

**For
Sale**

Home with up to 43± Acres in Baldwin, IL

8250 RIDGE RD, BALDWIN, IL 62217

PROPERTYPEDDLER.COM



Opportunities like this do not come around very often. This property has a beautiful 2 bedroom (with a den), 2.5 bath brick home on 15.65 acres and there is opportunity to purchase additional land up to 43 +/- acres total. The 15 acres is a mix of wooded and open land that includes a nice sized pond. There is a 3 bay outbuilding that used to have an apartment in the loft (ran from a cistern) but would take some work to bring back. The home is a beautiful brick home built in 2001. There are hardwood floors & crown molding in the living room and dining room and a fireplace in the living room. The kitchen has a beautiful bay window at the breakfast nook. The large main level laundry room makes a great drop zone plus there is plenty of closet and pantry storage. The Master Bedroom has a walk-in closet along with a full master bath. The unfinished basement offers lots of opportunities with 9 foot ceilings. This elegant home is surrounded by beautiful roses and landscaping. Subject to the current farm lease.



- Adjoining properties:**
- 12± Acre Building Site
 - 11± Acre Building Site
 - 3± Acre Building Site
 - Sparta Community School District #140
 - Wood Burning Fireplace
 - Unfinished Basement 68'1" x 33'10"
 - Attached Garage 23'7" x 25'
 - Pond
 - 3-Car Detached Garage with Loft

Directions: At Baldwin go south on Baldwin Rd then turn East at the Ridge Road Intersection. 2nd home on the left. Look for signs.

Legal Description: Part of land in Sec 35 T4S R7W

Parcel(s): 09-053-010-00

Taxes: \$ 5,671.14

Home with 15± ac Price: \$395,000



Brenda Chandler
Designated Managing Broker

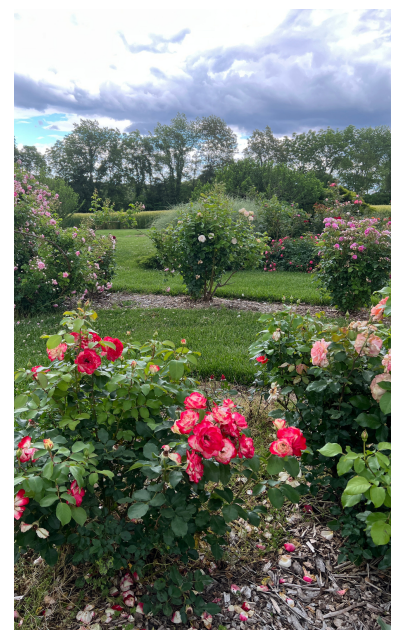
618-201-3947

brenda@propertypeddler.com





- Room Dimensions:**
- Kitchen 13'8" x 9'
 - Dining Room 15'9" x 12'7"
 - Breakfast Room 13'11" x 11'9"
 - Living Room 14'6" x 23'8"
 - Master Bedroom 13'11" x 18'7"
 - Master Bathroom 7'7" x 10'9"
 - Bedroom 14'10" x 11'2"
 - Bathroom 8' x 4'9"
 - Bathroom 7'1" x 4'2"
 - Laundry Room 12'1" x 15'7"
 - Den 11'11" x 10'8"



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Designated Managing Broker
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 Property Peddler, Inc
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 618-201-3947
 Property Peddler, Inc: Auction & Real Estate

Listings as of 06/09/2022 at 11:51 AM

Client Detail Report

Property Type: Residential

8250 Ridge Road, Baldwin 62217

L Price: **\$395,000**

MLS #: **22036474**

Status: **Coming Soon**

County: **Randolph-IL**

Area:

Muni/Twp:

SubD: **None**



Style: **1 Story/Ranch** CrossSt:
 Taxes Pd: **\$5,671** Lot Num:
 Tax Yr: **2020** Sct/Twn:
 Prop Type: **Residential** Pr/TtlLivAr:
 Sqft Above: **2,140 (Other)**
 SqFtAbv/PSF: **2,140 / \$184.58**
 Lot Size: **15.650 ac (County Records)**
 Lot SF: **681,714 (County Records)**
 Lot Dim **525 x 1332**
 Elem Schl: **SPARTA DIST 140**
 J High: **SPARTA DIST 140**
 S High: **Sparta**
 Poss: **At Closing**
 Type:

General Property Information

Beds: **2** CDOM:
 Baths: **3 (2 1)** Dual Age: **N/A**
 Age: **21** Year Built: **2001**
 Unit #: **1** AsscFee:
 # Prk: Assc Pd:
 Sqft Below: Building #:
 Ttl Liv Ar/PSF: **/** Pr/Sqft: **\$184.58**
 Ttl Units:
 Bse Pr Rng:
 Sqft Range:
 Lic Sell: **Designated Agent**
 Schl District: **SPARTA DIST 140**
 SubDiv Ph:

Rooms / Sizes

Total Rooms		Bedrooms		Full Baths		Half Baths	
# Rms:	8	Main Beds:	2	Main Bths:	2	Mn Bths:	1
M & U Bds:	2	Up Beds:	0	Up Bths:	0	Up Bths:	0
M & U Bths:	3	Low Beds:	0	Low Bths:	0	Lw Bths:	0
Type	Dimensions	Level	Flooring	Window Covering			
Kitchen	13 x 9	M					
Dining Room	15 x 12	M					
Breakfast Room	13 x 11	M					
Living Room	14 x 23	M					
Master Bedroom	13 x 18	M					
Master Bathroom	7 x 10	M					
Bedroom	14 x 11	M					
Bathroom	8 x 4	M					
Bathroom	7 x 4	M					
Laundry Room	12 x 15	M					

Presented By: Brenda Chandler Phone: 618-201-3947

Featured properties may not be listed by the office/agent presenting the brochure.

All information herein has not been verified and is not guaranteed.

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 brenda@propertypeddler.com
 618-201-3947
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Listings as of 06/09/2022 at 11:51 AM

Client Detail Report

Property Type: Residential

8250 Ridge Road, Baldwin 62217

MLS #: 22036474

Den	11 x 10	M	Details		
# Fp:	1	Garage Info: 5	#Crp Sp:	0	Cable:
Fp Type:	Woodburning Fireplace		Fp Loc:	Living Room	
Conditions:	Unknown		Ht Src:	Propane	
Model:			Water Ht:	Propane	
Builder:			Water Sft:		
Sewer:	Septic				
Architect:	Traditional				
Water:	Cistern, Public				
Cool:	Central-Electric				
Heat:	Forced Air				
Disclos:	Sellers Discl. Avail				
Park Dsc:	Attached Garage, Circle Drive, Detached, Oversize				
Bdrm Dsc:	Master Bdr. Suite				
M Bth Dsc:	Shower Only				
Construct:	Brick/Stone Msn Pred				
Kitchen:	Breakfast Bar				
Spec Dsc:	Homestead Senior, Senior Freeze, Owner Occupied				
Base YN:	Yes				
Base Dsc:	Full, Unfinished				
Misc:	Patio				
Interior:	Some Carpeting, Some Wood Floors				
Windows:	Bay/Bow Window, Sliding Glass Doors				

Remarks

Mrk Rmks: This property has a beautiful 2 BR (with a den), 2.5 bath brick home on 15.65 acres and there is opportunity to purchase additional land up to 43+/- ac total. The 15 ac is a mix of wooded and open land that includes a nice sized pond. There is a 3 bay outbuilding that used to have an apartment in the loft (ran off the cistern) but would take some work to bring back. The home is a beautiful brick home built in 2001. There are hardwood floors & crown molding in the living room and dining room and a fireplace in the living room. The kitchen has a beautiful bay window at the basement nook. The large main level laundry room makes a great drop zone plus there is plenty of closet and pantry storage. The Master Bedroom has a walk-in closet along with a full master bath. The unfinished basement offers lots of opportunities with 9 foot ceilings. This elegant home is surrounded by beautiful roses and landscaping. Subject to the current farm lease. 6.62 ac tillable with a 112.6 soil PI.

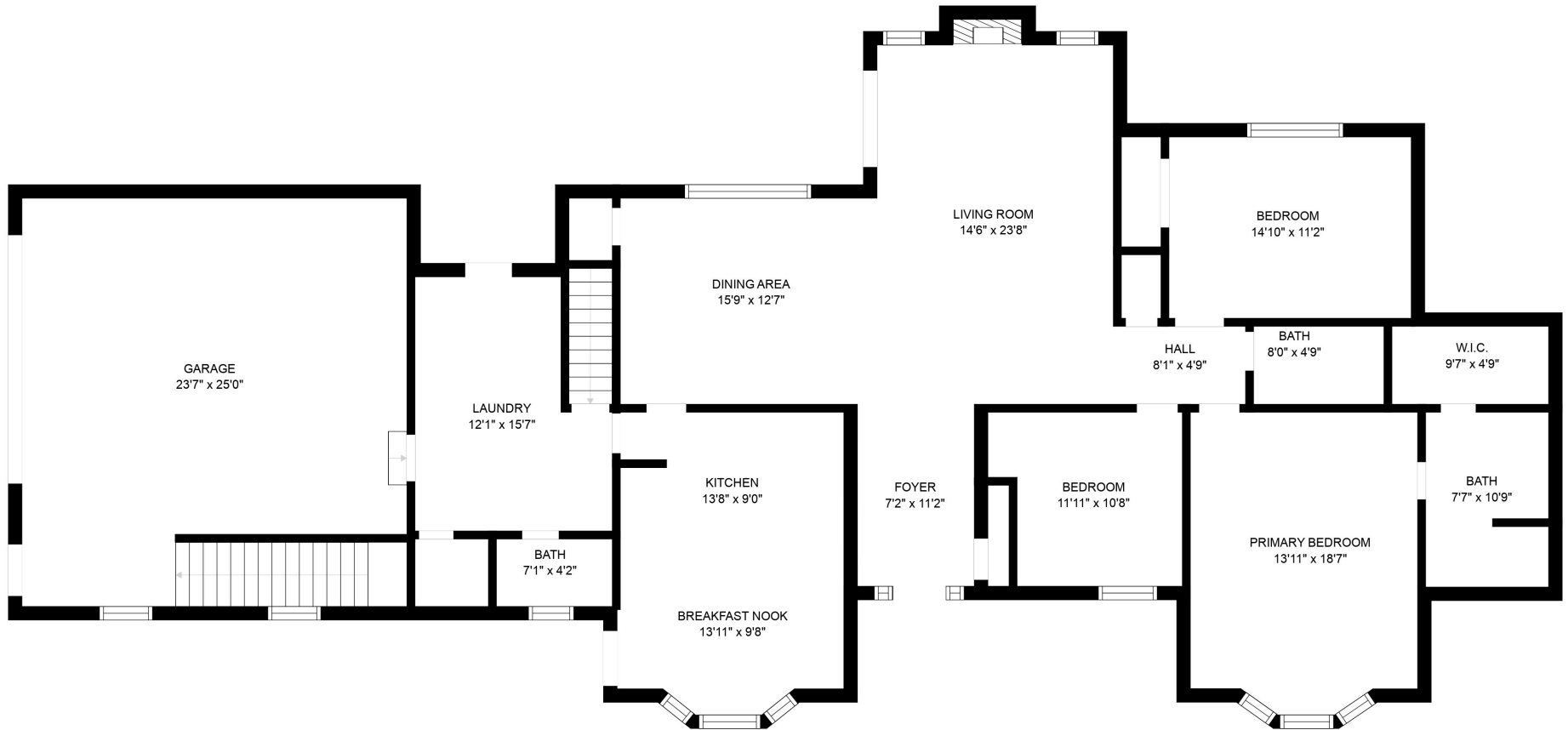
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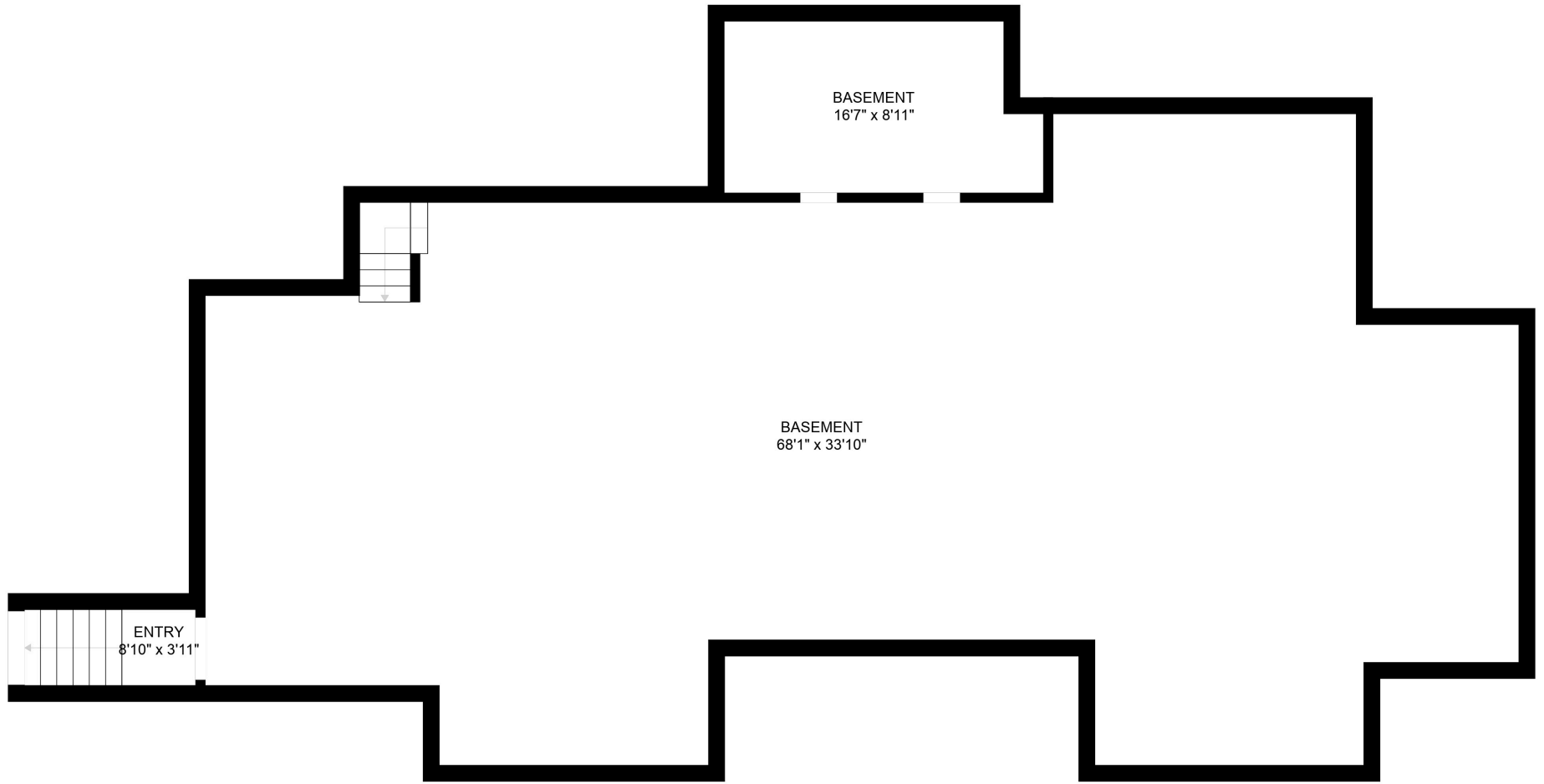
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Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 2140 sq. ft
 GLA FLOOR 2: 2146 sq. ft, excluded 671 sq. ft
 Total GLA 2146 sq. ft, total scanned area 4957 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

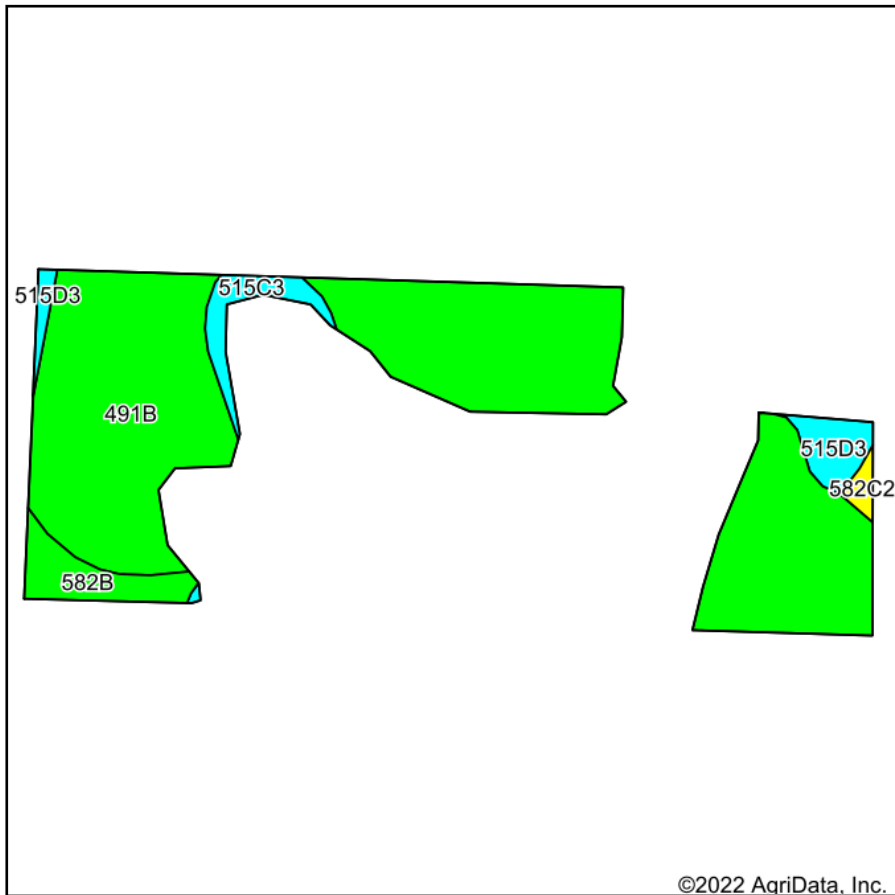


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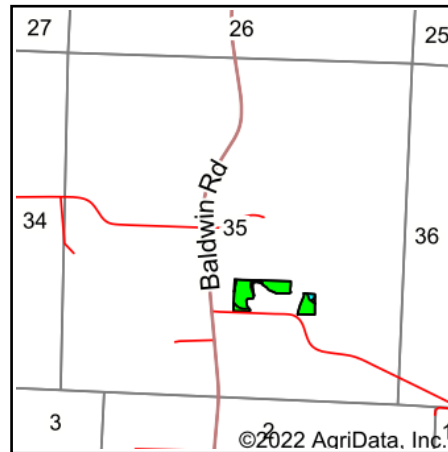
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Randolph**
 Location: **35-4S-7W**
 Township: **Baldwin**
 Acres: **6.62**
 Date: **6/6/2022**



Maps Provided By:



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www.AgriDataInc.com



Area Symbol: IL157, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa <i>d</i> hay, T/A	Crop productivity index for optimum management
**491B	Ruma silt loam, 2 to 5 percent slopes	5.66	85.5%		**160	**48	**59	**4.84	**115
**582B	Homen silt loam, 2 to 5 percent slopes	0.36	5.4%		**149	**47	**55	**3.72	**108
**515D3	Bunkum silty clay loam, 10 to 18 percent slopes, severely eroded	0.29	4.4%		**118	**41	**45	**3.15	**89
**515C3	Bunkum silty clay loam, 5 to 10 percent slopes, severely eroded	0.25	3.8%		**126	**43	**48	**3.35	**95
**582C2	Homen silt loam, 5 to 10 percent slopes, eroded	0.06	0.9%		**140	**44	**52	**3.50	**101
Weighted Average					156.1	47.4	57.7	4.64	112.6

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



Illinois REALTORS®
RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT
(765 ILCS 77/35)

NOTICE: THE PURPOSE OF THIS REPORT IS TO PROVIDE PROSPECTIVE BUYERS WITH INFORMATION ABOUT MATERIAL DEFECTS IN THE RESIDENTIAL REAL PROPERTY. THIS REPORT DOES NOT LIMIT THE PARTIES' RIGHT TO CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY IN "AS IS" CONDITION. UNDER COMMON LAW, SELLERS WHO DISCLOSE MATERIAL DEFECTS MAY BE UNDER A CONTINUING OBLIGATION TO ADVISE THE PROSPECTIVE BUYERS ABOUT THE CONDITION OF THE RESIDENTIAL REAL PROPERTY EVEN AFTER THE REPORT IS DELIVERED TO THE PROSPECTIVE BUYER. COMPLETION OF THIS REPORT BY THE SELLER CREATES LEGAL OBLIGATIONS ON THE SELLER; THEREFORE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

Property Address: 8250 Ridge Road
 City, State & Zip Code: Baldwin, IL 62217
 Seller's Name: Roger Brueckman and Diane Brueckman

This Report is a disclosure of certain conditions of the residential real property listed above in compliance with the Residential Real Property Disclosure Act. This information is provided as of 05/14/2022, and does not reflect any changes made or occurring after that date or information that becomes known to the seller after that date. The disclosures herein shall not be deemed warranties of any kind by the seller or any person representing any party in this transaction.

In this form, "am aware" means to have actual notice or actual knowledge without any specific investigation or inquiry. In this form, a "material defect" means a condition that would have a substantial adverse effect on the value of the residential real property or that would significantly impair the health or safety of future occupants of the residential real property unless the seller reasonably believes that the condition has been corrected.

The seller discloses the following information with the knowledge that even though the statements herein are not deemed to be warranties, prospective buyers may choose to rely on this information in deciding whether or not and on what terms to purchase the residential real property.

The seller represents that to the best of his or her actual knowledge, the following statements have been accurately noted as "yes" (correct), "no" (incorrect), or "not applicable" to the property being sold. If the seller indicates that the response to any statement, except number 1, is yes or not applicable, the seller shall provide an explanation, in the additional information area of this form.

- | | YES | NO | N/A | |
|-----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Seller has occupied the property within the last 12 months. (No explanation is needed.) |
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of flooding or recurring leakage problems in the crawl space or basement. |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware that the property is located in a flood plain or that I currently have flood hazard insurance on the property. |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the basement or foundation (including cracks and bulges). |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of leaks or material defects in the roof, ceilings, or chimney. |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the walls, windows, doors, or floors. |
| 7. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the electrical system. |
| 8. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the plumbing system (includes such things as water heater, sump pump, water treatment system, sprinkler system, and swimming pool). |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | I am aware of material defects in the well or well equipment. |
| 10. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of unsafe conditions in the drinking water. |
| 11. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the heating, air conditioning, or ventilating systems. |
| 12. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the fireplace or wood burning stove. |
| 13. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the septic, sanitary sewer, or other disposal system. |
| 14. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of unsafe concentrations of radon on the premises. |
| 15. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises. |
| 16. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of unsafe concentrations of or unsafe conditions relating to lead paint, lead water pipes, lead plumbing pipes or lead in the soil on the premises. |
| 17. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises. |
| 18. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of current infestations of termites or other wood boring insects. |
| 19. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of a structural defect caused by previous infestations of termites or other wood boring insects. |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of underground fuel storage tanks on the property. |
| 21. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of boundary or lot line disputes. |
| 22. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I have received notice of violation of local, state or federal laws or regulations relating to this property, which violation has not been corrected. |
| 23. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware that this property has been used for the manufacture of methamphetamine as defined in Section 10 of the Methamphetamine Control and Community Protection Act. |

Note: These disclosures are not intended to cover the common elements of a condominium, but only the actual residential real property including limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit.

Note: These disclosures are intended to reflect the current condition of the premises and do not include previous problems, if any, that the seller reasonably believes have been corrected.

RDB *DLB*

If any of the above are marked "not applicable" or "yes", please explain here or use additional pages, if necessary: 8) Dishwasher not functioning properly 20) Buried propane tank

Check here if additional pages used:

Seller certifies that seller has prepared this statement and certifies that the information provided is based on the actual notice or actual knowledge of the seller without any specific investigation or inquiry on the part of the seller. The seller hereby authorizes any person representing any principal in this transaction to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

Seller: Roger D Brueckman Date: 5.23.22

Seller: Diane Brueckman Date: 5.23.22

THE PROSPECTIVE BUYER IS AWARE THAT THE PARTIES MAY CHOOSE TO NEGOTIATE AN AGREEMENT FOR THE SALE OF THE PROPERTY SUBJECT TO ANY OR ALL MATERIAL DEFECTS DISCLOSED IN THIS REPORT ("AS IS"). THIS DISCLOSURE IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PROSPECTIVE BUYER OR SELLER MAY WISH TO OBTAIN OR NEGOTIATE. THE FACT THAT THE SELLER IS NOT AWARE OF A PARTICULAR CONDITION OR PROBLEM IS NO GUARANTEE THAT IT DOES NOT EXIST. THE PROSPECTIVE BUYER IS AWARE THAT HE MAY REQUEST AN INSPECTION OF THE PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.

Prospective Buyer: _____ Date: _____ Time: _____

Prospective Buyer: _____ Date: _____ Time: _____

A COPY OF ARTICLE 2 OF THE RESIDENTIAL REAL PROPERTY DISCLOSURE ACT IS AFFIXED HERETO AND SHOULD BE REVIEWED BY PROSPECTIVE BUYER.

RESIDENTIAL REAL PROPERTY DISCLOSURE ACT

ARTICLE 2: DISCLOSURES

765 ILCS 77/5 et seq.

Section 5. Definitions: As used in this Act, unless the context otherwise requires the following terms have the meaning given in this section:

“Residential real property” means real property improved with not less than one nor more than four residential dwelling units: units in residential cooperatives; or, condominium units including the limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit. The term includes a manufactured home as defined in subdivision (53) of Section 9-102 of the Uniform Commercial Code that is real property as defined in the Conveyance and Encumbrance of Manufactured Homes as Real Property and Severance Act.

“Seller” means every person or entity who is an owner, beneficiary of a trust, contract purchaser or lessee of a ground lease, who has an interest (legal or equitable) in residential real property. However, “seller” shall not include any person who has both (i) never occupied the residential real property and (ii) never had the management responsibility for the residential real property nor delegated such responsibility for the residential real property to another person or entity.

“Prospective buyer” means any person or entity negotiating or offering to become an owner or lessee of residential real property by means of a transfer for value to which this Act applies.

Section 10. Applicability. Except as provided in Section 15, this Act applies to any transfer by sale, exchange, installment land sale-contract, assignment of beneficial interest, lease with an option to purchase, ground lease or assignment of ground lease of residential real property.

Section 15. Applicability; Exceptions. The provisions of this Act do not apply to the following:

(1) Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in administration of an estate, transfers between spouses resulting from a judgment of dissolution of marriage or legal separation, transfers pursuant to an order of possession, transfers by a trustee in bankruptcy, transfers by eminent domain and transfers resulting from a decree for specific performance.

(2) Transfers from a mortgagor to a mortgagee by deed in lieu of foreclosure or consent judgment, transfer by judicial deed issued pursuant to a foreclosure sale to the successful bidder or the assignee of a certificate of sale, transfer by a collateral assignment of a beneficial interest of a land trust, or a transfer by a mortgagee or a successor in interest to the mortgagee’s secured position or a beneficiary under a deed in trust who has acquired the real property by deed in lieu of foreclosure, consent judgment or judicial deed issued pursuant to a foreclosure sale.

(3) Transfers by a fiduciary in the course of the administration of a decedent’s estate, guardianship, conservatorship, or trust.

(4) Transfers from one co-owner to one or more other co-owners.

(5) Transfers pursuant to testate or intestate succession.

(6) Transfers made to a spouse, or to a person or persons in the lineal line of consanguinity of one or more of the sellers.

(7) Transfers from an entity that has taken title to residential real property from a seller for the purpose of assisting in the relocation of the seller, so long as the entity makes available to all prospective buyers a copy of the disclosure form furnished to the entity by the seller.

(8) Transfers to or from any governmental entity.

(9) Transfers of newly constructed residential real property that has not been occupied.

Section 20. Disclosure Report; Completion; Time of Delivery. A seller of residential real property shall complete all applicable items in the disclosure document described in Section 35 of this Act. The seller shall deliver to the prospective buyer the written disclosure statement required by this Act before the signing of a written agreement by the seller and prospective buyer that would, subject to the satisfaction of any negotiated contingencies, require the prospective buyer to accept a transfer of the residential real property.

Section 25. Liability of seller.

(a) The seller is not liable for any error, inaccuracy, or omission of any information delivered pursuant to this Act if (i) the seller had no knowledge of the error, inaccuracy, or omission, (ii) the error, inaccuracy, or omission was based on a reasonable belief that a material defect or other matter not disclosed had been corrected, or (iii) the error, inaccuracy, or omission was based on information provided by a public agency or by a licensed engineer, land surveyor, structural pest control operator, or by a contractor about matters within the scope of the contractor’s occupation and the seller had no knowledge of the error, inaccuracy, or omission.

(b) The seller shall disclose material defects of which the seller has actual knowledge.

(c) The seller is not obligated by this Act to make any specific investigation or inquiry in an effort to complete the disclosure statement.

Section 30. Disclosure supplement. If, prior to closing, any seller has actual knowledge of an error, inaccuracy, or omission in any prior disclosure document after delivery of that disclosure document to a prospective buyer, that seller shall supplement the prior disclosure document with a written supplemental disclosure.

Section 35. Disclosure report form. . . . [omitted]

Section 40. Material defect. If a material defect is disclosed in the Residential Real Property Disclosure Report, after acceptance by the prospective buyer of an offer or counter-offer made by a seller or after the execution of an offer made by a prospective buyer that is accepted by the seller for the conveyance of the residential real property, then the Prospective Buyer may, within three business days after receipt of that Report by the prospective buyer, terminate the contract or other agreement without any liability or recourse except for the return to prospective buyer of all earnest money deposits or down payments paid by prospective buyer in the transaction. If a material defect is disclosed in a supplement to this disclosure document, the prospective buyer shall not have a right to terminate unless the material defect results from an error, inaccuracy, or omission of which the seller had actual knowledge at the time the prior disclosure document was completed and signed by the seller. The right to terminate the contract, however, shall no longer exist after the conveyance of the residential real property. For purposes of this Act the termination shall be deemed to be made when written notice of termination is personally delivered to at least one of the sellers identified in the contract or other agreement or when deposited, certified or registered mail, with the United States Postal Service, addressed to one of the sellers at the address indicated in the contract or agreement, or, if there is not an address contained therein, then at the address indicated for the residential real property on the Report.

Section 45. Effect of Act on Other Statutes or Common Law. This Act is not intended to limit or modify any obligation to disclose created by any other statute or that may exist in common law in order to avoid fraud, misrepresentation, or deceit in the transaction.

Section 50. Disclosure Report; Method of Delivery. Delivery of the Residential Real Property Disclosure Report provided by this Act shall be by:

(1) personal or facsimile delivery to the prospective buyer;

(2) depositing the report with the United States Postal Service, postage prepaid, first class mail, addressed to the prospective buyer at the address provided by the prospective buyer or indicated on the contract or other agreement; or

(3) depositing the report with an alternative delivery service such as Federal Express, UPS, or Airborne, delivery charges prepaid, addressed to the prospective buyer at the address provided by the prospective buyer or indicated on the contract or other agreement.

For purposes of this Act, delivery to one prospective buyer is deemed delivery to all prospective buyers. Delivery to an authorized individual acting on behalf of a prospective buyer constitutes delivery to all prospective buyers. Delivery of the Report is effective upon receipt by the prospective buyer. Receipt may be acknowledged on the Report, in an agreement for the conveyance of the residential real property, or shown in any other verifiable manner.

Section 55. Violations and damages. If the seller fails or refuses to provide the disclosure document prior to the conveyance of the residential real property, the buyer shall have the right to terminate the contract. A person who knowingly violates or fails to perform any duty prescribed by any provision of this Act or who discloses any information on the Residential Real Property Disclosure Report that he knows to be false shall be liable in the amount of actual damages and court costs, and the court may award reasonable attorney fees incurred by the prevailing party.

Section 60. Limitation of Action. No action for violation of this Act may be commenced later than one year from the earlier of the date of possession, date of occupancy or date of recording of an instrument of conveyance of the residential real property.

Section 65. Disclosure Report Form; Contents; Copy of Act. A copy of this Act, excluding Section 35, must be printed on or as a part of the Residential Real Property Disclosure Report form.

Date provided to Buyer: _____

Seller: _____

Royce Bureshman | *Diana Bureshman*



ILLINOIS REALTORS®
DISCLOSURE OF INFORMATION ON RADON HAZARDS
 (For Residential Real Property Sales or Purchases)



Radon Warning Statement

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling showing elevated levels of radon in the seller's possession.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and mitigated if elevated levels are found. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

Seller's Disclosure (initial each of the following which applies)

- (a) Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain).
- (b) Seller has provided the purchaser with the most current records and reports pertaining to elevated radon concentrations within the dwelling.
- RDB DJB (c) Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.
- RDB DJB (d) Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

Purchaser's Acknowledgment (initial each of the following which applies)

- (e) Purchaser has received copies of all information listed above.
- (f) Purchaser has received the IEMA approved Radon Disclosure Pamphlet.

Agent's Acknowledgement (initial IF APPLICABLE)

- (g) Agent has informed the seller of the seller's obligations under Illinois law.

Certification of Accuracy

The following parties have reviewed the information above and each party certifies, to the best of his or her knowledge, that the information he or she has provided is true and accurate.

X Seller	<u>Roger D. Brueckman</u>	Date	<u>5/23/2022</u>
X Seller	<u>Diane J. Brueckman</u>	Date	<u>5/23/2022</u>
Purchaser	<input type="text"/>	Date	<input type="text"/>
Purchaser	<input type="text"/>	Date	<input type="text"/>
Agent	<u>Brenda M. Charles</u>	Date	<u>5/23/2022</u>
Agent	<input type="text"/>	Date	<input type="text"/>

Property Address: 8250 Ridge Road

City, State, Zip Code: Baldwin, IL 62217



This form has been prepared by legal counsel to the REALTOR® Association of Southwestern Illinois and is intended solely for use by REALTOR® members of the REALTOR® Association of Southwestern Illinois, Inc. Any unauthorized use is strictly prohibited.



MEASUREMENT OF SQUARE FOOTAGE DISCLOSURE

Contract Dated: _____

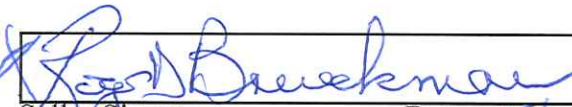
Property Address: _____ 8250 Ridge Road, Baldwin, IL 62217

By and between: _____ Roger Brueckman and Diane Brueckman _____, (“Seller”)

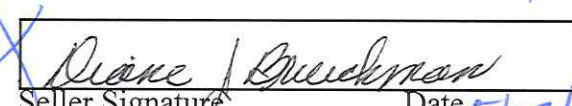
and _____, (“Buyer”).

BUYER AND SELLER EACH ACKNOWLEDGE AND AGREE THAT BROKER HAS ADVISED THEM THAT BROKER: (1) is not an expert in measuring real estate structures or dwellings, (2) does not independently measure the total square footage of the properties that it markets for sale and/or shows to buyers, and (3) makes no opinion, representation, or warranty as to the accuracy of any measurement provided to Buyer or Seller, or relied upon by either.

To the extent that BROKER provides or shares information about total square footage of properties, then: (1) such information was received from one or more third-party sources, (2) is only an approximation, and (3) has not been verified by BROKER. There are several alternate standards relied upon for calculating total square footage, measurements, and the available data about total square footage can vary depending upon many variables, including but not limited to, the data source, the measurement standard that was used, the type of measurement device that was used, the date of measurement, and any obstructions, impediments or other limitations on accessibility or measurement points. One common source for total square footage is public information provided by the county assessor’s office. However, the county assessor’s office does not typically independently verify or warrant the accuracy of any such information. If you wish to have verifiable and accurate information about the total square footage of a particular property, you should retain a qualified professional appraiser to measure the property according to the measurement standard that you and/or the appraiser deem appropriate. The price per square foot for any property is a calculation based upon, among other things, total square footage, so price per square foot also is only an approximation and is subject to the same uncertainties and limitations described in this disclosure. In the event that any contract for the purchase or sale of real estate is dependent on or calculated based upon a square footage amount, the parties should acknowledge and agree upon the actual square footage to be used for such purposes.

X 
 Seller Signature Date 5/23/22

 Buyer Signature Date

X 
 Seller Signature Date 5/23/22

 Buyer Signature Date

8250 Ridge Rd



5/12/2022, 2:22:15 PM

RDB

RDB

World Imagery

1.2m Resolution Metadata

Low Resolution 15m Imagery



Published Tax Parcels

High Resolution 60cm Imagery

RoadCenterline_Level3

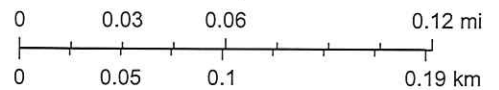
High Resolution 30cm Imagery

County Road

Citations

Road District

1:4,514



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



ILLINOIS REALTORS® DISCLOSURE AND CONSENT TO DUAL AGENCY (DESIGNATED AGENCY)



NOTE TO CONSUMER: THIS DOCUMENT SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION. SECOND, THIS DOCUMENT EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS DOCUMENT SEEKS YOUR CONSENT TO ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOU ARE CONSENTING TO DUAL AGENCY REPRESENTATION.

The undersigned Brad Chandler & Brenda Chandler, ("Licensee"),
(insert name(s) of Licensee undertaking dual representation)
may undertake a dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property. The undersigned acknowledge they were informed of the possibility of this type of representation. Before signing this document please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

1. Treat all clients honestly.
2. Provide information about the property to the buyer or tenant.
3. Disclose all latent material defects in the property that are known to the Licensee.
4. Disclose financial qualification of the buyer or tenant to the seller or landlord.
5. Explain real estate terms.
6. Help the buyer or tenant to arrange for property inspections.
7. Explain closing costs and procedures.
8. Help the buyer compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

1. Confidential information that Licensee may know about a client, without that client's permission.
2. The price or terms the seller or landlord will take other than the listing price without permission of the seller or landlord.
3. The price or terms the buyer or tenant is willing to pay without permission of the buyer or tenant.
4. A recommended or suggested price or terms the buyer or tenant should offer.
5. A recommended or suggested price or terms the seller or landlord should counter with or accept.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

CLIENT:

CLIENT:

Date: _____

Date: _____

Document presented on _____
 By:
 (Broker/Licensee Initials)

LICENSEE:

Date: _____

Understanding Agency Relationships in Real Estate Transactions

THE CONSUMER'S GUIDE TO REAL ESTATE AGENCY IN ILLINOIS

Agency

- ▶ A legal framework that allows a person to act through a representative
- ▶ Common examples include
 - An attorney representing you in a business transaction
 - A stock broker buying and selling investments on your behalf
 - A real estate broker assisting you in buying, selling or leasing real estate
- ▶ Under the Act, your real estate agent will owe you certain statutory duties that are similar to fiduciary agency duties

Designated Agency in Illinois Real Estate Transactions

- ▶ An arrangement where one or more agents from a real estate brokerage company are appointed as your legal/ designated agent
- ▶ You will be presumed to be represented by the real estate agent you are working with unless you have a written agreement otherwise
- ▶ Other associates in the brokerage firm may be designated agents for other buyers or sellers and may be the legal agent of the opposite party in your transaction

- ▶ Even though your brokerage agreement will be with the real estate brokerage company, you will have a designated agent(s) to act on your behalf

Designated Agency Duties Under the Act

- ▶ Perform according to the terms of your agency agreement
- ▶ Promote your best interests as follows:
 - Seeking a transaction that meets the terms of your agency agreement or that is otherwise acceptable to you
 - Presenting all offers to you and from you unless you direct your agent otherwise
 - Disclosing material facts about the transaction that the agent actually knows about and the information is not confidential to someone else
NOTE: Material facts typically will not include information related to property that is not the subject of the transaction, that is a fact situation not related to the subject property or occurrences related to the subject property
 - Accounting for all money/property received from you or for your benefit
 - Obeying your lawful instructions
 - Promoting your best interests above the agent's or someone else's best interests

- ▶ Exercise reasonable skill and care in performing brokerage services
- ▶ Keeping your confidential information confidential
- ▶ Complying with the Act and other laws that might apply, i.e. fair housing and civil rights statutes

Not Violations of Agency Duties

- ▶ Showing the same or similar properties to more than one interested buyer or tenant client
- ▶ Being compensated a higher fee if the purchase/lease price is higher
- ▶ Providing false information to you if the false information was given to the agent by a customer and the agent did not know the information was false



**ILLINOIS
REALTORS®**

Learn more on topics important to property owners: www.RealPropertyAlliance.org

www.IllinoisRealtors.org

Disclosure of Designated Agent

(Brokerage Company) designates

(Designated Agent) as the legal
agent representing _____
(Buyer or Tenant -- choose one)
for the purpose of purchasing/leasing real estate.

Buyer/Tenant represents that he/she has no current exclusive representation agreement with any other real estate agent or firm.

Date given to Buyer/Tenant: _____, 201__

Sponsoring Brokerage Company: _____

By: _____

BROKER'S COPY:

Disclosure of Designated Agent

(Brokerage Company) designates

(Designated Agent) as the legal
agent representing _____
(Buyer or Tenant -- choose one)
for the purpose of purchasing/leasing real estate.

Buyer/Tenant represents that he/she has no current exclusive representation agreement with any other real estate agent or firm.

Date given to Buyer/Tenant: _____, 201__

Sponsoring Brokerage Company: _____

By: _____

CONSUMER'S COPY:

Required Agency Disclosure Under the Act

- ▶ No later than entering a brokerage agreement (can be an oral agreement), you must be advised of the following from the brokerage company
 - That a designated agency relationship exists
 - The name of your designated agent(s) in writing
 - What the brokerage company will be paid and the company's policy regarding payment to other brokerage companies that might be involved in your transaction

Disclosed Dual Agency

- ▶ Sometimes a designated agent can represent both you and the opposite party in the transaction in a limited role
- ▶ Before doing so, the agent must have the informed written consent of the parties
- ▶ If your designated agent might act as a dual agent, he/she should talk to you about the potential for dual agency and give you a disclosure form entitled *Disclosure and Consent to Dual Agency* for your review
 - You will see that the agent's role becomes limited when you have dual agency
 - You are under no obligation to consent to disclosed dual agency
- ▶ If you do consent, you must sign the disclosure form before the agent acts as a disclosed dual agent
 - Sometimes, this language will be included in your written brokerage agreement
- ▶ You will be asked to sign a confirmation of your consent to dual agency no

later than when you sign a purchase or lease contract

Treatment of Customers as Opposed to Clients

- ▶ Sometimes someone on the opposite side of your transaction will not be represented by a real estate agent, in which case your agent will give that party a notice that tells that person the agent represents you only
 - This notice might be called a Notice of No Agency Relationship
 - It will allow the agent to do certain clerical or ministerial acts for that party for your benefit
 - Some examples of ministerial acts might include
 - Talking to an inquiring consumer about availability and pricing of brokerage services
 - Responding to phone calls from a consumer about price or location of a property
 - Setting an appointment to view a property
 - Completing business or factual information on a contract for the consumer but on your behalf
- ▶ If you are a customer and not a client, you should receive a *Notice of No Agency Relationship*
 - You should not disclose anything to the agent who is treating you as a customer that would be confidential to you, i.e. anything that might hinder your bargaining position, or anything you would not want the opposing party to know and that is not otherwise published.

Exclusive Brokerage Agreements

- ▶ Sometimes, your agent will ask you to sign an exclusive brokerage agreement
- ▶ This means that you are agreeing to work only with the real estate brokerage company and designated agent(s) named in the agreement to the exclusion of other real estate firms and agents
- ▶ If you are the seller, the contract will likely be called an *Exclusive Right to Sell* or an *Exclusive Agency Agreement* (also sometimes called an *Exclusive Seller Representation Agreement*)
- ▶ If you are the buyer, the contract will likely be called an *Exclusive Right to Acquire*, *Exclusive Right to Purchase* or *Exclusive Buyer Agency Agreement* (sometimes called an *Exclusive Buyer Representation Agreement*)
- ▶ Under an exclusive brokerage agreement, the designated agent(s) is required by the Act to provide certain minimum services. These services generally include:
 - Accepting and presenting offers and counteroffers
 - Assisting you in the preparation of offers, counteroffers etc., and
 - Answering your questions related to negotiations in a real estate transaction

This information is being provided in accordance with the Illinois Real Estate License Act of 2000 (the Act) to help you be more informed in the buying, selling or leasing of real estate. In whatever manner you choose to be represented, the goal is generally the same. The real estate licensee is trying to assist you in the sale, purchase or lease of real estate on the terms acceptable to all parties. For additional information, contact the Illinois Department of Financial and Professional Regulation Real Estate Division at 888-473-4858.

CONSUMERS:

Retain this portion for your file.

BROKERS:

Tear off disclosure signatures on reverse side for Broker's file.