

Land purchase

Benache LLC
2S252 IL RT 47
Elburn, Illinois 60119
630-532-4173
Benacheinc@gmail.com

February 23, 2026

To: City of Aurora Real Estate Department
Attn: Patrick Collins
collinsp@aurora.il.us

Subject: Offer to Purchase Property at 574 E Galena
Blvd, Aurora, Illinois
Property Parcel number: 1522481015

Dear Mr. Collins,

Benache LLC hereby submits this formal offer to purchase the property located at 574 E Galena Blvd, Aurora, Illinois.

Purchase Price: \$26,500
Earnest Money: \$2,650 to be applied toward the purchase price at closing.

This purchase shall be made in cash.

This offer is contingent upon:

- A satisfactory inspection and updated survey
- Confirmation that the property is buildable under current zoning regulations
- Clear and marketable title

The property shall be conveyed in its present "as-is" condition.

Proposed Closing Date: On or before March 15, 2026.

This offer shall remain valid until 5:00 PM on March 5, 2026, unless accepted in writing prior to that time.

Please advise if any additional documentation is required. We look forward to working with the City of Aurora on this transaction.

Sincerely,

Benjamin Hernandez
Managing Member
Benache LLC

