



REALTOR® ASSOCIATION OF THE FOX VALLEY, INC.



CONTRACT FOR THE SALE OF VACANT LAND

1. 1. THE PARTIES: Buyer and Seller are hereinafter referred to as the "Parties."

2. Buyer(s) Juan Gomez Seller(s) City of Aurora

3. 2. THE REAL ESTATE: Real Estate shall be defined to include the Real Estate and all improvements thereon. Seller agrees to convey to Buyer or to Buyer's designated grantee, the Real Estate with the approximate lot size or acreage of ; commonly known as: 438 North Ave, Aurora, IL 60505 Kane KS 1527132020 permanent index number(s)

4. 3. PURCHASE PRICE: Purchase price of \$ 15,000 25,000 shall be paid as follows: Initial earnest money of \$ 5000 by (check), (cash), or (note due on 20) to be increased to a total of \$ by 48 hrs, 20 26. The earnest money and the original of this Contract shall be held by the Listing Company, as "Escrowee", in trust for the mutual benefit of the Parties. The balance of the purchase price, as adjusted by prorations, shall be paid at closing by wire transfer of funds, by certified, cashier's, mortgage lender's or title company's check (provided that the title company's check is guaranteed by a licensed title insurance company).

5. 4. MORTGAGE CONTINGENCY: This Contract is contingent upon Buyer obtaining an unconditional written mortgage commitment (except for matters of title and survey or matters totally within Buyer's control) on or before 20 for a (type) loan of \$ or such lesser amount as Buyer elects to take, plus private mortgage insurance (PMI), if required. The interest rate (initial rate, if applicable) shall not exceed % per annum, amortized over not less than years. Buyer shall pay loan origination fee and/or discount points not to exceed % of the loan amount. Seller shall pay loan origination fee and/or discount points not to exceed % of the loan amount. Those fees/points committed to by Buyer shall be applied first. Buyer shall pay the cost of application, usual and customary processing fees and closing costs charged by lender. Buyer shall make written loan application within five (5) business days after the Date of Acceptance. Failure to do so shall constitute an act of default under this Contract. If Buyer, having applied for the loan specified above, is unable to obtain a loan commitment and serves written notice to Seller within the time specified, this Contract shall be null and void and earnest money refunded to Buyer upon written direction of the Parties to Escrowee. If written notice is not served within the time specified, Buyer shall be deemed to have waived this contingency and this Contract shall remain in full force and effect. Unless otherwise provided herein, this Contract shall not be contingent upon the sale and/or closing of Buyer's existing Real Estate. A condition in the mortgage commitment requiring sale and/or closing of existing Real Estate shall not render the mortgage commitment conditional for the purpose of this paragraph. If Seller at Seller's option and expense, within thirty (30) days after Buyer's Notice, procures for Buyer such commitment or notifies Buyer that Seller will accept a purchase money mortgage upon the same terms, the Contract shall remain in full force and effect. In such event, Seller shall notify Buyer within five (5) business days after Buyer's notice of Seller's election to provide or obtain such financing, and Buyer shall furnish to Seller or lender all requested information and shall sign all papers necessary to obtain the mortgage commitment and to close the loan.

6. 5. CLOSING: Closing or escrow payout shall be on June 15, 2026, or at such time as mutually agreed upon by the Parties, in writing. Closing shall take place at the title company escrow office situated geographically nearest the Real Estate, or as shall be agreed mutually by the Parties.

7. 6. POSSESSION: Possession shall be deemed to have been delivered when Seller has vacated the Real Estate and delivered the deed to the Buyer. Seller shall deliver possession to Buyer at the time of closing.

8. 7. PRORATIONS: Proratable items shall include, without limitation, rents and deposits (if any) from tenants, utilities, and homeowner association fees. Seller represents that as of the Date of Acceptance homeowner association fees are per . Seller agrees to pay prior to or at closing any special assessments (governmental or association) confirmed prior to Date of Acceptance. The general real estate taxes shall be prorated as of the date of closing based on 105 % of the most recent ascertainable full year tax bill. At closing Seller shall (1) assign all existing leases written and oral, to Buyer, (2) assign and credit to Buyer all security deposits, if any, (3) prorate rents received to the date of the closing and (4) provide Buyer with letters to tenants giving notice of the transfer of title and indicating where future rent payments shall be made. All prorations shall be final as of closing, except as provided in paragraph 15.

9. 8. OTHER PROVISIONS: This Contract is also subject to those Optional Provisions selected for use and initialed by the Parties which are contained on the succeeding pages and the following attachments, if any: Brokerage Commission Addendum

10. 9. PROFESSIONAL INSPECTIONS/ BUYER'S RIGHT TO DETERMINE: Buyer shall have until June 10, 2026 to determine the suitability of the Real Estate for Buyer's intended use as single family home. Buyer shall have the right to inspect, examine, and/or test all aspects of the Real Estate, including by way of example and not limitation, such matters pertaining to the Real Estate as: (a) utility services, (b) existing leases, if any (c) legal description, size and configuration, (d) access to public rights of way, (e) soil and percolation tests. (f) flood ways or wetlands, (g) hazardous substances or other contamination, (h) verification of, or the absence of, underground storage tanks, (i) zoning, (j) the availability of building permits, (k) whether Buyer will be required to make any public improvement or contributions of cash for schools, parks, or the like as a condition

Buyer Initial (Signature) Buyer Initial Seller Initial Seller Initial

54. to the improvement of the Real Estate, (l) easements, restrictions, and covenants of record, (m) homeowners association by-laws, and
55. (n) other matters relating to the Real Estate deemed pertinent by Buyer. Buyer may obtain at his own expense, within the time specified in
56. this provision, soil evaluation(s) to determine if the Real Estate is suitable for the construction of Buyer's intended improvements and a
57. septic system thereon in accordance with the applicable governmental ordinances. Seller shall allow Buyer and Buyer's agents
58. reasonable access to the Real Estate during normal business hours upon reasonable advance notice to Seller for the purpose of making or
59. conducting such tests and other inspections of the Real Estate as the Buyer may deem appropriate and Buyer shall immediately restore the
60. Real Estate to its original condition. Buyer shall indemnify Seller and hold Seller harmless from and against any loss or damage caused by
61. the acts or negligence of Buyer or any person performing any inspection(s). **In the event Buyer determines the Real Estate is not
62. suitable for Buyer's intended use and gives written notice thereof to Seller within the time specified, this Contract shall be null
63. and void and earnest money refunded to Buyer upon written direction of the Parties to Escrowee. If written notice is not served
64. within the time specified, Buyer shall be deemed to have waived this contingency, and this Contract shall remain in full force and
65. effect.** If the Buyer terminates this Contract pursuant to this provision Buyer shall provide Seller with copies of all tests and inspection
66. reports .

67. **10. ATTORNEY REVIEW:** The respective attorneys for the Parties may approve, disapprove, or make modifications to this Contract,
68. other than stated purchase price, within five (5) business days after the Date of Acceptance. Disapproval or modification of this Contract
69. shall not be based solely upon stated purchase price. Any notice of disapproval or proposed modification(s) by any Party shall be in
70. writing. If within ten (10) business days after Date of Acceptance written agreement on proposed modification(s) cannot be reached by
71. the Parties, **this Contract shall be null and void and earnest money refunded to Buyer upon written direction of the Parties to
72. Escrowee. If written notice is not served within the time specified, this provision shall be deemed waived by the Parties and this
73. Contract shall remain in full force and effect.**

74. **11. PLAT OF SURVEY:** Not less than one (1) business day prior to closing, Seller shall, at Seller's expense, furnish to Buyer or his
75. attorney a Plat of Survey dated not more than six (6) months prior to the date of closing, prepared by an Illinois Professional Land
76. Surveyor, showing any encroachments, measurements of all lot lines, all easements of record, building set back lines of record, fences, all
77. buildings and other improvements on the Real Estate and distances therefrom to the nearest two lot lines. In addition, the survey to be
78. provided shall be a boundary survey conforming to the current requirements of the Illinois Department of Professional Regulation. The
79. survey shall show all corners staked and flagged or otherwise monumented. The survey shall have the following statement prominently
80. appearing near the professional land surveyor seal and signature: "This professional service conforms to the current Illinois minimum
81. standards for a boundary survey." A Mortgage Inspection, as defined, is not a boundary survey, and does not satisfy the necessary
82. requirements.

83. **12. NOTICE:** All notices required shall be in writing and shall be served by one Party or his attorney to the other Party or his attorney.
84. Notice to any one of a multiple person Party shall be sufficient notice to all. Notice shall be given in the following manner:

- 85. a. By personal delivery of such notice; or
- 86. b. By mailing of such notice to the addresses recited herein by regular mail and by certified mail, return receipt requested.
87. Except as otherwise provided herein, notice served by certified mail, shall be effective on the date of mailing; or
- 88. c. By sending facsimile transmission. Notice shall be effective as of date and time of facsimile transmission, provided that the
89. notice transmitted shall be sent on business days during business hours (8:00 A.M. to 6:00 P.M. Chicago time). In the event fax
90. notice is transmitted during non-business hours, the effective date and time of notice is the first hour of the first business day after
91. transmission or
- 92. d. By sending e-mail transmission. Notice shall be effective as of date and time of e-mail transmission, provided that the notice
93. transmitted shall be sent on business days during business hours (8:00A.M. to 6:00P.M. Chicago Time), and provided further,
94. that the recipient provides written acknowledgement to the sender of receipt of the transmission (by e-mail, facsimile, or by regular
95. mail). In the event e-mail notice is transmitted during non-business hours, the effective date and time of notice is the first hour of
96. the first business day after transmission.

97. **13. THE DEED:** Seller shall convey or cause to be conveyed to Buyer, or Buyer's designated grantee good and merchantable title to the
98. Real Estate by recordable general Warranty Deed, with release of homestead rights, (or the appropriate deed if title is in trust or in an
99. estate), and with real estate transfer stamps to be paid by Seller (unless otherwise designated by local ordinance). Title when conveyed
100. will be good and merchantable, subject only to: general real estate taxes not due and payable at the time of closing, covenants, conditions,
101. and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the
102. Real Estate.

103. **14. TITLE:** At Seller's expense, Seller will deliver or cause to be delivered to Buyer or Buyer's attorney within customary time
104. limitations and sufficiently in advance of closing as evidence of title in Seller or Grantor a title commitment for an ALTA title insurance
105. policy in the amount of the purchase price by a title company licensed to operate in the State of Illinois, issued on
106. or subsequent to the Date of Acceptance of this Contract, subject only to items listed in paragraph #13. The commitment for title
107. insurance furnished by Seller will be conclusive evidence of good and merchantable title as therein shown, subject only to the exceptions
108. therein stated. If the title commitment discloses unpermitted exceptions, or if the Plat of Survey shows any encroachments which are not
109. acceptable to Buyer, then Seller shall have said exceptions or encroachments removed, or have the title insurer commit to insure against
110. loss or damage that may be caused by such exceptions or encroachments. If Seller fails to have unpermitted exceptions waived or title
111. insured 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

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Buyer Initial _____ Buyer Initial _____ Seller Initial _____ Seller Initial _____
Address _____ 438 North Ave, Aurora, IL 60505 _____

112. encumbrances of a definite or ascertainable amount. Seller shall furnish Buyer at closing an Affidavit of Title covering the date of closing,
113. and shall sign any other customary forms required for issuance of an ALTA Insurance Policy.

114. **15. REAL ESTATE PROPERTY TAX ESCROW:** In the event the Real Estate has not been previously taxed for the entire
115. year as currently improved, the sum of three (3) percent of the purchase price shall be deposited in escrow with the title
116. company with the cost of the escrow to be divided equally by the Buyer and Seller and paid at Closing. When the exact amount
117. of the taxes prorated under this Contract can be ascertained, the taxes shall be prorated by the Seller's attorney at the request of
118. either Party, and the Seller's share of such tax liability after reparation shall be paid to the Buyer from the escrow funds and
119. the balance, if any shall be paid to the Seller. If the Seller's obligation after such reparation exceeds the amount of the escrow
120. funds, Seller agrees to pay such excess promptly upon demand.

121. **16. PERFORMANCE: Time is of the essence of this Contract.** In the event of default by Seller or Buyer, the Parties are free to pursue
122. any legal remedies at law or in equity. The prevailing Party in litigation shall be entitled to collect reasonable attorney fees and costs
123. from the losing Party as ordered by a court of competent jurisdiction. There shall be no disbursement of earnest money unless Escrowee
124. has been provided written agreement from Seller and Buyer. Absent an agreement relative to the disbursement of earnest money within a
125. reasonable period of time, Escrowee may deposit funds with the Clerk of the Circuit Court by the filing of an action in the nature of
126. interpleader. Escrowee shall be reimbursed from the earnest money for all costs, including reasonable attorney's fees, related to the filing
127. of the interpleader action. Seller and Buyer shall indemnify and hold Escrowee harmless from any and all conflicting claims and demands
128. arising under this paragraph.

129. **17. DAMAGE TO REAL ESTATE PRIOR TO CLOSING:** If prior to delivery of the deed, the Real Estate shall be destroyed or
130. materially damaged by fire or other casualty, or the Real Estate is taken by condemnation, then Buyer shall have the option of terminating
131. this Contract and receiving a refund of earnest money or of accepting the Real Estate as damaged or destroyed, together with the proceeds
132. of any insurance payable as a result of the destruction or damage, which proceeds Seller agrees to assign to Buyer. Seller shall not be
133. obligated to repair or replace damaged improvements. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of
134. Illinois shall be applicable to this Contract, except as modified in this paragraph.

135. **18. SELLER'S REPRESENTATIONS:** Seller represents that to the best of Seller's knowledge, the Real Estate and its existing uses
136. comply with, and Seller is not now in violation of any of the following: the Resource Conservation and Recovery Act of 1976 ("RCRA"),
137. the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), the Toxic Substances Control
138. Act, the Illinois Environmental Protection Act and any of these statutes or any regulations promulgated pursuant to these statutes.
139. Seller represents that he has not received written notice from any Governmental body or Homeowner's Association of (a) zoning,
140. building, fire or health code violations that have not been corrected; (b) any pending rezoning; or (c) a proposed or confirmed special
141. assessment and/or special service area affecting the Real Estate. Seller further represents that Seller has no knowledge of boundary line
142. disputes or easements or claims of easement not shown by the public records or of any hazardous waste on the Real Estate or any
143. improvements for which the required permits were not obtained. Seller represents that there have been no improvements to the Real
144. Estate which are not included in full in the determination of the most recent real estate tax assessment.

145. **19. CONDITION OF REAL ESTATE AND INSPECTION:** Seller agrees to leave the Real Estate in clean condition. All refuse and
146. personal property that is not to be conveyed to Buyer shall be removed from the Real Estate at Seller's expense before possession. Buyer
147. shall have the right to inspect the Real Estate prior to closing to verify that the Real Estate is in substantially the same condition as of the
148. Date of Acceptance of this Contract, normal wear and tear excepted.

149. **20. GOVERNMENTAL COMPLIANCE/1031 EXCHANGE:** Parties agree to comply with the reporting requirements of the
150. applicable sections of the Internal Revenue Code, Illinois Income Tax Act and the Real Estate Settlement Procedures Act of 1974, as
151. amended. If Buyer or Seller hereunder desires to exchange other property of like kind and qualifying use within the meaning of Section
152. 1031 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder, the Parties shall cooperate in
153. effectuating such a transaction provided, however, that said transaction not subject the non-exchanging party to additional costs or
154. legal liability and does not extend any time periods set forth herein.

155. **21. ESCROW CLOSING:** At the election of either Party, not less than five (5) business days prior to the closing, this sale shall be
156. closed through an escrow with the lending institution or the title company in accordance with the provisions of the usual form of Deed
157. and Money Escrow Agreement as agreed upon between the Parties, with provisions inserted in the Escrow Agreement as may be
158. required to conform with this Contract. The cost of the escrow shall be paid by the Party requesting the escrow.

159. **22. FLOOD INSURANCE:** Buyer shall obtain flood insurance if required by Buyer's lender.

160. **23. FACSIMILE:** Facsimile signatures shall be sufficient for purposes of executing, negotiating, and finalizing this Contract.

161. **24. BUSINESS DAYS:** Business days are defined as Monday through Friday, excluding Federal holidays.

162. **25. CHOICE OF LAW/GOOD FAITH:** All terms and provisions of this Contract including, but not limited to, the Attorney Review
163. and Professional Inspection paragraphs shall be governed by the laws of the State of Illinois and are subject to the covenant of good faith
164. and fair dealing implied in all Illinois contracts.

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Buyer Initial _____ Buyer Initial _____ Seller Initial _____ Seller Initial _____

Address _____ 438 North Ave, Aurora, IL 60505 _____

166. ____/____/____/____ **26. SALE OF BUYER'S REAL ESTATE:**

(initials)

167. (A) REPRESENTATIONS ABOUT BUYER'S REAL ESTATE: Buyer represents to Seller as follows:

- 168. (1) Buyer owns Real Estate commonly known as:
- 169. (address): _____
- 170. (2) Buyer [check one] ____ has ____ has not entered into a contract to sell his Real Estate.
- 171. If Buyer has entered into a contract to sell his Real Estate:
- 172. (a) Buyer's sale contract [check one]: ____ is ____ is not subject to a mortgage contingency.
- 173. (b) Buyer's sale contract [check one]: ____ is ____ is not subject to a real estate sale contingency.
- 174. (c) Buyer's sale contract [check one]: ____ is ____ is not subject to a real estate closing contingency.
- 175. (3) Buyer [check one] ____ has ____ has not listed his Real Estate for sale with a licensed real estate broker and in a local
- 176. multiple listing service.
- 177. (4) If Buyer's Real Estate is not listed for sale with a licensed real estate broker and in a local multiple listing service,
- 178. Buyer [check one]:
- 179. (a) ____ shall list his Real Estate for sale with a licensed real estate broker who will place it in a local multiple listing
- 180. service within five (5) business days after the Date of Acceptance of this Contract.
- 181. For information only: Broker: _____
- 182. Broker's Address: _____ Phone: _____
- 183. (b) ____ Does not intend to list his Real Estate for sale:
- 184. (5) Buyer authorizes Seller or his agent to verify representations contained in Paragraph 26 at any time, and Buyer agrees to
- 185. cooperate in providing relevant information.

186. (B) CONTINGENCIES BASED UPON SALE AND/OR CLOSE OF BUYER'S REAL ESTATE:

- 187. (1) This Contract is contingent upon Buyer having a contract for the sale of Buyer's Real Estate in full force and effect as of
- 188. _____, 20___. Such contract shall provide for a closing date not later than the closing
- 189. date set forth in this Contract. **If written notice of failure to procure such contract is not served within the time**
- 190. **specified, Buyer shall be deemed to have waived this contingency and this Contract shall remain in full force and**
- 191. **effect. (If this paragraph is used, then the following paragraph must be completed.)**
- 192. (2) In the event the Buyer has procured a contract for the sale of Buyer's Real Estate as set forth in Paragraph 26 (B) (1) and
- 193. that contract is in full force and effect or has entered into a contract for sale of Buyer's Real Estate prior to the execution of
- 194. this Contract, this Contract is contingent upon Buyer closing the sale of Buyer's Real Estate on or before
- 195. _____, 20___. **If written notice is not served within the time specified, Buyer shall be deemed to**
- 196. **have waived all contingencies contained in this Paragraph 26, and this Contract shall remain in full force and effect.**
- 197. (3) If the contract for the sale of Buyers Real Estate is terminated for any reason after the date set forth in Paragraph 26(B)(1)
- 198. (or after the date of this Contract if no date is set forth in paragraph 26(B)(1). Buyer shall within three (3)
- 199. business days of such termination notify Seller of said termination. Unless Buyer, as part of said notice, waives all
- 200. contingencies in Paragraph 26 and complies with Paragraph 26 (D), this Contract shall be null and void as of the date of
- 201. notice **and earnest money refunded to Buyer upon written direction of the Parties to Escrowee. If written notice as**
- 202. **required by this subparagraph is not served within the time specified, Buyers shall be in default under the terms of**
- 203. **this Contract.**

204. (C) SELLER'S RIGHT TO CONTINUE TO OFFER REAL ESTATE FOR SALE: During the time of this contingency Seller has the right to continue to show the Real Estate and offer it for sale subject to the following:

- 205. Seller has the right to continue to show the Real Estate and offer it for sale subject to the following:
- 206. (1) If Seller accepts another bona fide offer to purchase the Real Estate during such period, Seller shall notify Buyer in writing
- 207. of same. Buyer shall then have _____ hours after Seller gives such notice to waive the contingencies set forth in
- 208. Paragraph 26 (B), subject to Paragraph 26(D).
- 209. (2) If Buyer complies with the provisions of Paragraph 26 (D), then this Contract will remain in full force and effect.
- 210. (3) If the contingencies set forth in Paragraph 26 (B), are NOT waived in writing within said time period by Buyer, **this**
- 211. **contract shall be null and void and earnest money refunded to Buyer upon written direction of the Parties to**
- 212. **Escrowee.**

213. (D) WAIVER OF PARAGRAPH 26 CONTINGENCIES: Buyer shall be deemed to have waived the contingencies in Paragraph

214. 26 (B) when Buyer has delivered written waiver and deposited with the Escrowee the additional sum of \$ _____

215. earnest money within the time specified. **If Buyer fails to deposit the additional earnest money within the time specified the**

216. **waiver shall be deemed ineffective and this Contract shall be null and void and earnest money refunded to Buyer upon**

217. **written direction of the parties to escrowee.**

218. (E) NOTICE (FOR THIS CONTINGENCY ONLY): Except as otherwise provided above, notice required under this Paragraph

219. 26 shall be in writing and shall be served on the Party. Courtesy copies of notice should be sent to the respective attorneys and

220. real estate agents, if known. Failure to provide such courtesy copies shall not render notice invalid. Notice to any one of a

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____ Buyer Initial _____ Buyer Initial _____ Seller Initial _____ Seller Initial
Address _____ 438 North Ave, Aurora, IL 60505 _____

221. multiple person Party shall be sufficient notice to all. Notice shall be given to the Party in the following manner:
222. (1) By personal delivery of such notice effective at the time and date of personal delivery; or
223. (2) By mailing of such notice to the addresses recited herein by regular mail and by certified mail. Notice served by regular mail
224. and certified mail shall be effective as of 10:00 A.M. on the morning of the second day following deposit of notice in the
225. U.S. Mail; or
226. (3) By facsimile to a Party (service shall be effective at the time and date the sending Party receives a receipted copy of the notice
227. from the receiving Party).

228. ____/____/____/____ **27. CANCELLATION OF PRIOR REAL ESTATE CONTRACT:**
(initials)

229. In the event either Party has entered into a prior real estate contract, this Contract shall be subject to written cancellation of the prior
230. contract on or before _____, 20____. In the event the prior contract is not cancelled within the time specified,
231. **this Contract shall be null and void and earnest money refunded to Buyer upon written direction of the Parties to Escrowee.**
232. **Notice to the purchaser under the prior contract should not be served until after Attorney's Review and Professional Inspections**
233. **provisions of this Contract have expired, been satisfied or waived.**

234. ____/____/____/____ **28. INTEREST BEARING ACCOUNT:**
(initials)

235. Earnest money (with a completed W-9 and other required forms), shall be held in a federally insured interest bearing account at a
236. financial institution designated by Escrowee. All interest earned on the earnest money shall accrue to the benefit of and be paid to Buyer.
237. **The Buyer shall be responsible for any administration fee (not to exceed \$75) charged for setting up the account.** In anticipation
238. of Closing, the Parties direct Escrowee to close the account no sooner than ten (10) business days prior to the anticipated Closing date.

239. ____/____/____/____ **29. CONFIRMATION OF DUAL AGENCY:**
(initials)

240. The Parties confirm that they have previously consented to _____ (Licensee) acting
241. as a Dual Agent in providing brokerage services on their behalf and specifically consent to Licensee acting as a Dual Agent with
242. regard to the transaction referred to in this Contract.

243. ____/____/____/____ **30. ADDITIONAL FINANCING:**
(initials)

244. This Contract is contingent upon Buyer obtaining a written commitment for additional financing on or before _____,
245. 20__ in the amount of \$ _____. If Buyer is unable to secure the additional financing commitment and
246. gives written notice to Seller within the time specified, **this Contract shall be null and void and earnest money refunded to Buyer**
247. **upon written direction of the Parties to Escrowee. If written notice is not served within the time specified, this provision shall be**
248. **deemed waived by the Parties and this Contract shall remain in full force and effect.**

249. ____/____/____/____ **31. ARTICLES OF AGREEMENT FOR DEED OR PURCHASE MONEY MORTGAGE:**
(initials)

250. Within five (5) calendar days after the Date of Acceptance of this Contract, Buyer shall furnish all such credit information (including
251. employment verification) as Seller may request. Within ten (10) calendar days after such information has been furnished, Seller shall
252. notify Buyer in writing of Seller's refusal to accept Buyer's credit. If Seller fails to deliver to Buyer notice within the time specified, Seller
253. shall be deemed to have accepted Buyer's credit. If Buyer fails to furnish such information within the time specified or if Seller notifies
254. Buyer in writing within the time specified that Buyer's credit is not acceptable, then, **at Seller's option, this Contract shall be null and**
255. **void and earnest money refunded to Buyer upon written direction of the Parties to Escrowee** This Contract is contingent upon
256. Seller's attorney preparing documents within five (5) business days after Seller's approval of Buyer's creditworthiness and submitting
257. them to the Parties for approval on or before _____, 20__:

258. **[check one]**

- 259. _____ (A). Articles of Agreement for Deed which include the following terms: or
 - 260. _____ (B). A Purchase Money Mortgage and related documents which include the following terms:
- | | |
|--|--|
| 261. Down payment: | Monthly payment: |
| 262. (including earnest money) \$ _____ | (principal and interest) \$ _____ |
| 263. Amount to be financed: | Tax reserve: |
| 264. (Contract Balance) \$ _____ | (1/12 th of estimated bill) \$ _____ |
| 265. Date of first payment: _____, 20__. | Insurance reserve |
| 266. Date of final payment: _____, 20__ | (1/12 th of estimated premium) \$ _____ |
| 267. Interest rate: _____ | TOTAL Monthly Payment: |
| 268. Number of years for amortization: _____ | \$ _____ |

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Buyer Initial _____ Buyer Initial _____ Seller Initial _____ Seller Initial
Address _____ **438 North Ave, Aurora, IL 60505** _____

270. Balloon payment due: _____, 20____

271. It is agreed by the Parties that the foregoing terms shall not be binding unless and until all documents are approved by all Parties.

272. _____ / _____ / _____ **32. SPECIFIED PARTY APPROVAL:**
(initials)

273. This Contract is contingent upon the approval of the Real Estate by _____,
274. Buyer's specified party, within five (5) calendar days after the Date of Acceptance. In the event Buyer's specified party does not approve
275. of the Real Estate and written notice is given to Seller within the time specified, **this Contract shall be null and void and earnest**
276. **money refunded to Buyer upon written direction of the Parties to Escrowee. If written notice is not served within the time**
277. **specified, this provision shall be deemed waived by the Parties and this Contract shall remain in full force and effect.**

278. **THIS DOCUMENT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES AND**
279. **DELIVERED**

280. The Parties represent that the text of this form has not been altered and is identical to the official Realtor® Association of the
281. Fox Valley Contract for the Sale of Vacant Land.

282. 5/18/2026 _____, 20____ Date of Closing _____, 20____ Date of Acceptance

283. Date of Closing: _____

Buyer Signature

Date of Acceptance _____
Seller Signature

284. _____
Buyer Signature

Seller Signature

Juan Gomez

City of Aurora

Print Buyer(s) Name(s)

Print Seller(s) Name(s)

1118 Alemada

Address

Address

Aurora IL 60506

City State Zip

City State Zip

331-250-6142 _____ **jsigomez1@gmail.com**

Phone Number(s) Fax Email

Phone Number(s) Fax Email

288. **FOR INFORMATION ONLY**

MBC Realty

Selling Office _____
Claudia Saltijeral _____ **319848** _____ **csaltijeral@sbcglobal.net**

Listing Office _____
MLS# _____

Selling Agent _____
395 Cobblestone Dr

Listing Agent _____
MLS# _____ Email _____

Address, City, ST, Zip _____
630-747-7096

Address, City, ST, Zip _____

Phone No. _____ Fax No. _____

Phone No. _____ Fax No. _____

Irv Ochsenlager _____ **oxie519@sbcglobal.net**

Seller's Attorney _____
Email _____

Buyer's Attorney _____
519 W Galena Blvd

Address _____

Address _____
630-892-6161

Phone No. _____ Fax No. _____

Phone No. _____ Fax No. _____

N/A CASH OFFER

Mortgage Company _____

Loan Officer _____
Phone No. _____

296. **This offer was presented to Seller by** _____ **on** _____ **at** _____ **AM/PM.**
Agent Date Time

297. **THIS OFFER IS REJECTED** _____ **on** _____ **at** _____ **AM/PM.**
Seller Initials Date Time

Approved by the following organizations April, 2003. Realtor® Association of the Fox Valley, Inc., Kane County Bar Association, Real Estate Committee.