

VILLAGE OF BRADLEY

RESOLUTION NO. R-04-25-05

A RESOLUTION AUTHORIZING THE SALE OF CERTAIN PARCELS OF PROPERTY
OWNED BY THE VILLAGE OF BRADLEY TO PEDDINGHAUS CORPORATION
(271 S. LaSalle & 411 N. Washington)

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 14th DAY OF April, 2025

Adopted by the Board of Trustees of the Village of Bradley, Kankakee County, Illinois this 14th
day of April, 2025

RESOLUTION NO. R-04-25-05

**A RESOLUTION AUTHORIZING THE SALE OF CERTAIN PARCELS OF PROPERTY
OWNED BY THE VILLAGE OF BRADLEY TO PEDDINGHAUS CORPORATION
(271 S. LaSalle & 411 N. Washington)**

WHEREAS, the Corporate Authorities of the Village of Bradley, Kankakee County, Illinois, have the authority to adopt resolutions and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, 65 ILCS 5/11-76-4.1 provides that the Corporate Authorities of the Village of Bradley have the power to authorize the sale of any surplus public real estate owned by the Village; and

WHEREAS, the Village presently owns the properties commonly known as 271 S. LaSalle Avenue, Bradley, Illinois 60915 (PIN: 17-09-28-123-026) (the "LaSalle Property") and 411 N. Washington Avenue, Bradley, Illinois 60915 (PIN: 17-09-29-201-024) (the "Washington Property") (collectively the "Properties"); and

WHEREAS, the LaSalle Property is comprised of approximately 6,525 ft², is zoned R-4 (Single Family Residence), and is presently improved with a single-family residence and a detached garage, and the Washington Property is comprised of approximately 3,400 ft², is zoned R-3 (Single Family Residence), and is presently vacant; and

WHEREAS, the LaSalle Property was previously appraised by Mr. Don E. St. Germaine, a state certified and licensed real estate appraiser, on August 21, 2024, and Mr. Germaine determined the value of the property to be \$51,000.00 (the appraisal report for the LaSalle Property is attached hereto as Exhibit A and fully incorporated herein); and

WHEREAS, the Washington Property was previously appraised by Mr. St. Germaine on April 2, 2025, and he determined the value of the property to be \$7,888.00 (the appraisal report for the Washington Property is attached hereto as Exhibit B and fully incorporated herein); and

WHEREAS, the Corporate Authorities of the Village have determined that the Properties are no longer necessary, appropriate, or required for any public purpose, and that the Village's continued ownership of the same is not in the best interests of the Village and its citizens; and

WHEREAS, Village Staff have negotiated a contract of sale for the Properties (the "Contract"), at a total price of \$59,500.00, which is more than 80% of the appraised value of the Village Property (a copy of the Contract is attached hereto as Exhibit C and fully incorporated herein); and

WHEREAS, the Corporate Authorities have reviewed the Contract and have determined that the terms and conditions thereof are fair, reasonable, and acceptable to the Village; and

WHEREAS, the Corporate Authorities of the Village have, by the affirmative vote of two-thirds (2/3) of said Corporate Authorities, determined that entering into the Contract for the sale of the Properties to Peddinghaus Corporation is in the best interests of the Village and its Citizens.

NOW THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2. The Corporate Authorities of the Village hereby determine and declare that the terms, conditions, and provisions of the Contract (Exhibit C) are fair, reasonable, and acceptable to the Village and approved in form and substance. Therefore, the Corporate Authorities of the Village authorize and direct the Village President to sign, and the Village Clerk to attest, to a Contract and further to take any and all actions necessary to close on the sale of the Village Property, as set forth therein, including but not limited to the execution of any and all closing documents.

SECTION 3. The Village Clerk is hereby authorized and directed to publish this Resolution at the first opportunity following its passage in a newspaper published in the Village or, if none, then in a newspaper published in Kankakee County.

SECTION 4. In the event that any provision or provisions, portion or portions, or clause or clauses of this Resolution shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Resolution that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 5. All ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Resolution, are hereby repealed to the extent of the conflict.

SECTION 6. This Resolution shall be in full force and effect from and after its passage and approval, as provided by law.

[Intentionally Blank]

PASSED by the Board of Trustees on a roll call vote on the 14th day of April, 2025.

TRUSTEES:

RYAN LEBRAN	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
BRIAN BILLINGSLEY	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
DARREN WESTPHAL	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
BRIAN TIERI	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
GRANT D. VANDENHOUT	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
GENE JORDAN	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>

VILLAGE PRESIDENT:


MICHAEL WATSON Aye – ☐ Nay – ☐ Absent – ☐

TOTALS: Aye – 6 Nay – 0 Absent – 0

ATTEST:



KELLI BRZA, VILLAGE CLERK

 **APPROVED** this 14th day of April, 2025.



MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:



KELLI BRZA, VILLAGE CLERK

STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE) §§

I, Kelli Brza, Village Clerk of the Village of Bradley, County of Kankakee and State of Illinois, DO HEREBY CERTIFY that the attached is a true, perfect, and complete copy of Resolution number R-04-2505, "A RESOLUTION AUTHORIZING THE SALE OF CERTAIN PARCELS OF PROPERTY OWNED BY THE VILLAGE OF BRADLEY TO PEDDINGHAUS CORPORATION (271 S. LaSalle & 411 N. Washington)," which was adopted by the Village Corporate Authorities at a meeting held on the 14th day of April, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 14th day of April, 2025.



KELLI BRZA, VILLAGE CLERK

(SEAL)



Exhibit A

LaSalle Property Appraisal

Exhibit B

Washington Property Appraisal

Exhibit C

Contract

**APPRAISAL REPORT
OF**



271 South LaSalle
Bradley, IL 60915

PREPARED FOR

Village Of Bradley
147 South Michigan
Bradley, Illinois 60915

AS OF

8/21/2024

PREPARED BY

American Universal Appraisal Services
4714 North 12000 West Road
Bonfield, IL 60913

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American Universal Appraisal Services
4714 North 12000 West Road
Bonfield, IL 60913

08/21/2024

147 South Michigan
Bradley, Illinois 60915

RE: subject property
271 South LaSalle
Bradley, IL 60915
File No.
Case No.

Dear Village of Bradley

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

271 South LaSalle, Bradley, IL 60915

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 8/21/2024 is:

\$ 51,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

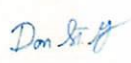
Signature: Don E. St. Germaine Jr

Don E. St. Germaine Jr

Restricted Appraisal Report

SUBJECT	Property Address: 271 South LaSalle		City: Bradley		State: IL		Zip Code: 60915			
	County: Kankakee		Legal Description: see attached							
	Assessor's Parcel #: 09-28-123-026				Tax Year: 2023		R.E. Taxes \$: 2,131			
	Special Assessments: \$ NA		Borrower (if applicable): subject property							
	Current Owner of Record: Richard P Vinardi		Occupant: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Manufactured Housing <input type="checkbox"/>					
	Property Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> 2-4 Family <input type="checkbox"/>		# of Units: 1		Ownership Restriction: <input checked="" type="checkbox"/> None <input type="checkbox"/> PUD <input type="checkbox"/> Condo <input type="checkbox"/> Coop <input type="checkbox"/>		Flood Hazard <input type="checkbox"/>			
	Market Area Name: Village of Bradley		Map Reference: Bradley		Census Tract: 1					
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)									
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective									
	Assignment	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other:								
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)										
Intended Use: for Village of Bradley to determine a sale or possible demolition										
Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the use of the client any other named intended user(s).										
Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.										
Client: 147 South Michigan				Address: Bradley, Illinois 60915,						
Appraiser: Don St.Germaine				Address:						
FEATURE		SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3		
Address 271 South LaSalle Bradley, IL 60915		235 N Jackson Bradley, Illinois 60915		278 N Madison Bradley, Illinois 60915		359 N Grand Ave Bradley, Illinois 60915				
Proximity to Subject		Same village		Same Village		Same Village				
Sale Price \$ TBD		\$ 46,000		\$ 47,500		\$ 59,000				
Sale Price/Gross Liv. Area \$ 0.00 sq. ft.		\$ 39.93 sq. ft.		\$ 73.30 sq. ft.		\$ 63.03 sq. ft.				
Data Source(s) Village		MLS/CH		MLS/CH		MLS/CH				
Verification Source(s) Village		12044003		11991190		11475677				
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION		
Sale or Financing		TBD		cash/foreclosure		cash		Cash		
Concessions		TBD		None noted		None noted		None Noted		
Date of Sale/Time		TBD		6/11/2024		3/29/2024		10/10/2022		
Location		Bradley		Bradley		Bradley		Bradley		
Leasehold/Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Site		6525 sf		8133 sf		5800 sf		7250 sf		
View		residential		residential		residential		residential		
Design (Style)		1 level		1 level Ranch		1 level Ranch		1 level Ranch		
Quality of Construction		Average		Average		Average		Average		
Actual Age		80 yrs		74 yrs		77 yrs		93 yrs		
Condition		Fair/poor		fair/poor		Average		-5,000 fair/poor		
Above Grade		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count		4 1/2 1.00		5 3 1.00		3 1 1.00		4 2 1.00		
Gross Living Area		919 sq. ft.		1,152 sq. ft.		648 sq. ft.		936 sq. ft.		
Basement & Finished		crawl		partial		crawl/slab		partial/cellar		
Rooms Below Grade		None		None		None		None		
Functional Utility		typical once repair		typical once repair		Typical		Typical once repair		
Heating/Cooling				FGA/Central		Gas/Radiant		FWA/none		
Energy Efficient Items		None		None		None		None		
Garage/Carport		attached+detached		None		3 car		4 car		
Porch/Patio/Deck		Porches		Porch		Porch				
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 4,270		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -2,290		
Adjusted Sale Price of Comparables		Net Adj: 9%		\$ 50,270		Net Adj: -5%		\$ 45,210		
		Gross Adj: 19%				Gross Adj: 16%				
						Gross Adj: 3%		\$ 57,000		
Summary of Sales Comparison Approach										
The appraiser looked for as close to matched pairs as could be found in the marketplace. The search heavily weighted square footage, style of home, age, condition, location in Bradley. The three that were selected were the best available currently.										
The scope of work was limited to a search of sales that closed within a 24 month period and had similar traits and characteristics.										
The income and cost approach were not used in the appraisal ..										
The Village of Bradley acquired the property recently according to an interview with the mayor, does not appear in county records yet.										
The village of Bradley is exploring its options with the property.										
The appraiser did not inspect the interior of the property.										
Photos were taken on the date of 8/21/2024										
Limited adjustments were required in the market grid (condition, square footage, and garage.)										
The interior is considered to be in poor/fair condition.										

Restricted Appraisal Report

TRANSFER HISTORY	My Research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): County records	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
	Date: _____ Price: _____ Source(s): _____	The mayor of Bradley (Mike Watson) indicated the village recently acquired the property, but the sale has not show up in county records. He indicated purchase price was \$50,000
MARKET	2nd Prior Subject Sale/Transfer	
	Date: _____ Price: _____ Source(s): _____	
	Subject Market Area and Marketability: The subject property is located in the village of Bradley and Bradley has good marketability.	
SITE	Site Area: 6525 sf Site View: residential Topography: level Drainage: appears adequate	
	Zoning Classification: residential Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Description: R1	
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____	
IMPROVEMENTS	Actual Use as of Effective Date: 8/21/2024 Use as appraised in this report: residential	
	Opinion of Highest & Best Use: residential	
	FEMA Spec1 Flood Hazard Use: <input type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone _____ FEMA Map # _____ FEMA Map Date _____	
	Site Comments: Typical site/lot in the village of Bradley	
RECONCILIATION	Improvements Comments: _____	
	Indicated Value by: Sales Comparison Approach \$ 51,000	
	Indicated Value by: Cost Approach (if developed) \$ NA Indicated Value by: Income Approach (if developed) \$ NA	
	Final Reconciliation: Only considered the sales comparison approach and its use indicated a value of \$51,000.	
ATTACHMENTS	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition taht the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 51,000 , as of: 8/21/2024 , which is the effective date of this appraisal.	
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
SIGNATURES	A true and complete copy of this report contains _____ pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
	<input type="checkbox"/> Scope of Work <input type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum <input type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addenda <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions	
	Client Contact: Mayor Mike Watson Client Name: _____ E-Mail: mmwatson@bradleyil.org-815-405-4611 Address: _____ APPRaiser	
<div style="display: flex; justify-content: space-between;"> <div>  Appraiser Name: Don E. St. Germaine Jr Company: American Universal Appraisal Services Phone: 815-354-2822 Fax: _____ Email: cowgirl1@egix.net Date of Report (Signature): 08/21/2024 State: IL License or Certification # 555.000414 Designation: State of Illinois Licensed Appraiser Expiration Date of License or Certification: 09-30-2025 Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 8/21/2024 </div> <div> SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ Email: _____ Date of Report (Signature): _____ State: _____ License or Certification # _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____ </div> </div>		

PURPOSE AND USE OF LIMITED APPRAISAL

The purpose of this limited appraisal is to estimate market value by performing an evaluation of real property collateral for use in a proposed underwriting. This limited appraisal is for the use of the party to whom it is addressed and any further use or dissemination without consent of the appraiser and addressee is prohibited.

DEFINITION OF MARKET VALUE

Market value, as referenced in OCC Rule 12 CFR 34.42(f):

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. *Adjustments to the comparable must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

DESCRIPTION OF LIMITED VALUATION PROCESS

In performing this preliminary value analysis, the valuation process consisted of: (1) Reviewing assessment/public records and comparable database listing information for the subject; (2) Conducting an inspection of the subject and its environs; (3) Analyzing sales of regional residential real estate; (4) arriving at a value conclusion; (5) Writing this report.

Departures from specific appraisal guidelines included: SR 1-3 because the appraiser has presumed, for the purpose of the limited appraisal, that the existing use of the subject property is the highest and best use; SR 1-4 because only a sales comparison analysis of value was employed in this limited appraisal since it is the primary valuation method for residential dwelling similar to the subject. Any additional uses of the departure provision are specifically stated in the attached appraisal report or its attachments.

SALES HISTORY

According to the data utilized in preparing the report, the property ☒ has ☐ has not transferred within the past 12 months.

LEVEL OF RELIABILITY

The use of the departure provision to allow a limited appraisal with a single approach to value reduces the level of reliability of this report.

RECONCILIATION

Complete weight was given to the Sales Comparison Approach as it is the approach used by most buyers when purchasing a single family dwelling. The Income Approach was not applicable because of the lack of rental information and meaningful relevancy to the value of a dwelling located in this primarily owner occupied neighborhood. On the other hand, the Departure Provision was utilized to estimate the Cost Approach because the appraiser decided this omission in this limited appraisal assignment would not confuse or mislead the client or the intended users of this report. The market value is estimated on the FHLMC form 704 or similar attached.

ASSUMPTIONS AND LIMITING CONDITIONS

* No responsibility is assumed for the legal discrimination or for matters indicating legal or title considerations. Title to the property is assumed to be marketable. The property is appraised free and clear of any and all liens and encumbrances, except as noted in the report.

* Information furnished by others during the course of the research has been verified to the extent possible and is believed to be reliable, but no warranty is given for its accuracy.

* No responsibility is assumed for the effect on value of hidden or unapparent conditions of the subsoil or structures; or for arranging engineering studies to discover such conditions.

* No evidence of contamination or hazardous materials was observed. However, the appraiser is not qualified to detect potential hazardous waste material that may have an effect on the subject property. The client may wish to retain such an expert if he desires.

* Sketches and other illustrative material are included only to assist the reader in visualizing the real estate and its environs, are based on data developed and supplied by others, and are not meant to represent a survey or as-built plan.

* Any distribution of the total valuation among land, improvement, and/or other components applies only under the stated program of utilization and must not be interpreted or used as individual values for other purposes.

* The appraiser is not required to provide consultation, testimony, or attendance in court by reason of this assignment, unless such services have been assigned in contracting the assignment.

* Possession of the report or a copy thereof does not carry with it the right of publication, and it may not be used for any purpose by anyone other than the addressee, without the written consent of the author and addressee. Even with such permission, out-of-context quoting from and/or partial reprinting of the report is prohibited. The report is an integrated entity and is only valid in its entirety.

* Neither all nor part of the contents of the report shall be disseminated to the public relations, news, sales, or other media without the prior written consent and approval of the author.

LIMITED SCOPE APPRAISAL CERTIFICATION

I certify to the best of my knowledge and belief that: the statements of fact contained in this report are true and correct; the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limited conditions and are personal, unbiased, professional analyses, opinions and conclusions; I have no present or prospective interest in the real estate and have no personal interest or bias with respect to the stipulated result, or the occurrence of a subsequent event; the analyses, opinions and conclusions were developed and the report prepared in conformance with and subject to the requirements of the Uniform Standards of the Professional Appraisal Practice of the Appraisal Foundation; the appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan; I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual(s) in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by each in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will not take the responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION

If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervised the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certification above, and am taking full responsibility for the appraisal and the appraisal report.

PROPERTY ADDRESS: 271 South LaSalle, Bradley, IL 60915

APPRAISER:Signature: Don E. St. Germaine JrName: Don E. St. Germaine JrDate Signed: 08/21/2024State Certification #: 555.000414

or State License #: _____

State _____

Expiration Date of Certification or License: 09-30-2025☐ Did ☒ Did Not Inspect the Interior of the Property**SUPERVISORY APPRAISER (only if required)**

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State _____

Expiration Date of Certification or License: _____

☐ Did ☐ Did not Inspect property

American Universal Appraisal Services
SUBJECT PHOTO ADDENDUM

File No.
Case No.

Borrower subject property

Property Address 271 South LaSalle

City Bradley County Kankakee State IL Zip Code 60915

Lender/Client 147 South Michigan Address Bradley, Illinois 60915,



FRONT



FRONT AND SIDE



GARAGE IN REAR
poor condition

American Universal Appraisal Services
SUBJECT PHOTO ADDENDUM

File No.
Case No.

Borrower subject property

Property Address 271 South LaSalle

City Bradley County Kankakee State IL Zip Code 60915

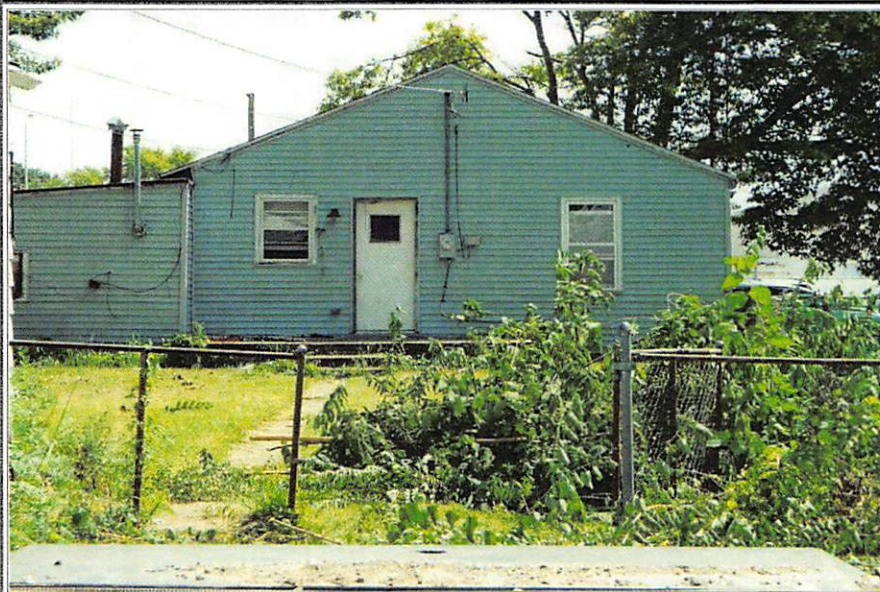
Lender/Client 147 South Michigan Address Bradley, Illinois 60915.



TRUCK IN REAR OFF OF
ALLEY



REAR YARD OF HOUSE
AND REAR GARAGE



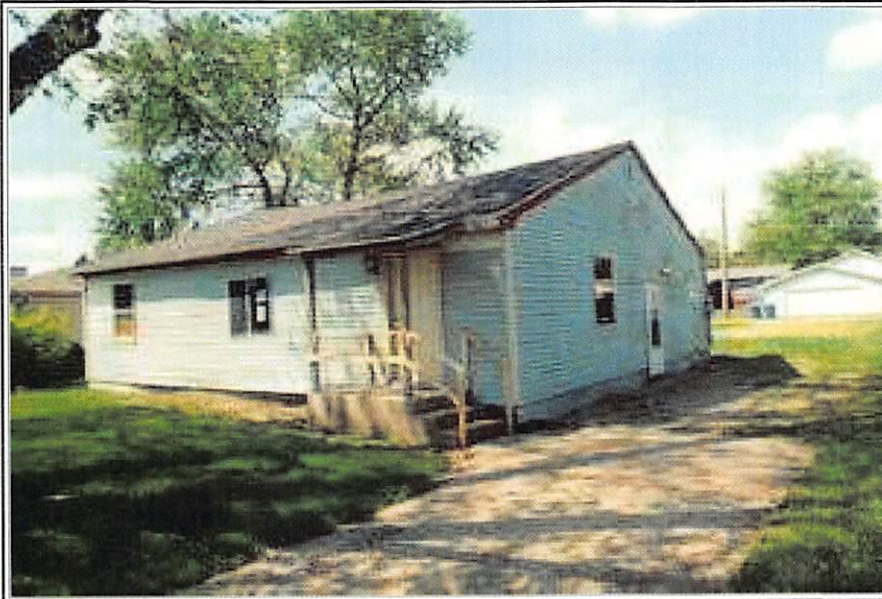
REAR OF HOUSE

Borrower subject property

Property Address 271 South LaSalle

City Bradley County Kankakee State IL Zip Code 60915

Lender/Client 147 South Michigan Address Bradley, Illinois 60915,



COMPARABLE # 1
235 N Jackson
Bradley, Illinois 60915



COMPARABLE # 2
278 N Madison
Bradley, Illinois 60915



COMPARABLE # 3
359 N Grand Ave
Bradley, Illinois 60915

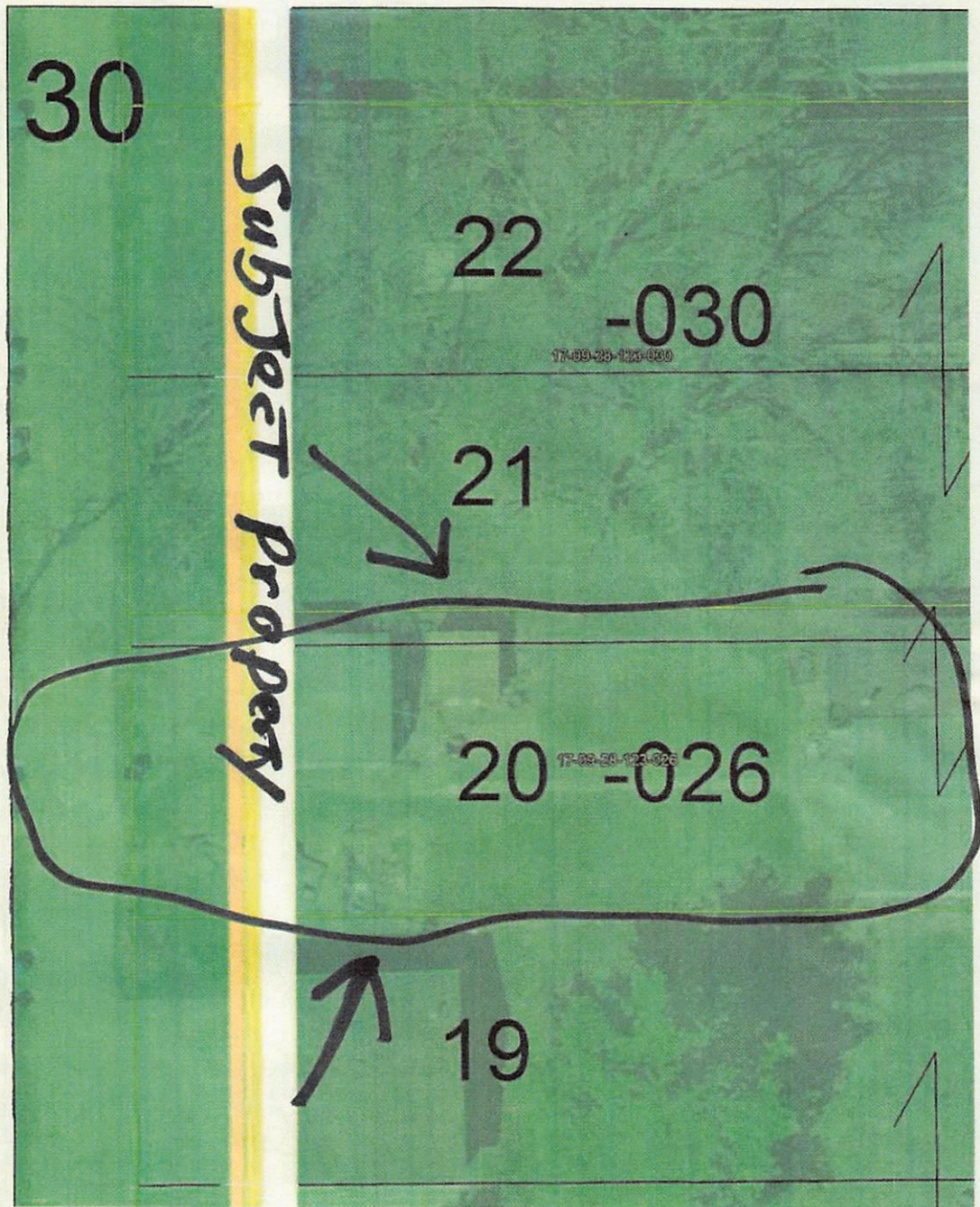
09-28-123-026

[illegible]

subject property card

File No.
Case No.

K3-Mapper Web Map



8/20/24, 4:23 PM

Parcel Details for 170928123026

Property Information		
Parcel Number 17-09-28-123-026	Site Address 271 S LA SALLE AV BRADLEY, IL 60915	Owner Name & Address VINARDI, RICHARD P 271 S LA SALLE AVENUE BRADLEY, IL, 60915-2437
Tax Year 2023 (Payable 2024) ▼		
Sale Status None		
Property Class 0040 - IMPROVED LO	Tax Code 17010 - BOURBONNAIS 10	Tax Status Taxable
Net Taxable Value 23,484	Tax Rate 9.075300	Total Tax \$2,131.24
Township BOURBONNAIS	Aeres 0.0000	Mailing Address
Legal Description VILLAGE OF BRADLEY) & PT LOT 21 BLK 130 28-31-12E	

Assessments							
Level	ite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
DOR Equalized	150	19,434	0	0	0	23,484	No
Department of Revenue	150	19,434	0	0	0	23,484	No
Board of Review Equalize	150	19,434	0	0	0	23,484	No
Board of Review	150	19,434	0	0	0	23,484	No
S of A Equalized	150	19,434	0	0	0	23,484	No
Supervisor of Assessment	104	18,732	0	0	0	22,636	No
Township Assessor	104	18,732	0	0	0	22,636	No
Prior Year Equalized	104	18,365	0	0	0	22,269	No

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Parcel Details for 170928123026

Billing			
	Installment 06/27/2024)	2nd Installment (Due 09/05/2024)	Totals
Tax Billed	\$1,065.62	\$1,065.62	\$2,131.24
Penalty Billed	\$15.98	\$0.00	\$15.98
Cost Billed	\$0.00	\$0.00	\$0.00
Drainage Billed	\$0.00	\$0.00	\$0.00
Total Billed	\$1,081.60	\$1,065.62	\$2,147.22
Amount Paid	\$1,081.60	\$1,065.62	\$2,147.22
Total Unpaid	\$0.00	\$0.00	\$0.00
Paid By	VINARDI, RICHARD P	VINARDI, RICHARD P	
Date Paid	7/24/2024	7/24/2024	

No Exemptions

No Farmland Information

No Genealogy Informatic

Related Names

Parcel Owner VIN
271
BR/
Deed 200x
Document #

CHARD P
LE AVENUE
60915-2437

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Parcel Details for 170828123026

Billing			
	Installment 06/27/2024)	2nd Installment (Due 09/05/2024)	Totals
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Total Unpaid	\$0.00	\$0.00	\$0.00
Paid By	INARDI, RICHARD P	VINARDI, RICHARD P	
Date Paid	7/24/2024	7/24/2024	

No Exemptions

No Farmland Information

No Genealogy Informatic

Related Names

Parcel Owner VIN
271
BR/
2004

Deed
Document #

CHARD P
LE AVENUE
, 60915-2437

subject property card

File No.
Case No.

8/20/24, 4:23 PM

Parcel Details for 170928123026

Redemption Information

Year	Certificat
2022	20200-095
2021	20200-095
2020	20200-095

Type	Date Sold	Sale Status	Status Date	Penalty Date
Subsequent Sale	9/20/2023	Redeemed	7/19/2024	
Subsequent Sale	9/13/2022	Redeemed	7/19/2024	
Tax Sale	11/10/2021	Redeemed	7/19/2024	

Sales History

Year	Document #	Sa
2005	200605171	

Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
3/2/2006			\$72,000.00	\$0.00	\$72,000.00

<https://kankakoeil.devnetwedge.com>

170928123026/2023

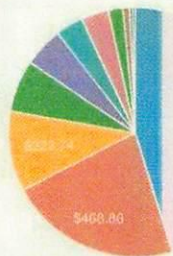
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Parcel Details for 170928123026

Taxing Bodies

District	Tax Rate	Extension
BRADLEY SD #61	4.109100	\$964.98
BRADLEY-BOURB.	1.996500	\$468.86
KANKAKEE COUN'	0.952700	\$223.74
VILLAGE OF BRAD	0.607700	\$142.71
KANKAKEE CC #52	0.459500	\$107.91
BRADLEY LIBRARY	0.321600	\$75.52
BOURBONNAIS TW	0.318700	\$74.84
BOURBONNAIS TO	0.166800	\$39.17
BOURBONNAIS TO	0.076900	\$18.06
BRADLEY VILLAGI	0.034100	\$8.01
KANKAKEE AIRPO	0.031700	\$7.44
TOTAL	9.075300	\$2,131.24



- BRADLEY SD #61
- BRADLEY-BOURB....
- KANKAKEE COUNTY
- VILLAGE OF BRAD...
- KANKAKEE CC #520
- BRADLEY LIBRARY
- BOURBONNAIS T...
- BOURBONNAIS TO...
- BOURBONNAIS TO...
- BRADLEY VILLAG...
- KANKAKEE AIRPORT

Disclaimer

New this year, you may
we receive your payment

Please note that we continue
taxes, and you paid at a bank
before the due dates posted
**RESEARCHING DELIVERY
ACCURACY OF INFO.**

1st Installment Due June

2nd Installment Due Sept

NO PERSONAL OR BUSINESS

your tax bill for no additional fee. **THE TAX BILL MUST HAVE A BARCODE! If
a barcode a \$5 fee will apply.**

process payments taken at our local banks. If this system shows you have not paid your
cause your payment has not been processed yet. All payments taken at our local banks
considered ON-TIME. We appreciate your patience and understanding. **IF YOU ARE
PROPERTIES DURING THIS TIME, YOU ARE ADVISED THAT THE
ON THIS SYSTEM CANNOT BE GUARANTEED.**

1024

CHECKS WILL BE ACCEPTED AFTER SEPTEMBER 26, 2024.

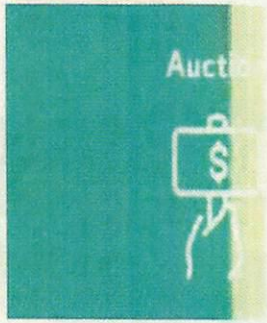
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170928123026/2023

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Don St. Germaine | connectMLS



Detached Single
 Status: **CLSD**
 Area: **4501**
 Address: **235 N Jackson Ave, Bradley, IL 60915**
 Directions: **Head east on E North St toward N Monroe Ave, Turn right onto N Jackson Ave**

MLS #: **12044003**
 List Date: **05/01/2024**
 List Dt Rec: **05/01/2024**
 List Price: **\$38,500**
 Orig List Price: **\$38,500**
 Sold Price: **\$46,000 (F)**

Closed: **06/11/2024**
 Off Market: **05/09/2024**
 Year Built: **1950**
 Dimensions: **8133**
 Ownership: **Fee Simple**
 Corp Limits: **Bradley**
 Coordinates:
 Rooms: **5**
 Bedrooms: **3**
 Basement: **Partial**

Contract: **05/09/2024**
 Financing: **Cash**
 Blt Before 78: **Yes**
 Subdivision:
 Township: **Bourbonnais**
 Master Bath: **None**
 Bsmnt. Bath: **No**

Lst. Mkt. Time: **9**
 Concessions:
 Contingency:
 Curr. Leased:
 Model:
 County: **Kankakee**
 # Fireplaces:
 Parking: **None**
 # Spaces: **0**
 Parking Incl.
 In Price:

Buyer Ag. Comp.: **\$1250 (\$ Dollar Amount) ?**

Clsd Buyer Ag. Comp.: **3% (% of Gross Sale Price)**

Remarks: **Great opportunity on this bathroom. Built in 1950 many repairs**

School Data

Elementary: **(111)**
 Junior High: **(111)**
 High School: **(111)**

Square Footage Comments:

Room Name	Size	Level
Living Room	13X12	Main Level
Dining Room		Not Applicable
Kitchen	10X10	Main Level
Family Room		Not Applicable
Laundry Room		Not Applicable

Interior Property Features:

Exterior Property Features:

Age: **71-80 Years**
 Type: **1 Story**
 Style: **Ranch**
 Exterior: **Vinyl Siding**
 Air Cond: **Central Air**
 Heating: **Gas, Forced Air**
 Kitchen:
 Appliances:
 Dining:
 Attic:
 Basement Details: **Unfinished**
 Bath Amn:
 Fireplace Details:
 Fireplace Location:
 Electricity:
 Equipment:
 Other Structures:
 Door Features:
 Window Features:

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 reliable but not guarant
 NOTICE: Many f

MLS #: **12044003**

le home with basement. It offers approximately 1,152 square feet of living space with 3 bedrooms and 1 ded to move in but has potential. REO Auction property.

Assessments

Amount:
 Frequency: **Not Applicable**
 Assessments: **Unknown**
 Service Area: **No**
 er Association:
 er Assoc. Freq.: **Not Required**

Tax

Amount: **\$3,530**
 PIN: **17092820202200**
 Mult PINs:
 Tax Year: **2022**
 Tax Exmps:

Miscellaneous

Waterfront: **No**
 Appx SF: **1152**
 SF Source: **Appraiser**
 Bldg. Assess. SF:
 Acreage: **0.187**

Flooring	Win Trmt.	Room Name	Size	Level	Flooring	Win Trmt.
		Master Bedroom	12X11	Main Level		
		2nd Bedroom	11X11	Main Level		
		3rd Bedroom	10X11	Main Level		
		4th Bedroom		Not Applicable		

Laundry Features:

Additional Rooms: **No additional rooms**
 Garage Ownership:
 Garage On Site:
 Garage Type:
 Garage Details:
 Parking Ownership:
 Parking On Site:
 Parking Details:
 Driveway:
 Foundation: **Slab**
 Exst Bas/Fnd:
 Disability Access: **No**
 Disability Details:
 Exposure:
 Lot Size: **Less Than .25 Acre**
 Lot Size Source:
 Lot Desc:

Roof: Wood Shakes/Shingles

Sewer: **Public**
 Water: **Public**
 Const Opt:
 General Info: **None**
 Amenities:
 Asmt Incl: **None**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Sale Terms: **Conventional, Cash Only**
 Possession: **Closing**
 Occ Date:
 Rural:
 Addl. Sales Info.: **REO/Lender Owned**
 Broker Owned/Interest: **No**
 Relist:
 Zero Lot Line:

If all information, regardless of source, including but not limited to square footages and lot sizes, is deemed
 uld be personally verified through personal inspection by and/or with the appropriate professionals.
 recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Don St. Germaine | American Universal Realty | 08/20/2024 04:38 PM

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8/20/24, 4:38 PM

Don St. Germaine | connectMLS



Detached Single
 Status: **CLSD**
 Area: 4501
 Address: 359 N Grand Ave, Bradley, IL 60915
 Directions: North on Kennedy Dr, then East on Grove St, then North on Grand Ave to property.

MLS #: 11475677
 List Date: 07/27/2022
 List Dr Rec: 07/28/2022
 List Price: \$60,000
 Orig List Price: \$60,000
 Sold Price: \$59,000

Contract: 08/02/2022
 Financing: Cash
 Blt Before 78: Yes

Subdivision: **Bourbonnais**
 County: **Kankakee**
 # Fireplaces: **1**
 # Bathrooms: **1 / 0**
 (full/half):
 Master Bath: **None**
 Bsmnt. Bath: **No**

Rooms: 4
 Bedrooms: 2
 Basement: Full

Buyer Ag. Comp.: 2.5% - \$250 (% of Net Sale Price) ?
 Mobility Score: ?

Remarks: Ranch home with huge lot. ARV with full renovation: \$180,000. Eviction in process and will be assigned to commission from this sale will be 10%.

School Data
 Elementary: Bradley (61)
 Junior High: Bradley Central (61)
 High School: Bradley Bourbonnais (30)

Square Footage Comments:
 **Level Square Footage Details: Above
 Total Finished/Unfinished Sq Ft: 936

Room Name	Size	Level
Living Room	17X12	Main Level
Dining Room		Not Applicable
Kitchen	11X11	Main Level
Family Room		Not Applicable
Laundry Room		

Interior Property Features: 1st Floor
Exterior Property Features:
 Age: 91-100 Years
 Type: 1 Story
 Style: Ranch
 Exterior: Aluminum Siding, Frame
 Air Cond: None
 Heating: Gas
 Kitchen:
 Appliances:
 Dining:
 Attic: Unfinished
 Basement Details: Unfinished, Cella
 Bath Amn:
 Fireplace Details:
 Fireplace Location:
 Electricity:
 Equipment:
 Other Structures:
 Door Features:
 Window Features:
 Gas Supplier: Nicor Gas
 Electric Supplier: Commonwealth Electric

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 reliable but not guaran
 NOTICE: Many
 MLS #: 11475677

red garage and unfinished basement. In need of total renovation; no known updates within past 10+ years. ARV estimate: \$1,200/mo. NO PROPERTY ACCESS; DO NOT DISTURB OCCUPANT. Adversely occupied, per if still in process upon closing. Cash only, strictly as-is, no inspection contingency. A portion of the fund a project with Habitat for Humanity Chicago South Suburbs.

Assessments	Tax	Miscellaneous
Amount: \$2,092.24 Frequency: Not Applicable	Amount: \$2,092.24 PIN: 17092911001200	Waterfront: No Appx SF: 936**
Special Assessments: No Special Service Area: No Master Association: No Master Ass. Freq.: Not Required	Mult Pths: Tax Year: 2021 Tax Exmp: Homeowner, Senior	SF Source: Estimated Bldg. Assess. SF: 0 Acreage: 0.166

total Sq Ft: 0, Unfinished Basement Sq Ft: 936, Total Basement Sq Ft: 936, Aprox. Total Finished Sq Ft: 0,

Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
		Master Bedroom	12X12	Main Level		
		2nd Bedroom	11X11	Main Level		
		3rd Bedroom		Not Applicable		
		4th Bedroom		Not Applicable		

1st Floor Full Bath

Laundry Features:	Roof: Asphalt/Glass (Shingles)
Additional Rooms: No additional rooms	Sewer: Sewer-Public
Garage Ownership: Owned	Water: Public
Garage On Site: Yes	Const Opts:
Garage Type: Detached	General Info: School Bus Service, Commuter Bus, Commuter Train, Interstate Access
Garage Details: None/NA	Amenities: Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Parking Ownership:	Asmt Ind: None
Parking On Site:	HERS Index Score:
Parking Details:	Green Disc:
Driveway: Off Alley	Green Rating Source:
Foundation: Concrete	Green Feats:
Ext Bas/Fnd:	Sale Terms: Cash Only
Disability Access: No	Possession: Tenant's Rights
Disability Details:	Occ Date:
Exposure:	Rural: No
Lot Size: Less Than .25 Acre	Add. Sales Info.: None
Lot Size Source: County Records	Broker Owned/Interest: No
Lot Desc: Sidewalks, Streetlights	Relist:
	Zero Lot Line: No

If all information, regardless of source, including but not limited to square footages and lot sizes, is deemed unreliable, it should be personally verified through personal inspection by and/or with the appropriate professionals. recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Don St. Germaine | American Universal Realty | 08/20/2024 04:38 PM

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Don St. Germaine | connectMLS



Closed: 10/10/2022	Contract: 08/02/2022	Concessions:
Off Market: 08/02/2022	Financing: Cash	Contingency:
Year Built: 1929	Btt Before 78: Yes	Curr. Leased: No
Dimensions: 7250		Zoning Type: Single Family
Ownership: Fee Simple	Subdivision:	Model:
Corp Limits: Bradley	Township: Bourbonnais	County: Kankakee
Coordinates:		# Fireplaces:
Rooms: 4	Bathrooms: 1 / 0 (full/half):	Parking: Garage
Bedrooms: 2	Master Bath: None	# Spaces: Gar:4
Basement: Full	Bsmt. Bath: No	Parking Incl. Yes:

Page 16 of 20



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For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 3270328



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State of Illinois
Department of Financial and Professional Regulation
Division of Real Estate

LICENSE NO.
471.008333

EXPIRES:
04/30/2025

LICENSED REAL ESTATE MANAGING BROKER

DON E ST GERMAINE JR
4714A N 12000W RD
BONFIELD, IL 60913-7093

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and rules and regulations and is hereby authorized to engage in the activity as indicated below.

Sponsor: DON E ST GERMAINE JR (471.008333)
Sign and date below to terminate

Sponsor Signature _____ Termination date _____

  MARIO TRETO, JR.
SECRETARY  LAURIE MURPHY
DIRECTOR

The official status of this license can be verified at IDFPR.Illinois.gov 17871897

Cut on Dotted Line ✂

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 3270328

LICENSE NO.
471.008333



Department of Financial and Professional Regulation
Division of Real Estate

LICENSED REAL ESTATE
MANAGING BROKER

DON E ST GERMAINE JR

EXPIRES:
04/30/2025

Sponsor: DON E ST GERMAINE JR (471.008333)

 MARIO TRETO, JR.
SECRETARY  LAURIE MURPHY
DIRECTOR

The official status of this license can be verified at IDFPR.Illinois.gov

Cut on Dotted Line ✂

ILLINOIS PROPERTY ASSESSMENT INSTITUTE
has conferred the designation of
Certified Illinois Assessing Officer

upon

Don E. St. Germaine

*who has met the educational, examination, and ethical requirements set forth for this
designation by the Board of Directors of the Illinois Property Assessment Institute.*

December 31, 1986



Vicki Sheets
Vicki Sheets, CIAO
Chairwoman, Board of Directors
Illinois Property Assessment Institute

Josh W. Barnett
Josh W. Barnett
Executive Director
Illinois Property Assessment Institute

Certified Illinois Assessing official

File No.
Case No.

2011 Illinois County Assessment Officials Association Areas

County Assessment Officials Association Areas

1 2 3 4 5

Bruce Harris & Associates, Inc.

630 761-0951
www.bruceharris.com

MapAscend

Counties and Officials (by region):

- Region 1 (Yellow):** DONNA BERGLAGE (JO DAVIESS), RON KANE (STEPHENSON), THOMAS WASH (WINNEBAGO), FATELDER (BOONE), BOB ROSS (ARCHER), MARTIN PAULSON (LAKE), ANNETTE GRUHN (CARROLL), JAMES HARRISON (OGLE), MARGARET WHITWELL (DEKALB), MARK ARMSTRONG (KANE), JOSEPH BERRIOS (COOK), ROBIN BRANDS (WHITESIDE), WENDY RYERSON (LEE), MARGARET WHITWELL (DEKALB), ANDY NICOLETTI (KEOSAUQUO), CRAIG DOVEL (DUPAGE), THOMAS SWEENEY (BUREAU), LINDA KENDALL (LASALLE), RHONDA NOVAK (WILL), TAMMY MEHALIC (PUTNAM), DAVID HENDERSON (GRUNDY), MAC SHOOPTMAN (KANKAKEE), DERRA DUNCAN (STARK), TRICIA HEATH (MARSHALL), DUANE KIESEWITZER (LIVINGSTON), ROBERT YERGLER (BROOKINGS), CHRIS GRAY (KNOX), MARY BELL (WOODFORD), CANDICE SHORT (FORD), ROBERT KAHMAN (MCLEAN), SANDRA MOODY (SCHLOSSER), STAN JENKINS (CHAMPAIGN), MATTHEW LONG (VERMILION), SUZETTE RICE (SCHUYLER), JASON LEMAR (MILWAUKEE), ROSANNE BROSAUER (LOGAN), DAYS MILLER (MACON), PAULA BATES (PEERIE), KATHY BOYD (BROWN), TERRI COOPER (CASS), JOSEPH LINDLEY (SANGAMON), RON FINLEY (CHRISTIAN), DIANA WAGNER (SHELBY), LOIS DRYDEN (CUMBERLAND), STEVEN TURPIN (CLARK), CINDY SHAW (PIKE), LORRIE KOCH (SCOTT), ALLEN VOGT (MORGAN), JILL WALDHUISER (GREEN), JOHN BRESNAN (MACDONOUGH), RAY DURSTAN (MONTGOMERY), CINDI LOTZ (FAYETTE), PAM BRAUN (EFFINGHAM), PAUL WOODS (JASPER), HOPE WEBER (CRAWFORD), LORRIE KOCH (SCOTT), ALLEN VOGT (MORGAN), JILL WALDHUISER (GREEN), JOHN BRESNAN (MACDONOUGH), RAY DURSTAN (MONTGOMERY), CINDI LOTZ (FAYETTE), PAM BRAUN (EFFINGHAM), PAUL WOODS (JASPER), HOPE WEBER (CRAWFORD), LORRIE KOCH (SCOTT), ALLEN VOGT (MORGAN), JILL WALDHUISER (GREEN), JOHN BRESNAN (MACDONOUGH), RAY DURSTAN (MONTGOMERY), CINDI LOTZ (FAYETTE), PAM BRAUN (EFFINGHAM), PAUL WOODS (JASPER), HOPE WEBER (CRAWFORD).
- Region 2 (Green):** LARRY WILSON (ROCK ISLAND), DON ST GERMAINE JR (MERCER), LINDI KERNAN (HENRY), TAMMY CAMP (MCLENNAN), SUZETTE RICE (SCHUYLER), GEORGINE ZIMMERMAN (ADAMS), KATHY BOYD (BROWN), CINDY SHAW (PIKE), LORRIE KOCH (SCOTT), ALLEN VOGT (MORGAN), JILL WALDHUISER (GREEN), JOHN BRESNAN (MACDONOUGH), RAY DURSTAN (MONTGOMERY), CINDI LOTZ (FAYETTE), PAM BRAUN (EFFINGHAM), PAUL WOODS (JASPER), HOPE WEBER (CRAWFORD).
- Region 3 (Pink):** JAMES HARRISON (OGLE), MARGARET WHITWELL (DEKALB), MARK ARMSTRONG (KANE), JOSEPH BERRIOS (COOK), WENDY RYERSON (LEE), MARGARET WHITWELL (DEKALB), ANDY NICOLETTI (KEOSAUQUO), CRAIG DOVEL (DUPAGE), THOMAS SWEENEY (BUREAU), LINDA KENDALL (LASALLE), RHONDA NOVAK (WILL), TAMMY MEHALIC (PUTNAM), DAVID HENDERSON (GRUNDY), MAC SHOOPTMAN (KANKAKEE), DERRA DUNCAN (STARK), TRICIA HEATH (MARSHALL), DUANE KIESEWITZER (LIVINGSTON), ROBERT YERGLER (BROOKINGS), MARY BELL (WOODFORD), CANDICE SHORT (FORD), ROBERT KAHMAN (MCLEAN), SANDRA MOODY (SCHLOSSER), STAN JENKINS (CHAMPAIGN), MATTHEW LONG (VERMILION), JASON LEMAR (MILWAUKEE), ROSANNE BROSAUER (LOGAN), DAYS MILLER (MACON), PAULA BATES (PEERIE), TERRI COOPER (CASS), JOSEPH LINDLEY (SANGAMON), RON FINLEY (CHRISTIAN), DIANA WAGNER (SHELBY), LOIS DRYDEN (CUMBERLAND), STEVEN TURPIN (CLARK), CINDI LOTZ (FAYETTE), PAM BRAUN (EFFINGHAM), PAUL WOODS (JASPER), HOPE WEBER (CRAWFORD).
- Region 4 (Blue):** JAMES HARRISON (OGLE), MARGARET WHITWELL (DEKALB), MARK ARMSTRONG (KANE), JOSEPH BERRIOS (COOK), WENDY RYERSON (LEE), MARGARET WHITWELL (DEKALB), ANDY NICOLETTI (KEOSAUQUO), CRAIG DOVEL (DUPAGE), THOMAS SWEENEY (BUREAU), LINDA KENDALL (LASALLE), RHONDA NOVAK (WILL), TAMMY MEHALIC (PUTNAM), DAVID HENDERSON (GRUNDY), MAC SHOOPTMAN (KANKAKEE), DERRA DUNCAN (STARK), TRICIA HEATH (MARSHALL), DUANE KIESEWITZER (LIVINGSTON), ROBERT YERGLER (BROOKINGS), MARY BELL (WOODFORD), CANDICE SHORT (FORD), ROBERT KAHMAN (MCLEAN), SANDRA MOODY (SCHLOSSER), STAN JENKINS (CHAMPAIGN), MATTHEW LONG (VERMILION), JASON LEMAR (MILWAUKEE), ROSANNE BROSAUER (LOGAN), DAYS MILLER (MACON), PAULA BATES (PEERIE), TERRI COOPER (CASS), JOSEPH LINDLEY (SANGAMON), RON FINLEY (CHRISTIAN), DIANA WAGNER (SHELBY), LOIS DRYDEN (CUMBERLAND), STEVEN TURPIN (CLARK), CINDI LOTZ (FAYETTE), PAM BRAUN (EFFINGHAM), PAUL WOODS (JASPER), HOPE WEBER (CRAWFORD).
- Region 5 (Light Green):** LARRY WILSON (ROCK ISLAND), DON ST GERMAINE JR (MERCER), LINDI KERNAN (HENRY), TAMMY CAMP (MCLENNAN), SUZETTE RICE (SCHUYLER), GEORGINE ZIMMERMAN (ADAMS), KATHY BOYD (BROWN), CINDY SHAW (PIKE), LORRIE KOCH (SCOTT), ALLEN VOGT (MORGAN), JILL WALDHUISER (GREEN), JOHN BRESNAN (MACDONOUGH), RAY DURSTAN (MONTGOMERY), CINDI LOTZ (FAYETTE), PAM BRAUN (EFFINGHAM), PAUL WOODS (JASPER), HOPE WEBER (CRAWFORD).

Loan No. _____ Case No. _____ File No. _____

UPDATE OF VALUE LIMITED APPRAISAL

This update of value is a Limited Appraisal as it incorporates the original appraisal reference and is to be considered an extension thereof. The additional data considered in this update is by virtue of an exterior inspection of the subject property, analysis of current market conditions, and analysis of current data relevant to the valuation approaches developed in the original appraisal.

SUBJECT PROPERTY INFORMATION

Purchaser/Borrower: Village of Bradley Owner: _____
 Property Address: 307 S Douglas, 411 N Washington, and 496 N Prairie
 City: Bradley County: _____ Kankakee State: Illinois Zip: 60915
 Client: Village of Bradley
 Date of Original Appraisal: _____

NOTE: The purpose of this limited appraisal is to update the estimate of value reported in the original appraisal of the above referenced property. The intended use is to certify whether or not the property has declined in value since the time of the original appraisal. The original appraisal is an integral part of this report and this update report can only be relied upon by a reader familiar with the original report and any prior updates.

MY RESEARCH AND ANALYSIS INDICATED

- ☒ There have been no adverse changes in the subject property of a physical nature.
☐ The following physical changes have occurred that would adversely affect the value of the subject property: _____

☒ There have been no measurable changes in the market conditions that would adversely affect the subject property.
☐ The following changes in the market conditions have occurred that would adversely affect the value of the subject property: _____

UPDATE OF VALUE

- ☒ Based upon the foregoing, it is my opinion that the property value has not declined, and that the current value is no less than \$ 2.32 square foot _____ as estimated in the original appraisal.
☐ Because of the above mentioned adverse changes in physical and/or market aspects, it is my opinion that the property value has declined and the current estimated value of the subject property is less than the value estimated in the original appraisal: _____

APPRAISAL REPORTING FORMAT

- ☒ This is a Limited Appraisal report in a Summary format. I have included the current valuation analysis as a part of this update and have incorporated the original appraisal by reference.
☐ This is a Limited Appraisal reported in a Restricted format. I have not included the current valuation analysis as part of this report, but the analysis has been retained in my work-files. Reliance on this appraisal is limited to the client named above, and for the specific use stated. All the others are considered unintended users. This report cannot be fully understood without reviewing the additional information contained in the work-file of the appraiser.

CERTIFICATIONS OF THE APPRAISER

- I certify that, to the best of my knowledge and belief:
- I have made an exterior inspection of the property that is the subject of this report.
 - My analysis, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
 - Certifications 2, 3, 4, 5, 6, and 9 contained in the original appraisal apply to this recertification.

Appraiser Signature: Don St. Germaine Jr Date: 4/2/2025
 Appraiser Name: Don E. St. Germaine Jr
 State License/Certification: 556-000414
 State: Illinois Expiration: September of 2025

Attachments: original appraisal and market data sales since original report

APPRAISAL REPORT

CLIENT

PREPARED FOR:

Village of Bradley

LENDER

LENDER/CLIENT:

Village of Bradley

ADDRESS

SUBJECT PROPERTY

307 S Douglas, 411 N Washington, and 496 N Prairie

CITY

Bradley, Illinois 60915

COUNTY OF

Kankakee

DATE

APPRAISAL AS OF:

January 22, 2021 ————— Updated 4/2/2025

APPRAISER

PREPARED BY:

Don E. St. Germaine Jr

COMPANY

American Universal Appraisal Services



Cut on Dotted Line ✂

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 3270328



Cut on Dotted Line ✂

4/2/25, 8:25 AM

Don St. Germaine | connectMLS



Land
Status: **CLSD**
Area: **4501**
Address: **162 S Crosswell Ave, Bradley, IL 60915**
Directions: **Kennedy to Broadway, west on Broadway to Crosswell, south on Crosswell property in on the west side.**
MLS #: **12151728**
List Price: **\$50,000**
List Date: **08/30/2024**
Orig List Price: **\$50,000**
List Dt Rec: **08/30/2024**
Sold Price: **\$50,000**
Closed: **11/19/2024**
Contract Date: **09/20/2024**
Off Market: **09/20/2024**
Financing: **Cash**
Dimensions: **190X98**
Ownership: **Fee Simple**
Subdivision: **Bourbonnais**
Corp Limits: **Bradley**
County: **Kankakee**
Coordinates:
Rooms:
Bathrooms / (full/half):
Master Bath:
Bmt Bath:
Bedrooms:
Basement:
Mobility Score: **?**
Rental Price:
Rental Unit:
Lst. Mkt. Time: **22**
Concessions:
Contingency:
Fireplaces:
Parking:
Garage Type:
Spaces: **0**

Remarks: **Zoned for residential multi-family development, 1-3 units is acceptable.**

School Data

Elementary: **(53)**
Junior High: **(53)**
High School: **(307)**

Assessments

Special Assessments: **No**
Special Service Area: **No**

Tax

Amount: **\$887**
PIN: **17093020300200**
Mult PINs:
Tax Year: **2023**
Tax Exmps:

Miscellaneous

Waterfront: **No**
Acreage: **0.48**
Appx Land SF:
Front Footage: **98**
Lots Avail:
Farm: **No**
Bldgs on Land?: **No**

Laundry Features:

Lot Size: **.25-.49 Acre**

Lot Size Source:

Pasture Acreage:

Tillable Acreage:

Wooded Acreage:

Lot Desc:

Land Desc:

Land Amenities:

Farms Type:

Bldg Improvements:

Current Use: **Residential-Multi-Family, Residential-Single Family**

Potential Use:

Location:

Known Liens:

Ownership Type:

Frontage/Access: **City Street**

Driveway:

Road Surface: **Asphalt**

Rail Availability:

Tenant Pays:

Min Req/SF (1):

Min Req/SF (2):

Other Min Req SF:

Lease Type:

Loans:

Equity:

Relist:

Seller Needs:

Seller Will:

Type of House:

Style of House:

Basement Details:

Construction:

Exterior:

Air Cond:

Heating:

Utilities to Site: **Electric Nearby, Gas Nearby, Sanitary Sewer Nearby**

General Info: **None**

Backup Package: **No**

Backup Info:

Possession: **Closing**

Sale Terms:

Add. Sales Info.: **None**

Broker Owned/Interest: **No**

Copyright 2025 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12151728

Prepared By: Don St. Germaine | American Universal Realty | 04/02/2025 08:22 AM

2.68 Square Foot
11/19/2024 closed

4/2/25, 8:25 AM

Don St. Germaine | connectMLS



Land

Status: **CLSD**
Area: **4501**
Address: **147 N Randolph Ave Lot 27, Bradley, IL 60915**
Directions: **Route 50 - East on Broadway - Left on Randolph Ave**

MLS #: **10896471**
List Date: **10/08/2020**
List Dt Rec: **10/08/2020**

List Price: **\$15,000**
Orig List Price: **\$15,000**
Sold Price: **\$13,000**

Closed: **06/30/2021**
Off Market: **06/04/2021**
Dimensions: **40X145**
Ownership: **Fee Simple**
Corp Limits: **Bradley**
Coordinates:
Rooms:

Contract Date: **06/04/2021**
Financing: **Cash**

Subdivision:
Township: **Bourbonnais**

Bathrooms /
(full/half):
Master Bath:
Bmt Bath:

Rental Price:
Rental Unit:
Lst. Mkt. Time: **240**
Concessions:
Contingency:
County: **Kankakee**
Fireplaces:
Parking:
Garage Type:
Spaces: **0**

Bedrooms:
Basement:
Buyer Ag. Comp.: **2.5%-\$100 (Gross Sale Price)**
Mobility Score: **43 - Fair Mobility!** ?

Remarks: **Great 40x145 lot to build your dream house on today! Call for more details!**

School Data

Elementary: **(61)**
Junior High: **(61)**
High School: **(307)**

Assessments

Special Assessments: **No**
Special Service Area: **No**

Tax

Amount: **\$354.94**
PIN: **17092811201900**
Mult PINs:
Tax Year: **2019**
Tax Exmps:

Miscellaneous

Waterfront: **No**
Acreage: **0**
Appx Land SF:
Front Footage: **40**
Lots Avail:
Farm: **No**
Bldgs on Land?: **No**

Zoning Type: **Single Family**
Actual Zoning:

Laundry Features:
Lot Size: **.25-.49 Acre**
Lot Size Source:
Pasture Acreage:
Tillable Acreage:
Wooded Acreage:
Lot Desc:
Land Desc:
Land Amenities:
Farms Type:
Bldg Improvements:
Current Use: **Platted**
Potential Use:
Location:
Known Liens:

Ownership Type:
Frontage/Access: **City Street**
Driveway:
Road Surface: **Asphalt**
Rail Availability:
Tenant Pays:
Min Req/SF (1):
Min Req/SF (2):
Other Min Req SF:
Lease Type:
Loans:
Equity:
Relist:
Seller Needs:
Seller Will:

Type of House:
Style of House:
Basement Details: **None**
Construction:
Exterior:
Air Cond:
Heating:
Utilities to Site: **Electric Nearby, Gas Nearby, Water-Community**
General Info: **None**
Backup Package: **No**
Backup Info:
Possession: **Closing**
Sale Terms:
Addl. Sales Info.: **None**
Broker Owned/Interest: **Yes**

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MLS #: 10896471

Prepared By: Don St. Germaine | American Universal Realty | 04/02/2025 08:22 AM

\$ 2.24 Square Foot

4/2/25, 8:25 AM

Don St. Germaine | connectMLS



Land
Status: **CLSD**
Area: **4501**
Address: **133 N Randolph Ave Lot 26, Bradley, IL 60915**
Directions: **Route 50 - East on Broadway - Left on Randolph Ave**

Closed: **06/30/2021**
Off Market: **06/04/2021**
Dimensions: **40X145**
Ownership: **Fee Simple**
Corp Limits: **Bradley**
Coordinates:
Rooms:

Bedrooms:
Basement:

Buyer Ag. Comp.: **2.5%-100 (Gross Sale Price)**
Mobility Score: **43 - Fair Mobility!** ?

MLS #: **10896460**
List Date: **10/08/2020**
List Dt Rec: **10/08/2020**

Contract Date: **06/04/2021**
Financing: **Cash**

Subdivision:
Township: **Bourbonnais**
Bathrooms /
(full/half):
Master Bath:
Bmt Bath: **No**

List Price: **\$15,000**
Orig List Price: **\$15,000**
Sold Price: **\$13,000**

Rental Price:
Rental Unit:
Lst. Mkt. Time: **240**
Concessions:
Contingency:
County: **Kankakee**
Fireplaces:
Parking:
Garage Type:
Spaces: **0**

Remarks: **Great 40x145 lot to build your dream house on today! Call for more details!**

School Data

Elementary: **(61)**
Junior High: **(61)**
High School: **(307)**

Assessments

Special Assessments: **No**
Special Service Area: **No**

Tax

Amount: **\$354.94**
PIN: **17092811202000**
Mult PINs:
Tax Year: **2019**
Tax Exmps:

Miscellaneous

Waterfront: **No**
Acreage: **0.13**
Appx Land SF:
Front Footage: **40**
Lots Avail:
Farm: **No**
Bldgs on Land?: **No**

Zoning Type: **Single Family**
Actual Zoning:

Laundry Features:
Lot Size: **.25-.49 Acre**
Lot Size Source:
Pasture Acreage:
Tillable Acreage:
Wooded Acreage:
Lot Desc:
Land Desc:
Land Amenities:
Farms Type:
Bldg Improvements:
Current Use: **Platted**
Potential Use:
Location:
Known Liens:

Ownership Type:
Frontage/Access: **City Street**
Driveway:
Road Surface: **Asphalt**
Rail Availability:
Tenant Pays:
Min Req/SF (1):
Min Req/SF (2):
Other Min Req SF:
Lease Type:
Loans:
Equity:
Relist:
Seller Needs:
Seller Will:

Type of House:
Style of House:
Basement Details: **None**
Construction:
Exterior:
Air Cond:
Heating:
Utilities to Site: **Electric Nearby, Gas Nearby, Water-Community**
General Info: **None**
Backup Package: **No**
Backup Info:
Possession: **Closing**
Sale Terms:
Addl. Sales Info.: **None**
Broker Owned/Interest: **No**

Copyright 2025 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.
NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 10896460

Prepared By: Don St. Germaine | American Universal Realty | 04/02/2025 08:22 AM

\$ 2.24 Square Foot

AGREEMENT FOR APPRAISAL SERVICES

1. PARTIES Village of Bradley Client
 hereby agrees to employ American Universal Appraisal Company Appraiser

2. PROPERTY located in Kankakee County, State of Illinois legally described as:
Three residential lots

ADDRESS 307 S Douglas, 411 N Washington, and 496 N Prairie, Bradley, Illinois 60915 hereinafter called Property.

3. APPRAISAL REPORT. Appraiser agrees to prepare, in writing, an Appraisal Report, in conformity with any professional organizations to which Appraiser may belong, with an opinion of value. The purpose of this appraisal is:
☐ Purchase ☐ Sale ☐ Estate Tax ☐ Lessee ☐ Insurance ☐ Ad valorem Tax ☐ Mortgage Financing ☐ Condemnation
☐ General Information ☒ Other To arrive at a fair market value with a possible sale of the lots

4. INTEREST to be appraised shall be ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other _____

5. COMPLETION of the appraised shall be by Don St.Germaine subject to unforeseen circumstances or conditions beyond the control of the Appraiser. The number of copies to be prepared is unknown

6. PAYMENTS FOR SERVICES:
☒ **AGREED FEE.** Client agrees to pay Appraiser a cash fee of \$ \$825.00
☐ **HOURLY-PER DIEM.** Client agrees to pay Appraiser a cash fee of \$ _____ per ☐ hour ☐ day for time expended on Client's behalf, to an estimated maximum of \$ _____
☐ **EXPENSES.** Appraiser shall be additionally paid usual and necessary expenses for the following _____

☐ **LITIGATION.** In the event Appraiser is called upon, voluntarily or otherwise, to testify in court of deposition regarding the Appraisal Report herein, Client agrees to pay an additional sum of \$ _____ for each _____ plus Appraiser's usual and customary expenses.

☐ **CANCELLATION.** If this agreement is canceled at any time prior to the delivery of the Appraisal Report, Client agrees to pay a fee of _____

☐ **RETAINER** fee in the amount of \$ _____ is payable _____ to apply toward the total fee herein.

All sums due hereunder shall be paid on delivery of the Appraisal Report to Client, and are payable in the County of Appraiser's principal resident. The Appraiser's fee is in no way based on the opinion of value of the appraised Property, and all sums hereunder are due and payable regardless of the amount of the opinion of value. In the event it is necessary to employ an attorney to collect any sums due herein, Client agrees to pay reasonable attorney's fees and court costs expended by Appraiser.

7. AUTHORITY. Appraiser and his subcontractors are hereby authorized to make on-site inspections of subject property at all reasonable times to obtain supporting property data, including but not limited to: Building plans, plats, deeds, legal descriptions, abstracts, income and expense data, leases, options. Further to interview Client's attorneys, accountants, managers, agents, present and prospective tenants. To be furnished copies of relevant information, to copy same and use as documentation for the Appraisal Report. To obtain such information that in the Appraiser's judgment may be relevant to the appraisal. CLIENT'S AUTHORITY to execute this agreement is hereby warranted, and that client is either owner of the subject property or has authority of the owner to enter into this agreement.

8. CONDITIONS. The Appraisal Report shall be subject to Appraiser's conditions and limitations standard form or as shown on attachment hereto. The Appraisal Report will be prepared for the sole exclusive use of the Client, and shall not be reproduced, printed or distributed in any manner without written consent of Appraiser, as it consists of "trade secrets and commercial and financial information" which is privileged and confidential and exempted from disclosure under 5USC(b)(4).

9. WARRANTIES AND INDEMNITY. Appraiser does not make any warranties or guarantees of any kind regarding the condition of the property, sufficiency of title, areas and boundaries, mechanical and structural conditions of the improvements and with the agreement that the Appraisal Report represents Appraiser's opinion of value only, without any warranty that the property will sell for the appraised value. Client agrees to indemnify Appraiser, his employees and independent contractors from all claims, suits and charges of any nature that may arise out of this agreement.

10. ADDITIONAL AGREEMENTS:

Executed in duplicate originals on this day, January 22, 2021

Village of Bradley
 Client
147 S Michigan Avenue, Bradley, Illinois 60915
 Address

 Telephone

Don E. St. Germaine Jr
 Appraiser
4714A North 12 000 West Rd., Bonfield, IL 60913
 Address
815-354-2822
 Telephone

American Universal Appraisal Services
4714A North 12 000 West Rd.
Bonfield, IL 60913

1/22/2021

Village of Bradley
147 S Michigan Avenue
Bradley, Illinois 60915

RE: Village of Bradley
307 S Douglas, 411 N Washington, and 496 N Prairie
Bradley, Illinois 60915

File No.
Case No.

Dear Village of Bradley

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

307 S Douglas, 411 N Washington, and 496 N Prairie, Bradley, Illinois 60915

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of January 22, 2021-----Updated 4/2/2025 is:

\$ see final reconciliation

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature: 

Don E. St. Germaine Jr

LAND APPRAISAL REPORT

File No.

Case No.

IDENTIFICATION	Borrower <u>Village of Bradley</u> Census Tract _____ Map Reference <u>Kankakee County</u>																																																																							
	Property Address <u>307 S Douglas, 411 N Washington, and 496 N Prairie</u>																																																																							
	City <u>Bradley</u> County <u>Kankakee</u> State <u>Illinois</u> Zip Code <u>60915</u>																																																																							
	Legal Description <u>see attached legals</u>																																																																							
NEIGHBORHOOD	Sale Price \$ <u>TBD</u> Date of Sale <u>TBD</u> Loan Term <u>NA</u> yrs. Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD Actual Real Estate Taxes \$ <u>various</u> (yr) <u>various</u> Loan Charges to be paid by seller \$ <u>NA</u> Other Sales Concessions <u>NA</u> Lender/Client <u>Village of Bradley</u> Address <u>147 S Michigan Avenue, Bradley, Illinois 60915</u> Occupant <u>vacant lots</u> Appraiser <u>Don E. St. Germaine Jr</u> Instructions to Appraiser <u>estimate fair market value</u>																																																																							
	Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural Built Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% Growth Rate <input type="checkbox"/> Fully Dev. <input checked="" type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos. Present Land Use <u>%1 Family</u> <u>%2-4 Family</u> <u>% Apts</u> <u>% Condo</u> <u>% Commercial</u> <u>% Industrial</u> <u>% Vacant</u> <u>%</u> Change In Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*) (*) From _____ To _____ Predominate Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u><5%</u> % Vacant Single Family Price Range \$ _____ to \$ _____ Predominant Value \$ _____ Single Family Age _____ yrs to _____ yrs. Predominant Age _____ yrs																																																																							
	Employment Stability <input checked="" type="checkbox"/> Good <input type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor Convenience to Employment <input checked="" type="checkbox"/> Convenience to Shopping <input checked="" type="checkbox"/> Convenience to Schools <input checked="" type="checkbox"/> Adequacy of Public Transportation <input checked="" type="checkbox"/> Recreational Facilities <input checked="" type="checkbox"/> Adequacy of Utilities <input checked="" type="checkbox"/> Property of Compatibility <input checked="" type="checkbox"/> Protection from Detrimental Conditions <input checked="" type="checkbox"/> Police and Fire Protection <input checked="" type="checkbox"/> General Appearance of Properties <input checked="" type="checkbox"/> Appeal to Market <input checked="" type="checkbox"/>																																																																							
	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): _____																																																																							

SITE	Dimensions <u>60 by 150, 68 by 50, and 50.8 by 145 by 70 by 145</u> = _____ <input type="checkbox"/> Corner Lot Zoning Classification <u>Residential</u> Present Improvements <input type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations Highest and best use <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other (specify) _____ Elec. <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other (Describe) _____ Gas <input checked="" type="checkbox"/> <u>Nicor</u> Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Water <input checked="" type="checkbox"/> <u>Village of Bradley</u> Surface <u>Asphalt</u> San. Sewer <input checked="" type="checkbox"/> <u>Village of Bradley</u> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights Topo <u>mostly level</u> Size <u>60 by 150, 68 by 50, and 50.8 by 145 by 70 by 145</u> Shape <u>all rectangular</u> View <u>Residential/commercial</u> Drainage <u>Appears adequate</u> Is the property located in a HUD identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes																																																																							
	Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): <u>None noted on the day of inspection</u>																																																																							

MARKET DATA ANALYSIS	The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.																																																																							
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>SUBJECT PROPERTY</th> <th>COMPARABLE NO.1</th> <th>COMPARABLE NO.2</th> <th>COMPARABLE NO.3</th> </tr> </thead> <tbody> <tr> <td>Address</td> <td><u>307 S Douglas, 411 N Washington, and 496 N Prairie Bradley, Illinois 60915</u></td> <td><u>133 N Randolph Bradley, Illinois 60915</u></td> <td><u>147 N Randolph Bradley, Illinois 60915</u></td> <td><u>159 N Randolph Bradley, Illinois 60915</u></td> </tr> <tr> <td>Proximity to Subject</td> <td></td> <td><u>Same village</u></td> <td><u>Same village</u></td> <td><u>Same village</u></td> </tr> <tr> <td>Sales Price</td> <td><u>\$ TBD</u></td> <td><u>\$ \$2.58 SF</u></td> <td><u>\$ \$2.58</u></td> <td><u>\$ \$3.10</u></td> </tr> <tr> <td>Price /</td> <td><u>\$ 0</u></td> <td><u>\$ \$15,000</u></td> <td><u>\$ 15,000.00</u></td> <td><u>\$ 0</u></td> </tr> <tr> <td>Data Source</td> <td></td> <td><u>KIFAR MLS 10896460</u></td> <td><u>KIFAR MLS 10896471</u></td> <td><u>KIFAR 10896494</u></td> </tr> <tr> <td>Date of Sale and</td> <td><u>DESCRIPTION</u></td> <td><u>DESCRIPTION</u></td> <td><u>DESCRIPTION</u></td> <td><u>DESCRIPTION</u></td> </tr> <tr> <td>Time Adjustment</td> <td><u>TBD</u></td> <td><u>currently active(-10%)</u></td> <td><u>currently active(-10%)</u></td> <td><u>currently active(-10%)</u></td> </tr> <tr> <td>Location</td> <td><u>Bradley</u></td> <td><u>Bradley</u></td> <td><u>Bradley</u></td> <td><u>Bradley</u></td> </tr> <tr> <td>Site/View</td> <td><u>residential</u></td> <td><u>residential</u></td> <td><u>residential</u></td> <td><u>residential</u></td> </tr> <tr> <td>Sales or Financing</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Concessions</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Net Adj.(Total)</td> <td></td> <td><u>Plus X Minus \$ 0</u></td> <td><u>Plus X Minus \$ 0</u></td> <td><u>Plus X Minus \$ 0</u></td> </tr> <tr> <td>Indicated Value of Subject</td> <td></td> <td><u>Net=-10% Gross=10% \$ 2.32</u></td> <td><u>Net=-10% Gross=10% \$ 2.32</u></td> <td><u>Net=0% Gross=0% \$ 3.10</u></td> </tr> </tbody> </table>			SUBJECT PROPERTY	COMPARABLE NO.1	COMPARABLE NO.2	COMPARABLE NO.3	Address	<u>307 S Douglas, 411 N Washington, and 496 N Prairie Bradley, Illinois 60915</u>	<u>133 N Randolph Bradley, Illinois 60915</u>	<u>147 N Randolph Bradley, Illinois 60915</u>	<u>159 N Randolph Bradley, Illinois 60915</u>	Proximity to Subject		<u>Same village</u>	<u>Same village</u>	<u>Same village</u>	Sales Price	<u>\$ TBD</u>	<u>\$ \$2.58 SF</u>	<u>\$ \$2.58</u>	<u>\$ \$3.10</u>	Price /	<u>\$ 0</u>	<u>\$ \$15,000</u>	<u>\$ 15,000.00</u>	<u>\$ 0</u>	Data Source		<u>KIFAR MLS 10896460</u>	<u>KIFAR MLS 10896471</u>	<u>KIFAR 10896494</u>	Date of Sale and	<u>DESCRIPTION</u>	<u>DESCRIPTION</u>	<u>DESCRIPTION</u>	<u>DESCRIPTION</u>	Time Adjustment	<u>TBD</u>	<u>currently active(-10%)</u>	<u>currently active(-10%)</u>	<u>currently active(-10%)</u>	Location	<u>Bradley</u>	<u>Bradley</u>	<u>Bradley</u>	<u>Bradley</u>	Site/View	<u>residential</u>	<u>residential</u>	<u>residential</u>	<u>residential</u>	Sales or Financing					Concessions					Net Adj.(Total)		<u>Plus X Minus \$ 0</u>	<u>Plus X Minus \$ 0</u>	<u>Plus X Minus \$ 0</u>	Indicated Value of Subject		<u>Net=-10% Gross=10% \$ 2.32</u>	<u>Net=-10% Gross=10% \$ 2.32</u>	<u>Net=0% Gross=0% \$ 3.10</u>
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Comments on Market Data <u>The appraiser was contacted by the village of Bradley to appraise 3 residential lots for possible sale. The 3 lots are various sizes of 60 by 150, 68 by 50, and lastly 50.8 by 145 by 70 by 145. The two larger lots are what could be considered full residential lots, where the smaller one could be considered 1/2 lot. The appraiser looked for as close to matched pairs as could be found in the village of</u> Comments and Conditions of Appraisal: <u>Bradley. The 3 above were the best data available at the present time. The unit of comparison is sale price per foot. Two of the comparables are active listings and a 10% discount was applied to the asking price. One of the comparables is a sale that recently closed on 11/6/2020.</u>																																																																								
Final Reconciliation: <u>After reviewing the sales it was determined that the values for the 3 lots would be as follows: The lot at 307 South Douglas (17-09-28-300-002) has 9,000 square feet and \$2.32 applied would yield \$20,880. The lot at 496 N Prairie (17-09-29-104-001) has roughly 8,700 square feet and \$2.32 applied would yield \$20,184. The lot at 411 N Washington (17-09-29-201-024 has 3,400 SF and would be \$7,888</u>																																																																								
I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <u>January 22, 2021</u> Updated <u>4/2/2025</u> to be \$ <u>see final reconciliation</u>																																																																								
Review Appraiser (if applicable) <input type="checkbox"/> Did <input type="checkbox"/> Did Not Physically																																																																								
Appraiser(s) <u>Don E. St. Germaine Jr</u> Date Report Signed <u>1/22/2021</u> State Certification # <u>555.000414</u> State <u>IL</u> Or State License # _____ State _____ Expiration Date of License or Certification <u>09-30-2021</u>																																																																								

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

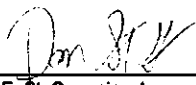
1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

21. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Don E. St. Germaine Jr
 Company Name American Universal Appraisal Services
 Company Address 4714A North 12 000 West Rd.
Bonfield, IL 60913
 Telephone Number 815-354-2822
 Email Address cowgirl1@eqix.net
 Date of Signature and Report 1/22/2021
 Effective Date of Appraisal January 22, 2021 Updated 4/2/2025
 State Certification # 555.000414
 or State License # _____
 or Other (describe) _____ State # _____
 State IL
 Expiration Date of Certification or License 09-30-2021

ADDRESS OF PROPERTY APPRAISED

307 S Douglas, 411 N Washington, and 496 N Prairie
Bradley, Illinois 60915

APPRAISED VALUE OF SUBJECT PROPERTY \$ see final reconciliation
CLIENT

Name _____
 Company Name Village of Bradley
 Company Address 147 S Michigan Avenue
Bradley, Illinois 60915
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____



Status: **ACTV**
 Area: **4501**
 Address: **133 N Randolph Ave Lot 26, Bradley, IL 60915**
 Directions: **Route 50 - East on Broadway - Left on Randolph Ave**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **40X145**
 Ownership: **Fee Simple**
 Corp Limits: **Bradley**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:
 Mobility Score: **43 - Fair Mobility!**

List Date: **10/08/2020**
 List Dt Rec: **10/08/2020**
 Contract Date:
 Financing:
 Subdivision:
 Township: **Bourbonnais**
 Bathrooms /
 (full/half):
 Master Bath:
 Bmt Bath: **No**

Orig List Price: **\$15,000**
 Sold Price:
 Rental Price:
 Rental Unit:
 Mkt. Time (Lst./Tot.): **107/107**
 Concessions:
 Contingency:
 County: **Kankakee**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **Great 40x145 lot to build your dream house on today! Call for more details!**

School Data	Assessments	Tax	Miscellaneous
Elementary: (61)	Special Assessments: No	Amount: \$354.94	Waterfront: No
Junior High: (61)	Special Service Area: No	PIN: 17092811202000	Acreage: 0.13
High School: (307)		Multi PINs:	Appx Land SF:
		Tax Year: 2019	Front Footage: 40
		Tax Exempts:	# Lots Avail:
	Zoning Type: Single Family		Farm: No
	Actual Zoning:		Bldgs on Land?: No
Land Features:	Ownership Type:	Type of House:	
Lot Size: .25-.49 Acre	Frontage/Access: City Street	Style of House:	
Lot Size Source:	Driveway:	Basement Details: None	
Pasture Acreage:	Road Surface: Asphalt	Construction:	
Buildable Acreage:	Rail Availability:	Exterior:	
Flooded Acreage:	Tenant Pays:	Air Cond:	
Lot Desc:	Min Req/SF (1):	Heating:	
Land Desc:	Min Req/SF (2):	Utilities to Site: Electric Nearby, Gas Nearby, Water	
Land Amenities:	Other Min Req SF:	Community	
Lease Type:	Lease Type:	General Info: None	
Land Improvements:	Loans:	Backup Package: No	
Current Use: Platted	Equity:	Backup Info:	
Potential Use:	Relist:	Possession: Closing	
Location:	Seller Needs:	Sale Terms:	
Known Liens:	Seller Will:		

Other Private Remarks: **New construction to the north of this lot - great potential!**

Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: No	Lock Box:
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Special Comp Info: None
Coop Comp: 2.5%-100 (on Gross SP)	Addl. Sales Info: None	Broker Notices:
Showing Inst: Drive by site - Text Lisa Scanlon	Cont. to Show?:	Expiration Date:
815-693-2107 with any questions		
Owner: ORR	Ph #:	Broker Owned/Interest: No
Broker: McColly Rosenboom (94208) / (815) 939-1255		
List Broker: Lisa Scanlon (940017) / (815) 693-2107 / lisa.scanlon@mccolly.com		
CoList Broker:		More Agent Contact Info:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

LS #: 10896460

Prepared By: Don St. Germaine | American Universal Realty | 01/22/2021 02

2.58



Status: **ACTV**
 Area: **4501**
 Address: **147 N Randolph Ave Lot 27, Bradley, IL 60915**
 Directions: **Route 50 - East on Broadway - Left on Randolph Ave**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **40X145**
 Ownership: **Fee Simple**
 Corp Limits: **Bradley**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:
 Mobility Score: **43 - Fair Mobility!**

List Date: **10/08/2020**
 List Dt Rec: **10/08/2020**
 Contract Date:
 Financing:
 Subdivision:
 Township: **Bourbonnais**
 Bathrooms /
 (full/half):
 Master Bath:
 Bmt Bath: **No**

Orig List Price: **\$15,000**
 Sold Price:

Rental Price:
 Rental Unit:
 Mkt. Time (Lst./Tot.): **107/107**
 Concessions:
 Contingency:
 County: **Kankakee**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **Great 40x145 lot to build your dream house on today! Call for more details!**

School Data	Assessments	Tax	Miscellaneous
Elementary: (61) Junior High: (61) High School: (307)	Special Assessments: No Special Service Area: No	Amount: \$354.94 PIN: 17092811201900 Mult PINs: Tax Year: 2019 Tax Exmps:	Waterfront: No Acreage: 0.13 Appx Land SF: Front Footage: 40 # Lots Avail: Farm: No Bldgs on Land?: No
	Zoning Type: Single Family Actual Zoning:		
Laundry Features: Lot Size: .25-.49 Acre Lot Size Source: Pasture Acreage: Tillable Acreage: Flooded Acreage: Lot Desc: Land Desc: Land Amenities: Arms Type: Idg Improvements: Current Use: Platted Potential Use: Location: Known Liens: Other Private Remarks:	Ownership Type: Frontage/Access: City Street Driveway: Road Surface: Asphalt Rail Availability: Tenant Pays: Min Req/SF (1): Min Req/SF (2): Other Min Req SF: Lease Type: Loans: Equity: Relist: Seller Needs: Seller Will:	Type of House: Style of House: Basement Details: None Construction: Exterior: Air Cond: Heating: Utilities to Site: Electric Nearby, Gas Nearby, Water-Community General Info: None Backup Package: No Backup Info: Possession: Closing Sale Terms:	

Internet Listing: Yes VOW AVM: No Listing Type: Exclusive Right to Sell Coop Comp: 2.5%-100 (on Gross SP) Showing Inst: Drive by site - Text Lisa Scanlon 815-693-2107 for any questions Owner: OOR Broker: McColly Rosenboom (94208) / (815) 939-1255 List Broker: Lisa Scanlon (940017) / (815) 693-2107 / lisa.scanlon@mccolly.com CoList Broker:	Remarks on Internet?: Yes VOW Comments/Reviews: No Holds Earnest Money: Yes Addl. Sales Info.: None Cont. to Show?: Ph #:	Addr on Internet?: Yes Lock Box: Special Comp Info: None Broker Notices: Expiration Date: Broker Owned/Interest: Yes
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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.
 LS #: 10896471
 Prepared By: Don St. Germaine | American Universal Realty | 01/22/2021 02:1

2.58

Land

Status: **CLSD** List Date: **10/08/2020** Orig List Price: **\$20,000**
 Area: **4501** List Dt Rec: **10/08/2020** Sold Price: **\$18,000**
 Address: **159 N Randolph Ave, Bradley, IL 60915**
 Directions: **Route 50 - East on Broadway - Left on Randolph Ave**
 Sold by: **Mia McCammon (940169) / Speckman Realty Real Living (94078)** Rental Price:
 Closed: **11/06/2020** Contract Date: **10/22/2020** Rental Unit:
 Off Market: **10/22/2020** Financing: **Cash** Mkt. Time (Lst./Tot.): **15/15**
 Dimensions: **40X145** Subdivision: Contingency: County: **Kankakee**
 Ownership: **Fee Simple** Township: **Bourbonnais** # Fireplaces: **0**
 Corp Limits: **Bradley** Bedrooms / (full/half):
 Coordinates: Rooms: Master Bath: Bmt Bath: **No** Garage Type: **0**
 Bedrooms: Basements: Bmt Bath: **No** # Spaces: **0**
 Mobility Score: **43 - Fair Mobility!**

Remarks: **Great 40x145 lot to build your dream house on today! Even comes with an already built garage in the back! Call for more details!**

Property Data	Assessments	Tax	Miscellaneous
Elementary: (61) Junior High: (61) High School: (307)	Special Assessments: No Special Service Area: No	Amount: \$580.32 PIN: 17092811201800 Mult PINs: Tax Year: 2019 Tax Exempts:	Waterfront: No Acreage: 0.13 Appx Land SF: Front Footage: 40 # Lots Avail: Farm: No Bldgs on Land?: Yes
Zoning Type: Single Family Actual Zoning:			
Land Features: Lot Size: Less Than .25 Acre Lot Size Source: Pasture Acreage: Irrigable Acreage: Flooded Acreage: Lot Desc: Land Desc: and Amenities: Farm Type: Adj Improvements: Current Use: Platted Potential Use: Location: Known Liens:	Ownership Type: Frontage/Access: City Street Driveway: Road Surface: Asphalt Rail Availability: Tenant Pays: Min Req/SF (1): Min Req/SF (2): Other Min Req SF: Lease Type: Loans: Equity: Relist: Seller Needs: Seller Will:	Type of House: Style of House: Basement Details: None Construction: Exterior: Air Cond: Heating: Utilities to Site: Electric Nearby, Gas Nearby, Water Nearby General Info: None Backup Package: No Backup Info: Possession: Closing Sale Terms:	

Broker Private Remarks: **New Construction to the north of lot - great potential!**

Internet Listing: Yes VOW AVM: No Listing Type: Exclusive Right to Sell Coop Comp: 2.5%-\$100 (on Gross SP) Showing Inst: Drive by - Text Lisa Scanlon 815-693-2107 with any questions! Owner: OOB Broker: McColly Rosenboom (94208) / (815) 939-1255 List Broker: Lisa Scanlon (940017) / (815) 693-2107 / lisa.scanlon@mccolly.com CoList Broker:	Remarks on Internet?: Yes VOW Comments/Reviews: No Holds Earnest Money: Yes Addl. Sales Info.: None Cont. to Show?: Ph #: Broker Owned/Interest: No	Addr on Internet?: Yes Lock Box: None Special Comp Info: None Broker Notices: Expiration Date:
---	--	---

More Agent Contact Info:

Copyright 2021 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.
 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

LS #: 10896494

Prepared By: Don St. Germaine | American Universal Realty | 01/22/2021 02

3.10

ow about now

rom: Romo, Robert
ent: Thursday, January 21, 2021 4:48 PM
o: 'cowgirl1@egix.com' <cowgirl1@egix.com>
ubject: FW: Applications for Property Tax Exemption

lease see attached

rom: Becky Bright <BBright@spesia-taylor.com>
ent: Tuesday, December 29, 2020 11:43 AM
o: Romo, Robert <rromo@bradlevil.org>
c: Watson, Michael J. <mmwatson@bradlevil.org>; Tambling, Julie C. <jctambling@bradlevil.org>; Michael Santschi <MSantschi@spesia-taylor.com>; Jeff Taylor <JTaylor@spesia-taylor.com>
ubject: Applications for Property Tax Exemption

ood morning Rob:

ttached for your information and files are copies of the Applications for
roperty Tax Exemption that we filed with the Kankakee County Assessor
or the following properties:

- 307 S. Douglas;
- 411 N. Washington; and
- 496 N. Prairie.

ould you need anything further, please feel free to contact me. Thank you.

like Santschi



Michael A. Santschi
Attorney
815.726.4311
1415 Black Rd.
Joliet, IL 60435
msantschi@spesia-taylor.com
www.spesia-taylor.com

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SPESIA & TAYLOR

ATTORNEYS AT LAW

Experience • Integrity • Results

James C. Byrne
John M. Spesia
Christian G. Spesia
Jeffrey S. Taylor *
Michael R. Stoff
Bradley S. McCann
Jacob E. Gancarczyk
Michael A. Santschi
Jonathan W. Powell

1415 Black Road
Joliet, Illinois 60435

Ph 815.726.4311
Ft 815.726.6828
www.spesiaandaylor.com

OF Counsel:
E. Kent Ayers
Thomas M. Ewert
Kent Slater

Douglas P. Spesia
(1940-2010)

December 23, 2020

* Also licensed to practice
in Missouri

VIA PERSONAL DELIVERY

Kankakee County Supervisor of Assessments

ATTENTION: CHRIS

189 East Court Street, First Floor

Kankakee, Illinois 60901

**Re: Application for Property Tax Exemption
307 S. Douglas Drive, Bradley (PIN No. 17-09-28-300-002)**

Dear Chris,

Enclosed please find the Village of Bradley's **Application for Property Tax Exemption** for the above-referenced property.

Should you have questions or need any additional information, please do not hesitate to contact me at (815) 726-4311. Thank you.

Sincerely,

SPESIA & TAYLOR

BY: *Michael A. Santschi*
Michael A. Santschi

MAS/rfb
Enclosure

cc w/enc.: Mike Watson, Mayor
Julie Tambling, Village Clerk
Rob Romo, Finance Director/Treasurer

Established 1899





Illinois Department of Revenue

PTAX-300**Application for Non-homestead Property Tax Exemption —
County Board of Review Statement of Facts**Complaint no. _____ Volume no. _____ IDOR docket number: _____
County use only IDOR use only**Step 1: Identify the property**

- 1 Kankakee County
County in which property is located
- 2 Village of Bradley
Property owner
- 3 307 S. Douglas Drive
Street address of property
Bradley IL 60915
City ZIP
- 4 Village of Bradley
Name of organization applying for the exemption (i.e., "applicant")

- 5 Is the applicant on Line 4 the lessee of the property? ☐ Yes ☒ No

If "Yes", write the dates the lease is in effect.

From _____ to _____

Attach a copy of the contract or lease.

- 6 17-09-28-300-002
Property Index number (PIN)

Attach a copy of the property's legal description if the county has not assigned a number or if the property is a division.

- 7 Dimensions or acreage of this property 60'x150'
See copy of Deed attached hereto.

- 8 10/28/2020
Date of ownership

Attach a copy of proof of ownership (deed, contract for deed, title insurance policy, condemnation order and proof of payment, etc.)

Step 2: Identify any previous exemptions or applications (Providing this information will expedite processing.)

- 9 Does the applicant have an Illinois sales tax exemption number? ☒ Yes ☐ No
If "Yes", write the exemption number. E-9995-9828-07

- 10 Has a previous application been filed for this property or by this applicant? ☐ Yes ☒ No
If "Yes", write the Illinois Department of Revenue docket number, if known. _____

Step 3: Identify the property's use

- 11 Identify the Illinois Compiled Statutes citation for this application. 35 ILCS 200/ 15-60 Or ILCS _____

- 12 Is any income derived from this property? ☐ Yes ☒ No
If "Yes", explain in detail. _____

If applicable, attach a copy of any contracts or leases.

- 13 Does a unit of local government own this property? ☒ Yes ☐ No
If "Yes", is the property located within its corporate boundaries? ☒ Yes ☐ No

- 14 If granting this application will reduce the property's assessed valuation by \$100,000 or more, has the municipality, school district, community college district, and fire protection district in which the property is located been notified that this application has been filed? N/A
Attach a copy of the notices and postal return receipts.

- 15 Describe the specific activities that take place on this property. Write the exact date each activity began and how frequently it takes place.
This property is a vacant lot.

- 16 Did the activities described on Line 15 begin on the same date as the effective date of the lease on Line 5 or the date of ownership on Line 8, whichever is applicable? ☒ Yes ☐ No

If "No", explain in detail how the property was used between the lease or ownership date and the date these activities began. _____

- 17 Identify each building's use, square feet of ground area (SFGA), number of stories, and whether or not there is a basement. N/A

Use	SFGA	No. of stories	Basement? (Y/N)
Building 1 _____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Building 2 _____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Building 3 _____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No

PTAX-300 form (R-12/09)

Step 4: Attach documentationThe following documents **must** be attached:

- Proof of ownership (copy of the deed, contract for deed, title insurance policy, condemnation order and proof of payment, etc.)
- Picture of the property
- Notarized affidavit of use
- Copies of any contracts or leases on the property

The documents listed on Lines 18 through 23 **may** be attached to expedite processing. Mark an "X" next to any documents that are attached.

- | | | | |
|----|--|----|--|
| 18 | Audited financial statements for the most recent year | 21 | Plot plan of each building's location on the property with each building and land area labeled with property index numbers and specific uses |
| 19 | Copy of the applicant's bylaws and complete certified recorded copy of Articles of Incorporation, including purpose clause and all amendments | 22 | Copy of any Illinois Department of Revenue Exemption Certificate |
| 20 | Copy of the notices to the municipality, school district, community college district, and fire protection district in which the property is located and postal return receipts if granting this application will reduce the property's assessed valuation by \$100,000 or more | 23 | Other (list) _____ |

Step 5: Identify the person to contact regarding this application

- | | | | |
|----|--|----|---|
| 24 | <u>Michael A. Santschi</u>
Name of applicant's representative
<u>Spesia & Taylor</u>
Mailing address
<u>1415 Black Road</u>
<u>Joliet</u> <u>IL</u> <u>60435</u>
City State ZIP
<u>(815) 726 - 4311</u>
Phone number | 25 | <u>Village of Bradley</u>
Owner's name (if the applicant is not the owner)
<u>147 S. Michigan Avenue</u>
Mailing address
<u>Bradley</u> <u>IL</u> <u>60915</u>
City State ZIP
<u>(815) 932 - 2125</u>
Phone number |
|----|--|----|---|

Step 6: Signature and notarizationState of Illinois) SS.
County of Will)I, Michael A. Santschi, Village Attorney, being duly sworn upon oath, say that I have read the foregoing application and that all of the information is true and correct to the best of my knowledge and belief.Affiant's signature Michael A. SantschiSubscribed and sworn to before me this 22nd day of December, 2020.

Notary Public



County official use only. Do not write in this space

Step 7: County board of review statement of facts

- 1 Current assessment \$ _____ For assessment year 2 _____
- 2 Is this exemption application for a leasehold interest assessed to the applicant? ☐ Yes ☐ No
If "Yes", write the Illinois Department of Revenue docket number for the exempt fee interest to the owner, if known: _____
- 3 State all of the facts considered by the county board of review in recommending approval or denial of this exemption application.

4 County board of review recommendation

- ____ Full year exemption
- ____ Partial year exemption from _____ / _____ / _____ to _____ / _____ / _____
- ____ Partial exemption for the following described portion of the property: _____
- ____ Deny exemption

5 Date of board's action _____ / _____ / _____

Step 8: County board of review certification

I certify this to be a correct statement of all facts arising in connection with proceedings on this exemption application.

Signature of clerk of county board of review _____

Mail to: OFFICE OF LOCAL GOVERNMENT SERVICES MC 3-520
ILLINOIS DEPARTMENT OF REVENUE
101 WEST JEFFERSON STREET
SPRINGFIELD IL 62702

PTAX-300 back (R-12/09)

DEED 09-20-007

THIS INDENTURE WITNESSETH, that the Grantor, KANKAKEE COUNTY, AS TRUSTEE (For Taxing Districts Pursuant To 35 ILCS 200/21-80) Under Trust No. 17-09-28-300-002, of the State of Illinois, for the consideration of the sum of TEN AND NO/100—Dollars, and pursuant to authority given by the County Board of Kankakee County, Illinois, under Resolution duly adopted on January 1, 1, does hereby CONVEY AND QUIT CLAIM TO:

VILLAGE OF BRADLEY
An Illinois Municipal Corporation
Whose address is:

147 South Michigan Ave
Bradley, IL 60915
all interest in the following described real estate, situated in the County of Kankakee and State of Illinois:

Lot 2, Scottsdale Subdivision, being a Subdivision of part of Lot 7 of the R.O. Danforth Estate Subdivision of Section 28, Township 31 North, Range 12 East of the Third Principal Meridian, situated in the County of Kankakee and State of Illinois.
Permanent Parcel No.: 17-09-28-300-002
Property Address: 307 S. Douglas Dr., Bradley, IL 60915,

Grantee assumes payment of taxes for the year 2021 and thereafter.

IN WITNESS WHEREOF, the said KANKAKEE COUNTY, TRUSTEE, has caused its name to be signed hereto and its corporate seal to be hereunto by the Chairman of the County Board of Kankakee County, Illinois, on the 28th day of October, 2020.

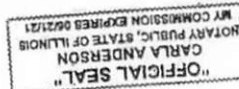

County Clerk of Kankakee County, Illinois
STATE OF ILLINOIS
COUNTY OF KANKAKEE

KANKAKEE COUNTY, AS TRUSTEE

BY 
Chairman, County Board of Kankakee County, Illinois

I, the undersigned, a notary public in and for said County in the State aforesaid, Do hereby Certify that the CHAIRMAN OF THE COUNTY BOARD OF KANKAKEE COUNTY, ILLINOIS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day, in person, and acknowledged that he signed, sealed and delivered the said instrument as such Chairman of the County Board of Kankakee County, Illinois, and caused the corporate seal of said County to be affixed thereto, pursuant to authority given by the County Board of Kankakee County, Illinois, for the purposes therein set forth.

Given under my hand and notarial seal this 28th day of October, 2020.



NOTARY PUBLIC

Acquired by Document No: 202012063
Return To GRANTEE:
Tax Bills to GRANTEE:
(Copy to Trustee)

Unimproved-\$750 Q820915
This instrument drafted by Stephen P. Schrimpf, Attorney at Law, P. O. Box 96, Edwardsville, IL 62025

END OF DOCUMENT

State of Illinois)
) SS
County of Will)

AFFIDAVIT OF USE

Michael A. Santschi, Village Attorney for the Village of Bradley, being first duly sworn on oath states that:

PIN Number 17-09-28-300-002

**Commonly known as
307 S. Douglas Drive, Bradley, Illinois 60915**

was acquired on October 28, 2020 by Deed (recorded October 29, 2020 as Kankakee County Document No. 202013473).

Affiant further states that from date of ownership (10/28/20) to the present, said property has been and continues to be a vacant lot.

Further this Affiant sayeth not.

Michael A. Santschi
Michael A. Santschi

Subscribed and sworn to before me this
2nd day of December, 2020.
Rebecca L. Bright
Notary Public



Michael A. Santschi
Spesia & Taylor
1415 Black Road
Joliet, IL 60435
815-726-4311

SPESIA & TAYLOR

ATTORNEYS AT LAW

Experience • Integrity • Results

James C. Byrne
John M. Spesia
Christian G. Spesia
Jeffrey S. Taylor
Michael R. Sniff
Bradley S. McCann
Jacob E. Glancarczyk
Michael A. Santschi
Jonathan W. Powell

1415 Black Road
Joliet, Illinois 60435

Ph: 815.726.4311
Fx: 815.726.6828
www.spesia-taylor.com

OF Counsel:
E. Kent Ayers
Thomas M. Ewert
Kent Slater

Douglas F. Spesia
(1940-2017)

December 23, 2020

* Also licensed to practice
in Missouri

VIA PERSONAL DELIVERY

Kankakee County Supervisor of Assessments
ATTENTION: CHRIS
189 East Court Street, First Floor
Kankakee, Illinois 60901

**Re: Application for Property Tax Exemption
496 N. Prairie Avenue, Bradley (PIN No. 17-09-29-104-001)**

Dear Chris,

Enclosed please find the Village of Bradley's **Application for Property Tax Exemption** for the above-referenced property.

Should you have questions or need any additional information, please do not hesitate to contact me at (815) 726-4311. Thank you.

Sincerely,

SPESIA & TAYLOR

BY:

Michael A. Santschi
Michael A. Santschi

MAS/rfb
Enclosure

cc w/enc.: Mike Watson, Mayor Pro Tem
Julie Tamblin, Village Clerk
Rob Romo, Finance Director/Treasurer

Established 1899





Illinois Department of Revenue

PTAX-300**Application for Non-homestead Property Tax Exemption —
County Board of Review Statement of Facts**Complaint no.: _____ Volume no.: _____ IDOR docket number: _____
County use only IDOR use only**Step 1: Identify the property**

- 1 Kankakee County
County in which property is located
- 2 Village of Bradley
Property owner
- 3 496 N. Prairie Avenue
Street address of property
- Bradley IL 60915
City ZIP
- 4 Village of Bradley
Name of organization applying for the exemption (i.e., "applicant")

- 5 Is the applicant on Line 4 the lessee of the property? ☐ Yes ☒ No

If "Yes", write the dates the lease is in effect.

From _____ to _____

Attach a copy of the contract or lease.

- 6 17-09-29-104-001
Property index number (PIN)
- Attach a copy of the property's legal description if the county has not assigned a number or if the property is a division.

- 7 Dimensions or acreage of this property 50.8'x145'x70'x145'

- 8 10/28/2020 See copy of Deed attached hereto
Date of ownership
- Attach a copy of proof of ownership (deed, contract for deed, title insurance policy, condemnation order and proof of payment, etc.)

Step 2: Identify any previous exemptions or applications (Providing this information will expedite processing.)

- 9 Does the applicant have an Illinois sales tax exemption number? ☒ Yes ☐ No
- If "Yes", write the exemption number. E-9 9 9 5 - 9 8 2 8 - 07

- 10 Has a previous application been filed for this property or by this applicant? ☐ Yes ☒ No
- If "Yes", write the Illinois Department of Revenue docket number, if known. _____

Step 3: Identify the property's use

- 11 Identify the Illinois Compiled Statutes citation for this application. 35 ILCS 200/ 15-60 Or ILCS _____

- 12 Is any income derived from this property? ☐ Yes ☒ No

If "Yes", explain in detail.

If applicable, attach a copy of any contracts or leases.

- 13 Does a unit of local government own this property? ☒ Yes ☐ No
- If "Yes", is the property located within its corporate boundaries? ☒ Yes ☐ No

- 14 If granting this application will reduce the property's assessed valuation by \$100,000 or more, has the municipality, school district, community college district, and fire protection district in which the property is located been notified that this application has been filed? N/A ☐ Yes ☐ No
- Attach a copy of the notices and postal return receipts.

- 15 Describe the specific activities that take place on this property. Write the exact date each activity began and how frequently it takes place.
There was a structure on this property when the Village acquired it; however, the structure has been torn down and the lot is now vacant.

- 16 Did the activities described on Line 15 begin on the same date as the effective date of the lease on Line 5 or the date of ownership on Line 8, whichever is applicable? ☒ Yes ☐ No
- If "No", explain in detail how the property was used between the lease or ownership date and the date these activities began.

- 17 Identify each building's use, square feet of ground area (SFGA), number of stories, and whether or not there is a basement. N/A

Use	SFGA	No. of stories	Basement? (Y/N)
Building 1			<input type="checkbox"/> Yes <input type="checkbox"/> No
Building 2			<input type="checkbox"/> Yes <input type="checkbox"/> No
Building 3			<input type="checkbox"/> Yes <input type="checkbox"/> No

PTAX-300 front (R-12/09)

Step 4: Attach documentationThe following documents **must** be attached:

- Proof of ownership (copy of the deed, contract for deed, title insurance policy, condemnation order and proof of payment, etc.)
- Picture of the property
- Notarized affidavit of use
- Copies of any contracts or leases on the property

The documents listed on Lines 18 through 23 **may** be attached to expedite processing. Mark an "X" next to any documents that are attached.

- | | |
|--|--|
| <p>18 Audited financial statements for the most recent year</p> <p>19 Copy of the applicant's bylaws and complete certified recorded copy of Articles of Incorporation, including purpose clause and all amendments</p> <p>20 Copy of the notices to the municipality, school district, community college district, and fire protection district in which the property is located and postal return receipts if granting this application will reduce the property's assessed valuation by \$100,000 or more</p> | <p>21 Plot plan of each building's location on the property with each building and land area labeled with property index numbers and specific uses</p> <p>22 Copy of any Illinois Department of Revenue Exemption Certificate</p> <p>23 Other (list) _____</p> |
|--|--|

Step 5: Identify the person to contact regarding this application

- | | |
|--|--|
| <p>24 <u>Michael A. Santschi</u>
Name of applicant's representative
<u>Special Agent</u>
<u>1415 Black Road</u>
Mailing address
<u>Joliet</u> <u>IL</u> <u>60435</u>
City State ZIP
<u>(815) 726 - 4311</u>
Phone number</p> | <p>25 <u>Village of Bradley</u>
Owner's name (if the applicant is not the owner)
<u>147 S. Michigan Avenue</u>
Mailing address
<u>Bradley</u> <u>IL</u> <u>60915</u>
City State ZIP
<u>(815) 932 - 2125</u>
Phone number</p> |
|--|--|

Step 6: Signature and notarization

State of Illinois) SS.
County of Will)

I, Michael A. Santschi, Village Attorney, being duly sworn upon oath, say that I have read the foregoing application and that all of the information is true and correct to the best of my knowledge and belief.

Michael A. Santschi
Affiant's signature Michael A. Santschi

Subscribed and sworn to before me this 22 day of December, 2020

Rebecca L. Bright
Notary Public



County official use only. Do not write in this space

Step 7: County board of review statement of facts

- 1 Current assessment \$ _____ For assessment year 2 _____
- 2 Is this exemption application for a leasehold interest assessed to the applicant? ☐ Yes ☐ No
- If "Yes", write the Illinois Department of Revenue docket number for the exempt fee interest to the owner, if known. _____
- 3 State all of the facts considered by the county board of review in recommending approval or denial of this exemption application.

4 County board of review recommendation

- _____ Full year exemption
- _____ Partial year exemption from _____ / _____ / _____ to _____ / _____ / _____
- _____ Partial exemption for the following described portion of the property: _____

_____ Deny exemption

5 Date of board's action _____ / _____ / _____

Step 8: County board of review certification

I certify this to be a correct statement of all facts arising in connection with proceedings on this exemption application.

Signature of clerk of county board of review _____

Mail to: OFFICE OF LOCAL GOVERNMENT SERVICES MC 3-520
ILLINOIS DEPARTMENT OF REVENUE
101 WEST JEFFERSON STREET
SPRINGFIELD IL 62702

PTAX-300 back (R-12/09)

DEED 09-20-009

THIS INDENTURE WITNESSETH, that the Grantor, KANKAKEE COUNTY, AS TRUSTEE (For Taxing Districts Pursuant To 35 ILCS 200/21-90) Under Trust No. 17-09-29-104-001, of the State of Illinois, for the consideration of the sum of —TEN AND NO/100—Dollars, and pursuant to authority given by the County Board of Kankakee County, Illinois, under Resolution duly adopted on January 1, 1, does hereby CONVEY AND QUIT CLAIM TO:

VILLAGE OF BRADLEY

An Illinois Municipal Corporation
Whose address is:

147 South Michigan Ave
Bradley, IL 60916

all interest in the following described real estate, situated in the County of Kankakee and State of Illinois:

**202013472****LORI GADBOIS**

RECORDER

KANKAKEE COUNTY, IL

RECORDED ON

10/29/2020 11:10:22 AM

RECORDING FEE 48.00
RHSP 9.00

PAGES: 1

"Exempt under provisions of Paragraph "F or G",
Section 31-45, of the Real Estate Transfer Tax
Law (35 ILCS 200/31-45)

KANKAKEE COUNTY TRUSTEE

Buyer, Seller or Representative

Date: January 1, 1

Lot 1 and 2 EXCEPTING the South 35 feet of Lot 2 Block 6 in the Village of Bradley, situated in the County of Kankakee and State of Illinois.

Permanent Parcel No.: 17-09-29-104-001

Property Address: 496 N. Prairie Ave., Bradley, IL 60916,

Grantee assumes payment of taxes for the year 2021 and thereafter.

IN WITNESS WHEREOF, the said KANKAKEE COUNTY, TRUSTEE, has caused its name to be signed here to and its corporate seal affixed hereto by the Chairman of the County Board of Kankakee County, Illinois, on the 28th day of October, 2020.



KANKAKEE COUNTY, AS TRUSTEE

BY [Signature]
Chairman, County Board of Kankakee County, Illinois

I, the undersigned, a duly public in and for said County in the State aforesaid, Do hereby Certify that the CHAIRMAN OF THE COUNTY BOARD OF KANKAKEE COUNTY, ILLINOIS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day, in person, and acknowledged that he signed, sealed and delivered the said instrument as such Chairman of the County Board of Kankakee County, Illinois, and caused the corporate seal of said County to be affixed thereto, pursuant to authority given by the County Board of Kankakee County, Illinois, for the purposes therein set forth.

Given under my hand and notarial seal this 28th day of October, 2020.

"OFFICIAL SEAL"
CARLA ANDERSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/21/21

NOTARY PUBLIC

Acquired by Document No: 202012084

Return To GRANTEE:

Tax Bills to GRANTEE:

(Copy to Trustee)

Improved-\$750

0820916

This instrument drafted by Stephen P. Schrimpf, Attorney at Law, P. O. Box 96, Edwardsville, IL 62025

END OF DOCUMENT

State of Illinois)
) SS
County of Will)

AFFIDAVIT OF USE

Michael A. Santschi, Village Attorney for the Village of Bradley, being first duly sworn on oath states that:

PIN Number 17-09-29-104-001

**Commonly known as
496 N. Prairie Avenue, Bradley, IL 60915**

was acquired on October 28, 2020 by Deed (recorded October 29, 2020 as Kankakee County Document No. 202013472).

Affiant further states that on the date of ownership (10/28/20), there was a structure on the property, but that the structure has since been torn down and the lot is now vacant. Since that time, the property has been and continues to be a vacant lot.

Further this Affiant sayeth not.

Michael A. Santschi
Michael A. Santschi

Subscribed and sworn to before me this
22nd day of December, 2020.

Rebecca L. Bright
Notary Public



Michael A. Santschi
Spesia & Taylor
1415 Black Road
Joliet, IL 60435
815-726-4311

SPESIA & TAYLOR

ATTORNEYS AT LAW

Experience • Integrity • Results

James C. Byrne
John M. Spesia
Christina G. Spesia
Jeffrey S. Taylor *
Michael R. Strif
Bradley S. McGinn
Jacob E. Gancarczyk
Michael A. Santschi
Jonathan W. Powell

* Also licensed to practice
in Missouri

1415 Black Road
Joliet, Illinois 60435

Ph 815.726.4311
Fw 815.726.6828
www.spesia-taylor.com

CH Counsel
E. Kent Ayers
Thomas M. Ewert
Kent Slater

Douglas F. Spesia
(1940-2010)

December 23, 2020

VIA PERSONAL DELIVERY

Kankakee County Supervisor of Assessments
ATTENTION: CHRIS
189 East Court Street, First Floor
Kankakee, Illinois 60901

Re: **Application for Property Tax Exemption**
411 N. Washington Avenue, Bradley (PIN No. 17-09-29-201-024)

Dear Chris,

Enclosed please find the Village of Bradley's **Application for Property Tax Exemption** for the above-referenced property.

Should you have questions or need any additional information, please do not hesitate to contact me at (815) 726-4311. Thank you.

Sincerely,

SPESIA & TAYLOR

BY:

Michael A. Santschi
Michael A. Santschi

MAS/rfb
Enclosure

cc w/enc.: Mike Watson, Mayor
Julie Tambling, Village Clerk
Rob Romo, Finance Director/Treasurer

Established 1899





Illinois Department of Revenue

PTAX-300**Application for Non-homestead Property Tax Exemption —
County Board of Review Statement of Facts**Complaint no.: _____ Volume no.: _____ IDOR docket number: _____
County use only IDOR use only**Step 1: Identify the property**

- 1 Kankakee County
County in which property is located
- 2 Village of Bradley
Property owner
- 3 411 N. Washington Avenue
Street address of property
Bradley IL 60915
City ZIP
- 4 Village of Bradley
Name of organization applying for the exemption (i.e., "applicant")

- 5 Is the applicant on Line 4 the lessee of the property? ☐ Yes ☒ No

If "Yes", write the dates the lease is in effect.

From ____/____/____ to ____/____/____

⬅ Attach a copy of the contract or lease.

- 6 17-09-29-201-024
Property index number (PIN)
⬅ Attach a copy of the property's legal description if the county has not assigned a number or if the property is a division.

- 7 Dimensions or acreage of this property 68'x50'

See copy of Deed

- 8 10 / 28 / 2020 attached hereto.

Date of ownership

⬅ Attach a copy of proof of ownership (deed, contract for deed, title insurance policy, condemnation order and proof of payment, etc.)

Step 2: Identify any previous exemptions or applications (Providing this information will expedite processing.)

- 9 Does the applicant have an Illinois sales tax exemption number? ☒ Yes ☐ No
If "Yes", write the exemption number. E- 9 9 9 5 -- 9 8 2 8 -- 07
- 10 Has a previous application been filed for this property or by this applicant? ☐ Yes ☒ No
If "Yes", write the Illinois Department of Revenue docket number, if known. _____

Step 3: Identify the property's use

- 11 Identify the Illinois Compiled Statutes citation for this application. 35 ILCS 200/ 15-60 Or ILCS ____/____
- 12 Is any income derived from this property? ☐ Yes ☒ No
If "Yes", explain in detail. _____
⬅ If applicable, attach a copy of any contracts or leases.
- 13 Does a unit of local government own this property? ☒ Yes ☐ No
If "Yes", is the property located within its corporate boundaries? ☒ Yes ☐ No
- 14 If granting this application will reduce the property's assessed valuation by \$100,000 or more, has the municipality, school district, community college district, and fire protection district in which the property is located been notified that this application has been filed? N/A ☐ Yes ☐ No
⬅ Attach a copy of the notices and postal return receipts.
- 15 Describe the specific activities that take place on this property. Write the exact date each activity began and how frequently it takes place.
This property is a vacant lot.
- 16 Did the activities described on Line 15 begin on the same date as the effective date of the lease on Line 5 or the date of ownership on Line 8, whichever is applicable? ☒ Yes ☐ No
If "No", explain in detail how the property was used between the lease or ownership date and the date these activities began. _____

- 17 Identify each building's use, square feet of ground area (SFGA), number of stories, and whether or not there is a basement. N/A
- | Use | SFGA | No. of stories | Basement? (Y/N) |
|------------------|-------|----------------|--|
| Building 1 _____ | _____ | _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Building 2 _____ | _____ | _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Building 3 _____ | _____ | _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |

PTAX-300 form (R-12/09)

Step 4: Attach documentationThe following documents **must** be attached:

- Proof of ownership (copy of the deed, contract for deed, title insurance policy, condemnation order and proof of payment, etc.)
- Picture of the property
- Notarized affidavit of use
- Copies of any contracts or leases on the property

The documents listed on Lines 18 through 23 **may** be attached to expedite processing. Mark an "X" next to any documents that are attached.

- | | | | |
|----|--|----|--|
| 18 | Audited financial statements for the most recent year | 21 | Plot plan of each building's location on the property with each building and land area labeled with property index numbers and specific uses |
| 19 | Copy of the applicant's bylaws and complete certified recorded copy of Articles of Incorporation, including purpose clause and all amendments | 22 | Copy of any Illinois Department of Revenue Exemption Certificate |
| 20 | Copy of the notices to the municipality, school district, community college district, and fire protection district in which the property is located and postal return receipts if granting this application will reduce the property's assessed valuation by \$100,000 or more | 23 | Other (list) _____ |

Step 5: Identify the person to contact regarding this application

- | | | | |
|----|--|----|---|
| 24 | <u>Michael A. Santschi</u>
Name of applicant's representative | 25 | <u>Village of Bradley</u>
Owner's name (if the applicant is not the owner) |
| | <u>1415 Black Road</u>
Mailing address | | <u>147 S. Michigan Avenue</u>
Mailing address |
| | <u>Joliet</u> IL <u>60435</u>
City State ZIP | | <u>Bradley</u> IL <u>60915</u>
City State ZIP |
| | <u>(815) 726 - 4311</u>
Phone number | | <u>(815) 932 - 2125</u>
Phone number |

Step 6: Signature and notarizationState of Illinois)
County of Will) SS.I, Michael A. Santschi, Village Attorney, being duly sworn upon oath, say that I have read the foregoing application and that all of the information is true and correct to the best of my knowledge and belief.

Michael A. Santschi
Affiant's signature Michael A. Santschi
Subscribed and sworn to before me this 2nd day of December, 2020.
Rebecca L. Bright
Notary Public



County official use only. Do not write in this space

Step 7: County board of review statement of facts

- 1 Current assessment \$ _____ For assessment year 2 _____
- 2 Is this exemption application for a leasehold interest assessed to the applicant? ☐ Yes ☐ No
If "Yes", write the Illinois Department of Revenue docket number for the exempt fee interest to the owner, if known. _____
- 3 State all of the facts considered by the county board of review in recommending approval or denial of this exemption application.

- 4 County board of review recommendation

Full year exemption

Partial year exemption from _____ / _____ / _____ to _____ / _____ / _____

Partial exemption for the following described portion of the property: _____

Deny exemption
- 5 Date of board's action _____ / _____ / _____

Step 8: County board of review certification

I certify this to be a correct statement of all facts arising in connection with proceedings on this exemption application.

Signature of clerk of county board of review _____

Mail to: OFFICE OF LOCAL GOVERNMENT SERVICES MC 3-520
ILLINOIS DEPARTMENT OF REVENUE
101 WEST JEFFERSON STREET
SPRINGFIELD IL 62702
PTAX-300 back (R-12/09)

DEED 09-20-010

THIS INDENTURE WITNESSETH, that the Grantor, KANKAKEE COUNTY, AS TRUSTEE (For Taxing Districts Pursuant To 35 ILCS 200/21-90) Under Trust No. 17-09-29-201-024, of the State of Illinois, for the consideration of the sum of —TEN AND NO/100—Dollars, and pursuant to authority given by the County Board of Kankakee County, Illinois, under Resolution duly adopted on January 1, 1, does hereby CONVEY AND QUIT CLAIM TO:

VILLAGE OF BRADLEY
An Illinois Municipal Corporation
Whose address is:

147 South Michigan Ave
Bradley, IL 60916

all interest in the following described real estate, situated in the County of Kankakee and State of Illinois:

The West 50 feet of Lot 13 and the South 18 feet of the West 50 feet of Lot 14, Block 2, in North Kankakee, now known as the Village of Bradley, situated in the County of Kankakee and State of Illinois.
Permanent Parcel No.: 17-09-29-201-024
Property Address: 411 N. Washington Ave., Bradley, IL 60916,

Grantee assumes payment of taxes for the year 2021 and thereafter.

IN WITNESS WHEREOF, the said KANKAKEE COUNTY, TRUSTEE, has caused its name to be signed hereto and its corporate seal affixed hereto by the Chairman of the County Board of Kankakee County, Illinois, on the 20th day of October, 2020.

County Clerk of Kankakee County, Illinois
STATE OF ILLINOIS
COUNTY OF KANKAKEE

KANKAKEE COUNTY AS TRUSTEE

BY [Signature]
Chairman, County Board of Kankakee County, Illinois

I, the undersigned, a notary public in and for said County in the State aforesaid, do hereby Certify that the CHAIRMAN OF THE COUNTY BOARD OF KANKAKEE COUNTY, ILLINOIS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day, in person, and acknowledged that he signed, sealed and delivered the said instrument as such Chairman of the County Board of Kankakee County, Illinois, and caused the corporate seal of said County to be affixed thereto, pursuant to authority given by the County Board of Kankakee County, Illinois, for the purposes therein set forth.

Given under my hand and notarial seal this 20th day of October, 2020

"OFFICIAL SEAL"
CARLA ANDERSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 08/21/21

NOTARY PUBLIC

Acquired by Document No: 202012065
Return To GRANTEE:
Tax Bills to GRANTEE:
(Copy to Trustee)

Unimproved-\$750 0820917
This instrument drafted by Stephen P. Schrimpf, Attorney at Law, P. O. Box 88, Edwardsville, IL 62025

END OF DOCUMENT

Kankakee County Recorder

Document # 202013471

Page 1 of 1

State of Illinois)
) SS
County of Will)

AFFIDAVIT OF USE

Michael A. Santschi, Village Attorney for the Village of Bradley, being first duly sworn on oath states that:

PIN Number 17-09-29-201-024

**Commonly known as
411 N. Washington Avenue, Bradley, IL 60915**

was acquired on October 28, 2020 by Deed (recorded October 29, 2020 as Kankakee County Document No. 202013471).

Affiant further states that from date of ownership (10/28/20) to the present, said property has been and continues to be a vacant lot.

Further this Affiant sayeth not.

Michael A. Santschi
Michael A. Santschi

Subscribed and sworn to before me this
2nd day of August, 2020.
Rebecca L. Bright
Notary Public



Michael A. Santschi
Spesia & Taylor
1415 Black Road
Joliet, IL 60435
815-726-4311



AGENT SPOTLIGHT

DON ST. GERMAINE

Broker at American Universal Realty & Appraisals
Ph: 815-XXXX • Email: XXXXXX

Don St. Germaine Jr. knows the value of Kankakee County real estate.

He and his mother, Shirley St. Germaine, started a real estate appraisal business in 1988. After nearly 30 years in the business, they have approximately 10,000 files. They have measured value when people go to buy or sell. They have measured value when owners choose to fight their tax assessments. They even measure value when the government goes out and seizes property as part of the punishment for a crime.

St. Germaine wryly notes that when people are looking to sell and want an appraisal, they think their home is a mansion. When people are fighting their property tax assessment and want a lower number, they think they live in a dump.

St. Germaine is affiliated with American Universal Companies. He describes himself as vertically integrated when it comes to real estate. He holds licenses as an appraiser, a broker, an auctioneer, in insurance and even a license as a food manager. He is also in the construction business, having built 25 homes over the years.

This year, too, St. Germaine is the president of the Kankakee Iroquois Ford Association of Realtors. His term ends in August, but he is working on a fall event that will highlight Realtors and private property in the fall. This event is the successor to a Home Buyer Fair that the association held for three years.

When not busy with his many business interests, St. Germaine has many other activi-

ties. He's active in Democratic politics and is the elected Township Assessor for Essex and Salina. He's a member of the Knights of Columbus and on the Board of Directors for the Essex Lions Club.

He's been married for 27 years to Barbara. They care for dogs and 16 horses, 14 of whom are being boarded at their Bonfield Farm. St. Germaine also gardens. Except for his stay away at college, St. Germaine has lived in Bonfield all his life. He knows the people and likes the pace of small town life.

After graduating from Illinois Benedictine College in 1986, he ran into Marwood Hendrix. Now deceased, Hendrix was once the chairman of the Kankakee County Board. Hendrix suggested that St. Germaine get involved in banking. He did that at a time when banks thought they would eventually become one-stop for everything. Yet he gradually spent more and more time on his own business, making that full time.

The most challenging part of today's business, he says, is just bringing everything together at a time of increasing regulation. The most gratifying part of the business, he says, comes when "you have helped someone realize their dream."

St. Germaine's most humorous moment in the business came during an appraisal in rural Kankakee County. This appraisal required a photo in every room. Among other things, St. Germaine says, an appraiser must prove they were there. Any appraisal is only as good as the data going in. You find similar properties in similar locations. At any rate, this owner would not let St. Germaine into the



Submitted Photos

basement. Water problems? No. But St. Germaine could not get into the basement. Look, he said, if it is not me, someone else is going to come out and look in your basement. Finally, the guy relented. But no pictures. Opening the basement door, St. Germaine found the guy was running his own casino. "There was roulette, a blackjack table. Look," St. Germaine said, "I'll take some photos of your furnace."

St. Germaine's tip to buyers is to become knowledgeable. "Know what you want to buy and where you want to buy," he says. Buyers should also have their financing in place. Sellers also need to get knowledgeable, especially when it comes to the market. "If you have lived in the same home for 40 years, you might not know as much about contemporary prices as you think."

Locally he sees prices as strengthening. "In many areas, low inventory is an issue," St. Germaine says. His many levels of expertise make him invaluable as an agent. "I have knowledge nobody else brings to the table."



Submitted Photos

National Association of Master Appraisers

MSA

Certifies that

Don E. St. Germaine, Jr.

*has been admitted into membership, and by the action of
the officers and directors has been designated a*

Master Senior Appraiser

under the terms and conditions contained in the by-laws

certification number: 5996

Dated November 29, 1988



This certificate remains the property of the Association
and must be returned on termination of membership.

Deborah J. Deane



Cut on Dotted Line ✂

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 3270328



Cut on Dotted Line ✂



For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 3270328



REAL ESTATE PURCHASE AND SALE AGREEMENT

This REAL ESTATE PURCHASE AND SALE AGREEMENT (the "Agreement") is made and entered into by and between Peddinghaus Corporation, of 300 N. Washington Avenue, Bradley, Illinois 60915, on the one hand ("Purchaser"), and the Village of Bradley, Kankakee County, Illinois, a municipal corporation ("Seller"), as of the first date on which it is fully executed by all parties hereto ("Effective Date"). Purchaser and Seller may be referred to individually as a "Party" or collectively as the "Parties," as appropriate.

1. **Sale.** Seller agrees to sell and convey to Purchaser and Purchaser agrees to purchase from Seller for the Purchase Price and upon the terms and conditions set forth herein, certain property, as follows:

- a. **The Land.** That certain parcels of real estate as is legally described on Exhibit A, which is presently owned in fee simple by Seller, together with all of Seller's rights, easements, and interests appurtenant thereto, including, but not limited to, any streets or other public ways adjacent thereto (the "Land"). The Land is commonly known as 271 S. LaSalle Avenue, Bradley, Illinois 60915 (PIN: 17-09-28-123-026) and 411 N. Washington Avenue, Bradley, Illinois 60915 (PIN: 17-09-29-201-024); and
- b. **The Improvements.** All buildings, improvements, fixtures, and structures, now or hereafter located on the Land, if any ("Improvements"); and
- c. **The Personal Property.** All personal property, equipment, furnishings, and other tangible property that do not constitute a fixture, which are used in connection with the operation of the Land or Improvements, if any ("Personal Property"); and
- d. **General Intangibles.** Any and all transferable utility contracts, plans, and specifications, governmental approvals, occupancy permits, licenses, warranties, and development rights related to the Property and all site plans, surveys, as-built plans and specifications, soil tests, if any, and all other information and documentation in Seller's possession or control related to the Property ("General Intangibles").

The Land, Improvements (if any), Personal Property (if any), and General Intangibles (if any), are sometimes hereinafter collectively referred to herein as the "Property."

2. **Purchase Price.** The purchase price to be paid to Seller by Purchaser for the Property shall be fifty-nine thousand and five hundred and 00/100 (\$59,500.00) (the "Purchase Price"), subject to prorations and adjustments as further set forth herein. The Purchase Price shall be paid as follows:

- a. **Earnest Money.** Within three (3) business days of the Effective Date, Purchaser shall make an initial earnest money deposit of one thousand and 00/100 dollars (\$1,000.00) (the "Earnest Money") into a strict joint order escrow established with Standard Title Company, or such other title insurance company as is selected by Seller and reasonably acceptable to Purchaser, acting as escrowee ("Escrowee"). The Earnest Money shall be held by Escrowee in trust in accordance with the terms of an escrow agreement and shall be applied to the Purchase Price at Closing,

returned to Purchaser, or paid to Seller, as hereinafter provided in this Agreement; and

- b. Balance of Purchase Price. The balance of the Purchase Price, subject to the prorations and adjustments provided for herein, shall be paid in full at the Closing.

3. **Purchaser's Investigation of the Property.**

- a. Property Inspection. Beginning on the Effective Date and continuing for a period of forty-five (45) days thereafter ("Property Investigation Period"), Seller shall permit Purchaser, at Purchaser's sole cost and expense:
 - i. to make a complete physical review and investigation of the Property; and
 - ii. to make any and all tests to, of, or on the Property, including but not limited to: a Phase I environmental assessment and soil investigations, including borings, density, and percolation tests, provided that (1) Purchaser may not conduct any invasive testing on the Property without at least two business days' prior written notice to Seller and Seller's prior written consent and (2) Purchaser shall promptly repair, at its sole cost and expense, any actual damage caused as a result of the foregoing and shall further defend, indemnify, and hold Seller harmless from any injury to persons or property resulting therefrom to the fullest extent permitted by law (this indemnity obligation shall survive the Closing or other termination of this Agreement); and
 - iii. to investigate the Sellers Information; and
 - iv. to determine, after making inquiry with any municipality having jurisdiction and/or any other applicable governmental authority, what governmental or other approvals, licenses, and permits are necessary or desirable, in Purchaser's sole discretion, for Purchaser's intended and desired development of the Property.

The foregoing subsections (i) through (iv) of this Section 3(a) are collectively referred to as "Purchaser's Investigation".

- b. If Purchaser's Phase I environmental assessment recommends that Phase II environmental subsurface investigations be performed, Purchaser may conduct the Phase II environmental subsurface investigations upon two business days' prior written notice to Seller.
- c. Seller shall cooperate in a commercially reasonable manner with Purchaser and Purchaser's contractors, agents, and employees in the conduct of Purchaser's Investigation, all at no cost or expense to Seller. After any such investigation, Purchaser shall determine whether the physical and general condition of the Property and the financial feasibility of operating/using the Property, are, in Purchaser's sole determination and estimation, satisfactory for operation, ownership, and development in the manner, and on the basis, as contemplated by Purchaser. If Purchaser, in its sole and absolute discretion, determines for any

reason or for no reason that the condition of the Property is not satisfactory, then Purchaser shall so notify the Seller in writing on or before the expiration of the Property Investigation Period ("Investigation Approval Date") and upon such notice, this Agreement shall become null and void, the Earnest Money shall be immediately returned to Purchaser and neither party shall have any further rights or obligations hereunder (except as otherwise expressly provided). If Purchaser fails to notify Seller that the Property is not acceptable on or before the Investigation Approval Date, then Purchaser shall be deemed to have waived it's right to terminate this Agreement under this Section. Purchaser's Investigation is and shall be subject to the following:

- i. Purchaser shall provide Seller with at least two business days prior informal notice of its intent to enter the Property. Informal notice must be given via email to Craig Anderson (*name*) at canderson@bradleyil.org (*email address*) and/or telephone call to 815-936-5123 (*phone number*); and
 - ii. Seller may have a representative present during any entry onto the Property; and
 - iii. Purchaser shall indemnify and hold Seller harmless from any physical damage to the Property and any physical injury or death to Seller or any person on the Property resulting from Purchaser's Investigation or Purchaser's failure to comply with its obligations under this Section 3 and any costs or expenses pertaining to the foregoing, including reasonable attorneys' fees and costs. This indemnification will survive Closing and termination of this Agreement.
- d. Governmental Approvals. Purchaser's obligations under this Agreement are conditioned on Purchaser's obtaining whatever permits, variances, governmental approvals and/or licenses that are required by applicable laws to enable Purchaser legally to: (i) develop the Property as desired in accordance with Purchaser's plans; and (ii) conduct its business from the Property. Purchaser shall, at Purchaser's expense, initiate and diligently pursue each permit and/or license. Seller undertakes to furnish Purchaser with such assistance and cooperation as Purchaser may require in connection with applications for such permits and licenses, provided that all such assistance and cooperation shall be at no cost to Seller. If prior to the Investigation Approval Date, Purchaser has not obtained or received reasonable assurances that it will obtain all government approval necessary to develop the Property as Purchaser desires, then Purchaser shall have two (2) options to extend the Property Investigation Period, each for a period of thirty (30) days. Purchaser shall provide written notice to Seller given on or before the Investigation Approval Date. If Purchaser does not terminate this Agreement on or before the Investigation Approval Date, Purchaser's condition under this Section is and shall be deemed waived and Purchaser shall be required to proceed to closing regardless of whether all necessary approvals have been received.
- e. Conditions Precedent to Closing. Purchaser's obligation to consummate the Closing is further conditioned upon:
 - i. All representations and warranties of Seller contained in this Agreement being true and accurate as of the date of the Closing; and
 - ii. There being no breach by Seller of their agreements or covenants contained in this Agreement; and
 - iii. Seller's delivery of all documents required under this Agreement to be delivered at the Closing; and
 - iv. The updated Title Commitment delivered by Seller at Closing not showing any new lien, mortgage, restriction, interest, or encumbrance on the Property.

4. Title and Survey Matters.

- a. Conveyance of Title. Seller shall execute and deliver to Purchaser a quit claim deed (the "Deed") conveying to Purchaser, or its nominee, title to the Property.
- b. Title Commitment. Within five (5) business days after the Effective Date, Seller, at its sole expense, shall order a title insurance commitment ("Title Commitment") showing title to the Land in Seller, dated after the Effective Date, and issued by such title insurance company as is selected by Seller ("Title Company"), wherein the Title Company shall commit to issue to Purchaser an American Land Title Association ("ALTA") owner's title insurance policy in the amount of the Purchase Price, with an extended coverage endorsement over all the general title exceptions, subject only to the Permitted Exceptions, and such mortgage, trust deeds, assignments of rent and related loan documents which Seller shall cause to be released prior to, or at, Closing (the "Title Policy"). The Title Commitment, and ultimately the Title Policy, shall include ALTA endorsements required by Purchaser. Concurrently with the delivery of the Title Commitment, the Title Company shall deliver to Purchaser copies of all documents that appear on, or are otherwise referenced in, the Title Commitment ("Title Documents").
- c. Survey. Purchaser, at Purchaser's sole cost, may obtain a boundary or ALTA survey of the Property, provided that in order for any such survey to be treated as part of the Title Evidence it must be completed prior to the Investigation Approval Date.
- d. Defects and Cure. The Title Commitment, Title Documents and Survey are collectively referred to as "Title Evidence." If the Title Evidence discloses, with respect to the Survey, conditions which are objectionable to Purchaser, or which might adversely affect Purchaser's contemplated use of the Property, or with respect to the Title Commitment, deficiencies in Schedule A, Schedule B exceptions, and/or endorsements which are objectionable to Purchaser or which might adversely affect Purchaser's contemplated use of the Property (hereinafter collectively referred to as "Defects"), then Purchaser shall notify Seller of such Defects, in writing (such notice a "Defect Notice") within ten (10) business days after delivery of all of the Title Evidence. Within five (5) business days of receipt of a Defect Notice, Seller shall provide Purchaser with a written notice indicating its agreement or refusal to remedy or cause the Title Company to insure over the Defect(s) at Seller's sole expense. If Seller fails to give such notice, Seller shall be deemed to have refused to remedy or insure over any such Defect(s). If Seller agrees to remedy or insure over any Defect(s), it must do so at or before Closing. If Seller refuses to remedy any Defect(s), Purchaser may terminate this Agreement in writing within ten (10) business days following Seller's refusal and the Earnest Money shall be returned to Purchaser. If Purchaser does not terminate in the timeframe stated, Purchaser shall be deemed to have agreed to take title subject to the Defects in question, which shall thereafter be deemed to be "Permitted Exceptions" and the Parties shall proceed to Closing. Despite anything to the contrary contained in this Agreement, Seller will be obligated to cure any monetary liens affecting the Property.

5. **Prorations and Adjustments.**

- a. As of the Effective Date, the Property is tax exempt. As of the date of closing, Purchase assumes all future tax liability. No taxes hereinafter assessed against the Property shall be apportioned or prorated between the Parties, and Purchaser shall be fully responsible for all such taxes.
- b. Any and all confirmed or final assessments, general or special, for required public improvements (this specifically excludes any improvements contemplated to be constructed by Purchaser), or public improvements previously completed (other than those completed by Purchaser) or for amounts owed for assessments, general or special, already confirmed or final shall be paid by Seller prior to, or at, Closing (but only to the extent that any installments for same are actually due and payable before Closing) and Purchaser shall be under no obligation to pay the same. After closing, Purchaser shall assume full responsibility for all future payments as they become due.

6. **Representations and Warranties.** In addition to the representations and warranties contained in other sections of the Agreement, Seller hereby makes the following representations and warranties as of the Effective Date and as of the Closing Date.

- a. Seller owns the Property. This Agreement and all documents to be executed and delivered by Seller at Closing are duly executed and delivered, and are legal, valid, and binding obligations of Seller, and do not violate any provisions of any agreement to which Seller is a party or to which Seller is subject or any order, rule, or regulation applicable to Seller or the Property of any court or any federal, state, or municipal regulatory body or administrative agency or other governmental body. No permission, approval, or consent by third parties or governmental authorities is required for Seller to consummate this transaction.
- b. Seller has no knowledge of, and has received no notice of any threatened or pending litigation or proceeding by any organization, person, or governmental agency against Seller with respect to the sale of the Property.
- c. Seller is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code of 1986, as amended.

All such representations, warranties, covenants, and agreements made or to be performed by Seller pursuant to this Agreement, including those set forth in this Section shall not survive the Closing and shall terminate thereupon.

7. **Covenants of Seller.** Seller hereby covenants and agrees with Purchaser that during the period between the Effective Date and the Closing Date, Seller shall not execute any leases for, or otherwise permit anyone to possess or occupy, the Property without the prior written consent of Purchaser, which consent may be withheld in Purchaser's sole and absolute discretion.

8. **"AS-IS, WHERE-IS".** EXCEPT AS OTHERWISE EXPLICITLY STATED IN

THIS AGREEMENT, AND AS A MATERIAL PART OF THE CONSIDERATION FOR THIS SALE, SELLER AND PURCHASER AGREE THAT PURCHASER IS ACQUIRING THE PROPERTY WITHOUT ANY WARRANTY OF TITLE WHATSOEVER EITHER EXPRESSED OR IMPLIED, AND EVEN ARISING BY OPERATION OF LAW, EXCEPT THAT SELLER DOES WARRANT TITLE WITH RESPECT TO SELLER'S OWN ACTS. SELLER AND PURCHASER FURTHER AGREE THAT PURCHASER IS ACQUIRING THE PROPERTY "AS IS" WITH ALL FAULTS AND DEFECTS, LATENT AND PATENT, AND PURCHASER ACKNOWLEDGES AND AGREES THAT EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING WITH RESPECT TO (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL, AND GEOLOGY, OR THE PRESENCE OR ABSENCE OF ANY POLLUTANT, HAZARDOUS WASTE, GAS OR SUBSTANCE OR SOLID WATER ON OR ABOUT THE PROPERTY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH PURCHASER MAY INTEND TO CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL AUTHORITY OR BODY HAVING JURISDICTION INCLUDING, WITHOUT LIMITATION, ALL APPLICABLE ZONING LAWS, (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY (F) WARRANTIES AGAINST EVICTION OR ANY OTHER WARRANTIES OF TITLE, EXCEPT THAT SELLER DOES WARRANT TILE WITH RESPECT TO SELLER'S OWN ACTS, OR (G) ANY OTHER MATTER RELATED TO OR CONCERNING THE PROPERTY. PURCHASER SHALL NOT SEEK RECOURSE AGAINST SELLER ON ACCOUNT OF ANY LOSS, COST OR EXPENSE SUFFERED OR INCURRED BY PURCHASER WITH REGARD TO ANY OF THE MATTERS DESCRIBED IN CLAUSES (A) THROUGH (G) ABOVE AND HEREBY ASSUMES THE RISK OF ANY ADVERSE MATTERS RELATED TO THE MATTERS DESCRIBED IN CLAUSES (A) THROUGH (G) ABOVE AFTER CLOSING.

PURCHASER ACKNOWLEDGES THAT PURCHASER, HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY OR ON BEHALF OF SELLER OR ANY STATEMENT, REPRESENTATION OR OTHER ASSERTION MADE BY SELLER WITH RESPECT TO THE PROPERTY. PURCHASER FURTHER ACKNOWLEDGES THAT NO

INDEPENDENT INVESTIGATION OR VERIFICATION HAS BEEN OR WILL BE MADE BY SELLER WITH RESPECT TO ANY INFORMATION SUPPLIED BY OR ON BEHALF OF SELLER CONCERNING THE PROPERTY, AND SELLER MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, IT BEING INTENDED BY THE PARTIES THAT PURCHASER SHALL VERIFY THE ACCURACY AND COMPLETENESS OF SUCH INFORMATION ITSELF. PURCHASER ACKNOWLEDGES THAT THE DISCLAIMERS, AGREEMENTS AND OTHER STATEMENTS SET FORTH IN THIS SECTION ARE AN INTEGRAL PORTION OF THIS AGREEMENT AND THAT SELLER WOULD NOT SELL THE PROPERTY TO PURCHASER FOR THE PURCHASE PRICE WITHOUT THE DISCLAIMERS, AGREEMENTS AND OTHER STATEMENTS SET FORTH IN THIS SECTION.

9. Closing and Related Matters.

- a. The closing of the purchase/sale of the Property (the "Closing") shall take place at the Title Company in Kankakee County, Illinois (or such other location as Purchaser and Seller may designate), at a time during normal business hours and on a date within thirty (30) days following the Investigation Approval Date ("Closing Date").
- b. This transaction shall be closed through an escrow ("Escrow") with the Title Company acting as escrowee in accordance with the provisions of a customary form of New York Style deed and money escrow agreement ("Escrow Agreement") reasonably acceptable to the Title Company and the parties. The attorneys for Seller and Purchaser are authorized to execute the Escrow Agreement, any amendments thereto and all directions and communications thereunder. The Escrow Agreement shall be auxiliary to this Agreement and, in the event of any conflict or inconsistency between this Agreement and the Escrow Agreement, the terms and provisions of this Agreement shall always be controlling as between the parties hereto. Upon the opening of the Escrow, anything herein to the contrary notwithstanding, the Earnest Money, payment of the Purchase Price, and delivery of the Deed and other documents shall be made through the Escrow.
- c. At the Closing, the Title Commitment shall be later-dated to cover the Closing Date and recording of the Deed. The parties shall cause this transaction to be closed in a New York Style closing and the costs thereof shall be divided equally between them; provided however that Seller shall pay for the basic premium for Owner's title policy. Purchaser shall pay the fee for recording the Deed and any extended coverage premiums and endorsements.
- d. At the Closing and on the Closing Date, Seller shall do or perform the following:
 - i. Execute and deliver a closing statement setting forth all payments and prorations required hereunder (the "Closing Statement"); and
 - ii. Execute and deliver the Quit Claim Deed in recordable form; and
 - iii. Execute and deliver a bill of sale transferring title to the Personal Property,

- if any, to Purchaser, free and clear of all liens, claims, and encumbrances; and
 - iv. Execute and deliver a certificate signed by Seller to the effect that all representations and warranties of Seller contained herein are true and correct, and all agreements and covenants of Seller contained herein have been performed or complied with, as of the Closing Date; and
 - v. Execute and deliver to Purchaser an ALTA Statement; and
 - vi. Execute and deliver such other assignments or documents as Purchaser and/or the Title Company may reasonably request to confirm, evidence or perfect the conveyance of the Property hereunder and consummation of the transactions contemplated hereby; and
- e. At the Closing and on the Closing Date, Purchaser shall deliver or perform the following:
- i. The Purchase Price, subject to the Earnest Money and prorations and adjustments; and
 - ii. The Closing Statement; and
 - iii. Such other documents as Seller and/or the Title Company may reasonably request to confirm, evidence or perfect the conveyance of the Property hereunder and consummation of the transactions contemplated hereby.
10. **Access.** Subject to the terms and conditions contained herein, from and after Effective Date, Purchaser, its agents, its employees, and its contractors may enter on the Property (or any other nearby property of Seller that is reasonably necessary for Purchaser to conduct Purchaser's Investigation, exercise any of its other rights, or perform any of its other obligations under this Agreement) at their own risk for such purposes as Purchaser may deem necessary or appropriate, including making inspections or examinations.
11. **Broker's Commissions.** Seller and Purchaser each represent and warrant to the other that they not dealt with any agents, brokers, or finders in connection with the transaction covered by this Agreement. Each of the parties hereto agrees to indemnify and hold the other harmless from and against any claims, actions, liabilities, costs, and expense for any claim for brokerage commission or finder's fee asserted by any person, firm or entity claiming to have been engaged by, through or under the indemnifying party. Seller and Purchaser hereby acknowledge that the foregoing representation and warranty shall survive the Closing.
12. **Default.** If either party defaults in the full and timely performance of any of their obligations hereunder, the non-breaching party, as their sole and exclusive remedy, may, after written notice and a reasonable opportunity to cure, elect to either terminate this Agreement. In the event of such a termination on account of a Purchaser default, Seller shall receive the Earnest Money. In the event of such a termination on account of a Seller's default, Purchaser, at its election, shall either be entitled to a refund of the Earnest Money (in which case the parties shall have no further obligations hereunder

except those provisions that expressly survive) or pursue Purchaser's equitable remedy of specific performance, provided that any action for specific performance must be commenced within one hundred and eighty (180) days after Purchaser obtains knowledge of Seller's default. If no action for specific performance is commenced within said time period, Purchaser shall be deemed to have waived the remedy of specific performance and to have selected the refund of the Earnest Money remedy. In the event that a party files suit to enforce the terms of this Agreement, each Party shall bear its own attorney's fees and costs of suit.

13. **Notices.** Any notice required or contemplated by this Agreement shall be in writing and shall be either (i) personally delivered or (ii) mailed by (a) U.S. certified mail, return receipt requested and postage pre-paid, or (b) nationally recognized private carrier (such as FedEx or UPS) to the Parties at the following addresses:

<i>If to seller:</i>	The Village of Bradley 147 S. Michigan Avenue Bradley, Illinois 60915 Attn: Village Clerk
<i>With a copy to:</i>	Michael A. Santschi Spesia & Taylor 1415 Black Road Joliet, Illinois 60435 815-726-4311 Email: msantschi@spesia-taylor.com
<i>If to purchaser:</i>	Michael P. Steffek 300 N. Washington Avenue Bradley, Illinois 60915 815-370-3400 Email: mike-steffek@peddinghaus.com

Any notice given pursuant to this Section shall be deemed delivered and effective as follows: (i) if personally delivered, then on the date of such delivery; (ii) if mailed by U.S. certified mail, return receipt requested, postage pre-paid, then on the fifth (5th) business day after it was deposited in said mail; or (iii) if mailed by nationally-recognized private carrier (such as FedEx or UPS), then on the third (3rd) business day after it is deposited with said mail carrier.

14. **Miscellaneous.**

- a. **Binding on Successors and Assigns.** This Agreement shall be binding upon the successors and assigns of the parties hereto provided that Purchaser shall not sell, assign or transfer any rights which may accrue to Purchaser under this Agreement except to an affiliate of Purchaser, whether or not any such sale, assignment or transfer is voluntary, involuntary or by operation of law. No assignment shall release Purchaser from any obligation or liability hereunder. For purposes of this Agreement, an "affiliate" means, with respect to Purchaser, any person or entity

directly or indirectly controlling, controlled by, or under common control with Purchaser. For purposes of this definition, the terms “controls,” “is controlled by,” and/or “is under common control with” shall mean the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of persons or entities, whether through the ownership of owning securities, by Agreement or otherwise.

- b. Other Negotiations. Seller agrees, from and after the Effective Date, it shall end any current negotiations to sell the Property with any third parties other than Purchaser and shall not: (i) enter into any new negotiations with any third parties for the sale of the Property; (ii) directly or indirectly, market or otherwise attempt to sell the Property; or (iii) solicit offers of purchase for the Property. In the event Seller is approached by a third party to discuss a sale of all or some of the Property, then Seller shall refer such party to Purchaser and otherwise notify Purchaser of the same.
- c. Time is of the Essence. Time is of the essence of this Agreement.
- d. Applicable Law. This Agreement and its terms shall be construed, interpreted, and governed by and under the laws of the State of Illinois.
- e. Jurisdiction and Venue. The Parties, to the fullest extent permitted by law, hereby knowingly, willingly, intentionally, and voluntarily submit to the exclusive personal and subject matter jurisdiction of the Circuit Court for the Twenty-First Judicial Circuit, Kankakee County, Illinois. As such, the Parties hereby waive and forfeit their right to challenge jurisdiction and venue over any such dispute in said court, including but not limited to their ability to file motions to dismiss on jurisdictional grounds, to file motions for any change of venue, including but not limited to a motion forum *non conveniens*, and to file any motion seeking removal to federal court.
- f. Possession. Possession of the Property shall be delivered to Purchaser at Closing on the Closing Date. Notwithstanding the foregoing, the terms of this Agreement shall not be merged with the deed delivered hereunder and shall survive the Closing.
- g. Integration. This Agreement is the entire agreement between the parties regarding their subject matter and may not be changed or amended except pursuant to a written instrument signed by all Parties.
- h. Counterparts. This Agreement may be executed in any number of identical counterparts each of which shall be considered an original, but which together shall constitute one and the same Agreement.
- i. Severability. The invalidity or unenforceability of any provision of this Agreement shall not affect or impair any other provisions herein.

[Intentionally Blank]

IN WITNESS WHEREOF, the parties have caused this Agreement to be entered into as of the latest date indicated beneath the signatures of the parties below.

PURCHASER:

Peddinghaus Corporation

By: _____

Title: _____

Date: _____

SELLER:

The Village of Bradley, Kankakee County, Illinois

By: Michael M. Watson

Its: Village President

Date: _____

Exhibit A
(Legal Description of the Land)

271 S. LaSalle Avenue, Bradley, IL 60915

Lot 20 and the South 5 feet of Lot 21 in Block 130 in the Village of Bradley, Kankakee County, Illinois.

411 N. Washington Avenue, Bradley, Illinois 60915

The West 50 feet of Lot 13 and the South 18 feet of the West 50 feet of Lot 14, Block 2, in North Kankakee, now known as the Village of Bradley, situated in the County of Kankakee and State of Illinois.