



20 N. Wacker Drive, Ste 1660
Chicago, Illinois 60606-2903
T 312 984 6400 F 312 984 6444

15010 S. Ravinia Avenue, Ste 10
Orland Park, Illinois 60462-5353
T 708 349 3888 F 708 349 1506

DD 708 349-3888
ekfriker@ktjlaw.com

www.ktjlaw.com

January 16, 2013

HAND DELIVERED

Ms. Annmarie K. Mampe
Finance Director
Village of Orland Park
14700 South Ravinia Avenue
Orland Park, IL 60462

**Re: Sale of Lot
(14620 Westwood Avenue)**

Dear Annmarie:

27-09-123-032

Enclosed please find the check of Chicago Title & Trust Company, payable to the Village, for \$97,502.00. This represents the sale proceeds (the sale closed today) of \$105,000.00 less the \$5,250.00 bid deposit paid to the Village, the \$395.00 survey cost and \$1,853.00 in title insurance and escrow fees.

Copies of the Settlement Statement and closing documents are herewith enclosed.

Please call me with any questions.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.

E. Kenneth Friker

Enclosures

cc: Terry Pittos, Community Development Department

Credit

031-0000-379350

GMB No. 2502-0285 Page 1

CHICAGO TITLE INSURANCE COMPANY
CHICAGO TITLE AND TRUST COMPANY

CLOSER: CYNTHIA GRRBIC
DATE AND TIME OF PRINTING: 01/16/13 13:29

Settlement Statement (HUD-1)

1. FHA 2. RHS 3. Conv. Unins. 4. VA 5. Conv. Ins.

6. File Number: 6917748
201302028-001 007 02

7. Loan Number

8. Mortgage Insurance Case Number

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)*" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: MICHAEL CRIVIZI AND PERRIL CRIVIZI	E. Name & Address of Seller: VILLAGE OF ORLAND PARK	F. Name & Address of Lender: CARE FIRST
G. Property Location: 1490 WOODWAY AV. ORLAND PARK, ILLINOIS 60462	H. Settlement Agent: (708)234-8750 CHICAGO TITLE AND TRUST COMPANY 15285 S. 34TH AVE #604 ORLAND PARK ILLINOIS 60462 Place of Settlement: 15285 S. 34TH AVE #604 ORLAND PARK ILLINOIS 60462	I. Settlement Date: January 15, 2013 10:00 Funding Date: Disbursement Date: January 15, 2013

101. Contract sales price	105,000.00	401. Contract sales price	105,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	898.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMT DUE FROM BORROWER	105,898.00	420. GROSS AMT DUE TO SELLER	105,000.00
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	2,298.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206. EARNEST MONEY FROM BUYER TO SELLER POC	5,250.00	506. EARNEST MONEY FROM BUYER TO SELLER POC	5,250.00
207.		507.	
208.		508.	
209.		509.	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	5,250.00	520. TOTAL REDUCTIONS AMT DUE SELLER	7,498.00
301. Gross amt due from borrower (line 120)	105,898.00	601. Gross amt due to seller (line 420)	105,000.00
302. Less amt paid by/for borrower (line 220)	(5,250.00)	602. Less reductions in amt due seller (line 520)	(7,498.00)
303. CASH (<input checked="" type="checkbox"/> FROM) (<input type="checkbox"/> TO) BORROWER	100,648.00	603. CASH (<input checked="" type="checkbox"/> TO) (<input type="checkbox"/> FROM) SELLER	87,502.00

Division of Commission (line 700) as follows:			
701. \$	to		
702. \$	to		
703. Commission paid at Settlement			
704. Add'l Comm To			
801. Our origination charge	\$		(from GFE #1)
802. Your credit and charge (points) for specific interest rate chosen	\$		(from GFE #2)
803. Your adjusted origination charges			(from GFE #3)
804. Appraisal fee to			(from GFE #4)
805. Credit report to			(from GFE #5)
806. Tax service to			(from GFE #6)
807. Flood certification to			(from GFE #7)
808.			
901. Daily interest charges from	to	@ \$	/day (from GFE #10)
902. Mortgage insurance premium for	months to		(from GFE #9)
903. Homeowner's insurance for	years to		(from GFE #11)
904.			
1001. Initial deposit for your escrow account			(from GFE #8)
1002. Homeowner's insurance	months @ \$	per month \$	
1003. Mortgage insurance	months @ \$	per month \$	
1004.	months @ \$	per month \$	
1005.	months @ \$	per month \$	
1006.	months @ \$	per month \$	
1007. Aggregate Accounting Adjustment	\$		
1101. Title services and lender's title insurance			(from GFE #4) 228.00
1102. Settlement or Closing Fee CHICAGO TITLE AND TRUST COMPANY	\$	375.00	375.00
1103. Owner's title insurance to CTC/CHICAGO TITLE COMPANY LLC			(from GFE #7) 1,290.00
1104. Lender's title insurance to	\$		
1105. Lender's title policy limit \$			
1106. Owner's title policy limit \$105,000.00			
1107. Agent's portion of the total title insurance premium	\$	1,100.00	
1108. Underwriter's portion of the total title insurance premium	\$	150.00	
1109. Other Charges	\$	150.00	228.00
1110.	\$		
1201. Government recording charges			(from GFE #1) 70.00
1202. Dead \$	Mortgage \$	Release \$	
1203. Transfer taxes			(from GFE #4)
1204. City/County tax/stamps	Dead \$	Mortgage \$	
1205. State tax/stamps	Dead \$	Mortgage \$	
1206. Aggregate Recording Charges	\$	70.00	
1301. Required services that you can shop for			(from GFE #6)
1302.			
1303.			
1304.			
1305. SURVEY FEE TO AREA SURVEY CO.			355.00
1306.			
1307.			
1308.			
			595.00
			2,241.00

ORD# / ABS#
BSC#

8917748
20130266

007 07

SUPPLEMENTAL PAGE

TIME OF PRINTING: 11:20
DATE OF PRINTING: 01/16/13

ADDITIONAL BUYER TITLE CHARGES

CHARGE	CHARGE AMOUNT
1109.001 CLOSING PROTECTION LTR FEE - BUYER	30.00
1109.002 POLICY UPDATES FEE	100.00
TOTAL buyer charges from page 2 (LINE 1109)	130.00

ADDITIONAL SELLER TITLE CHARGES

CHARGE	CHARGE AMOUNT
1109.001 CLOSING PROTECTION LTR FEE - SELLER	50.00
1109.002 SCHEDULE B DOCUMENT COVER	75.00
1109.003 STATE OF ILLINOIS REGISTRATION FEE	7.00
1109.004 COMMITMENT UPDATES FEE	100.00
TOTAL seller charges from page 2 (LINE 1109)	232.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

BORROWER'S:

MARY NIEGO MONAMARA

BELIEF'S:

WILLIAM OF CALLED PAGE

BY: _____

SETTLEMENT AGENT:

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause funds to be disbursed in accordance with this statement.

Settlement Agent



CHICAGO TITLE AND TRUST COMPANY

ESCROW RECEIPT AND DISBURSEMENT AUTHORIZATION PAGE 1

ESCROW NUM: 201302068-001 ORDER NUM: 01401-008917748 D1
 CLOSER: CYNTHIA GREGIC
 BUYER: MICHAEL CHUDZIK AND DEBRA CHUDZIK
 SELLER: VILLAGE OF ORLAND PARK
 PROPERTY: 14620 WESTWOOD AV., ORLAND PARK, ILLINOIS 60462

RECEIPTS		

MICHAEL CHUDZIK		101,250.00
TOTAL RECEIPTS		101,250.00

DISBURSEMENTS		

A CHICAGO TITLE AND TRUST COMPAN		
SETTLEMENT OR CLOSING FEE	750.00	
TITLE INSURANCE	1,250.00	
Additional Closing Fees	175.00	
STATE OF ILLINOIS REGISTRATION	2.00	
Additional Closing Fees	200.00	
Aggregate Recording Charges	70.00	
CHECK TOTAL		2,448.00
B AREA SURVEY CO.		
SURVEY FEE	A 005071006466 01/16/13	
CHECK TOTAL	395.00	395.00
C MICHAEL CHUDZIK		
REFUND COVERAGE	905.00	
CHECK TOTAL		905.00
D VILLAGE OF ORLAND PARK		
NET PROCEEDS TO SELLER	97,502.00	
CHECK TOTAL		97,502.00
TOTAL DISBURSEMENTS		101,250.00

BALANCE		0.00

The undersigned authorize Chicago Title and Trust Company, as Agent for CASH DEAL to make the expenditures and disbursements as listed above and we hereby approve the same, jointly and severally, for payment. The undersigned obligors certify that the signatures on the note and mortgage, if any, furnished as security for the loan are genuine and that the consideration therefor was actual and valid without offset or defense.

1/16/2013 _____ VILLAGE OF ORL. Park
 Date Borrower Seller
 C. Greiner _____
 Chicago Title & Trust Co. _____

 Authorization _____
 01/16/13 13:20 C97

SEND FUTURE TAX BILLS TO:

Michael and Debra Chudzik
14522 Oakley Avenue
Orland Park, Illinois 60462

THIS DOCUMENT WAS PREPARED BY:

Klein Thorpe and Jenkins, Ltd.
15010 S. Ravinia – Suite 10
Orland Park, Illinois 60462
E. Kenneth Friker, Esq.

AFTER RECORDING MAIL TO:

Michael and Debra Chudzik
14522 Oakley Avenue
Orland Park, Illinois 60462

[The above space reserved for the County Recorder's Office]

THIS DEED IS EXEMPT FROM TAXATION UNDER 35ILCS 200/31-45
PARAGRAPH B AND COOK COUNTY REAL PROPERTY TRANSFER TAX
ORDINANCE SECTION 74-106 PARAGRAPH B

1-14-2013

Date

S. J. [Signature], Atty.
GRANTOR / GRANTEE or Representative

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed") is made as of this 14th day of January, 2013 between the **VILLAGE OF ORLAND PARK, an Illinois municipal corporation**, whose address is 14700 S. Ravinia Avenue, Orland Park, Illinois, 60462 (the "**GRANTOR**"), and **MICHAEL CHUDZIK and DEBRA CHUDZIK, his wife**, whose address is 14522 Oakley Avenue, Orland Park, Illinois 60462 (the "**GRANTEES**").

WITNESSETH, that the **GRANTOR** for and in consideration of the sum of TEN and 00/100TH DOLLARS (\$10.00) in hand paid by the **GRANTEES**, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Trustees of **GRANTOR**, by these presents does *REMISE, RELEASE, ALIEN and CONVEY* unto the **GRANTEES**, in joint tenancy with right of survivorship and not as tenants in common, *FOREVER*, all of the following described real property, situated in the County of Cook and State of Illinois (the "**Property**"), legally described as follows:

LOT 21 IN TUCK-A-WAY IN ORLAND, A RESUBDIVISION OF LOTS 3 THROUGH 5, 13 THROUGH 20, 33 THROUGH 43 IN WILDWOOD HILLS, A SUBDIVISION OF PART OF THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED AS DOCUMENT NUMBER 1665811 ON APRIL 25, 1956 AND THAT PORTION OF 147TH STREET VACATED BY THE VILLAGE OF ORLAND PARK AND RECORDED AS DOCUMENT NUMBER 21009966 IN NOVEMBER 1969 ALL IN COOK COUNTY, ILLINOIS.

ADDRESS OF PROPERTY: 14620 Westwood Avenue, Orland Park, Illinois 60462
PERMANENT INDEX NUMBER: 27-09-123-032-0000

TOGETHER WITH, all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the **GRANTOR**, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances: *TO HAVE AND TO HOLD* the Property, subject to the Permitted Exceptions and with the appurtenances, unto the **GRANTEES**, in joint tenancy with right of survivorship and not as tenants in common, *FOREVER*.

AND THE GRANTOR, for itself, and its successors and assigns, does covenant, promise and agree, to and with the **GRANTEES** and the **GRANTEES'** successors and assigns, that **GRANTOR** has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the Property, against all persons lawfully claiming, or to claim the same, by, through or under it, **GRANTOR WILL WARRANT AND DEFEND**, subject to: (i) Covenants, conditions and restrictions of record; (b) public and utility easements and roads and highways, if any (c) general taxes for the year 2012 and subsequent years.

IN WITNESS WHEREOF, the GRANTOR has executed this Deed as of the day, month and year first above written.

GRANTOR:

ATTEST:

VILLAGE OF ORLAND PARK,
an Illinois municipal corporation

By:


Name: Daniel J. McLaughlin

Title: Village President

By:


Name: Joseph S. LaMargo

Title: Deputy Village Clerk

[Insert seal above]

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that DANIEL J. McLAUGHLIN and JOSEPH S. LaMARGO, are personally known to me to be the VILLAGE PRESIDENT and DEPUTY CLERK, respectively, of the VILLAGE OF ORLAND PARK, an Illinois municipal corporation (the "**Village**"), and also known to me to be the same persons whose names are subscribed to the foregoing instrument and as such VILLAGE PRESIDENT and DEPUTY CLERK, appeared before me this day in person and severally acknowledged that as such VILLAGE PRESIDENT and DEPUTY CLERK, they signed and delivered the said instrument pursuant to the authority given by the Board of Trustees of the Village, and as their free and voluntary act, and as the free and voluntary act and deed of the Village, for the uses and purposes therein set forth, and that VILLAGE CLERK, as custodian of the corporate seal of the Village, has caused the seal to be affixed thereto.

GIVEN UNDER my hand and Notarial Seal this 14th day of January, 2013.

Nancy R. Melinauskas
Notary Public



STATEMENT BY GRANTOR

The grantor or its agent affirms that, to the best of its knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

GRANTOR:

**VILLAGE OF ORLAND PARK,
an Illinois municipal corporation**

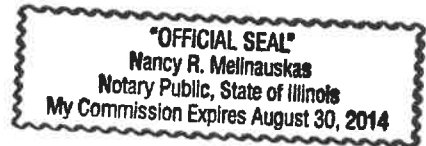
ATTEST:

By: *Daniel J. McLaughlin*
Name: DANIEL J. McLAUGHLIN
Title: Village President

By: *Joseph S. LaMargo*
Name: JOSEPH S. LaMARGO
Title: Deputy Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME this 14th day of January, 2013.

Nancy R. Melnauskas
Notary Public



STATEMENT BY GRANTEE

The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

GRANTEE:

MICHAEL CHUDZIK and DEBRA CHUDZIK

SUBSCRIBED AND SWORN TO BEFORE ME this _____ day of January, 2013.

Notary Public



PTAX-203

Illinois Real Estate Transfer Declaration

Do not write in this area.

This space is reserved for the County Recorder's Office use.

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

Please read the instructions before completing this form. This form can be completed electronically at www.revenue.state.il.us/retd.

Step 1: Identify the property and sale information.

- 1 14620 Westwood Avenue, Orland Park, IL 60462
Street address of property (or 911 address, if available)
Orland Park Orland
City or Village Township
- 2 Write the total number of parcels to be transferred. 1 9
- 3 Write the parcel identifying numbers and lot sizes or acreage. *

Parcel identifying number	Lot size or acreage
a <u>27-09-123-032</u>	<u>134.63 x 97</u>
b _____	_____
c _____	_____
d _____	_____
- Write additional parcel identifiers and lot sizes or acreage in Step 3.
- 4 Date of deed/trust document: January / 2013
Month Year
- 5 Type of deed/trust document* (Mark with an ___ Warranty deed
 ___ Quit claim deed ___ Executor deed ___ Trustee deed
 Other (specify) Special Warranty
- 6 Yes ___ No Will the property be the buyer's principal residence?*
- 7 Yes ___ No Was the property advertised for sale or sold using a real estate agent?*
- 8 Identify the property's current and intended primary use.
Current Intended (Mark only one item per column with an "X.")
- | | |
|---------------------------------------|---|
| a <input checked="" type="checkbox"/> | ___ Vacant land/lot |
| b ___ | <input checked="" type="checkbox"/> Residence (single-family, condominium, townhome, or |
| c ___ | ___ Mobile home residence |
| d ___ | ___ Apartment building (6 units or less) No. _____ |
| e ___ | ___ Apartment building (over 6 units) No. of _____ |
| f ___ | ___ Office |
| g ___ | ___ Retail establishment |
| h ___ | ___ Commercial building (specify)*: _____ |
| i ___ | ___ Industrial building |
| j ___ | ___ Farm |
| k ___ | ___ Other (specify)*: _____ |

Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change. (Mark with an "X.")

___ Demolition/damag ___ Additions ___ Major remodeling
 ___ New construction ___ Other (specify _____)
 Date of significant change*: _____ / _____
 Month Year

10 Identify only the items that apply to this sale. (Mark with an "X.")

- a ___ Fulfillment of installment contract - year contract initiated*:
 B ___ Sale between related individuals or corporate affiliates
 C ___ Transfer of less than 100 percent interest*
 D ___ Court-ordered sale*
 E ___ Sale in lieu of foreclosure
 F ___ Condemnation
 G ___ Auction sale
 H ___ Seller/buyer is a relocation company
 I ___ Seller/buyer is a financial institution* or government
 J ___ Buyer is a real estate investment trust
 K ___ Buyer is a pension fund
 L ___ Buyer is an adjacent property owner
 M ___ Buyer is exercising an option to purchase*
 N ___ Trade of property (simultaneous)*
 O ___ Sale-leaseback
 P ___ Other (specify)*: Check exemptions on last annual tax
 Homeowners Exemption
 Senior Citizen Exemption
 Senior Assessment Freeze Exemption
 Alternative General Homestead Exemption

Step 2: Calculate the amount of the transfer tax due.

Note: Round Lines 11 through 17 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A.

11	Full actual consideration*	11	\$	<u>105,000.00</u>
12a	Amount of personal property included in the purchase*	12a	\$	<u>00.00</u>
12b	Was the value of a mobile home included on Lines 11 and 12a?	12b		<u>Yes</u> <input checked="" type="checkbox"/> <u>No</u>
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>105,000.00</u>
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11*	14	\$	<u>00.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject*	15	\$	<u>00.00</u>
16	If this transfer is exempt, use and "X" to identify the provision.*	16		<input checked="" type="checkbox"/> b ___ k ___ m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax. Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	17	\$	<u>105,000.00</u>
18		18		<u>00.00</u>
19	Illinois tax stamps -- multiply Line 18 by 0.50	19	\$	<u>EXEMPT</u>
20	County tax stamps -- multiply Line 18 by 0.25	20	\$	<u>EXEMPT</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>UNDER (B)</u>

*See instructions. ID:INT

PTAX-203 (R-7/00)

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227

Page 1 of 2

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

LOT 21 IN TUCK-A-WAY IN ORLAND, A RESUBDIVISION OF LOTS 3 THROUGH 5, 13 THROUGH 20, 33 THROUGH 43 IN WILDWOOD HILLS, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED AS DOCUMENT NUMBER 1665811 ON APRIL 25, 1956 AND THAT PORTION OF 147TH STREET VACATED BY THE VILLAGE OF ORLAND PARK AND RECORDED AS DOCUMENT NUMBER 21009966 IN NOVEMBER 1969 ALL IN COOK COUNTY, ILLINOIS.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

VILLAGE OF ORLAND PARK

Seller's or trustee's name 14700 S. Ravinia Avenue		Seller's trust number (if applicable) Orland Park IL 60462	
Street Address (after sale)		City	State ZIP
		708-349-3888	
Seller's or agent's signature		Seller's daytime phone	

Buyer Information (Please print.)

MICHAEL CHUDZIK and DEBRA CHUDZIK, his wife

Buyer's or trustee's name 14522 Oakley Avenue		Buyer's trust number (if applicable) Orland Park IL 60462	
Street Address (after sale)		City	State ZIP
Buyer's or agent's signature		Buyer's daytime phone	

Mail tax bill to:

MICHAEL CHUDZIK and DEBRA CHUDZIK	14620 Westwood Avenue	Orland Park	IL	60462
Name or company	Street address	City	State	ZIP

Preparer Information (Please print.)

E. Kenneth Friker, Klein Thorpe and Jenkins, Ltd.

Preparer's and company's name 15010 S. Ravinia, Suite 10		Preparer's file number (if applicable) Orland Park Illinois 60462	
Street Address		City	State ZIP
		312-984-6400	
Preparer's signature		Preparer's daytime phone	

Preparer's e-mail address (if available)

Identify any required documents submitted with this form. (Mark with an "X.")

Extended legal description Form PTAX-203-A
 Itemized list of personal property

To be completed by the Chief County Assessment Officer				
1	County	Township	Class	Minor
				Cook-
				Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.			
	Land			
	Buildings			
	Total			
To be completed by the Illinois Department of Revenue			Tab number	
Full consideration				
Adjusted consideration				

COOK COUNTY



REAL ESTATE TRANSFER DECLARATION

The following is required by the Cook County Real Property Tax Ordinance effective September 1, 1993. Any transferor of transferee who fails to file with the Recorder a real property transfer declaration as required by Section 7 of this ordinance or a supplemental transfer declaration as required by Section 10 of this ordinance or willfully falsifies the value of transferred real estate, shall be subject to a penalty equal to the amount of the applicable tax; and shall be fined an amount not to exceed \$1000.00 or imprisoned for a period not to exceed six months, or both.

Except as to Exempt Transactions, the Recorder is prohibited by law from accepting any deed, assignment or other instrument of transfer for recordation unless it is accompanied by a declaration containing all of the information requested therein.

Recorder's Valuation

PROPERTY IDENTIFICATION:

Address of Property 14620 Westwood Avenue Orland Park 60462
Street or Rural Route City Zip Code
Permanent Real Estate Index No. 27-09-123-032 Township Orland
Date of Deed January 16, 2013 Type of Deed Special Warranty

TYPE OF PROPERTY:

- Single Family
Condo. co-op
4 or more units (residential)
Mixed use (commer. & resid.)
Commercial
Industrial
Vacant Land
Other (attach description)

INTEREST TRANSFERRED:

- Fee title
Beneficial interest in a land trust
Lessee interest in a ground lease
Controlling interest in real estate entity (ord. Sec 2)
Other (attach description)

LEGAL DESCRIPTION:

Sec. 9 Twp. 36 North Range 12 East
(use additional sheet, if necessary)

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

COMPUTATION OF TAX:

Table with 2 columns: Description and Amount. Rows include Full actual consideration (\$105,000.00), Less amount of personal property included in purchase (\$00.00), Net consideration for real estate (\$105,000.00), Less amount of mortgage to which property remains subject (\$00.00), Net taxable consideration (\$105,000.00), and Amount of tax stamps (\$0.00, EXEMPT UNDER (B)).

ATTESTATION OF PARTIES: we hereby declare the full actual consideration and above facts contained in the declaration to be true and correct.

Village of Orland Park 14700 S. Ravinia Orland Park 60462
Name and Address of Seller (Please Print) Street or Rural Route City Zip Code
Signature Seller or Agent

MICHAEL CHUDZIK and DEBRA CHUDZIK, his wife

14522 Oakley Avenue

Orland Park

60462

Name and Address of Buyer (Please Print)

Street or Rural Route

City

Zip Code

Signature: _____

Buyer or Agent

Use space below for tax mailing address, if different from above

EXEMPT TRANSFERS

(Check the Appropriate Box)

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

- A. Transfers of real property made prior to May 21, 1979 where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes or acquired by any international organization not subject to local taxes under applicable law; (Copy of IRS granting tax exempt status must be attached)
- C. Transfers in which the deed, assignment or other instrument of transfer secures debt or other obligation;
- D. Transfers in which the deed, assignment or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment or other instrument of transfer previously recorded or delivered;
- E. Transfers in which the transfer price is less than \$100.00;
- F. Transfers in which the deed is a tax deed;
- G. Transfers in which the deed, assignment or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
- I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;

- K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;
Provided bankruptcy court docket number: _____
- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filling the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.

EXHIBIT A

LOT 21 IN TUCK-A-WAY IN ORLAND, A RESUBDIVISION OF LOTS 3 THROUGH 5, 13 THROUGH 20, 33 THROUGH 43 IN WILDWOOD HILLS, A SUBDIVISION OF PART OF THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED AS DOCUMENT NUMBER 1665811 ON APRIL 25, 1956 AND THAT PORTION OF 147TH STREET VACATED BY THE VILLAGE OF ORLAND PARK AND RECORDED AS DOCUMENT NUMBER 21009966 IN NOVEMBER 1969 ALL IN COOK COUNTY, ILLINOIS.

ADDRESS OF PROPERTY: 14620 Westwood Avenue, Orland Park, Illinois 60462
PERMANENT INDEX NUMBER: 27-09-123-032-0000

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

AFFIDAVIT OF TITLE, COVENANT AND WARRANTY

The undersigned (the "Affiant") as the **VILLAGE PRESIDENT** of the **VILLAGE OF ORLAND PARK**, an Illinois municipal corporation (the "Village") and the Grantor in the Deed referred to herein being first duly sworn, on oath states, and also covenants with and warrants to the Grantees hereinafter named:

MICHAEL CHUDZIK and DEBRA CHUDZIK, his wife

That, the Village has an interest in the real property described below or in the proceeds thereof and is the Grantor in the Special Warranty Deed dated January 14, 2013 to Grantees, conveying the real property (the "**Property**") legally described as follows:

LOT 21 IN TUCK-A-WAY IN ORLAND, A RESUBDIVISION OF LOTS 3 THROUGH 5, 13 THROUGH 20, 33 THROUGH 43 IN WILDWOOD HILLS, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED AS DOCUMENT NUMBER 1665811 ON APRIL 25, 1956 AND THAT PORTION OF 147TH STREET VACATED BY THE VILLAGE OF ORLAND PARK AND RECORDED AS DOCUMENT NUMBER 21009966 IN NOVEMBER 1969 ALL IN COOK COUNTY, ILLINOIS.

ADDRESS OF PROPERTY: 14620 Westwood Avenue, Orland Park, Illinois 60462
PERMANENT INDEX NUMBER: 27-09-123-032-0000

That, the Property is conveyed subject to (i) Covenants, conditions and restrictions of record, ii) general real estate taxes for 2012, not yet due and payable and subsequent years; (iii) public and utility easements and roads and highways; and (iv) acts done or suffered by or judgments against Grantees.

That no labor or material has been furnished for the Property within the last four months, that is not fully paid for.

That since the title date of December 6, 2012, in the report on title issued by Chicago Title Insurance Company, Affiant has not done or suffered to be done anything that could in any way affect the title to the Property, and no proceedings have been filed by or against Affiant, nor have any judgments or decrees been

rendered against Affiant, nor are there any judgment notes or other instruments that can result in a judgment or decree against Affiant within five days from the date hereof.

That all water taxes affecting the Property have been paid.

That this Affidavit is made to induce, and in consideration of, the said Grantees' consummation of the purchase of the Property.

Affiant further state(s): Naught

Dated as of this 14th day of January, 2013.

AFFIANT:



Daniel J. McLaughlin, Village President
Village of Orland Park,
an Illinois municipal corporation

SUBSCRIBED AND SWORN to
before me this 14th day of January, 2013.


Notary Public

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

CERTIFICATION OF NON-FOREIGN STATUS

Section 1445(e) of the Internal Revenue Code of 1986, as amended ("**Code**") provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. In order to inform **MICHAEL CHUDZIK and DEBRA CHUDZIK, his wife**, the Buyers (the "**Transferees**"), that withholding of tax is not required in the transfer (conveyance) of the real estate commonly known as 14620 Westwood Avenue, Orland Park, Illinois (the "**Property**"), and which Property is owned by the **VILLAGE OF ORLAND PARK**, the Seller (the "**Transferor**"), the Transferor hereby certifies the following:

- 1. **Transferor's FEIN or Social Security No. 36-6006035**

- 2. **Transferor's Mailing Address: 14700 S. Ravinia Avenue
 Orland Park, IL 60462**

- 3. Transferor is not "foreign persons" within the meaning of Code Sections 1445 and 7710 (i.e., Transferor is not nonresident aliens, foreign corporations, foreign partnerships, foreign trusts or foreign estates as those terms are defined in the Code and regulations promulgated thereunder, including the Income Tax Regulations).

Transferor understands that this Certification may be disclosed to the Internal Revenue Service and that any false statement made herein could be punishable by fines, imprisonment or both. Under penalty of perjury, the undersigned, declares that he has examined this Certification and to the best of his knowledge and belief, this Certificate is true, correct and complete.

Transferor is not a disregarded entity as defined in Section 1.1445.2(b)(2)(iii).

Dated as of the _____ day of January, 2013.

**VILLAGE OF ORLAND PARK, an Illinois
municipal corporation**

By: _____
Name: **E. Kenneth Friker**
Title: **Village Attorney**

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 2013.

Notary Public

1099 SOLICITATION

SELLER:

VILLAGE OF ORLAND PARK,
an Illinois municipal corporation

BUYERS:

MICHAEL CHUDZIK and DEBRA CHUDZIK, his wife

TITLE COMPANY:

Chicago Title Insurance Co.

TITLE COMMITMENT

#1401 008917748

Seller is required by law to provide Buyer and the Title Company with Seller's correct taxpayer identification number. If Seller does not provide the Buyer and the Title Company with its correct taxpayer identification number, Seller may be subject to civil or criminal penalties imposed by law.

Seller's Mailing Address:

14700 South Ravinia Avenue
Orland Park, IL 60462

Seller's Tax Identification Number:

36-6006035

Gross Proceeds \$105,000.00

Gross proceeds allocated to each Transferor \$105,000.00

Check the appropriate category or categories which apply to this transaction:

Principal residence

Other real estate

Check here if the Transferor received or will receive property or services as part of the consideration

CERTIFICATION

Under penalties of perjury, the undersigned certifies that the number shown on this statement is its correct tax identification number. Dated this ____ day of January, 2013.

VILLAGE OF ORLAND PARK,
an Illinois municipal corporation

By: _____

Name: E. Kenneth Friker

Title: Village Attorney

PAY ONLY THIS AMOUNT

\$ 0.00

BY 09/01/06 (on time)

2005 Second Installment Property Tax Bill

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township
 27-09-123-032-0000 146 28011 2005 (2006) ORLAND

IF PAID LATE 09/02/06 - 10/01/06

\$ 0.00

IF PAID LATE 10/02/06 - 11/01/06

\$ 0.00

IF PAID LATE 11/02/06 - 12/01/06

\$ 0.00

TAX CALCULATOR

THANK YOU FOR YOUR FIRST INSTALLMENT PAYMENT OF:

\$ 355.59 ON 02-27-06

PAY THIS BILL AT COOKCOUNTYTREASURER.COM OR ANY CHASE BANK THROUGH 12/01/06.

**LATE PENALTY
IS 1.5% PER MONTH,
BY STATE LAW.**

Property location and classification for this PIN

14620 WESTWOOD AVE ORLAND PARK IL 60462 1970 Property Classification 2-34

Taxing District	2005 Tax	2005 Rate	Pension	2004 Tax	2004 Rate
SUBURBAN T B SANITARIUM	2.58	0.005		0.44	0.001
S COOK MOSQUITO ABATEMENT	5.17	0.010		5.26	0.012
WATER RECLAMATION DIST	162.81	0.315	9.30	152.05	0.347
ORLAND FIRE PROTECT. DIST.	502.38	0.972	52.20	465.79	1.063
MORAIN VALLEY COLL DIST	107.50	0.208	2.06	110.86	0.253
HIGH SCHOOL DISTRICT 230	1,002.17	1.939	17.05	964.00	2.200
SCHOOL DISTRICT 135	1,370.69	2.652	33.07	1,345.65	3.071
ORLAND PARK LIBRARY FUND	216.04	0.418	7.23	120.06	0.274
VILLAGE OF ORLAND PARK	209.84	0.406	89.41	211.64	0.483
ROAD AND BRIDGE ORLAND	18.09	0.035	.51	18.40	0.042
ORLAND GENERAL ASSISTANCE	2.58	0.005		0.00	0.000
TOWN OF ORLAND	29.46	0.057	2.06	28.04	0.064
FOREST PRESERVE DISTRICT	31.01	0.060	.51	26.29	0.060
CONSOLIDATED ELECTIONS	7.24	0.014		0.00	0.000
COUNTY OF COOK	3,446.55	0.274	66.67	143.28	0.327
COOK COUNTY PUBLIC SAFETY	75.98	0.147		63.10	0.144
COOK COUNTY HEALTH FACIL.	57.89	0.112		53.46	0.122
(DO NOT PAY THESE TOTALS)	354.88	7.629		3,708.32	8.463

2004 Assessed Value

2004 Assessed Value 20,118

2005 Property Value 170,856

2005 Assessment Level X 16%

2005 Assessed Value

= 27,337

2005 State Equalization Factor X 2,7320

2005 Equalized Assessed Value (EAV) = 74,685

2005 Local Tax Rate X 7.629%

2005 Total Tax Before Exemptions = 5,697.72

Homeowner's Exemption - 1,525.80

Senior Citizen Exemption - 228.87

Senior Assessment Freeze Exemption - .00

2005 Total Tax After Exemptions = 354.88 *

First Installment (Due 03/01/06) 354.88

Second Installment (Due 09/01/06) + 0.00

Total 2005 Tax (Payable In 2006) = 354.88

* Non-Homestead IL Property Tax Exemption reduced your tax by \$3,588.17 Refund Due

VILLAGE OF ORLAND PARK
14700 S RAVINIA
ORLAND PARK IL 60462-3134

IF YOUR TAXES ARE PAID BY MORTGAGE ESCROW, BE SURE NOT TO DOUBLE PAY.

PAYMENT COUPON

\$ 0.00

BY 09/01/06 (on time)
If paying later, refer to amounts above.

See the back side of this bill for detailed payment instructions. Please include only one check and one original payment coupon per envelope. Use of this coupon authorizes Treasurer's Office to reduce check amount to prevent overpayment.

Property Index Number (PIN) Volume ^{T2ND}
27-09-123-032-0000 146

Amount Paid

Name/Mailing Address change? Check box and complete form on back to update your name and/or mailing address.

Include name, PIN, address, location, phone and e-mail on check payable to Cook County Treasurer.

00000000000 270912303200005 00528 0000000000 0000000000 0000000000



VILLAGE OF ORLAND PARK
OR CURRENT OWNER
14700 S RAVINIA
ORLAND PARK IL 60462-3134

COOK COUNTY TREASURER
PO BOX 4488
CAROL STREAM IL 60197-4488



27091230320000/0/05/F/0000000000/2

KEEP UPPER PORTION FOR YOUR RECORDS

DETACH & INCLUDE WITH PAYMENT

**PURCHASE OF 14620 WESTWOOD DRIVE
FROM HOWARD AND ARLEEN MANNING AS SELLER
TO VILLAGE OF ORLAND PARK AS BUYER
CLOSING DATE: FEBRUARY 4, 2005**

Prepared by:
Klein, Thorpe and Jenkins, Ltd.
Civic Opera Building
20 North Wacker Drive, Suite 1660
Chicago, IL 60606
E. Kenneth Friker, Esq.
(312) 984-6408

INDEX OF CLOSING DOCUMENTS

CONTRACT

1. Real Estate Sale Contract dated February 1, 2001, made between Howard and Arleen Manning (Seller) and Village of Orland Park (Buyer) for the purchase and sale of the real property commonly known as 14620 Westwood Drive, Orland Park, Illinois.

CONVEYANCE DOCUMENTS

2. Warranty Deed dated February 4, 2005, executed by Seller to Buyer, recorded in Cook County, on February 16, 2005, as Document Number 0504733072.
3. Affidavit of Title dated February 4, 2005, executed by Seller to Buyer.

TITLE AND DISBURSEMENT MATTERS

4. Chicago Title Insurance Company Title Policy, Title Policy No. 1401 008247974 UL, with an Effective Date of February 4, 2005 (original sent to Village on February 9, 2005).
5. Deed and Money Escrow Instructions executed by Seller, Buyer and Escrowee
6. Settlement Statement (HUD-1/ RESPA) executed by Seller, Buyer and Escrowee.

SURVEY MATTERS

7. Survey prepared by Joseph P. Knight & Assoc., Ltd., Job Number 117-J1701, dated January 24, 2005.



REAL ESTATE SALE CONTRACT

1. The Village of Orland Park, a municipal corporation (Purchaser) agrees to purchase at a price of \$ 325,000.00 on the terms set forth herein, the following described real estate in COOK County, Illinois: LOT 21 IN TUCK-A-WAY IN ORLAND 2 A RESUBDIVISION OF LOTS 3 THROUGH 5, 13 THROUGH 20, 33 THROUGH 43 IN WILDWOOD HILLS, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED AS DOCUMENT NUMBER 1665811 ON APRIL 25, 1956 AND THAT PORTION OF 147TH STREET VACATED BY THE VILLAGE OF ORLAND PARK AND RECORDED AS DOCUMENT NUMBER 21009966 IN NOVEMBER 1969 IN COOK COUNTY, ILLINOIS. commonly known as 14620 Westwood Drive Orland Park, IL 60462, and with approximate lot dimensions '97' by 134.63', together with the following property presently located thereon: All personal property belonging to the Sellers will be removed by the Sellers when they leave the premises.

ARLEEN

2. HOWARD MANNING and ARLENE MANNING, his wife (Seller) (Insert names of all owners and their respective spouses) agrees to sell the real estate and the property, if any, described above at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title thereto (in joint tenancy) by a recordable Warranty deed, with release of homestead rights, and a proper bill of sale, subject only to: Covenants, conditions and restrictions of record; public and utility easements and general real estate taxes for the year 2004 and subsequent years.

AT CLOSING.

3. Purchaser will pay \$325,000.00 will pay within _____ days the additional sum of \$ _____ as earnest money to be applied on the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at the time of closing as follows: ~~(Strike subparagraph not applicable)~~
 (a) ~~The payment of \$ _____~~
 (b) ~~The acceptance of the title to the real estate by Purchaser subject to a mortgage (trust deed) of record securing a principal indebtedness (which the Purchaser [does] [does not] agree to assume) aggregating \$ _____ bearing interest at the rate of _____ % a year, and the payment of a sum which represents the difference between the amount due on the indebtedness at the time of closing and the balance of the purchase price.~~

4. ~~This contract is subject to the condition that Purchaser be able to procure within _____ days a firm commitment for a loan to be secured by a mortgage or trust deed on the real estate in the amount of \$ _____, or such lesser sum as Purchaser accepts, with interest not to exceed _____ % a year to be amortized over _____ years, the commission and service charges for such loan not to exceed _____ %.~~ If after making every reasonable effort, Purchaser is unable to procure such commitment within the time specified herein and so notifies Seller thereof within that time, this contract shall become null and void and all earnest money shall be returned to Purchaser; provided that if Seller, at his option, within a like period of time following Purchaser's notice, procures for Purchaser such a commitment or notifies Purchaser that Seller will accept a purchase money mortgage upon the same terms, this contract shall remain in full force and effect. ~~(Strike paragraph if inapplicable).~~

5. The time of closing shall be on January, 2005 OR AS MUTUALLY AGREED BY THE PARTIES, days after notice that financing has been procured if above paragraph 4 is operative, or on the date, if any, to which such time is extended by reason of paragraph 2 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of Chicago Title Insurance Company or of the mortgage lender, if any, provided title is shown to be good or is accepted by Purchaser.

6. Seller shall deliver possession to purchaser on or before 90 days after the sale has been closed. Seller agrees to pay all general real estate taxes, utilities and maintain property casualty and liability insurance for each day that the Seller remains in possession between the time of closing and the time possession is delivered.

During the time of Sellers' possession, Sellers shall at all times assume all risk and liability for personal injury and property damage occurring during such possession and shall during such time ~~and thereafter~~ fully indemnify and hold the Village (Purchaser) harmless for any claim, demand, suit or liability resulting from the death, personal injury or property damage occurring on ~~or about~~ the premises during Sellers' possession. *Seller shall not be required to pay any rent during its period of possession.*

~~7. Seller agrees to pay a broker's commission to _____.~~

~~8. The earnest money shall be held by _____ for the mutual benefit of the parties.~~

9. Seller agrees to deliver possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted.

10. A duplicate original of this contract, duly executed by the Seller and his spouse, if any, shall be delivered to the Purchasers within 7 day from the date below, otherwise, at the Purchaser's option, this contract shall become null and void, ~~and the earnest money shall be returned to the Purchaser.~~

This contract is subject to the Conditions and Stipulation set forth on the following pages hereof, which Conditions and Stipulations are made a part of this Contract.

Dated: February 1, 2005

PURCHASER: **The VILLAGE OF ORLAND PARK,**
an Illinois municipal corporation

Address: 14700 S. Ravinia Ave. Orland Park, IL 60462

BY: [Signature]

Name: Robert J. Zeder, Jr.

Title: Village Manager

SELLERS: **HOWARD MANNING and ARLENE MANNING**

Address: 14620 Westwood Dr. Orland Park, IL 60462

BY: Howard Manning

BY: Arlene Manning

CONDITIONS AND STIPULATIONS

Purchaser

Seller or Seller's agent

1. Seller shall deliver or cause to be delivered to Purchaser or Purchaser's agent, not less than 5 days prior to the time of closing, a title commitment for an owner's title insurance policy issued by the Chicago Title Insurance Company in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (a) the general exceptions contained in the policy unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units, (b) the title exceptions set forth above, and (c) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed (all of which are herein referred to as the permitted exceptions). The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing items (b) and (c) and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 2 below.

2. If the title commitment discloses unpermitted exceptions, Seller shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions, and, in such event, the time of closing shall be 35 days after delivery of the commitment or the time specified in paragraph 5 on the front page hereof, whichever is later. If Seller fails to have the exceptions removed, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions within the specified time, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days after the expiration of the 30-day period, to take title as it then is with right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further actions of the parties.

3. ~~Rents, premiums under assignable insurance policies, water and other utility charges, facts, unpaid service charges, general taxes, accrued interest on mortgage indebtedness, if any, and other similar items shall be adjusted ratably as of the time of closing. The amount of the current general taxes not then ascertainable shall be adjusted on the basis of (a), (b), or (c) below (Strike subparagraphs not applicable):~~

(a) 105 % of the most recent ascertainable taxes:

~~(b) The most recent ascertainable taxes and subsequent readjustment thereof pursuant to the terms of reparation letter attached hereto and incorporated herein by reference.~~

~~(c) Federal~~

~~The amount of any general taxes which may accrue by reason of new or additional improvements shall be adjusted as follows:~~

All prorations are final unless otherwise provided herein. ~~Existing leases and assignable insurance policies, if any, shall then be assigned to Purchaser. Seller shall pay the amount of any stamp tax imposed by State law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration signed by the Seller or the Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax; such tax required by local ordinance shall be paid by the party upon whom such ordinance places responsibility therefor. If such ordinance does not so place responsibility, the tax shall be paid by the (Purchaser) (Seller). (Strike one.)~~ **PURCHASER** **ALL TRANSFER TAXES ARE TO BE PAID BY PURCHASER.**

4. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.

5. ~~If this contract is terminated without Purchaser's fault, the earnest money shall be returned to the Purchaser, but if the termination is caused by the Purchaser's fault, then upon notice to the Purchaser, the earnest money shall be forfeited to the Seller and applied first to the payment of the Seller's expenses and then to payment of broker's commission; the balance, if any, to be retained by the Seller as liquidated damages.~~

6. At the election of Seller or Purchaser upon notice to the other party not less than 5 days prior to the time of closing, this sale shall be closed through an escrow with Chicago Title and Trust Company, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then in use by Chicago Title and Trust Company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the ~~earnest money~~ shall be deposited in the escrow. The cost of the escrow shall be ~~divided equally between Seller and Purchaser.~~ *paid by [initials]*
(Strike paragraph if inapplicable.)

7. Time is of the essence of this contract.

8. All notices herein required shall be in writing and shall be served on the parties ^{or their attorneys} at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.

9. Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974, the Residential Real Property Disclosure Act of Illinois, and the Residential Lead-Based Paint Hazard Reduction Act of 1992. In the event that either party shall fail to make appropriate disclosure when asked, such failure shall be considered a breach on the part of said party.

10. Alternative 1:

Seller represents that he is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certification set forth in said Section.

~~Alternative 2:~~

~~Purchaser represents that the transaction is exempt from the withholding requirements of Section 1445 of the Internal Revenue Code because Purchaser intends to use the subject real estate as a qualifying residence under said Section and the sales price does not exceed \$300,000.~~

~~Alternative 3:~~

~~With respect to Section 1445 of the Internal Revenue Code, the parties agree as follows:~~ *transfer taxes,*

11. Purchaser shall pay all reasonable and customary closing costs (i.e. [✓]title, survey and customary escrow fees) incurred by the Seller (except their attorney's fees) in connection with this transaction.
(Strike two of the three alternatives.)

Sellers:

CTI

SEND FUTURE TAX BILLS TO:

The Village of Orland Park
14700 S. Ravinia Avenue
Orland Park, IL 60462

THIS DOCUMENT WAS PREPARED BY:

Klein Thorpe and Jenkins, Ltd.
20 North Wacker Drive
Suite 1660
Chicago, Illinois 60606
E. Kenneth Friker, Esq. (DS)

AFTER RECORDING RETURN TO:

E. Kenneth Friker
Klein Thorpe and Jenkins, Ltd.
20 North Wacker Drive
Suite 1660
Chicago, Illinois 60606



Doc#: 0504733072
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/16/2005 09:01 AM Pg: 1 of 3

ABOVE SPACE FOR RECORDER]

0504733072
1061

WARRANTY DEED

HOWARD C. MANNING and ARLEEN M. MANNING, his wife, (the "Grantors") for in consideration of the sum of *TEN AND 00/100THS DOLLARS (\$10.00)* and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these present **CONVEY AND WARRANT** unto the VILLAGE OF ORLAND PARK, an Illinois Municipal Corporation, whose address is 14700 South Ravinia Avenue Orland Park, Illinois 60462 (the "Grantee"), the real property commonly known 14620 Westwood Drive, Orland Park, County of Cook, Illinois, and legally described in Exhibit A attached hereto and made a part hereof (herein called the "Property").

ADDRESS: 14620 Westwood Drive Orland Park, IL 60462

PIN: 27-09-123-032-0000

The Property is conveyed subject to: Covenants, conditions and restrictions of record; public and utility easements and general real estate taxes for the year 2004 and subsequent years.

Grantors hereby release and waive all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

BOX 334 CTI

JKY

EXHIBIT A
Legal Description

LOT 21 IN TUCK-A-WAY IN ORLAND 2 A RESUBDIVISION OF LOTS 3 THROUGH 5, 13 THROUGH 20, 33 THROUGH 43 IN WILDWOOD HILLS, A SUBDIVISION OF PART OF THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED AS DOCUMENT NUMBER 1665811 ON APRIL 25, 1956 AND THAT PORTION OF 147TH STREET VACATED BY THE VILLAGE OF ORLAND PARK AND RECORDED AS DOCUMENT NUMBER 21009966 IN NOVEMBER 1969 ALL IN COOK COUNTY, ILLINOIS.

ADDRESS: 14620 Westwood Drive Orland Park, IL 60462

PIN: 27-09-123-032-0000

STATE OF ILLINOIS)
)
 COUNTY OF COOK) **ss.**

AFFIDAVIT OF TITLE, COVENANT AND WARRANTY

The undersigned affiants (herein referred to as "**Affiants**"), being first duly sworn, on oath states, and also covenants with and warrants to the Grantee hereinafter named: The VILLAGE OF ORLAND PARK, an Illinois Municipal Corporation.

Affiants have an interest in the real property described below or in the proceeds thereof and is the Grantor in the Warranty Deed dated February 4th, 2005, to Grantee, conveying the real property ("**Property**") legally described on Exhibit A, attached hereto and made a part hereof.

ADDRESS: 14620 Westwood Drive Orland Park, Illinois 60462

PIN: 27-09-123-032-0000

That no labor or material has been furnished for the Property within the last four months, that is not fully paid for.

That since the title date of December 27, 2004, in the report on title issued by Chicago Title Insurance Company, Affiants have not done or suffered to be done anything that could in any way affect the title to the Property, and no proceedings have been filed by or against said Affiants, nor have any judgments or decrees been rendered against Affiants, nor are there any judgment notes or other instruments that can result in a judgment or decree against Affiants within five days from the date hereof.

That all applicable water taxes affecting the Property have been paid.

That this Affidavit is made to induce, and in consideration of, the said Grantee's consummation of the purchase of the Property.

Affiants further state: **Naught**

Dated as of this 4th February, 2005.

AFFIANTS:

Howard C Manning
Name: HOWARD C. MANNING

Arleen M. Manning
Name: ARLEEN M. MANNING

SUBSCRIBED AND SWORN to
before me this 4th day of February, 2005.

Lawrence Frazzini
Notary Public

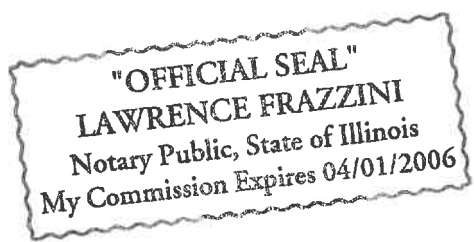


EXHIBIT A
Legal Description

LOT 21 IN TUCK-A-WAY IN ORLAND 2 A RESUBDIVISION OF LOTS 3 THROUGH 5, 13 THROUGH 20, 33 THROUGH 43 IN WILDWOOD HILLS, A SUBDIVISION OF PART OF THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED AS DOCUMENT NUMBER 1665811 ON APRIL 25, 1956 AND THAT PORTION OF 147TH STREET VACATED BY THE VILLAGE OF ORLAND PARK AND RECORDED AS DOCUMENT NUMBER 21009966 IN NOVEMBER 1969 ALL IN COOK COUNTY, ILLINOIS.

ADDRESS: 14620 Westwood Drive Orland Park, IL 60462

PIN: 27-09-123-032-0000

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1992)

SCHEDULE A

POLICY NO.: 1401 008247974 D1

DATE OF POLICY: FEBRUARY 4, 2005

AMOUNT OF INSURANCE: \$325,000.00

1. NAME OF INSURED:

VILLAGE OF ORLAND PARK

2. THE ESTATE OR INTEREST IN THE LAND AND WHICH IS COVERED BY THIS POLICY IS A FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

THE INSURED.

4. THE LAND HEREIN DESCRIBED IS ENCUMBERED BY THE FOLLOWING MORTGAGE OR TRUST DEED AND ASSIGNMENTS:

NONE

AND THE MORTGAGES OR TRUST DEEDS, IF ANY, SHOWN IN SCHEDULE B HEREOF.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1992)
SCHEDULE A (CONTINUED)

POLICY NO.: 1401 008247974 D1

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

LOT 21 IN TUCK-A-WAY IN ORLAND 2 A RESUBDIVISION OF LOTS 3 THROUGH 5, 13 THROUGH 20, 33 THROUGH 43 IN WILDWOOD HILLS, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED AS DOCUMENT NUMBER 1665811 ON APRIL 25, 1956 AND THAT PORTION OF 147TH STREET VACATED BY THE VILLAGE OF ORLAND PARK AND RECORDED AS DOCUMENT NUMBER 21009966 IN NOVEMBER 1969 ALL IN COOK COUNTY, ILLINOIS

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1992)

SCHEDULE B

1401 008247974 D1

NOTWITHSTANDING THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS OF THIS POLICY, ALL ENDORSEMENTS, IF ANY, ATTACHED HERETO ARE VALID DESPITE THE LACK OF SIGNATURE BY EITHER THE PRESIDENT, A VICE PRESIDENT, THE SECRETARY, AN ASSISTANT SECRETARY, OR VALIDATING OFFICER OR AUTHORIZED SIGNATORY OF THE COMPANY.

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES) BY REASON OF THE FOLLOWING EXCEPTIONS:

GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
(2) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
(3) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
(4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
(5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

SPECIAL EXCEPTIONS: THE MORTGAGE, IF ANY, REFERRED TO IN ITEM 4 OF SCHEDULE A.

A 6.

1. TAXES FOR THE YEAR(S) 2004 AND 2005
2005 TAXES ARE NOT YET DUE OR PAYABLE.

1A. NOTE: 2004 FIRST INSTALLMENT NOT YET DUE OR PAYABLE

Table with 7 columns: PERM TAX#, PCL, YEAR, 1ST INST, STAT, 2ND INST. Row 1: STAT 27-09-123-032-0000 1 OF 1 2003 \$1,759.00 PAID \$1,708.71 PAID

D 7. SUBJECT TO BUILDING LINE AND UTILITY EASEMENTS AS DISCLOSED BY PLAT OF SUBDIVISION AND TORRENS CERTIFICATE

E 8. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENTS OF RECORD NOTED ON THE TORRENS CERTIFICATE

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR

CHICAGO TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)
SCHEDULE B

1401 008247974 D1

**EXCEPTIONS FROM COVERAGE
(CONTINUED)**

REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

CHICAGO TITLE INSURANCE COMPANY

POLICY SIGNATURE PAGE

POLICY NO.: 1401 008247974 D1

THIS POLICY SHALL NOT BE VALID OR BINDING UNTIL SIGNED BY AN AUTHORIZED SIGNATORY.

CHICAGO TITLE INSURANCE COMPANY

BY 

AUTHORIZED SIGNATORY

DECLARATIONS

We will provide the insurance described in this policy in return for the premium and compliance with all applicable provisions of this policy.

13-13-1576-9 Policy Number

Named Insured and Mailing Address
MANNING, HOWARD C & ARLEEN M
14620 WESTWOOD DR
ORLAND PARK, IL 60462-1970

Coverage afforded by this policy is provided by:

STATE FARM FIRE AND CASUALTY COMPANY
2702 IRELAND GROVE RD
BLOOMINGTON IL 61709

A Stock Company with Home Offices in Bloomington, Illinois.

The Policy Period begins and ends at 12:01 a.m. Standard Time at the residence premises.

12-28-2004 Effective Date
12 months-Policy Period
12-28-2005 Expiration of Policy Period

Limit of Liability - Section 1
\$ 269,000 Coverage A. Dwelling

Policy Type
Homeowners Policy
Dwell Repl Cost - Similar Construction
Option ID - Increased Dwelling Applies

Location of Premises
Same as mailing address

Automatic Renewal - If the Policy Period is shown as 12 months, this policy will be renewed automatically subject to the premiums, rules and forms in effect each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Deductibles - Section 1 \$500
ALL LOSSES In case of loss under this policy, the deductible will be applied per occurrence and will be deducted from the amount of the loss. Other deductibles may apply - refer to your policy.

Policy Premium \$446.00

Forms & Endorsements
FP-7955.IL HOMEOWNERS POL
LSP B1 LMT RPLC COST-B
OPT ID COV A-INCR DWLG
OPT OL BLD ORD/LAW-10%
FE-2213 AMENDATORY END

Additional Insured
VILLAGE OF ORLAND PARK
14700 RAVINIA AVENUE
ORLAND PARK, IL 60462

Agent Name & Address
KACEROVSKIS, A BILL
30 YEAR STATE FARM AGENT
14340 LAGRANGE RD
ORLAND PARK, IL
60462 (708) 349-6919

Loan Number:

undersigned: January 31, 2005

By


Agent

1495

Agent's Code

559-916.2 Rev. 4-96

MORTGAGEE COPY

**PREMIUM NOTICE
STATE FARM INSURANCE COMPANIES
AGENT ISSUED DECLARATIONS**

559-916.4

| POLICY NUMBER | BILLING PERIOD | AGENT CODE |
| 13-13-1576-9 | FROM 12-28-2004 | TO 12-28-2005 | 1495 |

LOCATION (If other than Named Insured's mailing address)

INSURED
MANNING, HOWARD C & ARLEEN M
14620 WESTWOOD DR
ORLAND PARK, IL 60462-1970

PREMIUM \$ 446.00
AMOUNT PAID \$ 446.00
AMOUNT DUE \$.00

DATE DUE

ADDITIONAL INSURED
VILLAGE OF ORLAND PARK
700 RAVINIA AVENUE
ORLAND PARK, IL 60462

AGENT NAME & ADDRESS
KACEROVSKIS, A BILL
30 YEAR STATE FARM AGENT
14340 LAGRANGE RD
ORLAND PARK, IL
60462 (708) 349-6919

Loan Number:

STATE FARM INSURANCE COMPANIES

ILLINOIS REGIONAL OFFICE
2702 IRELAND GROVE RD
BLOOMINGTON IL 61709

559-916.4

DEED AND MONEY ESCROW TRUST INSTRUCTIONS

Page 1 of 8

(the "Instructions")

DEFINED TERMS

DATE OF THESE INSTRUCTIONS: February 4, 2004

ESCROW TRUST NO.: 25007787

ESCROWEE: Chicago Title Insurance Company

CLOSING OFFICE: Chicago Title Insurance Company
15255 South 94th Street Suite 604
Orland Park, IL 60462
Ph (708) 226-0700
Fax (708 226-5261

PURCHASER: The Village of ORLAND PARK,
an Illinois municipal corporation
14700 S. Ravinia Avenue
Orland Park, IL 60462

PURCHASER'S COUNSEL: Klein Thorpe and Jenkins, Ltd.
20 North Wacker Drive, Suite 1660
Chicago, Illinois 60606
E. Kenneth Friker, Esq. DIR: 312-984-6408
Del Suguitan, Paralegal DIR: 312-984-6413
FAX: 312-606-7077

SELLERS Howard C. Manning and Arleen M, Manning
14620 Westwood Drive Orland Park, IL 60462

SELLER'S COUNSEL: Mr. Steven Viz
Figliulo & Silverman
10 South LaSalle Street Suite 3600
Chicago, IL 60603
Ph. (312) 251-5286 fax (312) 251-4610
14620 Westwood Drive
Orland Park, Il 60462

PROPERTY TO BE INSURED: Residential

TYPE OF PROPERTY: Residential

TITLE COMMITMENT NO.: 008247974

TITLE COMMITMENT DATE: December 27, 2004

PURCHASE PRICE: \$325,000.00

CLOSING DATE: February 4, 2005

DISBURSEMENT DATE: February 4, 2005

DEED AND MONEY ESCROW TRUST INSTRUCTIONS

SELLER DEPOSITS: Seller shall deposit, or cause to be deposited, with Escrowee, the following::

1. **Warranty Deed**, (the "**Deed**") the original, fully executed by Seller and properly notarized.
2. **Affidavit of Title, Covenant and Warranty**, the original, fully executed by Seller and properly notarized.
3. **Certificate of Non-Foreign Status**, the original, fully executed by Seller and properly notarized.
4. **1099 Solicitation**, the original fully completed and executed by Seller.
5. **Survey**
- 6.
- 7.

B. PURCHASER DEPOSITS: Purchaser shall deposit, or cause to be deposited, with Escrowee, the following:

1. \$325,000.00 by wire transfer (or cashier's check), plus or minus any Earnest Money Deposit and prorations as listed in Seller's Closing Statement, representing the full payment of the **Purchase Price**.
2. A sum sufficient to satisfy Purchaser's title and escrow charges.
- 3.

C. SELLER AND PURCHASER JOINT DEPOSITS: Seller and Purchaser shall each deposit, or cause to be deposited with Escrowee, the following:

1. **State of Illinois Transfer Declaration Ptax 203**, the originals completed and executed by Purchaser and Seller.
2. **ALTA Statement**, the original executed by Purchaser and Seller.
3. **Closing Statement**, executed by Purchaser, Seller and Escrowee.
- 4.

D. TITLE REQUIREMENTS:

DEED AND MONEY ESCROW TRUST INSTRUCTIONS

When all deposits are received by the Escrowee and, provided Chicago Title Insurance Company a (the "**Title Company**") is prepared to issue its ALTA Owner's Title Insurance Policy (the "**Title Policy**"), subject to the usual terms, exclusions, conditions and stipulations contained therein, in the amount of the Purchase Price, insuring the title of the Purchaser (grantee) in the Deed, and containing endorsement(s) listed below, if any, subject only to the following:

1. General real estate taxes for 2004, and subsequent years.
2. Acts done or suffered by, and judgments against the Purchaser (grantee).
3. Permitted exceptions shown on the Title Commitment as: No. 5 and 6
- 4.

E. RECORDING AND DISBURSING INSTRUCTIONS:

When Escrowee is prepared to comply with the terms and provisions of these Instructions, Escrowee is authorized and directed to proceed as follows:

1. Escrowee shall (purchase, if required, and) affix to the Deed, the state and county transfer stamps in the amount shown on the respective Transfer Declaration.
2. Escrowee shall immediately, and in the following order, record the:
 - Deed
 -
3. Escrowee is to deduct the following charges from Seller's funds:
 -
 - Make additional disbursements in accordance with the Closing Statement.
4. Escrowee is to deduct the following charges from Purchaser's funds:
 - Recording fee for the Deed;
 - Policy/commitment update and work charge fees
 - Escrow/closing fee;
 - Make additional disbursements in accordance with the Closing Statement as requested by Purchaser.
- 5.
- 6.

DEED AND MONEY ESCROW TRUST INSTRUCTIONS

F. DELIVERY OF DOCUMENTS FROM ESCROW: Escrowee shall distribute the originals and copies of the closing documents as follows:

1. Deliver to Seller, the originals or copies as indicated of the following:
 - Original of the fully executed **Instructions**;
 - Original fully executed **Closing Statement**;
 - Copy of the fully executed **Disbursement Statement** from Escrowee; and
 - Copy of RESPA
2. Deliver to Purchaser, the originals or copies as indicated of the following:
 - Copy of the fully executed Instructions;
 - Copy of Deed;
 - Original recorded Deed;
 - Original Affidavit of Title, Covenant and Warranty;
 - Copy of the fully executed Closing Statement;
 - Copy of the fully executed **Disbursement Statement** from Escrowee;
 - Original Certificate of Non-Foreign Status
 - Mark-up title commitment.
 - Survey
 - RESPA
3. Escrowee shall retain the originals or copies as indicated of the following:
 - Copy of Certificate of Non-Foreign Status;
 - Original 1099 Solicitation;
 - Original ALTA Statement;
 - Copy of the Closing Statement;
 - Original Disbursement Statement from Escrowee;
 -
 -
4. Escrowee shall within thirty (30) days of the Closing Date deliver to Purchaser's Counsel, the original Title Policy, and when available the original recorded Deed.

G. BILLING INSTRUCTIONS FOR ESTABLISHING AN ESCROW:

In the event Seller and Purchaser establish an escrow, the parties hereto acknowledge that beginning after a period of one year from the date of these Instructions, Escrowee will impose an administrative maintenance fee (quarterly, semi-annually, or annually) equivalent to the fee set forth on Escrowee's then current rate schedule. **This fee is to be billed ½ to each of Seller and Purchaser.**

H. NOTE: NON-COMPLIANCE PROVISIONS:

DEED AND MONEY ESCROW TRUST INSTRUCTIONS

In the event all deposits to be made hereunder have not been received by Escrowee and/or Escrowee is not prepared to issue its owners title insurance policy as provided herein, or Escrowee is not prepared to execute the disbursement and other instructions contained in these Instructions on or before February 18, 2005 Escrowee is directed to continue to comply with these Instructions until Escrowee is in receipt of a written demand ("**Written Demand**") from either the Purchaser or Seller (the "**Demand Party**") for the return of deposits made by the Demand Party.

Upon Escrowee's receipt of such Written Demand, Escrowee is to return to the Demand Party all deposits made by the Demand Party. All other deposits are to be retained and delivered only upon the sole order of the respective depositor.

I. STANDARD PROVISIONS:

1. Investment:

Deposits of funds made pursuant to these Instructions may be invested on behalf of any party or parties hereto; provided, that any direction to Escrowee for such investment shall be expressed in writing and contain the consent of all parties to the escrow, and also provided that Escrowee is in receipt of the taxpayer's identification number and investment forms as required. Escrowee will, upon request, furnish information concerning its procedures and fee schedules for investment.

In the event the Escrowee is requested to invest any deposits of funds hereunder, Escrowee is not to be held responsible for any loss of principal or interest, which may be incurred as a result of making the investments or redeeming said investment for the purposes of these Instructions, unless such loss is caused by the gross negligence or willful misconduct of Escrowee.

2. Direction Not to Invest/Right to Commingle:

Except as to deposits of funds for which Escrowee has received express written direction concerning investment or other handling, the parties hereto direct Escrowee NOT to invest any funds deposited by the parties under the terms of these Instructions and waive any rights which they may have under Section 2-8 of the Corporate Fiduciary Act (205 ILCS 620/2-8) to receive interest on funds deposited hereunder. In the absence of an authorized direction to invest funds, the parties hereto agree that Escrowee shall be under no duty to invest or reinvest any such funds at any time held by it hereunder; and, further, that Escrowee may commingle such funds with other deposits or with its own funds in the manner provided for the administration of funds under said Section 2-8 and may use any part or all of such funds for its own benefit without obligation to any party for interest or earnings derived thereby, if any. Provided, however, nothing herein shall diminish Escrowee's obligation to apply the full amount of such funds in accordance with the terms of these Instructions.

3. Business Day:

DEED AND MONEY ESCROW TRUST INSTRUCTIONS

Wherever under the terms and provisions of these Instruction the time for performance of a condition falls upon a Saturday, Sunday or holiday, such time for performance shall be extended to the next business day.

4. Deposits after Time:

Escrowee shall continue to comply with these Instructions contained herein following the expiration of a time limited for making a deposit required under these Instructions (or for complying with any other condition hereof) until such time as a Written Demand, or further Written Demand as the case may be, is received by Escrowee for the return of deposits. The deposit may be made and accepted (or such other condition may be satisfied) by Escrowee at any time prior to Escrowee's receipt of a Written Demand, or further Written Demand, and such non-compliance will be cured by the receipt of such deposit by Escrowee (or the satisfaction of such other condition as the case may be).

5. Non-Performance:

Unless these Instructions contain provisions to the contrary, the Escrowee will not accept a Written Demand from a party if said party has not fully performed as required under these Instructions.

6. Real Estate Sales Contract.

The parties have heretofore entered into a Real Estate Sale Contract (the "**Contract**") pertaining to the transaction to be consummated by these Instructions. These Instructions shall not supersede the terms and provisions contained in the Contract and in the event of a conflict, the terms and provisions contained in the Contract shall prevail. It is agreed by the parties hereto that Escrowee is not to be considered a party to the Contract; the Escrowee shall be governed by the terms and provisions contained in these Instructions.

7. Written Notice

All notices and demands required or permitted to be made hereto shall be made to the Escrowee in writing. All notices required to be served by the Escrowee pursuant to these instructions shall be in writing and mailed to the attorneys for the respective Parties at the addresses on the first page of these Instructions. Notices by facsimile are also permitted provided the original notice is mailed to the attorneys for the respective Parties.

J. AMENDMENTS OR SUPPLEMENTAL INSTRUCTIONS

These Instructions may be amended from time to time by less than all Parties by written amendment deposited with Escrowee, provided that such amendment shall apply to and affect only the Party signing the amendment and Escrowee shall proceed to comply with the terms of these Instructions as unchanged by the amendment with respect to all other Parties. All amendments or supplemental instructions, properly executed, shall be considered the same as the Instructions.

DEED AND MONEY ESCROW TRUST INSTRUCTIONS

K. EXECUTION

These Instructions are governed by and are to be construed under the laws of the State of Illinois. These Instructions, and all amendments and/or supplemental instructions thereto, may be executed in counterparts, each of which counterpart shall be deemed an original and all such counterparts together shall constitute one and the same instrument.

L. JOINT DEPOSITS.

Any of the Joint Deposits, which require the signature of the other Party, shall be deemed to have been properly deposited by said Party notwithstanding that the document does not contain the other Party's signature.

M. DISCLAIMER REGARDING DEPOSITS

Escrowee shall make no representations as to the condition of either the real or personal property described in any document deposited in this Escrow.

N. RESPONSIBILITY OF ESCROWEE

Escrowee hereby agrees to reimburse Seller and/or Purchaser for actual loss incurred by Seller and/or Purchaser in connection with Escrowee closing of the herein purchase and sale, when such loss arises out of:


- i. Failure of Escrowee to comply with the herein instructions to the extent that such failure is related to (i) the obtaining of any document specifically required hereunder, but not to the extent that the Instructions require a determination of the validity, enforceability or effectiveness of such document or (ii) the collection and payment of funds due Seller pursuant to the Closing Statement; or (iii) Escrowee's failure to strictly comply with these Instructions; or (iv) the re-recording or re-execution of any document to be deposited hereunder in connection with (i), (ii), and (iii) hereof; or
- (ii) Fraud or dishonesty of the Escrowee in handling the documents deposited hereunder or Seller's net sales proceeds.

The parties hereto have executed these Instructions as of the day, month and year first above written.

FOR SELLER(S):

By: 
Name: _____
Title: _____

FOR PURCHASER(S):

By: 
Name: E. KENNETH FRICKEL
Title: VILLAGE ATTY.

DEED AND MONEY ESCROW TRUST INSTRUCTIONS

Chicago Title and Trust Company

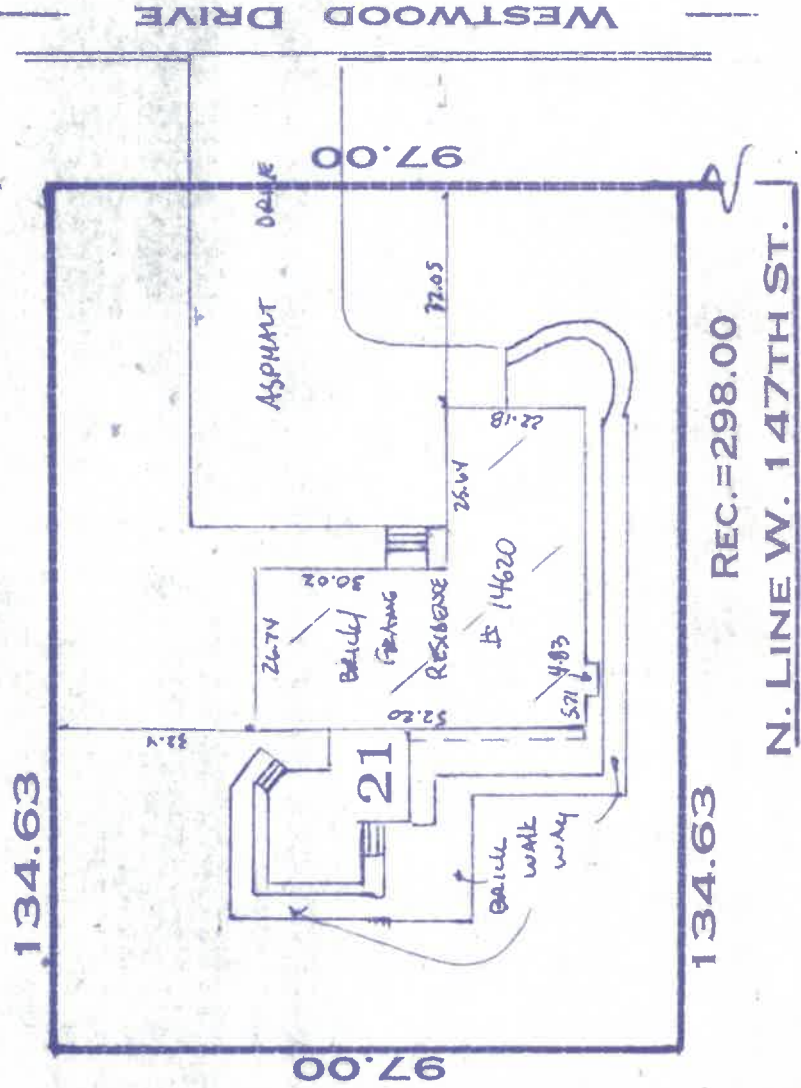
By: _____
Name: _____
Title: _____

JOSEPH P. KNIGHT & ASSOC. L.T.D.
 REGISTERED PROFESSIONAL ENGINEER
 REGISTERED LAND SURVEYOR

PLAT OF SURVEY

11350 SO. WINDS CROSSING
 ORLAND PARK, ILLINOIS 60467
 PHONE (708) 388-8483
 FAX # (708) 388-8761

LOT 21 IN TUCK-A-WAY IN ORLAND 2 A RESUBDIVISION OF LOTS 3 THROUGH 5, 13 THROUGH 20, 33 THROUGH 43 IN WILDWOOD HILLS, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RECORDED AS DOCUMENT NUMBER 1665811 ON APRIL 25, 1956 AND THAT PORTION OF 147TH STREET VACATED BY THE VILLAGE OF ORLAND PARK AND RECORDED AS DOCUMENT NUMBER 21009966 IN NOVEMBER 1969, ALL IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS) SS
 COUNTY OF COOK)

I, JOSEPH P. KNIGHT, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM # 184-002803.

Joseph P. Knight
 IRLS #2102

DIMENSIONS ARE GIVEN IN FEET DECIMAL PARTS THEREOF AND CORRECTED TO 62 DEGREE FAHRENHEIT. COMPARE ALL POINTS BEFORE BUILDING AND REPORT AT ONCE IF ANY DIFFERENCE EXISTS BETWEEN THE POINTS SHOWN HEREON. FOR EASEMENTS AND BUILDING LINE RESTRICTIONS CONSULT DEED OR TITLE POLICY. LOT CORNERS HAVE NOT BEEN RESTAKED UNLESS OTHERWISE INDICATED.

SCALE: 1" = 30'

DATE January 24, 2005
 ORDER # 117 J1701
 SURVEY FOR Klein Thorpe
 Jenkins



OFFICE OF THE COOK COUNTY TREASURER
Maria Pappas

CHANGE OF NAME AND ADDRESS ON COOK COUNTY REAL ESTATE TAX BILLS
MAIL-IN WEB APPLICATION

Date: 1/23/2006

Ref Number: 361991

Property Index Number (PIN): 27-09-123-032-0000 Volume: 146

OLD - Name & Mailing Address:

Name: **VILLAGE OF ORLAND PARK**
Address: **14620 WESTWOOD DR**
ORLAND PARK, IL 60462-1970

NEW - Name & Mailing Address:

Name: **VILLAGE OF ORLAND PARK**
Address: **14700 SOUTH RAVINIA**
ORLAND PARK, IL 60462

Property
Location: **14620 Westwood Avenue**

Daytime
Phone: **(708)403-6100**

Upon oath, and under penalties of perjury as provided by law, I hereby affirm, represent, warrant and certify to the Office of the Cook County Treasurer that I am the legal, beneficial or equitable owner, trustee or agent for the owner or trustee for the above captioned real property, and that I possess the actual legal, equitable or actual authority to execute this instrument.

(Signature of applicant)

Robert J. Zeder, Jr.
(Printed name of applicant)

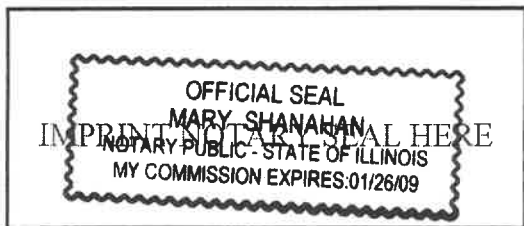
S. S.: State of Illinois

County of Cook

I, a notary public, in and for the state and county aforesaid, do hereby certify that Robert J. Zeder, Jr. personally known to me to be the same person who executed the foregoing Application for Change of Name or Address of Cook County Real Estate Tax Bill, appeared before me this day in person, and executed the foregoing document, under oath, as his/her free and voluntary act for the uses and purposes therein set forth.

Notary Public

0 2 / 0 6 / 2 0 0 6 0 1 / 2 6 / 2 0 0 9
Date My Commission Expires



MAIL ALL APPLICATIONS TO:
Cook County Treasurer
Name and Address Change Department
118 N. Clark Street - Room 112
Chicago, IL 60602

LAW OFFICES

KLEIN, THORPE AND JENKINS, LTD.

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CHICAGO, ILLINOIS 60606-2903

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ORLAND PARK OFFICE
15010 S. RAVINIA AVE., SUITE 17
ORLAND PARK, IL 60462-3162
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OF COUNSEL
JAMES A. RHODES
RICHARD T. WIMMER

Writer's Direct Dial:
(312) 984-6452

Writer's Email
oheller@ktjnet.com

January 30, 2006

Mr. Robert J. Zeder
Orland Park Village Manager
14700 South Ravinia Avenue
Orland Park IL. 60462

RE: Real Estate Tax Exemption for 2005

Dear Mr. Zeder:

I have enclosed a copy of the Illinois Department of Revenue ruling letters for the following listed properties:

<u>P.I.N.</u>	<u>Property Address</u>	<u>Docket No.</u>	<u>Exemption Status</u>
27-20-103-026	10801 Anthony	05-16-554	100% of the 2005 Assessment Year.
27-29-205-028	10661 Churchchill Drive	05-16-552	100% of the 2005 Assessment Year.
27-14-304-009	15701 Orland Brook Drive	05-16-551	100% of the 2005 Assessment Year
27-14-303-012	15701 Orland Brook Drive	05-16-493	100% of the 2005 Assessment Year
27-18-300-005	11820 159 th Street	05-16-492	100% of the 2005 Assessment Year
27-04-417-027	14200 LaGrange Road	05-16-553	100% of the 2005 Assessment Year



27-09-123-031	14610 Westwood Dr.	05-16-545	44% of the 2005 Assessment Year
27-09-123-032	14620 Westwood Dr.	05-16-474	91% of the 2005 Assessment Year
27-15-203-004	15155 Windsor Dr.	05-16-473	84% of the 2005 Assessment Year
27-15-210-007	15160 Royal Foxhunt Road	05-16-472	97% of the 2005 Assessment Year

Once you receive the 2005 tax bill, please forward it to my attention so that our office can request the Cook County Treasurer's Office to adjusted the tax bill pursuant to the Property's exempt status.

I have forwarded a copy of the ruling letter to the Cook County Assessor's Exemption Department. This P.I.N. should appear on your next year's Annual Affidavit of Certificate of Exempt Properties to continue this exemption on the Property.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.



Ozymandius Heller
Paralegal Clerk

cc: E. Kenneth Friker, Attorney; Phillip Brigham, Paralegal



Illinois Department of Revenue

Office of Local Government Services, 3-520
101 West Jefferson Street
Springfield, Illinois 62702

Telephone: 217 785-2252

Illinois Department of Revenue
docket no.: 05- 16- 474

County reference no.: 93542

Non-homestead Property Tax Exemption Certificate (35 ILCS 200/8-35, 16-70, and 16-130)

Property owner or applicant: VILLAGE OF ORLAND PARK

County: Cook

Property index number, legal description, or both: 27-09-123-032

Based on the statement of facts and supporting documentation in the application, we hereby issue this certificate approving the exemption for 91% of the 2005 assessment year.

For most exemptions, 35 ILCS 200/15-10 requires the filing of an annual affidavit or certificate of exempt status form with the chief county assessment officer on or before January 31 of each year. This form is available at the county assessment office.

The Illinois Department of Revenue docket number shown above is your exemption certificate number. Refer to this number on the annual certificate of status form and in all future correspondence regarding this property. If you do not agree with this decision, you must send us a written request for a formal hearing within 60 days after the decision date shown below. In your request, concisely state the mistakes alleged to have been made or the new evidence to be presented as required by 35 ILCS 200/8-35.

Decision date: January 20, 2006

Illinois Department of Revenue
Brian Hamer, director

**This is an important legal document
and should be retained as part of your permanent records.**

State of Illinois)
)
County of Cook)

AFFIDAVIT AS TO USE

Ellen J. Baer, Assistant Village Manager for the Village of Orland Park, being first duly sworn, deposes and says that:

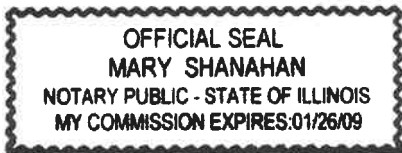
1. Permanent Index Number 27-09-123-032-0000 is commonly known 14620 Westwood Drive, Orland Park, Illinois 60642.
2. Said property was acquired on February 4, 2005 by Warranty Deed, a copy of which is attached hereto.
3. Since its acquisition, the property has been and will continue to be used exclusively for flood mitigation or other municipal purposes.
4. And further Affiant sayeth not.

Village of Orland Park:

BY: Ellen J. Baer
Ellen J. Baer, Assistant Village Manager

Subscribed and Sworn to before me
this 29th day of Sept. 2005

Mary Shanahan
NOTARY PUBLIC





REAL ESTATE SALE CONTRACT

1. The Village of Orland Park, a municipal corporation (Purchaser) agrees to purchase at a price of \$ 325,000.00 on the terms set forth herein, the following described real estate in COOK County, Illinois: LOT 21 IN TUCK-A-WAY IN ORLAND 2 A RESUBDIVISION OF LOTS 3 THROUGH 5, 13 THROUGH 20, 33 THROUGH 43 IN WILDWOOD HILLS, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED AS DOCUMENT NUMBER 1665811 ON APRIL 25, 1956 AND THAT PORTION OF 147TH STREET VACATED BY THE VILLAGE OF ORLAND PARK AND RECORDED AS DOCUMENT NUMBER 21009966 IN NOVEMBER 1969 IN COOK COUNTY, ILLINOIS, commonly known as 14620 Westwood Drive Orland Park, IL 60462, and with approximate lot dimensions '97' by 134.63', together with the following property presently located thereon:
 All personal property belonging to the Sellers will be removed by the Sellers when they leave the premises.

ARLEEN *AM*

2. HOWARD MANNING and ARLENE MANNING, his wife (Seller) (Insert names of all owners and their respective spouses) agrees to sell the real estate and the property, if any, described above at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title thereto (in joint tenancy) by a recordable Warranty deed, with release of homestead rights, and a proper bill of sale, subject only to Covenants, conditions and restrictions of record; public and utility easements and general real estate taxes for the year 2004 and subsequent years.

AT CLOSING. *AM*

3. Purchaser will pay \$325,000.00, will pay within _____ days the additional sum of \$ _____ as earnest money to be applied on the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at the time of closing as follows: ~~(strike subparagraph not applicable)~~

(a) ~~The payment of \$ _____~~
 (b) ~~The acceptance of the title to the real estate by Purchaser subject to a mortgage (trust deed) of record securing a principal indebtedness (which the Purchaser [does] [does not] agree to assume) aggregating \$ _____ bearing interest at the rate of _____ % a year, and the payment of a sum which represents the difference between the amount due on the indebtedness at the time of closing and the balance of the purchase price.~~

4. ~~This contract is subject to the condition that Purchaser be able to procure within _____ days a firm commitment for a loan to be secured by a mortgage or trust deed on the real estate in the amount of \$ _____ or such lesser sum as Purchaser accepts, with interest not to exceed _____ % a year to be amortized over _____ years, the commission and service charges for such loan not to exceed _____ % if after making every reasonable effort, Purchaser is unable to procure such commitment within the time specified herein and so notifies Seller thereof within that time, this contract shall become null and void and all earnest money shall be returned to Purchaser; provided that if Seller, at his option, within a like period of time following Purchaser's notice, procures for Purchaser such a commitment or notifies Purchaser that Seller will accept a purchase money mortgage upon the same terms, this contract shall remain in full force and effect. (Strike paragraph if inapplicable).~~

OR AS MUTUALLY AGREED BY THE PARTIES, *AM*

5. The time of closing shall be on January, 2005 days after notice that financing has been procured if above paragraph is operative, or on the date, if any, to which such time is extended by reason of paragraph 2 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of Chicago Title Insurance Company or of the mortgage lender, if any, provided title is shown to be good or is accepted by Purchaser.

6. Seller shall deliver possession to purchaser on or before 90 days after the sale has been closed. Seller agrees to pay all general real estate taxes, utilities and maintain property casualty and liability insurance for each day that the Seller remains in possession between the time of closing and the time possession is delivered.

During the time of Sellers' possession, Sellers shall at all times assume all risk and liability for personal injury and property damage occurring during such possession and shall during such time ~~and thereafter~~ fully indemnify and hold the Village (Purchaser) harmless for any claim, demand, suit or liability resulting from the death, personal injury or property damage occurring on ~~or over~~ the premises during Sellers' possession. *Seller shall not be required to pay any rent during its period of possession.*

~~7. Seller agrees to pay a broker's commission to _____~~

~~8. The earnest money shall be held by _____ for the mutual benefit of the parties.~~

9. Seller agrees to deliver possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted.

10. A duplicate original of this contract, duly executed by the Seller and his spouse, if any, shall be delivered to the Purchasers within 7 day from the date below, otherwise, at the Purchaser's option, this contract shall become null and void, ~~and the earnest money shall be returned to the Purchaser.~~

This contract is subject to the Conditions and Stipulation set forth on the following pages hereof, which Conditions and Stipulations are made a part of this Contract.

Dated: ~~January~~ February 1, 2005

PURCHASER: **The VILLAGE OF ORLAND PARK,** Address: 14700 S. Ravinia Ave. Orland Park, IL 60462
an Illinois municipal corporation

BY: [Signature]

Name: Robert J. Zeder, Jr.

Title: Village Manager

SELLERS: **HOWARD MANNING and ~~ARLENE~~ ^{ARLEEN} MANNING** Address: 14620 Westwood Dr. Orland Park, IL 60462

BY: Howard Manning

BY: Arleen Manning

CONDITIONS AND STIPULATIONS

Purchaser

Seller or Seller's ~~agent~~

1. Seller shall deliver or cause to be delivered to Purchaser or Purchaser's agent, not less than 5 days prior to the time of closing, a title commitment for an owner's title insurance policy issued by the Chicago Title Insurance Company in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (a) the general exceptions contained in the policy unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units, (b) the title exceptions set forth above, and (c) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed (all of which are herein referred to as the permitted exceptions). The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing items (b) and (c) and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 2 below.

2. If the title commitment discloses unpermitted exceptions, Seller shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions, and, in such event, the time of closing shall be 35 days after delivery of the commitment or the time specified in paragraph 5 on the front page hereof, whichever is later. If Seller fails to have the exceptions removed, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions within the specified time, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days after the expiration of the 30-day period, to take title as it then is with right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further actions of the parties.

3. ~~Rents, premiums under assignable insurance policies, water and light utility charges, facts, prepaid service contracts, general taxes, accrued interest on mortgage indebtedness, if any, and other similar items shall be adjusted ratably as of the time of closing. The amount of the current general taxes not then ascertainable shall be adjusted on the basis of (a), (b), or (c) below (Strike subparagraphs not applicable):~~

(a) 105 % of the most recent ascertainable taxes:

~~(b) The most recent ascertainable taxes and subsequent readjustment thereof pursuant to the terms of reparation letter attached hereto and incorporated herein by reference.~~

~~(c) Other~~

~~The amount of any general taxes which may accrue by reason of new or additional improvements shall be adjusted as follows:~~

All prorations are final unless otherwise provided herein. ~~Existing leases and assignable insurance policies, if any, shall then be assigned to Purchaser. Seller shall pay the amount of any stamp tax imposed by State law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration signed by the Seller or the Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax; such tax required by local ordinance shall be paid by the party upon whom such ordinance places responsibility therefor. If such ordinance does not so place responsibility, the tax shall be paid by the (Purchaser) (Seller). (Strike one.)~~ **PURCHASER** **ALL TRANSFER TAXES ARE TO BE PAID BY PURCHASER.**

4. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.

~~5. If this contract is terminated without Purchaser's fault, the earnest money shall be returned to the Purchaser, but if the termination is caused by the Purchaser's fault, then upon notice to the Purchaser, the earnest money shall be forfeited to the Seller and applied first to the payment of the Seller's expenses and then to payment of broker's commission; the balance, if any, to be retained by the Seller as liquidated damages.~~

6. At the election of Seller or Purchaser upon notice to the other party not less than 5 days prior to the time of closing, this sale shall be closed through an escrow with Chicago Title and Trust Company, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then in use by Chicago Title and Trust Company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be ~~divided equally between Seller and Purchaser.~~ *paid by [Signature]*
(Strike paragraph if inapplicable.)

7. Time is of the essence of this contract.

8. All notices herein required shall be in writing and shall be served on the parties ¹ or their attorneys ^[Signature] at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.

9. Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974, the Residential Real Property Disclosure Act of Illinois, and the Residential Lead-Based Paint Hazard Reduction Act of 1992. In the event that either party shall fail to make appropriate disclosure when asked, such failure shall be considered a breach on the part of said party.

10. Alternative 1:

Seller represents that he is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certification set forth in said Section.

~~Alternative 2:~~ ^[Signature]

~~Purchaser represents that the transaction is exempt from the withholding requirements of Section 1445 of the Internal Revenue Code because Purchaser intends to use the subject real estate as a qualifying residence under said Section and the sales price does not exceed \$300,000.~~

~~Alternative 3:~~

~~With respect to Section 1445 of the Internal Revenue Code, the parties agree as follows:~~ ^{[Signature] transfer taxes,}

11. Purchaser shall pay all reasonable and customary closing costs (i.e. title, survey and customary escrow fees) incurred by the Seller (except their attorney's fees) in connection with this transaction.

(Strike two of the three alternatives.)

Sellers:

Law Offices
Figliulo & Silverman

A Professional Corporation

Ten South LaSalle Street
Suite 3600

Chicago, Illinois 60603
Telephone 312.251.4600
Facsimile 312.251.4610

FACSIMILE COVER SHEET

DATE: January 25, 2005 NUMBER OF PAGES: 5

TO: E. Kenneth Friker, Esq.
or Del Suguitan, paralegal

FAX NUMBER: (312) 984-6444 and (312) 606-7077

FROM: Stephen A. Viz

RE: ***Manning to Village of Orland Park
Sale of 14620 Westwood Drive***

MESSAGE: Faxed is a copy of the amended contract which has been signed by my clients. Please advise as to status of Village's execution of contract, title, survey and closing. We wish to close as soon as possible. Thank you.

If there are any problems with this transmission,
please call Stephen A. Viz at 312.251.5286

The Original Of This Transmission Will Be Sent By

U.S. MAIL MESSENGER OVERNIGHT MAIL

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This facsimile contains PRIVILEGED AND CONFIDENTIAL INFORMATION intended only for the use of the Addressee(s) named below. If you are not the intended recipient of this facsimile, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this facsimile is strictly prohibited. If you have received this facsimile in error, please immediately notify us by telephone and return the original facsimile to us at the above address via the U.S. Postal Service. Thank you.

N:\OFFICE\STEVE\FAXCOVER.FRIKER.WPD...1/25/05

Manning home

KLEIN, THORPE AND JENKINS, LTD.

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DENNIS G. WALSH
JAMES G. WARGO
BRUCE A. ZOLNA

OF COUNSEL
JAMES A. RHODES
RICHARD T. WIMMER

From

TO: Mary Shavano

Date: 1-14, 2005

1-18

RJ
del said to
go ahead & sign
this for m.

Telephone: ()

Fax No.: (708) 349-4839

TO: FROM: MT, pmalye

KLEIN, THORPE AND JENKINS, LTD.

Writer's Direct Dial: (312) 984-6413

Number of pages to follow (including cover page): 5

If the specified quantity is not received, please notify our office.

Comments:

Hi Mary -

Here's the contract for Mrs Zede

I hope it's legible. Signed

CONFIDENTIAL NOTICE: The materials enclosed with this facsimile transmission are private and confidential and are the property of the sender. The information contained in the material is privileged and is intended only for the use of the individual(s) or entity(ies) named above. If you are not the intended recipient, be advised that any unauthorized disclosure, copying, distribution, or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited. If you have received this facsimile transmission in error, please immediately notify us by telephone (collect calls will be accepted) to arrange for return of the forwarded documents to us at our expense.



REAL ESTATE SALE CONTRACT

1. The Village of Orland Park, a municipal corporation (Purchaser) agrees to purchase at a price of \$ 325,000.00 on the terms set forth herein, the following described real estate in COOK County, Illinois: (to be inserted upon receipt of title commitment)

commonly known as 14620 Westwood Drive Orland Park, IL 60462, and with approximate lot dimensions 97' by 134.63', together with the following property presently located thereon:

All personal property belonging to the Sellers will be removed by the Sellers when they leave the premises.

2. HOWARD MANNING and ARLENE MANNING, his wife (Seller) (Insert names of all owners and their respective spouses) agrees to sell the real estate and the property, if any, described above at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title thereto (in joint tenancy) by a recordable Warranty deed, with release of homestead rights, and a proper bill of sale, subject only to: Covenants, conditions and restrictions of record; public and utility easements and general real estate taxes for the year 2004 and subsequent years.

3. Purchaser will pay \$325,000.00 will pay within days the additional sum of \$ as earnest money to be applied on the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at the time of closing as follows: (strike subparagraph not applicable)

- (a) The payment of \$
(b) The acceptance of the title to the real estate by Purchaser subject to a mortgage (trust deed) of record securing a principal indebtedness (which the Purchaser [does] [does not] agree to assume) aggregating \$ bearing interest at the rate of % a year, and the payment of a sum which represents the difference between the amount due on the indebtedness at the time of closing and the balance of the purchase price.

4. This contract is subject to the condition that Purchaser be able to procure within days a firm commitment for a loan to be secured by a mortgage or trust deed on the real estate in the amount of \$, or such lesser sum as Purchaser accepts, with interest not to exceed % a year to be amortized over years, the commission and service charges for such loan not to exceed %. If after making every reasonable effort, Purchaser is unable to procure such commitment within the time specified herein and so notifies Seller thereof within that time, this contract shall become null and void and all earnest money shall be returned to Purchaser; provided that if Seller, at his option, within a like period of time following Purchaser's notice, procures for Purchaser such a commitment or notifies Purchaser that Seller will accept a purchase money mortgage upon the same terms, this contract shall remain in full force and effect. (Strike paragraph if inapplicable).

5. The time of closing shall be on January, 2005 days after notice that financing has been procured if above paragraph 4 is operative, or on the date, if any, to which such time is extended by reason of paragraph 2 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of Chicago Title Insurance Company or of the mortgage lender, if any, provided title is shown to be good or is accepted by Purchaser.

6. Seller shall deliver possession to purchaser on or before, 90 days after the sale has been closed. Seller agrees to pay all general real estate taxes, utilities and maintain property casualty and liability insurance for each day that the Seller remains in possession between the time of closing and the time possession is delivered.

During the time of Sellers' possession, Sellers shall at all times assume all risk and liability for personal injury and property damage occurring during such possession and shall during such time and thereafter fully indemnify and hold the Village (Purchaser) harmless for any claim, demand, suit or liability resulting from the death, personal injury or property damage occurring on or about the premises during Sellers' possession.

~~7. Seller agrees to pay a broker's commission to _____~~

~~8. The earnest money shall be held by _____ for the mutual benefit of the parties.~~

9. Seller agrees to deliver possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted.

10. A duplicate original of this contract, duly executed by the Seller and his spouse, if any, shall be delivered to the Purchasers within 1 day from the date below, otherwise, at the Purchaser's option, this contract shall become null and void and the earnest money shall be returned to the Purchaser.

This contract is subject to the Conditions and Stipulation set forth on the following pages hereof, which Conditions and Stipulations are made a part of this Contract.

Dated: January _____, 2005

PURCHASER: **The VILLAGE OF ORLAND PARK, an Illinois municipal corporation** Address: 14700 S. Ravinia Ave. Orland Park, IL 60462

BY: 

Name: Robert J. Zeder, Jr.

Title: Village Manager

SELLERS: **HOWARD MANNING and ARLENE MANNING** Address: 14620 Westwood Dr. Orland Park, IL 60462

BY: _____

BY: _____

CONDITIONS AND STIPULATIONS

Purchaser

Seller or Seller's

1. ~~XXXX~~ Seller shall deliver or cause to be delivered to ~~Purchaser~~ ~~Purchaser's~~ ~~Purchaser's~~ agent, not less than 5 days prior to the time of closing, a title commitment for an owner's title insurance policy issued by the Chicago Title Insurance Company in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (a) the general exceptions contained in the policy unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units, (b) the title exceptions set forth above, and (c) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed (all of which are herein referred to as the permitted exceptions). The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing items (b) and (c) and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 2 below.

2. If the title commitment discloses unpermitted exceptions, Seller shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions, and, in such event, the time of closing shall be 35 days after delivery of the commitment or the time specified in paragraph 5 on the front page hereof, whichever is later. If Seller fails to have the exceptions removed, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions within the specified time, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days after the expiration of the 30-day period, to take title as it then is with right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further actions of the parties.

3. Rents, premiums under assignable insurance policies, water and other utility charges, fuels, prepaid service contracts, general taxes, accrued interest on mortgage indebtedness, if any, and other similar items shall be adjusted ratably as of the time of closing. The amount of the current general taxes not then ascertainable shall be adjusted on the basis of (a), (b), or (c) below
(Strike subparagraphs not applicable):

(a) 105 % of the most recent ascertainable taxes:

~~(b) The most recent ascertainable taxes and subsequent readjustment thereof pursuant to the terms of reparation letter attached hereto and incorporated herein by reference.~~

~~(c) Other~~ _____

The amount of any general taxes which may accrue by reason of new or additional improvements shall be adjusted as follows:

All prorations are final unless otherwise provided herein. Existing leases and assignable insurance policies, if any, shall then be assigned to Purchaser. Seller shall pay the amount of any stamp tax imposed by State law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration signed by the Seller or the Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax; such tax required by local ordinance shall be paid by the party upon whom such ordinance places responsibility therefor. If such ordinance does not so place responsibility, the tax shall be paid by the (Purchaser) (Seller). (Strike one.)

4. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.

5. If this contract is terminated without Purchaser's fault, the earnest money shall be returned to the Purchaser, but if the termination is caused by the Purchaser's fault, then upon notice to the Purchaser, the earnest money shall be forfeited to the Seller and applied first to the payment of the Seller's expenses and then to payment of broker's commission; the balance, if any, to be retained by the Seller as liquidated damages.

6. At the election of Seller or Purchaser upon notice to the other party not less than 5 days prior to the time of closing, this sale shall be closed through an escrow with Chicago Title and Trust Company, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then in use by Chicago Title and Trust Company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be divided equally between Seller and Purchaser.
(Strike paragraph if inapplicable.)

7. Time is of the essence of this contract.

8. All notices herein required shall be in writing and shall be served on the parties ^{or their attorneys} at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.

9. Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974, the Residential Real Property Disclosure Act of Illinois, and the Residential Lead-Based Paint Hazard Reduction Act of 1992. In the event that either party shall fail to make appropriate disclosure when asked, such failure shall be considered a breach on the part of said party.

10. Alternative 1:

Seller represents that he is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certification set forth in said Section.

~~Alternative 2:~~

~~Purchaser represents that the transaction is exempt from the withholding requirements of Section 1445 of the Internal Revenue Code because Purchaser intends to use the subject real estate as a qualifying residence under said Section and the sales price does not exceed \$300,000.~~

~~Alternative 3:~~

~~With respect to Section 1445 of the Internal Revenue Code, the parties agree as follows:~~

11. Purchaser shall pay all reasonable and customary closing costs (i.e. title, survey and customary escrow fees) incurred by the Seller (except their attorney's fees) in connection with this transaction.

(Strike two of the three alternatives.)

Sellers:

Mary Shanahan

From: Del Suguitan [dsuguitan@ktjnet.com]
Sent: Friday, January 14, 2005 5:02 PM
To: Mary Shanahan
Subject: RE: DO YOU WANT RJ TO SIGN THE FAX YOU SENT, OR WAIT FOR AN ORIGINAL? HE SAID IT WAS FINE.

Mary just have him sign the fax and wait til Monday for Mr. Friker to decide if he needs to sign the original. The Seller's attorney may still want to make some changes to it.

-----Original Message-----

From: Mary Shanahan [mailto:mshanahan@orland-park.il.us]
Sent: Friday, January 14, 2005 12:10 PM
To: Del Suguitan
Subject: DO YOU WANT RJ TO SIGN THE FAX YOU SENT, OR WAIT FOR AN ORIGINAL? HE SAID IT WAS FINE.

1/17/2005

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JAMES V. FERROLO
E. KENNETH FRIKER
CYNTHIA S. GRANDFIELD
KATHLEEN T. HENN
EVERETTE M. HILL, JR.
MICHAEL T. JURUSIK
JACOB H. KARACA
PATRICK A. LUCANSKY
LANCE C. MALINA

WRITER'S DIRECT DIAL

WRITER'S E-MAIL

(312) 984-6408

ekfriker@ktjnet.com

February 9, 2005

Ms. Annmarie K. Mampe
Finance Director
Village of Orland Park
14700 South Ravinia Avenue
Orland Park, IL 60462

**Re: Purchase of 14620 Westwood Drive
Orland Park, Illinois (Manning Property)**

Dear Annmarie:

In connection with the real estate closing held on February 4, 2005, with reference to the above-captioned matter, enclosed please find the following:

1. Chicago Title Insurance Company Policy No. 1401 008247974;
2. Closing Statement;
3. State Farm Insurance Certificate; and
4. Check payable to the Village of Orland Park in the amount of \$433.18 representing an overpayment in this transaction.



to Debbie slides AFM

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.


E. Kenneth Friker

Enc.

**A. CHICAGO TITLE INSURANCE COMPANY
CHICAGO TITLE AND TRUST COMPANY**

CLOSER: LARRY FRAZZINI
 DATE OF PRINTING: 02/04/05
 TIME OF PRINTING: 16:19

**SETTLEMENT STATEMENT
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

B. TYPE OF LOAN
 1. FHA 2. FmHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.
 6. File Number: 8247974 TEM
 025007787-001 LAF OF
 7. Loan Number
 8. Mortgage Insurance Case Number

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER: VILLAGE OF ORLAND PARK
ADDRESS: 14620 WESTWOOD DRIVE
 ORLAND PARK ILLINOIS 60462

E. NAME OF SELLER: HOWARD C. MANNING AND ARLEEN M. MANNING
ADDRESS: 14620 WESTWOOD DRIVE
 ORLAND PARK ILLINOIS 60462

F. NAME OF LENDER: CASH DEAL
ADDRESS:

G. PROPERTY LOCATION: 14620 WESTWOOD DRIVE
 ORLAND PARK ILLINOIS 60462

H. SETTLEMENT AGENT: CHICAGO TITLE AND TRUST COMPANY
ADDRESS: 15255 S. 94TH AVENUE, SUITE 604
 ORLAND PARK ILLINOIS 60462
PLACE OF SETTLEMENT: 15255 S. 94TH AVENUE, SUITE 604
ADDRESS: ORLAND PARK ILLINOIS 60462
I. SETTLEMENT DATE: February 04, 2005
 04:00
DISBURSEMENT DATE: February 04, 2005

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract sales price	325,000.00	401. Contract sales price	325,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	1,893.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMT DUE FROM BORROWER	326,893.00	420. GROSS AMT DUE TO SELLER	325,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County taxes 01/01/05 to 02/04/05	348.95	511. County taxes 01/01/05 to 02/04/05	348.95
212. Assessments to		512. Assessments to	
213. 2004 R.E. TAX CREDIT	1,727.23	513. 2004 R.E. TAX CREDIT	1,727.23
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	2,076.18	520. TOTAL REDUCTIONS AMT DUE SELLER	2,076.18
300. CASH AT SETTLEMENT FROM/TO BORROWER		600. CASH AT SETTLEMENT TO/FROM SELLER	
301. Gross amt due from borrower (line 120)	326,893.00	601. Gross amt due to seller (line 420)	325,000.00
302. Less amts paid by/for borrower (line 220)	(2,076.18)	602. Less reductions in amt due seller (line 520)	(2,076.18)
303. CASH(<input checked="" type="checkbox"/> FROM) (<input type="checkbox"/> TO) BORROWER	324,816.82	603. CASH(<input checked="" type="checkbox"/> TO) (<input type="checkbox"/> FROM) SELLER	322,923.82

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction, I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrower: Edward J. Jakes, Atty
 VILLAGE OF ORLAND PARK
 Seller: Howard C. Manning
 HOWARD C. MANNING
Arleen M. Manning
 ARLEEN M. MANNING

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.
 Settlement Agent: [Signature]
 Date: February 4, 2005

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

ORD# / ABS# 8247974 ESC# 025007787		TEM LAF OF	L. SETTLEMENT CHARGES	TIME OF PRINTING: 16:19 DATE OF PRINTING: 02/04/05
700. TOTAL SALES/BROKER'S COMMISSION based on price \$ 325,000.00 @ % =			PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Division of Commission (line 700) as follows:				
701. LB:	\$	to		
702. SB:	\$	to		
703. Commission paid at Settlement (Money retained by broker applied to commission \$)				
704. Other sales agent charges:				
705. Additional commission: \$ to				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN				
801. Loan Origination Fee %				
802. Loan Discount %				
803. Appraisal Fee to				
804. Credit Report to				
805. Lender's Inspection Fee to				
806. Mortgage Insurance Application Fee to				
807. Assumption Fee to				
808.				
809.				
810.				
811.				
812.				
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901. Interest from to @\$ /day for 0 days				
902. Mortgage Insurance Premium for 0.00 months to				
903. Hazard Insurance Premium for 0.00 years to				
904.				
905.				
1000. RESERVES DEPOSITED WITH LENDER				
1001. Hazard insurance 0.00 month @\$ per month				
1002. Mortgage insurance 0.00 month @\$ per month				
1003. City property taxes 0.00 month @\$ per month				
1004. County property taxes 0.00 month @\$ per month				
1005. Annual assessments 0.00 month @\$ per month				
1006. 0.00 month @\$ per month				
1007. 0.00 month @\$ per month				
1008. Aggregate Accounting Adjustment			0.00	0.00
1100. TITLE CHARGES				
1101. Settlement or Closing Fee to CHICAGO TITLE AND TRUST COMPANY			500.00	
1102. Abstract or title search to				
1103. Title examination to				
1104. Title insurance binder to				
1105. Document preparation to				
1106. Notary fees to				
1107. Attorney's fee to				
1108. Title insurance to CHICAGO TITLE INSURANCE COMPANY			1,115.00	
(includes above items numbers:)				
1109. Lender's coverage \$ 0.00 \$ 50.00				
1110. Owner's coverage \$ 325,000.00 \$ 1,065.00				
1111.				
1112.				
1113.				
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201. Recording fees: Deed \$; Mortgage \$; Release \$			28.00	
1202. City/county tax/stamps: Deed \$; Mortgage \$				
1203. State tax/stamps: Deed \$; Mortgage \$				
1204.				
1205.				
1300. ADDITIONAL SETTLEMENT CHARGES				
1301. Survey to JOSEPH A. KNIGHT			250.00	
1302. Pest inspection to				
1303.				
1304.				
1305.				
1306.				
1307.				
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)			1,893.00	
I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction, I further certify that I have received a copy of the HUD-1 Settlement Statement.				
Borrower <u>[Signature]</u> VILLAGE OF ORLAND PARK		Seller <u>[Signature]</u> HOWARD S. MANNING <u>[Signature]</u> ARLEEN M. MANNING		
The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause funds to be disbursed in accordance with this statement.				
Settlement Agent <u>[Signature]</u>			Date _____	
WARNING: It is a crime to knowingly make false statement to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.				

LAW OFFICES
FIGLIULO & SILVERMAN

A PROFESSIONAL CORPORATION

TEN SOUTH LASALLE STREET
SUITE 3600
CHICAGO, ILLINOIS 60603

Stephen A. Viz
Direct Dial No. (312) 251-5286
E-mail: sviz@fslegal.com

TELEPHONE
(312) 251-4600

FACSIMILE
(312) 251-4610

November 9, 2004

WWW.FSLEGAL.COM

R.J. Zeder
Ellen Baer
Village of Orland Park
14700 Ravinia Drive
Orland Park, Illinois 60462

Re: *Howard and Arleen Manning*
14620 Westwood Drive
Orland Park, Illinois

NOV 2004
received
Administration

Dear Mr. Zeder and Ms. Baer:

I represent the Mannings in the sale of their residence to the village. As you know, Dale J. Kleszynski of Associated Property Counselors, Ltd. recently appraised the value of the property at \$325,000.00. I have enclosed a copy of the Kleszynski appraisal. The Mannings are willing to accept that amount for the purchase price provided the village agrees to the following additional terms:

- Extended possession for up to one year following conveyance of title and payment of the proceeds, rent-free and tax-free, to enable the Mannings to find a new home, close on that transaction and move into the new home. The Mannings do not expect that it will take a full year to move into a new home, but seek the comfort level that a year would provide;
- Village to pay their moving expenses;
- Village to pay all closing costs on the transaction and prepare all closing documents at its expense

The Mannings desire to consummate this sale expeditiously. Please advise me as soon as possible whether these terms are acceptable to the village. I look forward to working with you on this transaction.

Very truly yours,


Stephen A. Viz

cc: Mr. and Mrs. Howard Manning

SAV/bs
N:\OFFICE\STEVE\Manning letter to VOP.WPD

LAW OFFICES

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ORLAND PARK, IL 60462-3162
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MICHAEL T. JURUSIK
JACOB H. KARACA
PATRICK A. LUCANSKY

WRITER'S DIRECT DIAL

WRITER'S E-MAIL

(312) 984-6435

pbrigham@ktjnet.com

February 9, 2006

VIA CERTIFIED MAIL NO.
7004 1160 0000 5486 9144
RETURN RECEIPT REQUESTED

Kathy Lubben
Village of Orland Park
14700 South Ravinia Avenue
Orland Park, Illinois 60462

RE: Village of Orland Park/ Manning
Purchase of 14620 Westwood Drive, Orland Park, IL (the "Property")
Closed: February 4, 2005

Dear Kathy:

Enclosed is a Closing Book, which we have prepared which contains originals and/or copies of pertinent closing documents in connection with the above referenced Property and should be kept in a safe place. Also, pursuant to Section 7(1)(s) of the Freedom of Information Act, the documents contained in the Closing Book are no longer exempt from inspection and copying by the public.

Regarding the 2005 real estates taxes and the Village's responsibility of payment thereof. The Village received a proration for 2005 real estate taxes from January 1, 2005 through and including February 4, 2005. Therefore, when you have received the tax bills for the foregoing taxes, you will need to pay these taxes.

You should receive from the Cook County Treasurer's Office an annual Affidavit reflecting the addresses and permanent index numbers of all the Village Exempt Property and in the event the Property is not listed, you will need to add the Property to the Affidavit pursuant to the

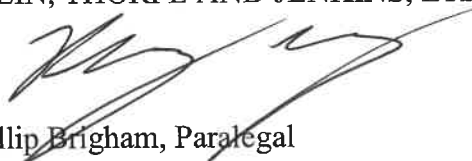


instructions contained therein. We have prepared an exemption petition for removing the Property from the Cook County tax role until such time as the Village sells the Property.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.

A handwritten signature in black ink, appearing to read 'Phillip Brigham', written over a horizontal line.

Phillip Brigham, Paralegal

cc: (without encl.)
Robert J. Zeder, Village Manager
Annmarie Mampe, Finance Director
E. Kenneth Friker, Village Attorney
KTJ File (w/encls.)
KTJ Paralegal File (w/encls.)

REQUEST FOR BOARD ACTION

File Number: 2005-0036
Orig. Department: Village Manager
File Name: Manning Property -- 14620 Westwood Drive

SUMMARY OF REQUESTED ACTION:

Ordinance

BACKGROUND:

The Village Board has authorized the purchase of the Manning property at 14620 Westwood Drive for the amount of \$325,000.00. The agreement provides the Mannings 90 days to vacate the home following the closing. The attached Ordinance reflects this transaction.

BUDGET IMPACT:

\$325,000 Account #031-6007-433-7050
Funds were set aside for flood study recommended work

I move to pass Ordinance # _____, entitled:

REQUESTED ACTION:

AN ORDINANCE AUTHORIZING PURCHASE OF PROPERTY (MANNING - 14620 WESTWOOD DRIVE, ORLAND PARK, ILLINOIS)

AN ORDINANCE AUTHORIZING PURCHASE OF PROPERTY (MANNING - 14620 WESTWOOD DRIVE, ORLAND PARK, ILLINOIS)

WHEREAS, the President and Board of Trustees of the Village of Orland Park approved the purchase of a parcel of land in Cook County, Illinois, consisting of a detached single family residence for purposes of flood relief for the purchase price of THREE HUNDRED TWENTY-FIVE THOUSAND (\$325,000.00) DOLLARS, and directed the Village Attorney to prepare the appropriate purchase and donation acceptance documents. Said property is located at 14620 Westwood Drive, Orland Park, Illinois.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1:

The Village President and Village Clerk are hereby authorized and directed to execute, on behalf of the Village, the REAL ESTATE SALE CONTRACT in a form substantially as that attached to this Ordinance as Exhibit A. The Village President and Village Clerk are hereby further authorized and directed to execute all appropriate documents and take such other action as is required of them to consummate the purchase by the Village of the above-described real estate for the purchase price of THREE HUNDRED TWENTY-FIVE THOUSAND (\$325,000.00) DOLLARS in accordance with the terms of the said REAL ESTATE SALE CONTRACT.

SECTION 2:

That this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

Law Offices
Figliulo & Silverman

A Professional Corporation

Ten South LaSalle Street

Suite 3600

Chicago, Illinois 60603

Telephone 312.251.4600

Facsimile 312.251.4610

FACSIMILE COVER SHEET

DATE: January 5, 2005 NUMBER OF PAGES: 3
TO: **Ellen Baer, Assistant Village Manager**
FIRM: Village of Orland Park
FAX NUMBER: **708-349-4859**
FROM: Stephen A. Viz
Re: **Manning - 14620 Westwood Drive**

If there are any problems with this transmission,
please call Stephen A. Viz at 312.251.5286

The Original Of This Transmission Will Be Sent By

U.S. MAIL MESSENGER OVERNIGHT MAIL

THIS IS THE ONLY COPY YOU WILL RECEIVE

This facsimile contains PRIVILEGED AND CONFIDENTIAL INFORMATION intended only for the use of the Addressee(s) named below. If you are not the intended recipient of this facsimile, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this facsimile is strictly prohibited. If you have received this facsimile in error, please immediately notify us by telephone and return the original facsimile to us at the above address via the U.S. Postal Service. Thank you.

N:\OFFICE\STEVE\FAXCOVER.BAER.wpd...1/5/05

LAW OFFICES
FIGLIULO & SILVERMAN

A PROFESSIONAL CORPORATION

TEN SOUTH LASALLE STREET

SUITE 3600

CHICAGO, ILLINOIS 60603

Stephen A. Viz
Direct Dial No. (312) 251-5286
E-mail: sviz@fslegal.comTELEPHONE
(312) 251-4600FACSIMILE
(312) 251-4610

WWW.FSLEGAL.COM

January 5, 2005

**VIA FAX (708) 349-4859
AND REGULAR MAIL**Ellen Baer
Village of Orland Park
14700 Ravinia Drive
Orland Park, Illinois 60462**Re: *Howard and Arleen Manning
14620 Westwood Drive
Orland Park, Illinois***

Dear Ms. Baer:

As we have previously discussed, please allow this letter to confirm the general terms of the agreement between the Mannings and the Village for the sale of their home as follows:

- Purchase price of \$325,000.00 (equal to appraised value by Associated Property Counselors, Ltd.);
- Village will prepare all closing documents at its expense and pay any and all closing costs;

The Mannings have found a suitable alternative home but have not yet signed a purchase contract. The seller of that property apparently is moving out of state and needs 90 days of continued possession after closing. That seller needs the proceeds from the Mannings to purchase their new home.

Likewise, the Mannings need the proceeds from the Village's purchase of their home to buy this other home. Accordingly, the Mannings request that the sale to the Village occurs first so the Mannings can use those proceeds to purchase the other home. That seller can then in turn purchase their new home with the money from the Mannings. Since that seller cannot vacate until mid-April or so (depending on the actual closing date), the Mannings request to remain in possession of their home rent-free until such time as they can move into this other home.

We request that the closing for the sale of the Mannings' home to the Village close as soon as possible, preferably mid-January. Soon thereafter, the Mannings will use those proceeds to close on the purchase of the new home. Within approximately 90 days (hopefully less) after such closing

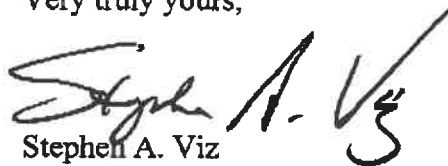
LAW OFFICES
FIGLIULO & SILVERMAN

Ms. Ellen Baer
January 5, 2005
Page Two

on their purchase, the Mannings should be in a position to deliver possession of their home to the Village.

If the Village is in agreement with these requests, please execute a copy of this letter and fax back to me as soon as possible so that the Mannings can sign their purchase contract. Please also have the closing documents prepared and forwarded to me for review and signature by the Mannings. I would also appreciate the name and phone number of the person who will be handling this matter for the Village so I can coordinate the closing documents, date and location. Thank you.

Very truly yours,


Stephen A. Viz

Acknowledged, Agreed and
Accepted by the Village of
Orland Park this _____ day
of January 2005.

By: _____

Its: _____

cc: Mr. and Mrs. Howard Manning

SAV/bs
N:\OFFICE\STEVE\Manning letter to VOP2.WPD

Law Offices
Figliulo & Silverman

A Professional Corporation

Ten South LaSalle Street
Suite 3600

Chicago, Illinois 60603
Telephone 312.251.4600
Facsimile 312.251.4610

FACSIMILE COVER SHEET

DATE: November 10, 2004 NUMBER OF PAGES: 19

TO: **R.J. Zeder, Village Manager**
Ellen Baer, Assistant Village Manager

FIRM: Village of Orland Park

FAX NUMBER: **708-349-4859**

FROM: Stephen A. Viz

Re: **Manning - 14620 Westwood Drive**

If there are any problems with this transmission,
please call Stephen A. Viz at 312.251.5286

The Original Of This Transmission Will Be Sent By

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LAW OFFICES
FIGLIULO & SILVERMAN

A PROFESSIONAL CORPORATION

TEN SOUTH LASALLE STREET
SUITE 3600
CHICAGO, ILLINOIS 60603

November 9, 2004

Stephen A. Viz
Direct Dial No. (312) 251-5286
E-mail: sviz@fslegal.comTELEPHONE
(312) 251-4800FACSIMILE
(312) 251 4610

WWW.FSLEGAL.COM

R.J. Zeder
Ellen Baer
Village of Orland Park
14700 Ravinia Drive
Orland Park, Illinois 60462**Re: *Howard and Arleen Manning***
14620 Westwood Drive
Orland Park, Illinois

Dear Mr. Zeder and Ms. Baer:

I represent the Mannings in the sale of their residence to the village. As you know, Dale J. Kleszynski of Associated Property Counselors, Ltd. recently appraised the value of the property at \$325,000.00. I have enclosed a copy of the Kleszynski appraisal. The Mannings are willing to accept that amount for the purchase price provided the village agrees to the following additional terms:

- Extended possession for up to one year following conveyance of title and payment of the proceeds, rent-free and tax-free, to enable the Mannings to find a new home, close on that transaction and move into the new home. The Mannings do not expect that it will take a full year to move into a new home, but seek the comfort level that a year would provide;
- Village to pay their moving expenses;
- Village to pay all closing costs on the transaction and prepare all closing documents at its expense

The Mannings desire to consummate this sale expeditiously. Please advise me as soon as possible whether these terms are acceptable to the village. I look forward to working with you on this transaction.

Very truly yours,


Stephen A. Viz

cc: Mr. and Mrs. Howard Manning

SAV/bs
N:\OFFICE\STEVE\Manning letter to VOP.WPD

AN APPRAISAL OF

The Single-Family Residence

LOCATION

14620 Westwood Drive
Orland Park, Illinois

PREPARED FOR

Ms. Ellen Baer
Assistant Village Manager
Village of Orland Park
14700 Ravinia Drive
Orland Park, Illinois 60462

PREPARED BY

Associated Property Counselors, Ltd.
11800 South 75th Avenue
Suite 100 West
Palos Heights, Illinois 60463

AS OF

October 18, 2004

ASSOCIATED PROPERTY COUNSELORS, LTD.

Real Estate Appraisers and Consultants

11800 South 75th Avenue
Suite 100 West
Palos Heights, Illinois 60463
Phone: 708-361-6767
Facsimile: 708-361-9133

Dale J. Kleszynski, MAI, SRA
President
www.apclimited.com
dkleszynski@apclimited.com

October 26, 2004

Ms. Ellen Baer
Assistant Village Manager
Village of Orland Park
14700 Ravinia Drive
Orland Park, Illinois 60462

**Re: 14620 Westwood Drive
Orland Park, Illinois**

Dear Ms. Baer:

At your request, I inspected and appraised the above referenced property to estimate the Market Value as of October 18, 2004. The purpose of the appraisal is to assist you in the disposition of the property. The appraisal and report are completed in accordance with the Uniform Standards of Professional Appraisal Practice and the Code of Ethics of the Appraisal Institute. As a summary report, all information used in formulating this conclusion is summarized here and additional data/material is retained in my file and/or office. The following summary report communicates pertinent information and the conclusion of value.

Location:	14620 Westwood Drive, Orland Park, Illinois
Property Type:	Detached Single-Family Residence
Zoning Classification:	R-3, "Residential District"
Highest and Best Use - Vacant:	As Zoned
Highest and Best Use - Improved:	As Presently Improved
Marketing Time:	3 to 6 months
Exposure Time:	3 to 6 months
Date of the Appraisal:	October 18, 2004
Date of Inspection:	October 18, 2004
Real Property Interest Valued:	Fee Simple
Definition of Market Value:	See File
Appraisal Development:	See File
Intended User:	The client is identified as the Village of Orland Park. By agreement, Mr. Steven A. Viz, Esquire is identified as a client and intended user of this appraisal and report. No other users are intended or implied.

Permanent Real Estate Index Number:	27-09-123-032
Compliance With USPAP Guidelines:	I have not departed from the Uniform Standards of Professional Appraisal Practice in the completion of this appraisal.
Description of the Site:	<p>The subject is a rectangular shaped parcel with 97.0 feet of frontage along the west side of Westwood Drive. Depth along the north and south lot lines is 134.63 feet. Total site area is approximately 13,059 square feet. Site dimensions were taken from a provided plat of survey dated August 10, 1985.</p> <p>The topography of the site is level to gently rolling. The site is landscaped with mature trees and shrubs and all utilities are available. To the best of my knowledge, the subject property is not in a designated flood hazard area.</p>
Description of the Improvements:	<p>The subject is a detached, single-family residence that was constructed in 1979. The split-level design contains approximately 1,479 square feet of living area above grade and the floor plan includes a foyer, 6 rooms, 3 bedrooms, and 1.75 baths above grade. The lower level is finished with a family room, office, and .75 bath. The office area may be modified for use as a fourth bedroom. The lower basement includes a recreation room and a laundry room.</p> <p>Exterior construction is of cedar siding and brick veneer. Soffits and fascia are covered with aluminum. Interior finish includes: hardwood, carpet and ceramic tile floors, plasterboard or panel walls and plasterboard ceilings.</p> <p>The design and utility of the house is typical of the market and the house is in excellent condition. The bathrooms and kitchen have been remodeled within the past 7 years. The roof was replaced in 1997. The furnace, air conditioner, water heater, some basement floor coverings, doors, trim and walls were replaced in 2003.</p> <p>Additional features include: a woodburning fireplace, vaulted and beamed living room ceiling, fenced wood deck, brick patio, whole house fan, and a security system to third party.</p>
Applied Analysis:	In this appraisal, I applied only the Direct Sales Comparison Approach to Value. I have not departed from the USPAP guidelines while completing this appraisal.

SUMMARY OF IMPROVED SALES

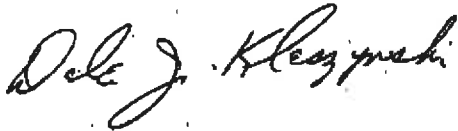
Location	Subject Property 14620 Westwood Drive Orland Park, IL	14630 Westwood Drive Orland Park, IL	10047 West 145 th Street Orland Park, IL	14650 South Oakley Street, Orland Park, IL
Sale Date:	N/A	01/04	9/04	9/04
Sale Price:	N/A	\$293,000	\$325,000	\$295,000
Year Constructed:	1979	1978	1977	1971
Design:	Split level	Split level	Split level	Split level
Above Grade Living Area:	1,479 SF	1,444 SF	1,542 SF	1,204 SF
Above Grade Room Count:	6 Rms, 3 BR, 1.75 Baths	6 Rms, 3 BR, 2 Baths	6 Rms, 3 BR, 1.5 Baths	6 Rms, 3 BR, 2 Baths
Basement: Finish:	Full Basement FR, Office, .75 Bath, Recreation Room	Full Basement FR, 1 BR, 1 Bath	Full Basement FR, BR, 1 Bath, Recreation Room; Office	Partial Basement FR, Den
Garage:	2 Car Attached	2 Car Attached	2 Car Attached	2 Car Attached
Land Area:	13,059 SF	13,095 SF	14,190 SF	13,553 SF
Location:	Good	Good	Good	Good
Exterior Finish:	Cedar, Brick Veneer	Cedar, Brick Veneer	Aluminum, Brick Veneer	Cedar, Brick Veneer
Fireplaces:	1	2	2	0
Comments:	Deck, Whole House Fan, Security System	Deck	Deck, Fence	Deck
Heat/Central Air:	HA-F/CAC	HA-F/CAC	Radiant & HA- F/CAC	HA-F/CAC
Condition/ Modernization:	Good/Baths, Kitchen	Good/Baths, Kitchen	Good/Kitchen	Good/Baths
Financing:	N/A	Conventional	Conventional	Conventional

SUMMARY OF IMPROVED SALES

Location:	Subject Property 14520 Westwood Drive Orland Park, IL	8838 Lori Lane Orland Park, IL	9110 Merlon Drive Orland Park, IL	14036 Charleston Drive, Orland Park, IL
Sale Date:	N/A	08/04	05/04	07/04
Sale Price:	N/A	\$315,000	\$302,000	\$320,000
Year Constructed:	1979	1976	1985	1982
Design:	Split level	Split level	Split level	Split level
Above Grade Living Area:	1,479 SF	1,624 SF	1,499 SF	1,359 SF
Above Grade Room Count:	6 Rms, 3 BR, 1.75 Baths	7 Rms, 4 BR, 2 Baths	6 Rms, 3 BR, 2 Baths	6 Rms, 3 BR, 2.5 Baths
Basement: Finish:	Full Basement FR, Office, 75. Bath, Recreation Room	Full Basement, FR, Den, 1 Bath	Full Basement, FR, Office, 1 Bath	Partial Basement, FR, Recreation Room
Garage:	2 Car Attached	2 Car Attached	2 Car Attached	2 Car Attached
Land Area:	13,059 SF	11,060 SF	10,000 SF	10,000 SF
Location:	Good	Average	Average	Average
Exterior Finish:	Cedar, Brick Veneer	Cedar, Brick, Aluminum	Cedar, Brick	Cedar, Brick
Fireplaces:	1	1	0	1
Comments:	Deck, Whole House Fan, Security System	Deck, 3 Season Room, Hot Tub	Deck	Cathedral Ceilings
Heat/Central Air:	HA-F/CAC	HA-F/CAC	HA-F/CAC	AF-F/CAC
Condition/ Modernization:	Good/Baths, Kitchen	Good/Baths, Furnace/AC	Good/Baths	Good/Hot Water Heater, Newer Roof
Financing:	N/A	Conventional	Conventional	Conventional
Final Reconciliation:	Adjustments were considered for property rights conveyed, financing, condition of sale, elapsed time, location, Highest and Best Use, land area and physical variations. A summary of applied adjustments is retained in my file and/or office.			
Value Conclusion:	\$325,000			

If you have any questions please contact my office.

Very truly yours,

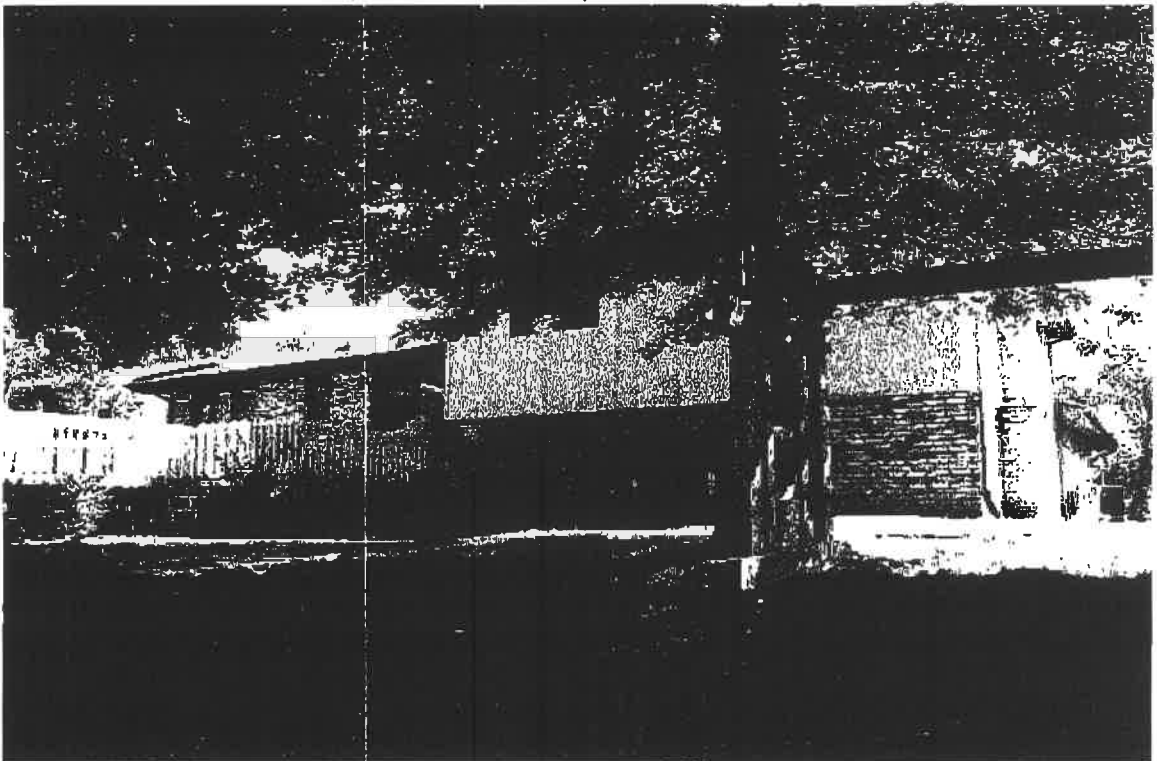


Dale J. Kleszynski, MAI, SRA
President.

PHOTOGRAPHS OF THE SUBJECT PROPERTY

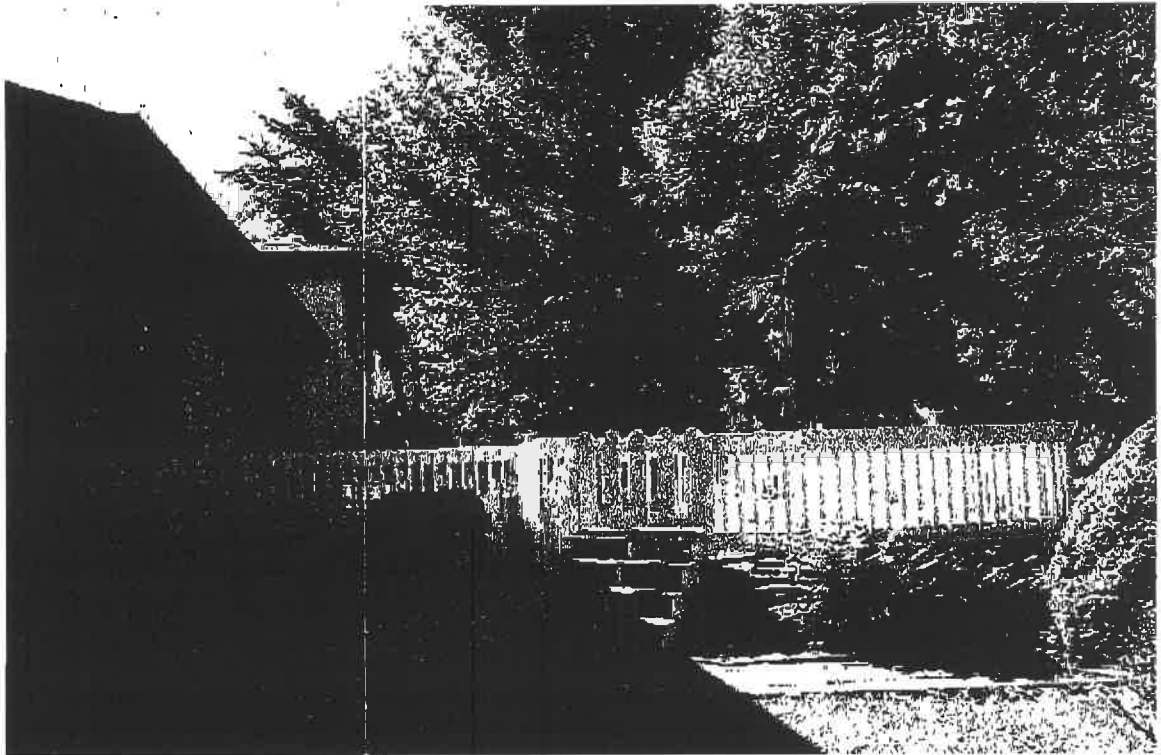


SUBJECT PROPERTY

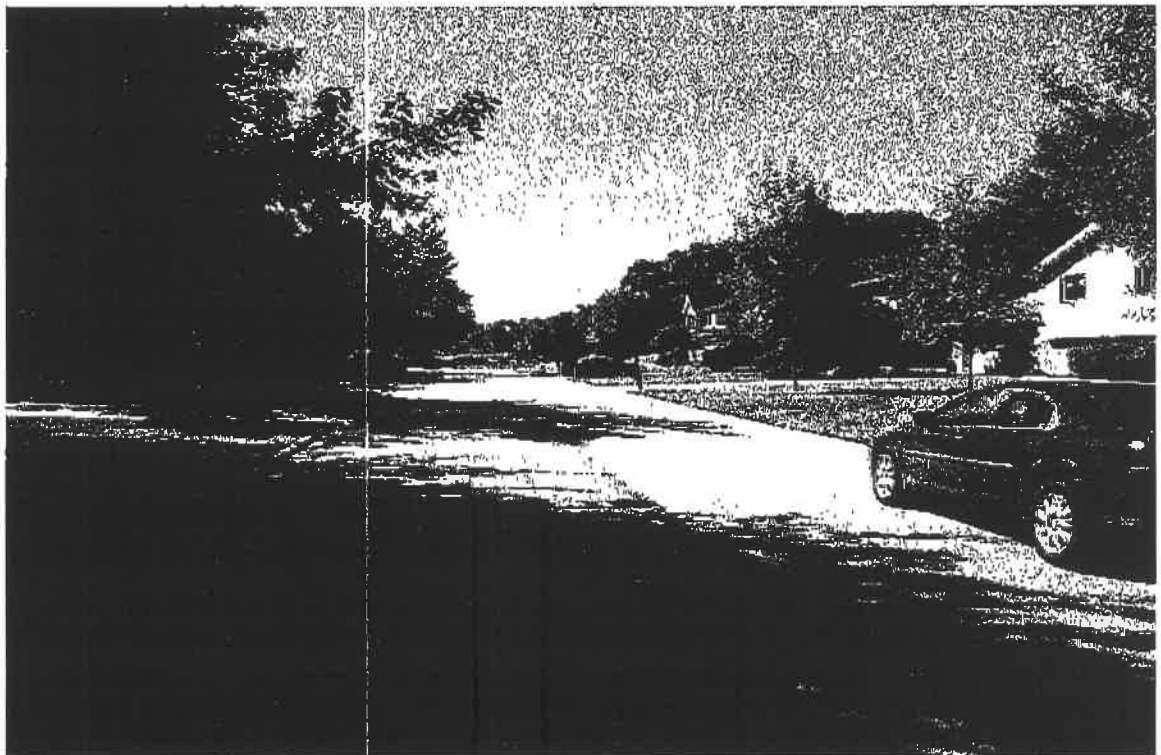


SUBJECT PROPERTY

PHOTOGRAPHS OF THE SUBJECT PROPERTY



SUBJECT PROPERTY



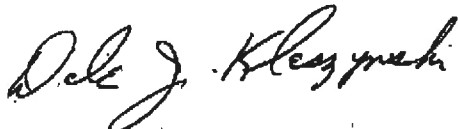
STREET SCENE

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- 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 limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.
- I certify that, to the best of my knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

Respectfully submitted,



Dale J. Kleszynski, MAI, SRA
President

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

1. By this notice, all persons and firms reviewing, using or relying on this report in any manner bind themselves to accept these assumptions and limiting conditions. **Do not use this report if you do not accept these assumptions and limiting conditions.** These conditions are a preface to any certification, definition, fact or analysis, and are intended to establish as a matter of record that the consultant's function is to provide an opinion based on the appraiser's/consultant's observations of the subject property and real estate market as of a certain date. As the property and conclusions may be impacted by the passage of time due to various factors including, by way of description and not limitation: physical changes, economic changes and/or market activity, the opinions are considered to be reliable as of the date of the assignment. Subsequent to that date, the appraiser(s)/consultant(s) reserve the right to amend the analysis and/or conclusion in light of such changed conditions. This appraisal/consulting assignment and report are not an engineering, construction, legal or architectural study or survey and expertise in these areas is not implied.
2. The liability of Associated Property Counselors, Ltd., its officers, employees, contractors, and associate appraisers/consultants (hereinafter referred to collectively as "APC") is limited to the identified client. There is no accountability, obligation, or liability to any third party except if otherwise specifically stated within the report. APC's maximum liability relating to services rendered under this assignment (regardless of form of action, whether in contract, negligence or otherwise) shall be limited to the charges paid to APC for the portion of its services or work products giving rise to liability. In no event shall APC be liable for any consequential, special, incidental or punitive loss, damage or expense (including without limitation, lost profits, opportunity costs, etc.) even if advised of their possible existence. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers/consultants are in no way responsible for any costs incurred to discover or correct any deficiency in the property. In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in case of lawsuit (brought by lender, partner, or part owner in any form of ownership, tenant, or any other party), the client will defend and hold Associated Property Counselors, Ltd., its officers, employees and associate appraisers/consultants completely harmless. Acceptance of and/or use of this report by the client or any third party is prima facie evidence that the user understands and agrees to these conditions.
3. The user/client agrees that any dispute arising from the completion of this assignment shall be settled through mediation and/or arbitration.
4. The report is intended to comply with the reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice and it may or may not include discussions of the data, reasoning, and analysis used in the process of developing the appraiser's/consultant's opinion. The extent of the discussion and analysis applicable is based on the scope of work and report option outlined in the letter of transmittal and report. In some instances supporting documentation data, reasoning, and analyses is retained in the appraiser's file and/or office. The information contained in the report is specific to the needs of the client and for the intended use stated in the report. The appraiser/consultant is not responsible for unauthorized use of the report.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

5. Unless otherwise specifically stated in the report, the assignment is based on the following assumptions: (a) that there is full compliance with all applicable federal, state and local environmental regulations and laws; (b) that all zoning, building, use regulations and restrictions of all types have been complied with; and (c) that all licenses, consents, permits, or other documentation required by any relevant legislative or administrative authority, local, state, federal and/or private entity or organization for any use considered in the value estimate have been or can be obtained or renewed.
6. As far as possible, the appraisers/consultants have inspected the property by personal observation. It is not, however, possible to observe conditions beneath the soil or hidden structural components. In this assignment it is assumed that the existing soil has the proper load bearing qualities to support the existing or proposed improvements where they exist or where they are proposed to exist. In this assignment no investigation of the potential for seismic hazard in the subject area was made. In this assignment mechanical components within the improvements were critically inspected and no representations are made as to these matters unless specifically stated and considered in this report. In this assignment it is assumed that there are no conditions of the property site, subsoil, or structures, whether latent, patent or concealed, which would render it less valuable.
7. Unless otherwise stated within the report, no title evidence pertaining to easements, leases, reservations or other parties-in-interest was furnished.
8. In valuation assignments the property is appraised in fee simple estate unless otherwise noted.
9. In valuation assignments, the appraisal/consulting agreement assumes responsible ownership and competent management.
10. In this assignment it is assumed that the title of the property is good and merchantable. No responsibility is assumed for matters that are legal in nature, nor is any opinion of the state of the title to the property rendered herewith. A survey was not provided to the appraiser/consultant unless specifically stated in this report.
11. All data provided by the client or researched from public records is deemed reliable. If any errors are found that could have a material impact on the conclusion, APC reserves the right to recall this report and amend the analysis and/or conclusions. No guarantee is made for the accuracy of estimates or opinions furnished by others and contained in this report.
12. No liability is assumed for matters of legal character affecting the property, including by way of description and not limitation: title defects, encroachments, liens, overlapping lines.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

13. Any liens or encumbrances that may now exist have been disregarded. In valuation assignments property is appraised as though free of indebtedness and as though no delinquency in payment of general taxes and special assessments exist.
14. In valuation or consulting assignments, any value assigned to improvements is in proportion to the contribution said improvements make to the value of the property as a whole.
15. Compensation for appraisal/consulting services is dependent only upon the delivery of the report.
16. In valuation or consulting assignments, the value found by the appraiser/consultant is in no way contingent upon the compensation to be paid or the appraisal services.
17. The assignment is completed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Ethics of the Appraisal Institute.
18. In the event that the subject property enters into condemnation proceedings, it is assumed the appraiser/consultant will be given additional time for court preparation.
19. No portion of this report may be published or reproduced without the prior written consent of the appraiser/consultant and APC.
20. Unless specifically stated otherwise within the report, no earthquake compliance report, engineering report, flood zone analysis, hazardous waste or asbestos analysis was made, provided or ordered in conjunction with this assignment. The client is strongly urged to retain experts in these fields, if so desired.
21. In valuation assignments involving apartments, attempts were made to inspect a representative sample of the total number of units. In these assignments it is assumed that the condition and finish of all units is similar to the condition and finish of the inspected units. If it is determined that units not inspected differ from those inspected units in either condition or finish, the appraiser/consultant reserves the right to recall the appraisal to amend the analysis and/or conclusion.
22. Appraisal or consulting assignments involving less than the whole fee simple estate are subject to the following additional limitation: "The value reported for such estates relates to a fractional interest only in the real estate involved and the value of the fractional interest plus the value of all other fractional interests may or may not equal the value of the entire fee simple estate considered as a whole."
23. Appraisal or consulting assignments that relate to geographical portions of a large parcel or tract of real estate are subject to the following additional limitation: "The value reported for such geographical portion relates to such portion only and should not be construed as applying with equal validity to other portions of the larger parcel or tract. The value reported for such geographical portion plus the value of all other geographical portions may or may not equal the value of the entire parcel or tract considered as an entity."

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

24. The appraiser/consultant assumes that a any purchaser of the property that is the subject of this report is aware that (1) an appraisal of the subject property does not serve as a warranty of the condition of the property, (2) it is the responsibility of the purchaser to examine the property carefully and to take all necessary precautions before signing a purchase contract, and (3) any estimate for repairs is a non-warranted opinion of the appraiser/consultant unless otherwise stated.
25. Assignments prepared based upon provided plans and specifications are based on the assumption that the project is completed in a workmanlike manner in compliance with the plans and specifications. In prospective value assignments, it is understood and agreed that the appraiser/consultant cannot be held responsible for unforeseen events that impact the value or any conclusion presented. The user of the report and client agree that unforeseeable events may alter market conditions prior to completion of the project. The user and client agree the appraiser has the right to amend the report and conclusions in light of the identified changes.
26. In assignments where a Discounted Cash Flow Analysis is used as an analytical tool the user and client understand that the analysis has been prepared on the basis of information and assumptions identified in this report. The user/client understand that the achievement of any financial projections will be affected by fluctuating economic conditions and the conclusion is dependent upon the occurrence of other future events that cannot be assured. Therefore, the actual results achieved may vary from the projections made and such variation may be material. The client agrees to allow the appraiser to revise the conclusion and report in light of these changes.
27. Prior to entering into an agreement to perform any assignment, an appraiser/consultant must carefully consider the knowledge and experience that will be required to complete the assignment competently; disclose any lack of specific knowledge or experience to the client; and take all steps necessary or appropriate to complete the assignment competently. The appraisers/consultants have both the knowledge and experience required to complete this assignment competently.
28. The appraisers/consultants have inspected the subject property with the due diligence expected of a professional real estate appraiser. The appraisers/consultants are not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraisers/consultants that might suggest the possibility of the presence of hazardous waste and/or toxic materials are subject to review by a qualified expert in the field. The user/client agree that the appraiser/consultant has the right to amend the assignment, report and conclusion after an investigation by a qualified expert in the field of environmental assessment is completed.
29. The user/client understands that the presence of substances such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the property and the conclusions presented. The appraiser's/consultant's opinion and conclusions are predicated on the assumption that there is no such condition on, in or near the property that could cause a loss in value or an extension of the marketing time. The user/client agree to allow the appraiser/consultant to review and amend the analysis, report and conclusions if the referenced substances or others exist on the property.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

30. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's/consultant's descriptions and resulting comments are the result of routine observations made during the appraisal process. The client is urged to retain an expert in this field, if so desired.

31. The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific compliance survey and analysis of this property have been made to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more requirements of the Act. The user/client understands that, this fact could have an effect on the property and conclusions presented. In this assignment the possibility of non-compliance with the requirements of ADA was not considered. The user/client agree that the appraiser/consultant has the right to amend the assignment, report and conclusion after an investigation by a qualified expert in the field is completed.

STATEMENT OF QUALIFICATIONS**DALE J. KLESZYNSKI, MAI, SRA****PROFESSIONAL DESIGNATIONS AND CERTIFICATION**

Member of the Appraisal Institute - MAI #6747

Senior Residential Appraiser - SRA

Illinois State Certified Real Estate Appraiser- License No. 153-000213

Indiana Certified General Appraiser - License No. CG49300022

Michigan State Certified Appraiser - License No. 12-01-004591

APPRAISAL EXPERIENCE AND PROJECTS

Since 1979, various types of real estate, including:

Office and commercial buildings

Assisted living facilities

Apartment structures and complexes

Including Low Income Housing Tax Credit complexes

Industrial and warehouse buildings

Single family and condominium residential properties

Vacant land:

Residential, multi-family, commercial, and industrial

Special purpose properties

Including bulk petroleum storage facilities, steel fabricating plants, hotels, soccer arenas, golf courses, motels, and chemical processing facilities, restaurants, bank facilities and ice arenas

Eminent Domain Projects

McCormick Place expansion

Various properties including the R.R. Donnelley and Sons facility

Extension of Interstate 355 in Cook and Will Counties

Various properties including residential, agricultural, commercial, industrial and residential subdivisions

City of Hammond v. Great Lakes Marina

Palwaukee Airport expansion

Lansing Municipal Airport expansion

Little Calumet River and Levee and Flood Abatement Project

Various road and municipal projects

Qualified witness in Illinois, Indiana, and New York.

Various zoning and municipal projects

Adult Use Impact Study - County of Cook

Adult Use Impact Study - Village of Lansing

Impact Study for Group Home Zoning

Appraisal and consulting assignments completed in Arizona, Arkansas, California, Colorado, Florida, Illinois, Indiana, Kansas, Maryland, Michigan, Minnesota, New Jersey, Pennsylvania, and Texas.

STATEMENT OF QUALIFICATIONS**DALE J. KLESZYNSKI, MAI, SRA****SERVICE OFFICES**

President - Chicago Chapter of the Appraisal Institute (1991-1992)
Regional Representative - Appraisal Institute (1991-Present)
Division of Faculty - Appraisal Institute (1989, 1990)
Regional Chairman - Ethics Administration (1991)
Assistant Regional Representative - Review and Counseling (1990)
National Board of Directors - Appraisal Institute (1991-1998)
Vice Chairman - General Appraisal Board (1997)
Chairman - General Appraisal Board (1998)
Executive Committee - Appraisal Institute (1998)
National Nominating Committee (1999)
General Appraisal Council

PROFESSIONAL EXPERIENCE

President and Chief Appraiser, Associated Property Counselors, Ltd.
Staff Appraiser, Abacus Realty Appraisers, Inc., Chicago
Staff Appraiser, Property Assessment Advisors, Chicago
Staff Appraiser, Central Appraisal Company, Chicago
Mortgage Loan Officer, First Calumet City Savings and Loan, Calumet City, Illinois

QUALIFIED INSTRUCTOR/COURSE DEVELOPMENT FOR THE APPRAISAL INSTITUTE

Course 310 - Basic Income Capitalization
Course 320 - General Applications
Course 410 - Standards of Professional Practice - Part A
Course 420 - Standards of Professional Practice - Part B
Course 510 - Advanced Income Capitalization
Course 550 - Advanced Applications
Course 700 - Introduction to Litigation
Course 705 - Litigation Appraising - Specialized Topics and Applications
Course 710 - Introduction to Eminent Domain
Course 720 - Advanced Practice in Eminent Domain
Various Seminars

COURSE AND SEMINAR DEVELOPMENT

Course 700 - Introduction to Litigation - Development Team
Course 710 - Eminent Domain - Part A - Development Team
Course 720 - Eminent Domain - Part B - Development Team
Individual seminars for the Cook County State's Attorney

STATEMENT OF QUALIFICATIONS
DALE J. KLESZYNSKI, MAI, SRA

EDUCATIONAL CREDITS

Loyola University of Chicago, Bachelor of Arts, 1971

Society of Real Estate Appraisers

Course 101, Course 201 (Instructor - 1989 and 1990)

American Institute of Real Estate Appraisers:

Courses 1-A, 1-B, VII, VIII, Standards and Professional Practice, Course II -
(Parts 1 and 2), 1981 through 1983 Real Estate Principles, 1988

R-2 Narrative Report Writing Seminar, 1982

American Savings and Loan Institute:

Lending I and II, Real Estate Law I and II, 1980

Boeckh Cost Manual Seminar - Residential and Industrial

Federal Housing Authority Appraisal Seminar

Various seminars sponsored by the Society of Real Estate Appraisers and the
American Institute of Real Estate Appraisers, and Appraisal Institute

I am currently certified under the Appraisal Institute Continuing Education
Program.

I am currently certified under the Continuing Education Requirements of the State
of Illinois.

I am currently certified under the Continuing Education Requirements of the State
of Indiana.

A representative list of clients follows.

PARTIAL LIST OF CLIENTS**Bank/Lending Agencies**

American National Bank
 Bank of Homewood
 Bank One
 East Side Bank
 FCA Mortgage
 First Chicago Bank
 First of America
 Fleet Mortgage
 Harris Bank
 Heritage Standard Bank
 Highland Community Bank

LaSalle Bank
 LaSalle National Bank
 LaSalle Talman Mortgage Corp.
 Mercantile National Bank
 NBD Bank
 Pinnacle Bank
 Prairie Bank
 Security Pacific Bank
 St. Paul Bank for Savings
 U.S. Bank
 Wells Fargo Bank

Government Agencies

Cook County State's Attorneys Office
 DuPage County State's Attorneys Office
 DuPage County Assessor's Office
 Federal Home Loan Bank Board
 Federal Savings and Loan Insurance

Little Calumet River Basin Development
 Federal Aviation Administration
 Lansing Municipal Airport
 Resolution Trust Corporation
 Department of Justice

Corporations

The Archdiocese of Chicago
 AT&T Capital Corporation
 Allis Chalmers
 Allstate Insurance Company
 The Alter Group
 Associates Relocation
 Bee Chemical
 BP Products – North America
 Broadacre Management
 Clark Oil Company
 R.R. Donnelly Corporation
 Fleet Services Corporation

Gallagher & Henry
 Great Lakes Marina
 Hartz Construction
 McDonald's
 Merrill Lynch Relocation
 The Pritzker Foundation
 Sherwin Williams
 Southwick Properties, Inc.
 Taco Bell
 U.S. Steel Corporation
 USA Muffler
 The Weglarz Group

Municipal Clients

City of Calumet City
 Village of Bradley
 Village of Flossmoor
 Homewood - Flossmoor Park District
 Village of Oak Lawn

Village of Lansing
 Village of Rosemont
 Village of Orland Park
 Green Hill Library District
 Village of Riverdale

Professional Law Firms

Ancel, Glink, Diamond, Cope & Bush, P.C.
 Field, Golan & Swiger
 Figliulo and Silverman
 Foran, Nasharr & O'Toole
 Foran and Schultz
 Hinshaw and Culbertson

Holland and Knight, LLC
 Klein, Thorpe & Jenkins, Ltd.
 Liston and Lafakis
 Neal, Murdock & Leroy, LLC
 Ryan and Ryan
 Sosin, Lawler & Arnold, LLC

Personal and case references available upon request.

LAW OFFICES
FIGLIULO & SILVERMAN

A PROFESSIONAL CORPORATION

TEN SOUTH LASALLE STREET
SUITE 3600
CHICAGO, ILLINOIS 60603

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(312) 251-4600

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(312) 251-4610

WWW.FSLEGAL.COM

Stephen A. Viz
Direct Dial No. (312) 251-5286
E-mail: sviz@fslegal.com

November 9, 2004

R.J. Zeder
Ellen Baer
Village of Orland Park
14700 Ravinia Drive
Orland Park, Illinois 60462

Re: *Howard and Arleen Manning*
14620 Westwood Drive
Orland Park, Illinois



Dear Mr. Zeder and Ms. Baer:

I represent the Mannings in the sale of their residence to the village. As you know, Dale J. Kleszynski of Associated Property Counselors, Ltd. recently appraised the value of the property at \$325,000.00. I have enclosed a copy of the Kleszynski appraisal. The Mannings are willing to accept that amount for the purchase price provided the village agrees to the following additional terms:

- Extended possession for up to one year following conveyance of title and payment of the proceeds, rent-free and tax-free, to enable the Mannings to find a new home, close on that transaction and move into the new home. The Mannings do not expect that it will take a full year to move into a new home, but seek the comfort level that a year would provide;
- Village to pay their moving expenses;
- Village to pay all closing costs on the transaction and prepare all closing documents at its expense

The Mannings desire to consummate this sale expeditiously. Please advise me as soon as possible whether these terms are acceptable to the village. I look forward to working with you on this transaction.

Very truly yours,


Stephen A. Viz

cc: Mr. and Mrs. Howard Manning

SAV/bs

N:\OFFICE\STEVE\Manning letter to VOP.WPD

Law Offices
Figliulo & Silverman

A Professional Corporation

Ten South LaSalle Street
Suite 3600

Chicago, Illinois 60603
Telephone 312.251.4600
Facsimile 312.251.4610

FACSIMILE COVER SHEET

DATE: January 5, 2005 NUMBER OF PAGES: 3

TO: **Ellen Baer, Assistant Village Manager**

FIRM: Village of Orland Park

FAX NUMBER: **708-349-4859**

FROM: Stephen A. Viz

Re: **Manning - 14620 Westwood Drive**

If there are any problems with this transmission,
please call Stephen A. Viz at 312.251.5286

The Original Of This Transmission Will Be Sent By

U.S. MAIL MESSENGER OVERNIGHT MAIL

THIS IS THE ONLY COPY YOU WILL RECEIVE

This facsimile contains PRIVILEGED AND CONFIDENTIAL INFORMATION intended only for the use of the Addressee(s) named below. If you are not the intended recipient of this facsimile, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this facsimile is strictly prohibited. If you have received this facsimile in error, please immediately notify us by telephone and return the original facsimile to us at the above address via the U.S. Postal Service. Thank you.

LAW OFFICES
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SUITE 3600
CHICAGO, ILLINOIS 60603**Stephen A. Viz**
Direct Dial No. (312) 251-5286
E-mail: sviz@fslegal.comTELEPHONE
(312) 251-4600FACSIMILE
(312) 251-4610

WWW.FSLEGAL.COM

January 5, 2005

**VIA FAX (708) 349-4859
AND REGULAR MAIL**Ellen Baer
Village of Orland Park
14700 Ravinia Drive
Orland Park, Illinois 60462**Re: *Howard and Arleen Manning***
14620 Westwood Drive
Orland Park, Illinois

Dear Ms. Baer:

As we have previously discussed, please allow this letter to confirm the general terms of the agreement between the Mannings and the Village for the sale of their home as follows:

- Purchase price of \$325,000.00 (equal to appraised value by Associated Property Counselors, Ltd.);
- Village will prepare all closing documents at its expense and pay any and all closing costs;

The Mannings have found a suitable alternative home but have not yet signed a purchase contract. The seller of that property apparently is moving out of state and needs 90 days of continued possession after closing. That seller needs the proceeds from the Mannings to purchase their new home.

Likewise, the Mannings need the proceeds from the Village's purchase of their home to buy this other home. Accordingly, the Mannings request that the sale to the Village occurs first so the Mannings can use those proceeds to purchase the other home. That seller can then in turn purchase their new home with the money from the Mannings. Since that seller cannot vacate until mid-April or so (depending on the actual closing date), the Mannings request to remain in possession of their home rent-free until such time as they can move into this other home.

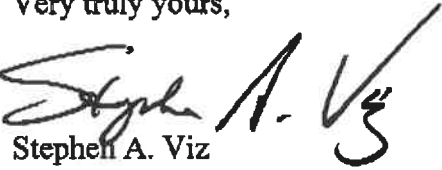
We request that the closing for the sale of the Mannings' home to the Village close as soon as possible, preferably mid-January. Soon thereafter, the Mannings will use those proceeds to close on the purchase of the new home. Within approximately 90 days (hopefully less) after such closing

LAW OFFICES
FIGLIULO & SILVERMAN

Ms. Ellen Baer
January 5, 2005
Page Two

on their purchase, the Mannings should be in a position to deliver possession of their home to the Village.

If the Village is in agreement with these requests, please execute a copy of this letter and fax back to me as soon as possible so that the Mannings can sign their purchase contract. Please also have the closing documents prepared and forwarded to me for review and signature by the Mannings. I would also appreciate the name and phone number of the person who will be handling this matter for the Village so I can coordinate the closing documents, date and location. Thank you.

Very truly yours,

Stephen A. Viz

Acknowledged, Agreed and
Accepted by the Village of
Orland Park this _____ day
of January 2005.

By: _____

Its: _____

cc: Mr. and Mrs. Howard Manning

SAV/bs
N:\OFFICE\STEVE\Manning letter to VOP2.WPD

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January 5, 2005

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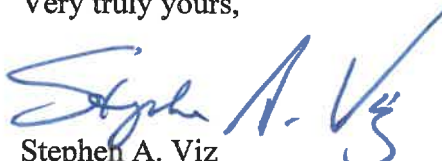
LAW OFFICES
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Ms. Ellen Baer
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SAV/bs
N:\OFFICE\STEVE\Manning letter to VOP2.WPD

Mary Shanahan

From: Dennis Wokurka
Sent: Wednesday, June 08, 2005 8:59 AM
To: Mary Shanahan
Cc: Frank Stec
Subject: RE: MANNING HOUSE -- 14620 WESTWOOD DRIVE

As of today we will be billed from Com ED and Ni Cor for 14620 Westwood Dr. and 15160 Royal Foxhunt Rd.

From: Mary Shanahan
Sent: Tuesday, June 07, 2005 11:58 AM
To: Dennis Wokurka
Subject: FW: MANNING HOUSE -- 14620 WESTWOOD DRIVE

Did you do this last time, Dennis?

Mary

From: Barb O'Brien
Sent: Tuesday, June 07, 2005 11:56 AM
To: Mary Shanahan
Subject: RE: MANNING HOUSE -- 14620 WESTWOOD DRIVE

I don't do that. Maybe Dennis does

From: Mary Shanahan
Sent: Tuesday, June 07, 2005 11:54 AM
To: Dennis Wokurka; Barb O'Brien
Subject: MANNING HOUSE -- 14620 WESTWOOD DRIVE

Dennis - I'll be sending down the garage door openers for the above. You also need to do the usual check of the property, maintenance, etc.

Barb - Per the usual, please contact the gas and electric company to let them know we are the new property owners.

Thank you!

Mary

6/8/2005

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Mary

6/8/2005

AN APPRAISAL OF

The Single-Family Residence

LOCATION

14620 Westwood Drive
Orland Park, Illinois

PREPARED FOR

Ms. Ellen Baer
Assistant Village Manager
Village of Orland Park
14700 Ravinia Drive
Orland Park, Illinois 60462

PREPARED BY

Associated Property Counselors, Ltd.
11800 South 75th Avenue
Suite 100 West
Palos Heights, Illinois 60463

AS OF

October 18, 2004

ASSOCIATED PROPERTY COUNSELORS, LTD.

Real Estate Appraisers and Consultants

11800 South 75th Avenue
Suite 100 West
Palos Heights, Illinois 60463
Phone: 708-361-6767
Facsimile: 708-361-9133

Dale J. Kleszynski, MAI, SRA
President
www.apclimited.com
dkleszynski@apclimited.com

October 26, 2004

Ms. Ellen Baer
Assistant Village Manager
Village of Orland Park
14700 Ravinia Drive
Orland Park, Illinois 60462

**Re: 14620 Westwood Drive
Orland Park, Illinois**

Dear Ms. Baer:

At your request, I inspected and appraised the above referenced property to estimate the Market Value as of October 18, 2004. The purpose of the appraisal is to assist you in the disposition of the property. The appraisal and report are completed in accordance with the Uniform Standards of Professional Appraisal Practice and the Code of Ethics of the Appraisal Institute. As a summary report, all information used in formulating this conclusion is summarized here and additional data/material is retained in my file and/or office. The following summary report communicates pertinent information and the conclusion of value.

Location:	14620 Westwood Drive, Orland Park, Illinois
Property Type:	Detached Single-Family Residence
Zoning Classification:	R-3, "Residential District"
Highest and Best Use - Vacant:	As Zoned
Highest and Best Use - Improved:	As Presently Improved
Marketing Time:	3 to 6 months
Exposure Time:	3 to 6 months
Date of the Appraisal:	October 18, 2004
Date of Inspection:	October 18, 2004
Real Property Interest Valued:	Fee Simple
Definition of Market Value:	See File
Appraisal Development:	See File
Intended User:	The client is identified as the Village of Orland Park. By agreement, Mr. Steven A. Viz, Esquire is identified as a client and intended user of this appraisal and report. No other users are intended or implied.

Permanent Real Estate Index Number:	27-09-123-032
Compliance With USPAP Guidelines:	I have not departed from the Uniform Standards of Professional Appraisal Practice in the completion of this appraisal.
Description of the Site:	<p>The subject is a rectangular shaped parcel with 97.0 feet of frontage along the west side of Westwood Drive. Depth along the north and south lot lines is 134.63 feet. Total site area is approximately 13,059 square feet. Site dimensions were taken from a provided plat of survey dated August 10, 1985.</p> <p>The topography of the site is level to gently rolling. The site is landscaped with mature trees and shrubs and all utilities are available. To the best of my knowledge, the subject property is not in a designated flood hazard area.</p>
Description of the Improvements:	<p>The subject is a detached, single-family residence that was constructed in 1979. The split-level design contains approximately 1,479 square feet of living area above grade and the floor plan includes a foyer, 6 rooms, 3 bedrooms, and 1.75 baths above grade. The lower level is finished with a family room, office, and .75 bath. The office area may be modified for use as a fourth bedroom. The lower basement includes a recreation room and a laundry room.</p> <p>Exterior construction is of cedar siding and brick veneer. Soffits and fascia are covered with aluminum. Interior finish includes: hardwood, carpet and ceramic tile floors, plasterboard or panel walls and plasterboard ceilings.</p> <p>The design and utility of the house is typical of the market and the house is in excellent condition. The bathrooms and kitchen have been remodeled within the past 7 years. The roof was replaced in 1997. The furnace, air conditioner, water heater, some basement floor coverings, doors, trim and walls were replaced in 2003.</p> <p>Additional features include: a woodburning fireplace, vaulted and beamed living room ceiling, fenced wood deck, brick patio, whole house fan, and a security system to third party.</p>
Applied Analysis:	In this appraisal, I applied only the Direct Sales Comparison Approach to Value. I have not departed from the USPAP guidelines while completing this appraisal.

SUMMARY OF IMPROVED SALES

Location	Subject Property 14620 Westwood Drive, Orland Park, IL	14630 Westwood Drive, Orland Park, IL	10047 West 145 th Street, Orland Park, IL	14650 South Oakley Street, Orland Park, IL
Sale Date:	N/A	01/04	9/04	9/04
Sale Price:	N/A	\$293,000	\$325,000	\$295,000
Year Constructed:	1979	1978	1977	1971
Design:	Split level	Split level	Split level	Split level
Above Grade Living Area:	1,479 SF	1,444 SF	1,542 SF	1,204 SF
Above Grade Room Count:	6 Rms, 3 BR, 1.75 Baths	6 Rms, 3 BR, 2 Baths	6 Rms, 3 BR, 1.5 Baths	6 Rms, 3 BR, 2 Baths
Basement: Finish:	Full Basement FR, Office, .75 Bath, Recreation Room	Full Basement FR, 1 BR, 1 Bath	Full Basement FR, BR, 1 Bath, Recreation Room, Office	Partial Basement FR, Den
Garage:	2 Car Attached	2 Car Attached	2 Car Attached	2 Car Attached
Land Area:	13,059 SF	13,095 SF	14,190 SF	13,553 SF
Location:	Good	Good	Good	Good
Exterior Finish:	Cedar, Brick Veneer	Cedar, Brick Veneer	Aluminum, Brick Veneer	Cedar, Brick Veneer
Fireplaces:	1	2	2	0
Comments:	Deck, Whole House Fan, Security System	Deck	Deck, Fence	Deck
Heat/Central Air:	HA-F/CAC	HA-F/CAC	Radiant & HA- F/CAC	HA-F/CAC
Condition/ Modernization:	Good/Baths, Kitchen	Good/Baths, Kitchen	Good/Kitchen	Good/Baths
Financing:	N/A	Conventional	Conventional	Conventional

SUMMARY OF IMPROVED SALES

Location	Subject Property 14620 Westwood Drive, Orland Park, IL	8838 Lori Lane, Orland Park, IL	9110 Merion Drive, Orland Park, IL	14036 Charleston Drive, Orland Park, IL
Sale Date:	N/A	08/04	05/04	07/04
Sale Price:	N/A	\$315,000	\$302,000	\$320,000
Year Constructed:	1979	1976	1985	1982
Design:	Split level	Split level	Split level	Split level
Above Grade Living Area:	1,479 SF	1,624 SF	1,499 SF	1,359 SF
Above Grade Room Count:	6 Rms, 3 BR, 1.75 Baths	7 Rms, 4 BR, 2 Baths	6 Rms, 3 BR, 2 Baths	6 Rms, 3 BR, 2.5 Baths
Basement: Finish:	Full Basement FR, Office, .75 Bath, Recreation Room	Full Basement, FR, Den, 1 Bath	Full Basement, FR, Office, 1 Bath	Partial Basement, FR, Recreation Room
Garage:	2 Car Attached	2 Car Attached	2 Car Attached	2 Car Attached
Land Area:	13,059 SF	11,060 SF	10,000 SF	10,000 SF
Location:	Good	Average	Average	Average
Exterior Finish:	Cedar, Brick Veneer	Cedar, Brick, Aluminum	Cedar, Brick	Cedar, Brick
Fireplaces:	1	1	0	1
Comments:	Deck, Whole House Fan, Security System	Deck, 3 Season Room, Hot Tub	Deck	Cathedral Ceilings
Heat/Central Air:	HA-F/CAC	HA-F/CAC	HA-F/CAC	AF-F/CAC
Condition/ Modernization:	Good/Baths, Kitchen	Good/Baths, Furnace/AC	Good/Baths	Good/Hot Water Heater, Newer Roof
Financing:	N/A	Conventional	Conventional	Conventional
Final Reconciliation:	Adjustments were considered for property rights conveyed, financing, condition of sale, elapsed time, location, Highest and Best Use, land area and physical variations. A summary of applied adjustments is retained in my file and/or office.			
Value Conclusion:	\$325,000			

If you have any questions please contact my office.

Very truly yours,



Dale J. Kleszynski, MAI, SRA
President

PHOTOGRAPHS OF THE SUBJECT PROPERTY



SUBJECT PROPERTY



SUBJECT PROPERTY

PHOTOGRAPHS OF THE SUBJECT PROPERTY



SUBJECT PROPERTY



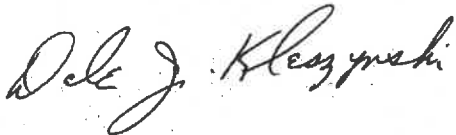
STREET SCENE

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- 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 limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.
- I certify that, to the best of my knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

Respectfully submitted,



Dale J. Kleszynski, MAI, SRA
President

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

1. By this notice, all persons and firms reviewing, using or relying on this report in any manner bind themselves to accept these assumptions and limiting conditions. **Do not use this report if you do not accept these assumptions and limiting conditions.** These conditions are a preface to any certification, definition, fact or analysis, and are intended to establish as a matter of record that the consultant's function is to provide an opinion based on the appraiser's/consultant's observations of the subject property and real estate market as of a certain date. As the property and conclusions may be impacted by the passage of time due to various factors including, by way of description and not limitation: physical changes, economic changes and/or market activity, the opinions are considered to be reliable as of the date of the assignment. Subsequent to that date, the appraiser(s)/consultant(s) reserve the right to amend the analysis and/or conclusion in light of such changed conditions. This appraisal/consulting assignment and report are not an engineering, construction, legal or architectural study or survey and expertise in these areas is not implied.
 2. The liability of Associated Property Counselors, Ltd., its officers, employees, contractors, and associate appraisers/consultants (hereinafter referred to collectively as "APC") is limited to the identified client. There is no accountability, obligation, or liability to any third party except if otherwise specifically stated within the report. APC's maximum liability relating to services rendered under this assignment (regardless of form of action, whether in contract, negligence or otherwise) shall be limited to the charges paid to APC for the portion of its services or work products giving rise to liability. In no event shall APC be liable for any consequential, special, incidental or punitive loss, damage or expense (including without limitation, lost profits, opportunity costs, etc.) even if advised of their possible existence. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers/consultants are in no way responsible for any costs incurred to discover or correct any deficiency in the property. In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in case of lawsuit (brought by lender, partner, or part owner in any form of ownership, tenant, or any other party), the client will defend and hold Associated Property Counselors, Ltd., its officers, employees and associate appraisers/consultants completely harmless. Acceptance of and/or use of this report by the client or any third party is prima facie evidence that the user understands and agrees to these conditions.
 3. The user/client agrees that any dispute arising from the completion of this assignment shall be settled through mediation and/or arbitration.
 4. The report is intended to comply with the reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice and it may or may not include discussions of the data, reasoning, and analysis used in the process of developing the appraiser's/consultant's opinion. The extent of the discussion and analysis applicable is based on the scope of work and report option outlined in the letter of transmittal and report. In some instances supporting documentation data, reasoning, and analyses is retained in the appraiser's file and/or office. The information contained in the report is specific to the needs of the client and for the intended use stated in the report. The appraiser/consultant is not responsible for unauthorized use of the report.
-

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

5. Unless otherwise specifically stated in the report, the assignment is based on the following assumptions: (a) that there is full compliance with all applicable federal, state and local environmental regulations and laws; (b) that all zoning, building, use regulations and restrictions of all types have been complied with; and (c) that all licenses, consents, permits, or other documentation required by any relevant legislative or administrative authority, local, state, federal and/or private entity or organization for any use considered in the value estimate have been or can be obtained or renewed.
 6. As far as possible, the appraisers/consultants have inspected the property by personal observation. It is not, however, possible to observe conditions beneath the soil or hidden structural components. In this assignment it is assumed that the existing soil has the proper load bearing qualities to support the existing or proposed improvements where they exist or where they are proposed to exist. In this assignment no investigation of the potential for seismic hazard in the subject area was made. In this assignment mechanical components within the improvements were critically inspected and no representations are made as to these matters unless specifically stated and considered in this report. In this assignment it is assumed that there are no conditions of the property site, subsoil, or structures, whether latent, patent or concealed, which would render it less valuable.
 7. Unless otherwise stated within the report, no title evidence pertaining to easements, leases, reservations or other parties-in-interest was furnished.
 8. In valuation assignments the property is appraised in fee simple estate unless otherwise noted.
 9. In valuation assignments, the appraisal/consulting agreement assumes responsible ownership and competent management.
 10. In this assignment it is assumed that the title of the property is good and merchantable. No responsibility is assumed for matters that are legal in nature, nor is any opinion of the state of the title to the property rendered herewith. A survey was not provided to the appraiser/consultant unless specifically stated in this report.
 11. All data provided by the client or researched from public records is deemed reliable. If any errors are found that could have a material impact on the conclusion, APC reserves the right to recall this report and amend the analysis and/or conclusions. No guarantee is made for the accuracy of estimates or opinions furnished by others and contained in this report.
 12. No liability is assumed for matters of legal character affecting the property, including by way of description and not limitation: title defects, encroachments, liens, overlapping lines.
-

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

13. Any liens or encumbrances that may now exist have been disregarded. In valuation assignments property is appraised as though free of indebtedness and as though no delinquency in payment of general taxes and special assessments exist.
 14. In valuation or consulting assignments, any value assigned to improvements is in proportion to the contribution said improvements make to the value of the property as a whole.
 15. Compensation for appraisal/consulting services is dependent only upon the delivery of the report.
 16. In valuation or consulting assignments, the value found by the appraiser/consultant is in no way contingent upon the compensation to be paid or the appraisal services.
 17. The assignment is completed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Ethics of the Appraisal Institute.
 18. In the event that the subject property enters into condemnation proceedings, it is assumed the appraiser/consultant will be given additional time for court preparation.
 19. No portion of this report may be published or reproduced without the prior written consent of the appraiser/consultant and APC.
 20. Unless specifically stated otherwise within the report, no earthquake compliance report, engineering report, flood zone analysis, hazardous waste or asbestos analysis was made, provided or ordered in conjunction with this assignment. The client is strongly urged to retain experts in these fields, if so desired.
 21. In valuation assignments involving apartments, attempts were made to inspect a representative sample of the total number of units. In these assignments it is assumed that the condition and finish of all units is similar to the condition and finish of the inspected units. If it is determined that units not inspected differ from those inspected units in either condition or finish, the appraiser/consultant reserves the right to recall the appraisal to amend the analysis and/or conclusion.
 22. Appraisal or consulting assignments involving less than the whole fee simple estate are subject to the following additional limitation: "The value reported for such estates relates to a fractional interest only in the real estate involved and the value of the fractional interest plus the value of all other fractional interests may or may not equal the value of the entire fee simple estate considered as a whole."
 23. Appraisal or consulting assignments that relate to geographical portions of a large parcel or tract of real estate are subject to the following additional limitation: "The value reported for such geographical portion relates to such portion only and should not be construed as applying with equal validity to other portions of the larger parcel or tract. The value reported for such geographical portion plus the value of all other geographical portions may or may not equal the value of the entire parcel or tract considered as an entity."
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UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

24. The appraiser/consultant assumes that a any purchaser of the property that is the subject of this report is aware that (1) an appraisal of the subject property does not serve as a warranty of the condition of the property, (2) it is the responsibility of the purchaser to examine the property carefully and to take all necessary precautions before signing a purchase contract, and (3) any estimate for repairs is a non-warranted opinion of the appraiser/consultant unless otherwise stated.
 25. Assignments prepared based upon provided plans and specifications are based on the assumption that the project is completed in a workmanlike manner in compliance with the plans and specifications. In prospective value assignments, it is understood and agreed that the appraiser/consultant cannot be held responsible for unforeseen events that impact the value or any conclusion presented. The user of the report and client agree that unforeseeable events may alter market conditions prior to completion of the project. The user and client agree the appraiser has the right to amend the report and conclusions in light of the identified changes.
 26. In assignments where a Discounted Cash Flow Analysis is used as an analytical tool the user and client understand that the analysis has been prepared on the basis of information and assumptions identified in this report. The user/client understand that the achievement of any financial projections will be affected by fluctuating economic conditions and the conclusion is dependent upon the occurrence of other future events that cannot be assured. Therefore, the actual results achieved may vary from the projections made and such variation may be material. The client agrees to allow the appraiser to revise the conclusion and report in light of these changes.
 27. Prior to entering into an agreement to perform any assignment, an appraiser/consultant must carefully consider the knowledge and experience that will be required to complete the assignment competently; disclose any lack of specific knowledge or experience to the client; and take all steps necessary or appropriate to complete the assignment competently. The appraisers/consultants have both the knowledge and experience required to complete this assignment competently.
 28. The appraisers/consultants have inspected the subject property with the due diligence expected of a professional real estate appraiser. The appraisers/consultants are not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraisers/consultants that might suggest the possibility of the presence of hazardous waste and/or toxic materials are subject to review by a qualified expert in the field. The user/client agree that the appraiser/consultant has the right to amend the assignment, report and conclusion after an investigation by a qualified expert in the field of environmental assessment is completed.
 29. The user/client understands that the presence of substances such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the property and the conclusions presented. The appraiser's/consultant's opinion and conclusions are predicated on the assumption that there is no such condition on, in or near the property that could cause a loss in value or an extension of the marketing time. The user/client agree to allow the appraiser/consultant to review and amend the analysis, report and conclusions if the referenced substances or others exist on the property.
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UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

30. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's/consultant's descriptions and resulting comments are the result of routine observations made during the appraisal process. The client is urged to retain an expert in this field, if so desired.
 31. The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific compliance survey and analysis of this property have been made to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more requirements of the Act. The user/client understands that, this fact could have an effect on the property and conclusions presented. In this assignment the possibility of non-compliance with the requirements of ADA was not considered. The user/client agree that the appraiser/consultant has the right to amend the assignment, report and conclusion after an investigation by a qualified expert in the field is completed.
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STATEMENT OF QUALIFICATIONS
DALE J. KLESZYNSKI, MAI, SRA

PROFESSIONAL DESIGNATIONS AND CERTIFICATION

Member of the Appraisal Institute - MAI #6747
Senior Residential Appraiser - SRA
Illinois State Certified Real Estate Appraiser- License No. 153-000213
Indiana Certified General Appraiser - License No. CG49300022
Michigan State Certified Appraiser - License No. 12-01-004591

APPRAISAL EXPERIENCE AND PROJECTS

Since 1979, various types of real estate, including:

Office and commercial buildings

Assisted living facilities

Apartment structures and complexes

Including Low Income Housing Tax Credit complexes

Industrial and warehouse buildings

Single family and condominium residential properties

Vacant land:

Residential, multi-family, commercial, and industrial

Special purpose properties

Including bulk petroleum storage facilities, steel fabricating plants, hotels, soccer arenas, golf courses, motels, and chemical processing facilities, restaurants, bank facilities and ice arenas

Eminent Domain Projects

McCormick Place expansion

Various properties including the R.R. Donnelley and Sons facility

Extension of Interstate 355 in Cook and Will Counties

Various properties including residential, agricultural, commercial, industrial and residential subdivisions

City of Hammond v. Great Lakes Marina

Palwaukee Airport expansion

Lansing Municipal Airport expansion

Little Calumet River and Levee and Flood Abatement Project

Various road and municipal projects

Qualified witness in Illinois, Indiana, and New York.

Various zoning and municipal projects

Adult Use Impact Study - County of Cook

Adult Use Impact Study - Village of Lansing

Impact Study for Group Home Zoning

Appraisal and consulting assignments completed in Arizona, Arkansas, California, Colorado, Florida, Illinois, Indiana, Kansas, Maryland, Michigan, Minnesota, New Jersey, Pennsylvania, and Texas.

STATEMENT OF QUALIFICATIONS
DALE J. KLESZYNSKI, MAI, SRA

SERVICE OFFICES

President - Chicago Chapter of the Appraisal Institute (1991-1992)
Regional Representative - Appraisal Institute (1991-Present)
Division of Faculty - Appraisal Institute (1989, 1990)
Regional Chairman - Ethics Administration (1991)
Assistant Regional Representative - Review and Counseling (1990)
National Board of Directors - Appraisal Institute (1991-1998)
Vice Chairman - General Appraisal Board (1997)
Chairman - General Appraisal Board (1998)
Executive Committee - Appraisal Institute (1998)
National Nominating Committee (1999)
General Appraisal Council

PROFESSIONAL EXPERIENCE

President and Chief Appraiser, Associated Property Counselors, Ltd.
Staff Appraiser, Abacus Realty Appraisers, Inc., Chicago
Staff Appraiser, Property Assessment Advisors, Chicago
Staff Appraiser, Central Appraisal Company, Chicago
Mortgage Loan Officer, First Calumet City Savings and Loan, Calumet City, Illinois

QUALIFIED INSTRUCTOR/COURSE DEVELOPMENT FOR THE APPRAISAL INSTITUTE

Course 310 - Basic Income Capitalization
Course 320 - General Applications
Course 410 - Standards of Professional Practice - Part A
Course 420 - Standards of Professional Practice - Part B
Course 510 - Advanced Income Capitalization
Course 550 - Advanced Applications
Course 700 - Introduction to Litigation
Course 705 - Litigation Appraising – Specialized Topics and Applications
Course 710 - Introduction to Eminent Domain
Course 720 - Advanced Practice in Eminent Domain
Various Seminars

COURSE AND SEMINAR DEVELOPMENT

Course 700 - Introduction to Litigation - Development Team
Course 710 - Eminent Domain - Part A - Development Team
Course 720 - Eminent Domain - Part B - Development Team
Individual seminars for the Cook County State's Attorney

STATEMENT OF QUALIFICATIONS
DALE J. KLESZYNSKI, MAI, SRA

EDUCATIONAL CREDITS

Loyola University of Chicago, Bachelor of Arts, 1971

Society of Real Estate Appraisers

Course 101, Course 201 (Instructor - 1989 and 1990)

American Institute of Real Estate Appraisers:

Courses 1-A, 1-B, VII, VIII, Standards and Professional Practice, Course II -
(Parts 1 and 2), 1981 through 1983 Real Estate Principles, 1988

R-2 Narrative Report Writing Seminar, 1982

American Savings and Loan Institute:

Lending I and II, Real Estate Law I and II, 1980

Boeckh Cost Manual Seminar - Residential and Industrial

Federal Housing Authority Appraisal Seminar

Various seminars sponsored by the Society of Real Estate Appraisers and the
American Institute of Real Estate Appraisers, and Appraisal Institute

I am currently certified under the Appraisal Institute Continuing Education
Program.

I am currently certified under the Continuing Education Requirements of the State
of Illinois.

I am currently certified under the Continuing Education Requirements of the State
of Indiana.

A representative list of clients follows.

PARTIAL LIST OF CLIENTS

Bank/Lending Agencies

American National Bank
Bank of Homewood
Bank One
East Side Bank
FCA Mortgage
First Chicago Bank
First of America
Fleet Mortgage
Harris Bank
Heritage Standard Bank
Highland Community Bank

LaSalle Bank
LaSalle National Bank
LaSalle Talman Mortgage Corp.
Mercantile National Bank
NBD Bank
Pinnacle Bank
Prairie Bank
Security Pacific Bank
St. Paul Bank for Savings
U.S. Bank
Wells Fargo Bank

Government Agencies

Cook County State's Attorneys Office
DuPage County State's Attorneys Office
DuPage County Assessor's Office
Federal Home Loan Bank Board
Federal Savings and Loan Insurance

Little Calumet River Basin Development
Federal Aviation Administration
Lansing Municipal Airport
Resolution Trust Corporation
Department of Justice

Corporations

The Archdiocese of Chicago
AT&T Capital Corporation
Allis Chalmers
Allstate Insurance Company
The Alter Group
Associates Relocation
Bee Chemical
BP Products – North America
Broadacre Management
Clark Oil Company
R.R. Donnelley Corporation
Fleet Services Corporation

Gallagher & Henry
Great Lakes Marina
Hartz Construction
McDonald's
Merrill Lynch Relocation
The Pritzker Foundation
Sherwin Williams
Southwick Properties, Inc.
Taco Bell
U.S. Steel Corporation
USA Muffler
The Weglarz Group

Municipal Clients

City of Calumet City
Village of Bradley
Village of Flossmoor
Homewood - Flossmoor Park District
Village of Oak Lawn

Village of Lansing
Village of Rosemont
Village of Orland Park
Green Hill Library District
Village of Riverdale

Professional Law Firms

Ancel, Glink, Diamond, Cope & Bush, P.C.
Field, Golan & Swiger
Figliulo and Silverman
Foran, Nasharr & O'Toole
Foran and Schultz
Hinshaw and Culbertson

Holland and Knight, LLC
Klein, Thorpe & Jenkins, Ltd.
Liston and Lafakis
Neal, Murdock & Leroy, LLC
Ryan and Ryan
Sosin, Lawler & Arnold, LLC

Personal and case references available upon request.
