnish to Seller all requested credit and commitment. If Seller is thereafter unab	I financial information and to sign cu	stomary papers relating to	the application for se	curing of a mor
contract shall be null and void, and Buy	er and Seller shall execute all necessar	ry documents to refund ea	mest money mancing as	netem provided
	aloging of any ovicting real actors	-	······	This Contract
not-be-contingent-upon-the-sale-and/or	-crossing-or-any-oxisting-test-counter			This Contract
not be contingent upon the s ale and/or		Estate taxes based on 10)5 % of most recer	This Contract
not-be contingent upon the sale and/or 4. PRORATIONS: Proratable items s assignable insurance policies, if request	hall include, without limitation, Real ed by Buyer: rents and/or security de	posits, if any: Special Ser	vice Area tax for the	This Contract at ascertainable to year of closing
not- To contingent upon the sale and/or 4. PRORATIONS: Proratable items s assignable insurance policies, if request Condominium Association fees, if any	hall include, without limitation, Real ed by Buyer; rents and/or security de ; water taxes and other proratable it	posits, if any; Special Ser ems including flood haze	vice Area tax for the ard insurance shall be	This Contract and the second s
not So contingent upon the sale and/or 4. PRORATIONS: Proratable items s assignable insurance policies, if request Condominium Association fees, if any possession. The Parties-hereto agree to a	hall include, without limitation, Real ed by Buyer; rents and/or security de ; water taxes and other proratable it s-prorate any unbilled real-estate tax bi	posits, if any; Special Ser ems including flood haze Il -prior-to-the.date-of-Closi	vice Area tax for the ard insurance shall be execute an agree	This Contract and the ascertainable to year of closing of closing of the ascertain to date the ascertain the total schement at closing 2 so 2023 tensors
not-Be contingent upon the sale and/or 4. PRORATIONS: Proratable items s assignable insurance policies, if request Condominium Association fees, if any possession. The Parties-hereto agree to m 5. POSSESSION: Possession shall be de	hall include, without limitation, Real ed by Buyer; rents and/or security de ; water taxes and other proratable it a-prorato any unbilled real-estate tax bi elivered at closing subject to axisting las	posits, if any; Special Ser ems including flood haze Il-prior-to-tho-date of Closi ses and lenancies, unless at	vice Area tax for the and insurance shall be ng. execute an agree to reprorate 202 therwise agreed in write	This Contract at ascertainable t year of closing prorated to da ment at closing 2 82 2023 tensor
not-be contingent upon the sale and/or A. PRORATIONS: Proratable items s assignable insurance policies, if request Condominium Association fees, if any possession. The Parties-hereto agree to 78 5. POSSESSION: Possession shall be de	hall include, without limitation, Real ed by Buyer; rents and/or security de ; water taxes and other proratable it a-prorato any unbilled real-estate tax bi elivered at closing subject to axisting lass over Initial Selle	posits, if any; Special Ser ems including flood haze Il -prior-to-the.date-of-Closi	vice Area tax for the and insurance shall be ng. execute an agree to reprorate 202 therwise agreed in write	This Contract at ascertainable tyear of closing prorated to da ment at closing 2 & 2023 taxes.

*\$10,000.00 of the Option Fee paid by the Buyer shall be credited against the sale price at closing

6. ATTORNEY REVIEW -- Within five (5) Business Days after the Date of Acceptance, the attorneys for the respective Parties, hy Notice, may

(a) Approve this Contract; or

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(b) Disapprove this Contract, which disapproval shall not be based solely upon the Purchase Price and the earnest proving refunded to the buyer upon written direction as required by law; or

(c) Propose modifications except for the Purchase Price. If within ten (10) Business Days after the Date of Acceptance written agreement is not reached by the Parties with respect to resolution of the proposed modifications, then either Party may terminate this Contract by serving Notice, whereupon this Contract shall be null and void and earnest money refunded to the buyer upon written direction as required by law; or

(ď) Propose suggested changes to this Contract. If such suggestions are not agreed upon, neither Party may declare this Contract null and void and this Contract shall remain in full force and effect.

Unless otherwise specified, all Notices shall be deemed made pursuant to Paragraph 6(c). If Notice is not served within the time specified herein, the provisions of this paragraph shall be deemed waived by the Parties and this Contract shall remain in full force and effect.

7. INSPECTION/ENVIRONMENTAL SITE ASSESSMENT: This contract is contingent upon approval by Buyer of the condition of the Real '2 '3 Estate as evidenced by an inspection/environmental effe assessment conducted at Buyer's expense and by contractor(s) selected by Buyer, within '4 10 business days after Seller's acceptance of this contract. Buyer shall indemnify Seller from and against any loss or damage to the Real '5 Estate caused by the acts or negligence of Buyer or the person performing such inspection. If written notice of Buyer's disapproval is not served '6 within the time specified, this provision shall be deemed waived by the Buyer and this Contract shall remain in full force and effect.

17 8. DISCLOSURE: Within five (5) business days after date of acceptance Seller shall provide to the Buyer all information relevant to the condition, 18 use and operation of the Real Estate available to Seller including but not limited to: schedule of operating expenses, existing surveys, title policies 19 and any and any and all recorded nonconsensual liens. Seller shall prepare, and deliver to Buyer, all documentation for the Real Estate as may be required by 10 applicable disclosure laws in the jurisdiction the property is located. Seller shall also cooperate with Buyer to secure whatever environmental site 51 assessment Buyer or Buyer's londer deems necessary or appropriate.-

12 -9. CONDOMINITIAM/COMMON INTEREST ASSOCIATIONS: (If applicable). The Parties agree that the terms contained in this paragraph, 13

- which may be contrary to other terms of this Contract, shall supersede any conflicting terms.
- (a) Title when conveyed shall be good and merchantable, subject to terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.
 - (b) Seller shall be responsible for all regular assessments due and levied prior to Closing and for all special assessments confirmed prior to the Date of Acceptance.
 - (c) Buyer has, within five (5) Business Days from the Date of Acceptance, the right to defined from Seller items as stipulated by the Illinois Condominium Property Act, if applicable, and Seller shall diligently apply for state. This Contract is subject to the condition that Seller be able to procure and provide to Buyer, a release or waiver of any option affirst refusal or other pre-emptive rights of purchase created by the Declaration of Condominium/Covenants, Conditions and Destrictions within the time established by the Declaration of Condominium/Covenants, Conditions and Restrictions. In the event the Condominium Association requires personal appearance of Buyer and/or additional documentation, Buyer agrees to comply with same.
 - (d) In the event the documents and information provided by Seller to Buyer disclose that the existing improvements are in violation of existing rules, regulations or other restrictions or the terms and conditions contained within the documents would unreasonably restrict Buyer's use of the premises or would result in increased financial obligations unacceptable to Buyer in connection with owning the Real Estate, then Buyer may declare this Contract null and vold by giving Seller written notice within five (5) Business Days after the receipt of the documents and information required by Subparagraph (c) above, listing those deficiencies which are unacceptable to Buyer. If written notice to have waived within the time specified, Buyer shall be deemed to have waived this contingency, and this Contract shall remain in full force and effect.
 - (e) Selfer shall not be obligated to provide a condominium survey.
 - (?) Seller shall provide a cartificate of incurance chowing Ruyer (and Ruyer's mortgages, if any) as an insured_

16 10. SELLER REPRESENTATION: Seller represents that Seller has not received written notice from any Governmental body or-Owner Association regarding (a) zoning, building, fire or health code violations that have not been corrected; (b) any pending rezoning; (c) any pending 18 condemnation or eminent domain proceeding; or (d) a proposed or confirmed special assessment and/or Special Service Area affecting the Real 19 Estate. Seller represents, however, that, in the case of a special assessment and/or Special Service Area, the following applies: .0

- 1. There *[check one]* is y is not a proposed or pending unconfirmed special assessment affecting the Real Estate not payable by Seller after date of Closing.
- The Real Estate [check one] Dis Sais not located within a Special Service Area, payments for which will not be the obligation of Seller 2. after date of Closing.

.4 If any of the representations contained herein regarding Owner Association special assessment or Special Service Area are not acceptable to 5 Buyer, Buyer shall have the option to declare this Contract null and void. If written notice of the option to declare this Contract null and .6 void is not given to Seller within ten (10) Business Days after Date of Acceptance or within the term specified in Paragraph 3 (whichever is .7 later), Buyer shall be deemed to have waived such option and this Contract shall remain in full force and effect. Seller further represents that .8 Seller has no knowledge of boundary line disputes, easements or claims of easement not shown by the public records or any hazardous waste on the 9 Real Estate or any improvements for which the required permits were not obtained. Seller represents that there have been no improvements to the :0 Real Estate which are not either included in full in the determination of the most recent Real Estate tax assessment. Notwithstanding anything to the !! contrary contained in this contract, Seller represents that to the best of Seller's knowledge, all heating, central cooling, ventilating, electrical and !2 plumbing fixtures and systems on the Real Estate and all equipment to be transferred to Buyer pursuant to this contract are in working order and will !3 be so at the time of closing.

Seller represents that, to the best of Seller's knowledge, there are not now, nor have there been, any underground storage tanks located on the !4 !5 Property and no chemicals or toxic waste have been stored or disposed of on the Property, except for: ____ none

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Buyer Initial_	Buyer Initial	Seller Initial	Seller Initial	
Address	1313 175th St. Homewood IL 60430			
10	T AN MUNICIPALET ONC UNT ITION OF DE UTORCE			

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Property has not been cited for any violation of any Federal, State, County or local environmental law, ordinance or regulation and the Property is not located within any designated legislative "superfund" area, except for: _____ **NONE**

Seller represents that neither Seller nor Seller's agent has received notice of any dwelling zoning, building, fire and health code violations which exists on the date of this contract from any city, village, or other governmental authority.

;2 11. LEASES: Seller will not enter into or extend any leases with respect to the Real Estate from and after the date Seller signs this contract without the express prior written consent of Buyer. All courtly deposite damage deposite, or other deposite in the possession of Seller, including interest. 13 14 carned, if applicable, shall be assigned to Buyer at the time of closing. Seller is required to deliver assignments of leases and Bont Roll to Buyer at the time of closing. Seller shall deliver to Buyer, within five (5) business days after the Date of Acceptance, true and correct copies of all leases, 15 schedule of expenses, survey, and real estate taxes; this contract is subject to Buyer's review and approval of same within ten (10) business days from 16 ;7 Date of Acceptance. If written notice of Buyer's disapproval is not served within ten (10) business days after Date of Acceptance, this provision shall 18 be deemed waived by the Buyer and this contract shall remain in full force and affect. Soller shall provide fully executed tenant estoppel certificates 19 -prior-to closing

10 12. TITLE: At Seller's expense, Seller will deliver or cause to be delivered to Buyer or Buyer's attorney within customary time limitations and 11 sufficiently in advance of Closing, as evidence of title in Seller or Grantor, a title commitment for an ALTA title insurance policy in the amount of 12 the Purchase Price with extended coverage by a title company licensed to operate in the State of Illinois, issued on or subsequent to the Date of 13 Acceptance, subject only to items listed in Paragraph 2. The requirement of providing extended coverage shall not apply if the Real Estate is vacant 14 land. The commitment for title insurance furnished by Seller will be presumptive evidence of good and merchantable title as therein shown, subject 15 only to the exceptions therein stated. If the title commitment discloses unpermitted exceptions, or if the Plat of Survey shows any encroachments 16 which are not acceptable to Buyer, then Seller shall have said exceptions or encroachments removed, or have the title insurer commit to insure 17 against loss or damage that may be caused by such exceptions or encroachments. If Seller fails to have unpermitted exceptions waived or title insured 18 over prior to Closing, Buyer may elect to take the title as it then is, with the right to deduct from the Purchase Price prior encumbrances of a definite 19 or ascertainable amount. Seller shall furnish Buyer at Closing an Affidavit of Title covering the date of Closing, and shall sign any other customary forms required for issuance of an ALTA 2006 Insurance Policy. 10

11 13. PERFORMANCE: Time is of the essence of this Contract. In any action with respect to this Contract, the Parties are free to pursue any legal i2 remedies at law or in equity and the prevailing Party in litigation shall be entitled to collect reasonable attorney fees and costs from the noni3 Prevailing Party as ordered by a court of competent jurisdiction. There shall be no disbursement of earnest money unless Escrowee has been provided i4 written agreement from Seller and Buyer. Absent an agreement relative to the disbursement of earnest money within a reasonable period of time, i5 Escrowee may deposit funds with the Clerk of the Circuit Court by the filing of an action in the nature of interpleader. Escrowee shall be reimbursed i6 from the earnest money for all costs, including reasonable attorney fees, related to the filing of the interpleader action. Seller and Buyer shall i7 indemnify and hold Escrowee harmless from any and all conflicting claims and demands arising under this paragraph.

;8 14. NOTICE: All Notices shall be in writing and shall be served by one Party or attorney to the other Party or attorney. Notice to any one of a ;9 multiple person Party shall be sufficient Notice to all. Notice shall be given in the following manner: iO

- (a) By personal delivery of such Notice; or
- (b) By mailing of such Notice to the addresses recited herein by regular mail and by certified mail, return receipt requested. Except as otherwise provided herein, Notice served by certified mail shall be effective on the date of mailing; or
- (c) By sending facsimile transmission. Notice shall be effective as of date and time of facsimile transmission, provided that the Notice transmitted shall be sent on Business Days during Business Hours. In the event fax Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after transmission; or
- (d) By sending e-mail transmission. Notice shall be effective as of date and time of e-mail transmission, provided that the Notice transmitted shall be sent during Business Hours, and provided further that the recipient provides written acknowledgment to the sender of receipt of the transmission (by e-mail, facsimile, regular mail or commercial overnight delivery). In the event e-mail Notice is transmitted during nonbusiness hours, the effective date and time of Notice is the first hour of the next Business Day after transmission; or
- (e) By commercial overnight delivery (e.g., FedEx). Such Notice shall be effective on the next Business Day following deposit with the overnight delivery company.

'2 15. BUSINESS DAYS/HOURS: Business Days are defined as Monday through Friday, excluding Federal holidays. Business Hours are defined as '3 8:00 A.M. to 6:00 P.M. Chicago time.

16. FACSIMILE: Facsimile signatures shall be sufficient for purposes of executing, negotiating, and finalizing this Contract. '4

15 17. DAMAGE TO REAL ESTATE PRIOR TO CLOSING: If, prior to delivery of the deed, the Real Estate shall be destroyed or materially '6 damaged by fire or other casualty, or the Real Estate is taken by condemnation, then Buyer shall have the option of either terminating this Contract (and receiving a refund of earnest money) or accepting the Real Estate as damaged or destroyed, together with the proceeds of the condemnation 7 award or any insurance payable as a result of the destruction or damage, which gross proceeds Seller agrees to assign to Buyer and deliver to Buyer 18 at closing. Seller shall not be obligated to repair or replace damaged improvements. The provisions of the Uniform Vendor and Purchaser Risk Act of 19 the State of Illinois shall be applicable to this Contract, except as modified in this paragraph. 10

18. PLAT OF SURVEY: Prior to closing, Seller shall furnish at Seller's expense an ALTA-ACSM survey certified to Buyer, Buyer's lender (if 11 any) and title insurance company dated not more than six (6) months prior to Date of Acceptance by a licensed land surveyor showing the location of 12 the improvements thereon (including fences separating the Real Estate from adjoining properties) and showing all encroachments, if any. If the 13 survey discloses improper location of improvements or encroachments and Seller is unable to obtain title insurance protection for the benefit of 14 Buyer against loss resulting from such improper locations or encroachment, Buyer may, at his option, declare this contract to be null and void. 15 Providing all existing improvements (including fences) and encroachments, if any, appear on the survey thus furnished, Buyer shall bear the cost of :6 any later date survey which may be required by Buyer's lender or desired by Buyer. 17

:8	9. BILL OF SALE: All of the items of personal property shall be transferred to Buyer by delivery at closing of Bill of Sale without warranty	10 1
	erchantability or fitness for particular purpose.	

Buyer Initial	Buyer Initial	Seller Initial	Seller Initial
Address	1313 175th St. Homewood IL	60430	
(Den 2 .(1) (1017 1)	WUNTREET ORC INT ITION OF DE 11 TORCE		

20. CLEAN CONDITION: Seller shall remove all debris from the Real Estate and improvements by date of possession. Buyer shall have the right to inspect the Real Estate and improvements prior to closing to verify that the Real Estate, improvements and included personal property are in substantially the same condition as of the date of Seller's acceptance of this contract, normal wear and tear excepted.

13 21. MUNICIPAL ORDINANCES: Seller shall comply with the terms of any municipal ordinance relating to the transaction contemplated herein 14 for the municipality in which the Real Estate is located and shall provide to Buyer at closing evidence of compliance with such ordinances. Transfer 15 taxes required by local ordinance shall be paid by the party designated in such ordinance. Seller shall pay any transfer tax imposed by state law.

22. SPECIAL FLOOD HAZARD AREA: Buyer shall have the option to declare this Contract null and void if the Real Estate is located in a special flood hazard area which requires Buyer to carry flood insurance. If written notice of the option to declare this Contract null and void is not given to Seller within ten (10) Business Days after Date of Acceptance or within the term specified in Paragraph 3 (whichever is later), Buyer shall be deemed to have waived such option and this Contract shall remain in full force and effect.

23. TAX LAW COMPLIANCE: Seller agrees to provide to the Internal Revenue Service the Sale of Real Estate 1099 form as required by law. This contract and the transaction described herein may be subject to the provisions of the Foreign Investment in Real Property Tax Act of 1980 and all amendments thereto (the "Act"). Seller and Buyer shall execute or cause to be executed all documents and take or cause to be taken all actions necessary in order that Buyer shall have no liability, either actual or potential, under the Act. Parties are cautioned that the Real Estate may be situated in a municipality that has adopted a pre-closing inspection requirement, municipal Transfer Tax or other similar ordinances. Transfer taxes required by municipal ordinance shall be paid by the party designated in such ordinance.

16 24. CAPTIONS: Captions are not intended to limit the terms contained after said caption and are not part of the contract.

17 25. TAX-DEFERRED EXCHANGE: Seller and Buyer agree to cooperate in any applicable tax-deferred Exchange, and shall 18 execute all documents with respect thereto at their own expense, pursuant to the applicable provisions of the Internal Revenue Code,

19 as amended from time to time.

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0	Optional Provisions (Applicable ONLY if Initialed by All Parties)
1 2 3	26 CONFIRMATION OF DUAL AGENCY: The Parties confirm that they have previously consented to
4 5	27
6 7	28 TRANSACTIONS NOT CONTINGENT ON FINANCING: IF EITHER OF THE FOLLOWING ALTERNATIVE OPTIONS IS SELECTED, THE PROVISIONS OF THE FINANCING PARAGRAPH 3 SHALL NOT APPLY [CHOOSE ONLY ONE]:
8 9 !0	a) Transaction With No Mortgage (All Cash): If this selection is made, Buyer will pay at closing, in the form of "Good Funds" the difference (plus or minus prorations) between the Purchase Price and the amount of the Earnest Money deposited pursuant to Paragraph 1 above. Buyer represents to Seller, as of the Date of Offer, that Buyer has sufficient funds available to satisfy the provisions of this paragraph. Buyer agrees to

9 the difference (plus or minus prorations) between the Purchase Price and the amount of the Earnest Money deposited pursuant to Paragraph 1 above.
9 Buyer represents to Seller, as of the Date of Offer, that Buyer has sufficient funds available to satisfy the provisions of this paragraph. Buyer agrees to
9 verify the above representation upon the reasonable request of Seller and to authorize the disclosure of such financial information to Seller, Seller's attorney or Seller's broker that may be reasonably necessary to prove the availability of sufficient funds to close. Buyer understands and agrees that, so
9 long as Seller has fully complied with Seller's obligations under this Contract, any act or omission outside of the control of Seller, whether intentional
9 or not, that prevents Buyer from satisfying the balance due from Buyer at closing, shall constitute a material breach of this Contract by Buyer. The
9 Parties shall share the title company escrow closing fee equally.

!6 Pronsection, Mortgage Allowed: If this selection is made. Buyer will nay at closing in the form of "Good Funds" the difference (plus or minus prorations) between the Purchase Price and the amount of the Earnest Money deposited pursuant to Paragraph + above. !7 :8 Buyer represents to Seller, as of the Date of Offer, that Buyer has sufficient funds available to satisfy the provisions of this paragraph. Buyer agrees to !9 verify the above representation upon the reasonable request of Seller and to authorize the disclosure of such financial information to Seller, Seller's 10 attorney or Seller's broker that may be reasonably necessary to prove the availability of sufficient funds to close. Notwithstanding such representation, 11 Seller agrees to reasonably and promptly cooperate with Buyer so that Buyer may apply for and obtain a mortgage loan or loans including but not limited to providing access to the Real Estate to satisfy Buyer's obligations to pay the balance due (plus or minus prorations) to close this transaction. 12 Such cooperation shall include the performance in a timely manner of all of Seller's pre-closing obligations under this Contract. This Contract shall 13 14 NOT be contingent upon Bayer obtaining financing. Buyer understands and agrees that, so long as Seller has fully complied with Seller's obligations under this Contract, any act or omission outside of the control of Seller, whether intentional or not, that prevents Buyer from satisfying the 15 16 buttenee due from Buyer at Closing shall constitute a material breach of this Contract by Buyer. Buyer shall pay the title company escrow closing fee

Buyer Initial	Buyer Initial	Seller Initial	Seller Initial
Address	1313 175th St. Homewood IL	. 60430	

THIS DOCUMENT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES AND DELIVERED TO THE PARTIES OR THEIR AGENTS.

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Datc of Offer		DATE OF ACCEPTANCE	3	
Buyer Signature		Seller Signature		
Buyer Signature Village of Homewood	<u> </u>	Seller Signature		<u> </u>
Print Buyer(s) Name(s) [Requ an Illinois municipal co	ired]	Print Seller(s) Name(s) [R	equired]	
Corporation/Limited Liability Richard A. Hofeld, Vi	Corporation (LLC)	Corporation/Limited Liability Corporation (LLC)		
By – Print Name 2020 Chestnut Rd.		By – Print Name		
Address Homewood	IL 60430	Address		
City 708-206-3377	State Zip	City	State	Zip
Phone	E-mail	Phone	E-mail	
	FOR INFO	ORMATION ONLY		
Selling Office	FOR INFO MLS #	DRMATION ONLY Listing Office		MLS
Selling Office Buyer's Designated Agent				
	MLS #	Listing Office		MLS F MLS F Fax
Buyer's Designated Agent	MLS # MLS # Fax	Listing Office Listing Designated Agent		MLS
Buyer's Designated Agent Phone E-mail Christopher J. Cummings ch Buyer's Attomey	MLS # MLS # Fax aris@cjcummingslaw.com E-mail	Listing Office Listing Designated Agent Phone	E-mail	MLS 1
Buyer's Designated Agent Phone E-mail Christopher J. Cummings ch	MLS # MLS # Fax aris@cjcummingslaw.com E-mail	Listing Office Listing Designated Agent Phone E-mail	E-mail Fax	MLS 1
Buyer's Designated Agent Phone E-mail Christopher J. Cummings ch Buyer's Attorney 708-799-7575 708-80	MLS # MLS # Fax aris@cjcummingslaw.com E-mail 9-2.234	Listing Office Listing Designated Agent Phone E-mail Seller's Attorney	Fax	MLS

Buyer Initial	Buyer Initial	Seller Initial	Seller Initial
Address	1313 175th St. Homewood IL 60430		
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