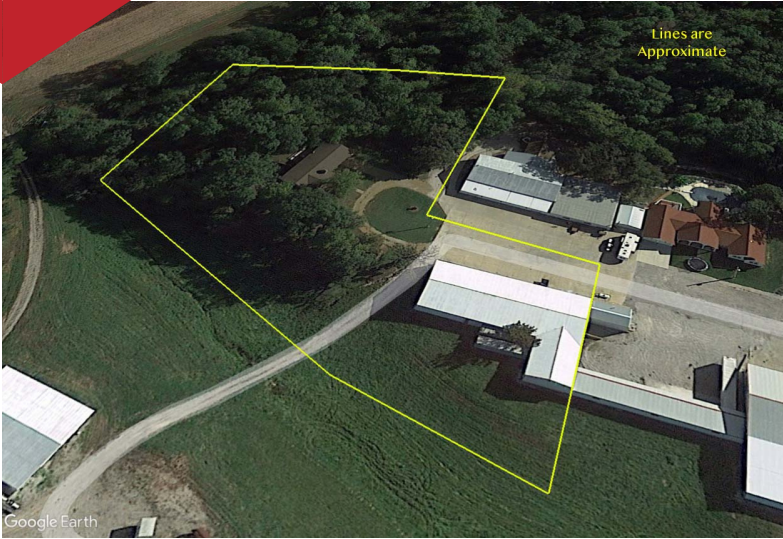


**For
Sale**

2.5 Acres, Home & Outbuilding in Baldwin, IL

7529 STATE ROUTE 154, BALDWIN, IL 62217

PROPERTYPEDDLER.COM



A 3 bedroom 2 bath brick ranch home in the country between Baldwin and Red Bud in the Red Bud School District. Property includes a 2 car attached garage and an outbuilding which measures approximately 50' x 120'. The house has not been updated, but the potential is great. The basement is set up for a 2nd kitchen and bath. New well has been installed and the home has a newer roof. The outbuilding has multiple overhead doors, concrete floors and some insulation. It is not often you can have a house and building set up together with concrete already there leading to both.



- 50' x 120' Outbuilding
- Red Bud Schools



Drive Times: 3 min, 1 mile to a Kaskaskia River Ramp, 10 min, 3.7 miles to Baldwin Lake Boat Ramp, 44 miles, 1 hr to St Louis, 33 miles, 45 min to SAFB

Directions: Take State Route 154 towards Baldwin, property is on the west side of town, about quarter mile east from the Kaskaskia river, on the north side of the road.

Legal Description: part of Sec 16 T4S R7W

Parcel(s): TBD - Split parcel will be different parcel number

Taxes: TBD - split parcel

PRICE: \$265,000



Brad Chandler
Auctioneer & Broker
618-791-3289
brad@propertypeddler.com





Brad Chandler
 Property Peddler, Inc
 brad@propertypeddler.com
 618-791-3289
 Peddling with Integrity

Residential 360 Property View

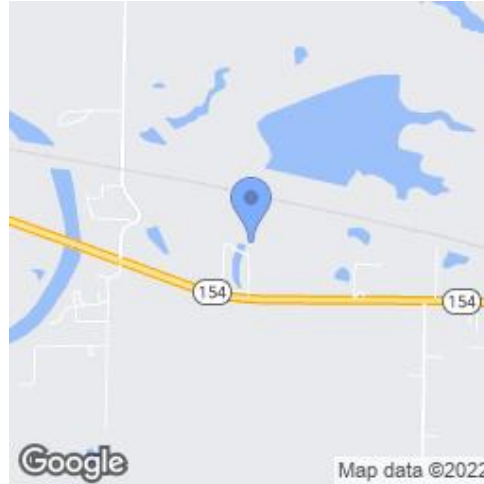
7529 State Route 154, Baldwin, Illinois 62217

Listing

7529 State Route 154, Baldwin 62217

MLS#: **22037096** Status: **Coming Soon/ Expected A: 06/11/22**
 County: **Randolph-IL** Muni/Twp:
 Area: SubD: **none**

L Price: **\$265,000**
 O Price: **\$265,000**
 L Date: **06/08/2022**



Recent: **06/08/2022 : Coming Soon : I->CO**
 Open House: **Public Openhouse: Sun Jun 12, 12:00PM-2:00PM**

General Information

Style/Desc: 1 Story/Ranch	Entry Dt: 06/08/2022	Beds: 3	DOM:
Area:	Exp Dt: 11/30/2022	Baths: 1 (1 0)	CDOM:
Lot Num:	Sct/Twn:	Age: 48	Year Built: 1974
Taxes Pd:	Unit #:	Dual Agency: N/A	AsscFee:
Tax Yr: 2020	Building #:	# Prk:	Assc Pd:
Prop Type: Residential		Ttl Units:	AsscFee Inc:
Cross St:		Bse Pr Rng:	
Sqft Above: 1,384 (County Records)		Sqft Below:	
SqFtAbv/PSF: 1,384/\$191.47		Ttl Liv Ar/PSF: 1,384/\$191.47	
Lot Size: 2.500 ac (Other)		Lot Dim: Irregular	
Lot SF: 108,900 (Other)		Lic Sell: Designated Agent	
Own Nme:		Own #:	
Occ Ty:		Occ Nm:	
Schl District: RED BUD DIST 132		Ownership: Private	
Elem Schl: RED BUD DIST 132		SubDiv Ph:	
J High: RED BUD DIST 132		Tax ID: 09-023-002-00	
S High: Redbud		Prop Asd Cty Tx:	
Type:			
Poss: At Closing			

Room Information

<u>Total Rms</u>	<u>Bedrooms</u>	<u>Full Baths</u>	<u>Half Baths</u>
# Rms: 6	Main Beds: 3	Main Bths: 1	Mn Bths: 0
M & U Bds: 3	Up Beds: 0	Up Bths: 0	Up Bths: 0
M & U Bths: 1	Low Beds: 0	Low Bths: 0	Lw Bths: 0

Details

# Fp: 3	Garage Info: 2/28x24	#Crp Sp: 0	Cable:
Conditions: Unknown		Ht Src: Electric	
Model:		Water Ht: Electric	
Sewer: Septic			
Water: Well			
Cool: Central-Electric			
Heat: Forced Air			
Fp Type: Freestanding/Stove, Woodburning Fireplce			
Fp Loc: Basement, Living Room			
Disclos: Sellers Discl. Avail			
Park Dsc: Attached Garage			
Spec Dsc: No Exemptions			
Base Y/N: Yes			

Base Dsc: **Full, Unfinished**
Other Structs: **Outbuilding**

Remarks

Ag Rmks: **The information provided here is believed to be accurate but is subject to verification by all parties relying on it. This will be a split parcel and the taxes are to be determined. Please allow at least 48 hours for seller's response. CC Betsy@propertypeddler.com on any and all offers. All offers are contingent on county's approval of access.**

Mrk Rmks: **A 3 bedroom 2 bath brick ranch home in the country between Baldwin and Red Bud in the Red Bud School District. Property includes a 2 car attached garage and an outbuilding which measures approximately 50' x 100'. The house has not been updated, but the potential is great. The basement is set up for a 2nd kitchen and bath. New well has been installed and the home has a newer roof. The outbuilding has multiple overhead doors, concrete floors and some insulation. It is not often you can have a house and building set up together with concrete already there leading to both. This will be a split parcel and the taxes are to be determined.**

Show Inst: **Appt. through MLS, Combination, Register & Show**

Directions: **Take State Route 154 towards Baldwin, property is on the west side of town, about quarter mile east from the Kaskaskia river, on the north side of the road.**

Financial Information

1st Assum:	No	2nd Mrtg:	N/A	Bal:		Mrg Pay:	
Assm Pay:		Yrs Rmn:		Int Rt:		A Fee:	
Trans Brk:	0	Sub Agc:	0	By Agc:	2.7%	Var Rate:	No
Poss Buy Fee:	No	Spc Conds:	None	AgrTy2:	Not Applicable		
AgTY:	Excl. Right to Sell			Comts:			
TrnsTy:	Sale						
Sell Trms:	Cash, Conventional						

Agent/Office Information

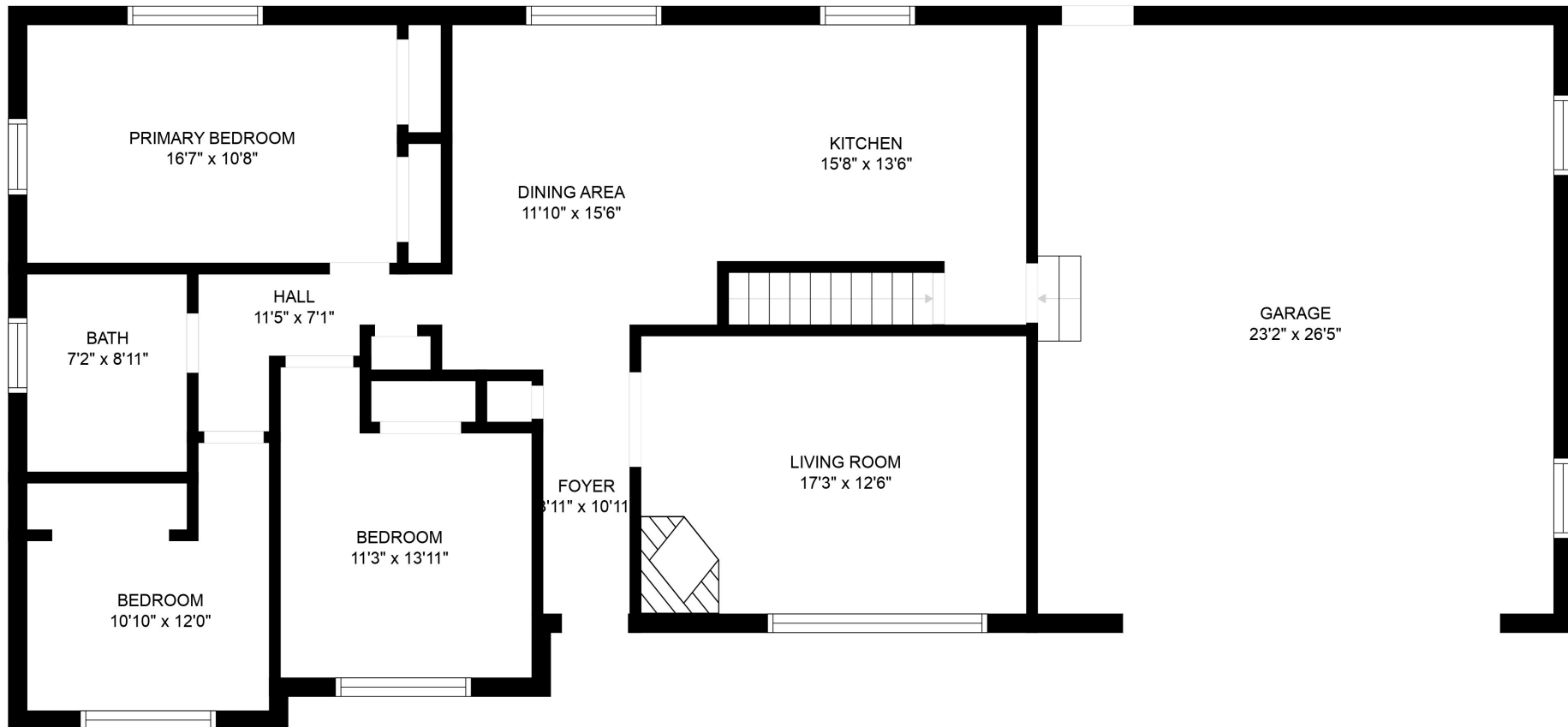
LA:	Brad S Chandler (ID: ChanB2)	LA License#:	475162275
LA Ph:	618-791-3289		
LO:	Property Peddler, Inc (ID: PDLR01)	LO License#:	478.027293
LO Ph:	618-473-2500	LO Fax:	--
COLA:	Brenda M Chandler (ID: ChanB)		COLA License 471003825
COLA Ph:	618-201-3947		
COLO:	Property Peddler, Inc (ID: PDLR01)		COLO License 478.027293
COLO Ph:	618-473-2500	COLO Fax:	--
List Asc#:			

Realist Tax

Click on the arrow to view Realist Tax

RatePlug Info

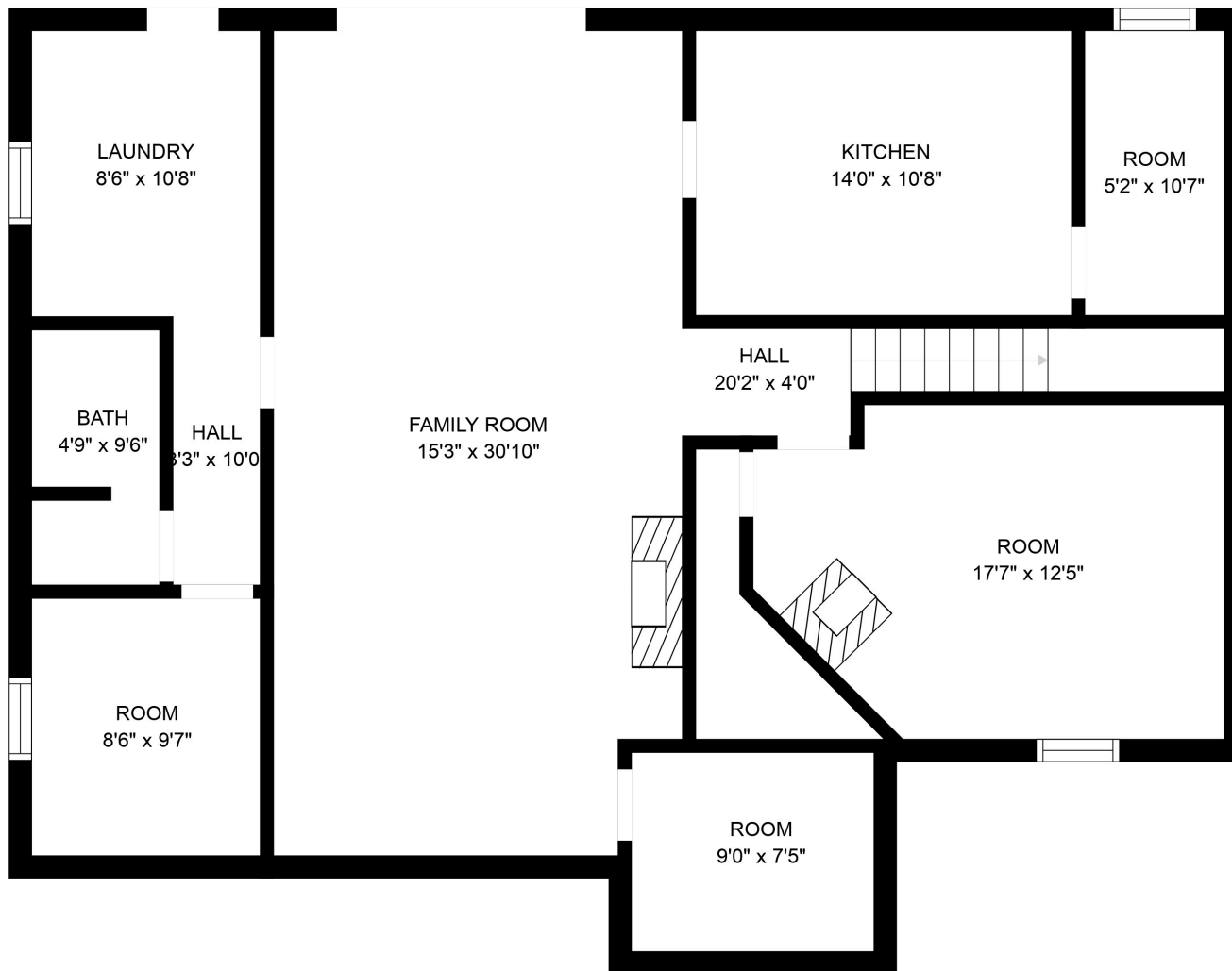
Click on the arrow to view RatePlug Info



Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 1478 sq. ft
GLA FLOOR 2: 1385 sq. ft, excluded 674 sq. ft
Total GLA 1385 sq. ft, total scanned area 3537 sq. ft

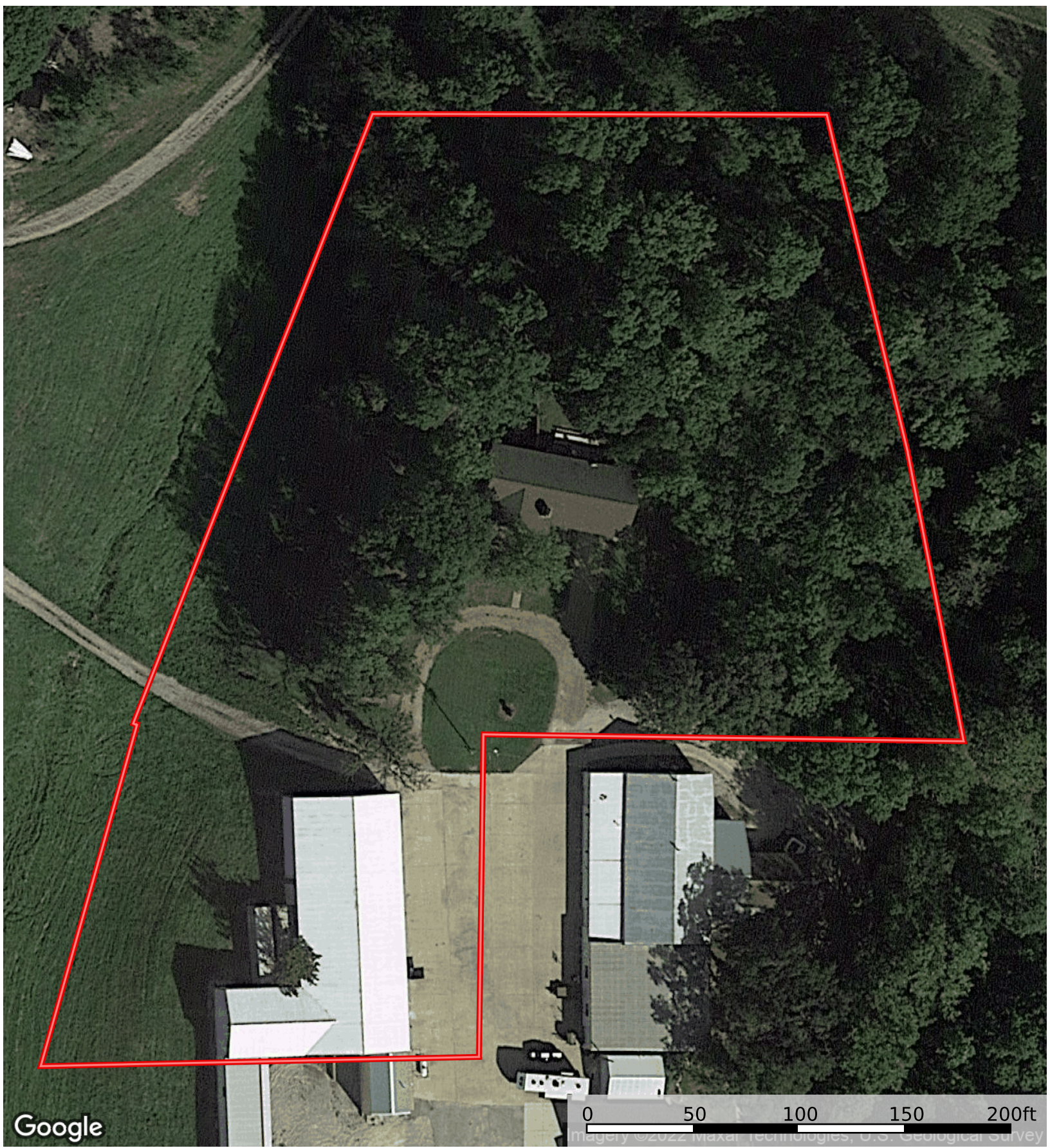
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



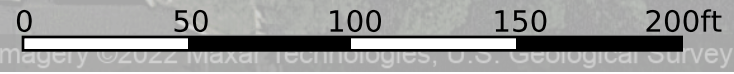
Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 1478 sq. ft
 GLA FLOOR 2: 1385 sq. ft, excluded 674 sq. ft
 Total GLA 1385 sq. ft, total scanned area 3537 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Google



 Boundary



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 BEFORE THE SIGNING OF A CONTRACT. 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: 7525 State Route 154
 City, State & Zip Code: Baldwin, IL 62217
 Seller's Name: Justin Rahn and Jessica Rahn

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 06/01/2022. 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, "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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Seller has occupied the property within the last 12 months.
(If "no," please identify capacity or explain relationship to property.)
<u>owns property has never lived there</u> |
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I currently have flood hazard insurance on the property. |
| 3. | <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. |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware that the property is located in a floodplain. |
| 5. | <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). |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of leaks or material defects in the roof, ceilings, or chimney. |
| 7. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the walls, windows, doors, or floors. |
| 8. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the electrical system. |
| 9. | <input 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). |
| 10. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the well or well equipment. |
| 11. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of unsafe conditions in the drinking water. |
| 12. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the heating, air conditioning, or ventilating systems. |
| 13. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the fireplace or wood burning stove. |
| 14. | <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. |
| 15. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of unsafe concentrations of radon 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 asbestos on the premises. |
| 17. | <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. |
| 18. | <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. |
| 19. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of current infestations of termites or other wood boring insects. |
| 20. | <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. |
| 21. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of underground fuel storage tanks on the property. |
| 22. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of boundary or lot line disputes. |
| 23. | <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. |
| 24. | <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.

If any of the above are marked "not applicable" or "yes", please explain here or use additional pages, if necessary: _____

Check here if additional pages used:

Seller certifies that seller has prepared this report 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.

THE SELLER ACKNOWLEDGES THAT THE SELLER IS REQUIRED TO PROVIDE THIS DISCLOSURE REPORT TO THE PROSPECTIVE BUYER BEFORE THE SIGNING OF THE CONTRACT AND HAS A CONTINUING OBLIGATION, PURSUANT TO SECTION 30 OF THE RESIDENTIAL REAL PROPERTY DISCLOSURE ACT, TO SUPPLEMENT THIS DISCLOSURE PRIOR TO CLOSING.

Seller: *[Signature]* Date: 6-1-2022

Seller: *[Signature]* Date: 6-1-2022

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 THE PROSPECTIVE BUYER MAY REQUEST AN INSPECTION OF THE PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.**

Prospective Buyer: _____ Date: _____ Time: _____

Prospective Buyer: _____ Date: _____ Time: _____

A COPY OF SECTIONS 5 THROUGH 65 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:

- (1) is a beneficiary of an Illinois land trust; or
- (2) has an interest, legal or equitable, in residential property as:
 - i. an owner;
 - ii. a beneficiary of a trust;
 - iii. a beneficiary pursuant to testate disposition, intestate succession, or a transfer on death instrument; or
 - iv. a contract purchaser or lessee of a ground lease.

“Seller” does not include a party to a transfer that is exempt under Section 15.

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

“Contract” means 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 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. Seller Exemptions. A seller in any of the following transfers is exempt from this Act, regardless of whether a disclosure report is delivered:

- (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. As used in this paragraph, “trust” includes an Illinois land trust.
- (4) Transfers from one co-owner to one or more other co-owners.
- (5) Transfers from a decedent pursuant to testate disposition, intestate succession, or a transfer on death instrument.
- (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 report 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 never been occupied. This does not include rehabilitation of existing residential real property.

Section 20. Disclosure Report Requirements. A seller of residential real property shall complete all items in the disclosure report described in Section 35. The seller shall deliver to the prospective buyer the written disclosure report required by this Act before the signing of a contract.

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 report supplement. If, prior to closing, any seller becomes aware of an error, inaccuracy, or omission in any prior disclosure report or supplement after delivery of that disclosure report or supplement to a prospective buyer, that seller shall supplement the prior disclosure report or supplement with a written supplemental disclosure, delivered by any method set forth in Section 50.

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

Section 40. Material defect.

(a) If a seller discloses a material defect in the Residential Real Property Disclosure Report, including a response to any statement that is answered “yes” except numbers 1 and 2, and, in violation of Section 20, it is delivered to the prospective buyer after all parties have signed a contract, the prospective buyer, within 5 business days after receipt of that report, may terminate the contract or other agreement with the return of all earnest money deposits or down payments paid by the prospective buyer in the transaction without any liability to or recourse by the seller.

(b) If a seller discloses a material defect in a supplement to this disclosure report, the prospective buyer shall not have a right to terminate unless:

(i) the material defect results from an error, inaccuracy, or omission of which the seller had actual knowledge at the time the prior disclosure was completed and signed by the seller; (ii) the material defect is not repairable prior to closing; or (iii) the material defect is repairable prior to closing, but within 5 business days after the delivery of the supplemental disclosure, the seller declines, or otherwise fails to agree in writing, to repair the material defect.

(c) 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 delivered to at least one of the sellers by any method set forth

in Section 50, at the contact information provided by any seller or indicated in the contract or other agreement. Nothing in subsection (a) or (b) shall limit the remedies available under the contract or Section 55.

Section 45. Other Law. This Act is not intended to limit remedies 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. Delivery of disclosure report. Delivery of the Residential Real Property Disclosure Report provided by this Act shall be by:

(1) personal delivery or facsimile, email, or other electronic delivery to the prospective buyer at the contact information provided by the prospective buyer or indicated in the contract or other agreement;

(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 or UPS, 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.

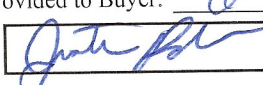
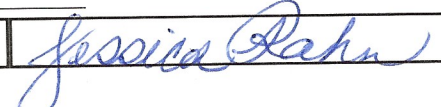
Section 55. Violations and damages. If the seller fails or refuses to provide the disclosure report prior to the conveyance of the residential real property, the prospective buyer shall have the right to terminate the contract. A seller who knowingly violates or fails to perform any duty prescribed by any provision of this Act or who discloses any information on the Residential Real Property Disclosure Report that the seller knows to be false shall be liable in the amount of actual damages and court costs, and the court may award reasonable attorney's 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 Sections 5 through 65 of Article 2 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: 6-1-22

Seller:

	
---	--



ILLINOIS REALTORS®
DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS



Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 7525 State Route 154, Baldwin, IL 62217

Seller's Disclosure (initial)

JR JA

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

JR JA

(b) Records and Reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below): _____

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.

(e) Purchaser has (check one below):

- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge, that the information they have provided is true and accurate.

Seller	Date	Purchaser	Date
<u>[Signature]</u>	<u>6-1-2022</u>		
Seller	Date	Purchaser	Date
<u>Jessica Rahn</u>	<u>6-1-22</u>		
Agent	Date	Agent	Date
<u>[Signature]</u>	<u>6/1/2022</u>		



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.
- (c) Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.
- (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.

Seller	<input type="text" value="Justin R. [Signature]"/>	Date	<input type="text" value="6-1-22"/>
Seller	<input type="text" value="Jessica Rahn"/>	Date	<input type="text" value="6-1-22"/>
Purchaser	<input type="text"/>	Date	<input type="text"/>
Purchaser	<input type="text"/>	Date	<input type="text"/>
Agent	<input type="text" value="Paul [Signature]"/>	Date	<input type="text" value="6/1/2022"/>
Agent	<input type="text"/>	Date	<input type="text"/>

Property Address:

City, State, Zip Code:



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: _____ 7525 State Route 154, Baldwin, IL 62217 _____

By and between: _____ Justin Rahn and Jessica Rahn _____, ("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.

Justin Rahn 6-1-2022
Seller Signature Date

Buyer Signature Date

Jessica Rahn 6-1-22
Seller Signature Date

Buyer Signature Date



Property Information Sheet

Property Address: 7525 State Route 154
Baldwin, IL 62217

Parcel ID#: TBD

Seller: Justin Rahn

Seller: Jessica Rahn

Title Company: Randolph County Abstracts

Illinois is an ALL Party-Consent state. By Statute of Illinois Law:

- All parties to a conversation must give consent before one can record any part of an oral conversation.

A person may not use an eavesdropping device, in a surreptitious manner, for the purpose of overhearing, transmitting, or recording all or any part of any private conversation to which he or she is not a party unless he or she does so with the consent of all of the parties to the private conversation. 720 Ill. Compiled Statute 5/14-2 (a)(1). One or more of the parties must intend the communication to be of a private nature under circumstances reasonably justifying that expectation. 720 Ill. Compiled Statute 5/14-1 (d)

Initial one of the options below:

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
JR	JR

This property is under **video** surveillance/recording.

This property is under **audio** surveillance/recording.

This property is **NOT** under video or audio surveillance/recording.

Utility Companies:

Water: well avg. _____

Trash: Reliable avg. _____

Natural Gas: — avg. _____

Sewer: septic avg. _____

Electric: Egyptian Electric avg. _____

Propane Provider: _____ Tank Owned Leased

Community Information:

Elementary School: Red Bud

Junior High School: Red Bud

High School: Red Bud.

Fire: _____

Police: Randolph county

Dues: _____

Inclusions:

- Refrigerator Age: _____
- Oven/Range Age: _____
- Microwave Age: _____
- Dishwasher Age: _____
- _____ Age: _____
- _____ Age: _____
- _____ Age: _____

Exclusions:

Special Agreements:

Seller: Justin Rahn

Seller: Jessica Rahn



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

_____ designates
(Brokerage Company)
_____ as the legal
(Designated Agent)
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

_____ designates
(Brokerage Company)
_____ as the legal
(Designated Agent)
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.