

VILLAS OF GLENWOOD
TOWNHOME OWNERS ASSOCIATION

1316 N. Cedar Road, New Lenox, Illinois 60451

815-485-3411

F 815-485-7045

July 24, 2013

F (312) 541-9191
Attorney John Donahue
Rosenthal, Murphey & Coblenz
30 N. LaSalle Street
Chicago IL 60602

F (708) 478-3720
Attorney Cass Wennlund
Wennlund & Associates
19235 S. Wolf, Ste. 140
Mokena IL 60448

RE: Villas of Glenwood Homeowners Association

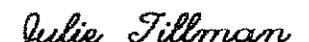
Gentlemen:

Here is general information regarding the Homeowners Association for the Villas of Glenwood and copies of such are attached:

- The Main Checking Account #117323 located at the First Bank of Manhattan has a current balance is \$9,702.94 as of 7/24/2013 – I am enclosing the last bank Statement dated 6/28/2013 & the check register listing from the QuickBooks software for this year.
- The Money Market Account #1013460 located at the First Bank of Manhattan has a current balance of \$1,016.24. Attached is the latest bank statement dated 7/15/13 and the check register printed from the QuickBooks software for this year.
- The lawn service is done by Suburban Landscaping. We originally signed a two year contract to mow the lawn & trim shrubs on the 4 homes in the association. The contract runs through November, 2014. However, on page 8 there is a cancellation provision provided a 15-day written notice is given.
- The fertilizing of the lawn is done by Eternally Green. It's for the current year and 5 applications are done for fertilizing & 1 grub control application is applied. No official contract signed so Eternally Green can be contacted to cancel the service.
- The Homeowners are billed quarterly for a total amount of \$363.00 each quarter (\$121.00 per month is the current budgeted amount.) Attached is the outstanding balance of each homeowner. Please note that Mr. Merrick's home almost went into foreclosure the prior year & he is currently working on catching up with the assessments that are due.

If you should have any questions, feel free to give the office a call.

Sincerely,


Julie Tillman

**VILLAS OF GLENWOOD
TOWNHOME OWNERS ASSOCIATION**

1316 N. Cedar Road, New Lenox, Illinois 60451

815-485-3411

F 815-485-7045

July 24, 2013

Atty John Donahue
Rosenthal, Murphey & Coblentz
30 N. LaSalle Street
Chicago IL 60602

RE: Villas of Glenwood Homeowners Association

Dear Attorney Donahue

Here is general information regarding the Homeowners Association for the Villas of Glenwood and copies of such are attached:

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If you should have any questions, feel free to give the office a call.

Sincerely,


Julie Tillman

VILLAS OF GLENWOOD TOWNHOME OWNERS ASSOCIATION

7/24/2013 3:26 PM

Register: 1000 · FBM CHECKING #0117323

From 01/01/2013 through 07/24/2013

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/04/2013	1126	SUBURBAN LAND...	2000 · A/P OVERHEAD	JAN 2013 MO...	270.48	X		7,425.66
01/30/2013	1127	STATE FARM INS...	2000 · A/P OVERHEAD	POLICY #93-...	530.00	X		6,895.66
01/30/2013	1128	SUBURBAN LAND...	2000 · A/P OVERHEAD	FEB 2013 MO...	270.48	X		6,625.18
02/21/2013			1499 · Undeposited Fu...	Deposit		X	363.00	6,988.18
02/27/2013	1129	SUBURBAN LAND...	2000 · A/P OVERHEAD	MARCH 2013 ...	270.48	X		6,717.70
03/06/2013			1499 · Undeposited Fu...	Deposit		X	363.00	7,080.70
03/26/2013			-split-	Deposit		X	726.00	7,806.70
04/10/2013			1499 · Undeposited Fu...	Deposit		X	363.00	8,169.70
04/24/2013	1130	SUBURBAN LAND...	2000 · A/P OVERHEAD	APR 2013 LA...	328.44	X		7,841.26
04/24/2013	1131	SECRETARY OF S...	2000 · A/P OVERHEAD	FILE #N6553-...	10.00	X		7,831.26
05/07/2013	1132	ETERNALLY GREEN	2000 · A/P OVERHEAD	ROUND 1 SP...	84.00	X		7,747.26
05/07/2013	1133	SUBURBAN LAND...	2000 · A/P OVERHEAD	MAY 2013 LA...	328.44	X		7,418.82
05/22/2013	1134	ETERNALLY GREEN	2000 · A/P OVERHEAD	ROUND 1 SP...	84.00	X		7,334.82
05/24/2013			1499 · Undeposited Fu...	Deposit		X	1,100.00	8,434.82
05/28/2013	1135	SUBURBAN LAND...	2000 · A/P OVERHEAD	JUNE 2013 LA...	328.44	X		8,106.38
06/05/2013			1499 · Undeposited Fu...	Deposit		X	726.00	8,832.38
06/13/2013	1136	CHUHAK & TECSON	2000 · A/P OVERHEAD	CLIENT #1312...	150.00	X		8,682.38
06/26/2013			1499 · Undeposited Fu...	Deposit		X	363.00	9,045.38
07/01/2013			-split-	Deposit			726.00	9,771.38
07/02/2013	1137	SUBURBAN LAND...	2000 · A/P OVERHEAD	JULY 2013 LA...	328.44			9,442.94
07/05/2013			1499 · Undeposited Fu...	Deposit			363.00	9,805.94
07/16/2013	1138	ETERNALLY GREEN	2000 · A/P OVERHEAD	GRUB CONT...	103.00			9,702.94

9:25 AM
07/09/13

VILLAS OF GLENWOOD TOWNHOME OWNERS ASSOCIATION
Reconciliation Detail
1000 · FBM CHECKING #0117323, Period Ending 06/30/2013

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						8,518.82
Cleared Transactions						
Checks and Payments - 3 items						
Bill Pmt -Check	5/22/2013	1134	ETERNALLY GREEN	X	-84.00	-84.00
Bill Pmt -Check	5/28/2013	1135	SUBURBAN LAND...	X	-328.44	-412.44
Bill Pmt -Check	6/13/2013	1136	CHUHAK & TECSON	X	-150.00	-562.44
Total Checks and Payments					-562.44	-562.44
Deposits and Credits - 2 items						
Deposit	6/5/2013			X	726.00	726.00
Deposit	6/26/2013			X	363.00	1,089.00
Total Deposits and Credits					1,089.00	1,089.00
Total Cleared Transactions					526.56	526.56
Cleared Balance					526.56	9,045.38
Register Balance as of 06/30/2013					526.56	9,045.38
New Transactions						
Checks and Payments - 1 item						
Bill Pmt -Check	7/2/2013	1137	SUBURBAN LAND...		-328.44	-328.44
Total Checks and Payments					-328.44	-328.44
Deposits and Credits - 2 items						
Deposit	7/1/2013				726.00	726.00
Deposit	7/5/2013				363.00	1,089.00
Total Deposits and Credits					1,089.00	1,089.00
Total New Transactions					760.56	760.56
Ending Balance					1,287.12	9,805.94

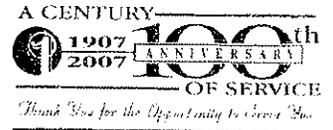


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650248

VILLAS OF GLENWOOD TOWNHOME
OWNERS ASSOCIATION
1316 N. CEDAR ROAD
NEW LENOX IL 60451

Date 6/28/13 Page 1
Account Number 117323
Enclosures 5

---- CHECKING ----

Service Charge Change Effective May 1, 2011. Monthly charge will be \$10 plus \$.20 per item, only if the account balance falls below \$1,000 on any day during the statement period.

BUSINESS CHECKING		Number of Enclosures	5
Account Number	117323	Statement Dates	6/01/13 thru 6/30/13
Previous Balance	8,518.82	Days in the statement period	30
2 Deposits/Credits	1,089.00	Average Ledger	8,875
3 Checks/Debits	562.44	Average Collected	8,875
Service Charge	.00		
Interest Paid	.00		
Ending Balance	9,045.38		

Deposits and Additions

Date	Description	Amount
6/05	DDA REGULAR DEPOSIT	726.00
6/27	DDA REGULAR DEPOSIT	363.00

Checks in Serial Number Order

Date	Check No.	Amount	Date	Check No.	Amount
6/04	1134	84.00	6/10	1135	328.44
6/28	1136	150.00			

*Indicates skip in Check Number

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
6/01	8,518.82	6/04	8,434.82	6/05	9,160.82
6/10	8,832.38	6/27	9,195.38	6/28	9,045.38

DEPOSIT TICKET
 FIRST BANK OF MANHATTAN
 DATE: JUN 4, 2013
 726.00
 VILLAGES OF GLENWOOD
 TOWNHOME OWNERS ASSOCIATION
 831 COUNTRY CREEK DRIVE
 NEW LENOX, IL 60451
 #0719107764 #0117323*

Amount \$726.00 Date 6/5/2013

DEPOSIT TICKET
 FIRST BANK OF MANHATTAN
 DATE: JUN 27, 2013
 363.00
 VILLAGES OF GLENWOOD
 TOWNHOME OWNERS ASSOCIATION
 831 COUNTRY CREEK DRIVE
 NEW LENOX, IL 60451
 #0719107764 #0117323*

Amount \$363.00 Date 6/27/2013

VILLAGES OF GLENWOOD
 TOWNHOME OWNERS ASSOCIATION
 831 COUNTRY CREEK DRIVE
 NEW LENOX, IL 60451
 815-455-3411
 DATE: MAY 22, 2013
 1134
 PAY TO THE ORDER OF ETERNALLY GREEN \$84.00
 EIGHTY FOUR AND XX/100 DOLLARS
 FIRST BANK OF MANHATTAN
 MANHATTAN, ILLINOIS
 #0719107764 #0117323* 1134
B. Judge

Check 1134 Amount \$84.00 Date 6/4/2013

VILLAGES OF GLENWOOD
 TOWNHOME OWNERS ASSOCIATION
 831 COUNTRY CREEK DRIVE
 NEW LENOX, IL 60451
 815-455-3411
 DATE: MAY 28, 2013
 1135
 PAY TO THE ORDER OF Suburban Landscaping... \$328.44
 three hundred twenty-eight and 44/100 DOLLARS
 FIRST BANK OF MANHATTAN
 MANHATTAN, ILLINOIS
 #0719107764 #0117323* 1135
B. Judge

Check 1135 Amount \$328.44 Date 6/10/2013

2013 ANNUAL RESORT FEE
 VILLAGES OF GLENWOOD
 TOWNHOME OWNERS ASSOCIATION
 831 COUNTRY CREEK DRIVE
 NEW LENOX, IL 60451
 815-455-3411
 DATE: JUNE 13, 2013
 1136
 PAY TO THE ORDER OF CHURAK & FREEDMAN P.C. \$150.00
 ONE HUNDRED FIFTY AND NO/100 DOLLARS
 FIRST BANK OF MANHATTAN
 MANHATTAN, ILLINOIS
 #0719107764 #0117323* 1136
B. Judge

Check 1136 Amount \$150.00 Date 6/28/2013

VILLAS OF GLENWOOD TOWNHOME OWNERS ASSOCIATION

7/24/2013 3:27 PM

Register: 1050 - MANHATTAN BANK RESERVE ACCOUNT

From 01/01/2013 through 07/24/2013

Sorted by: Date, Type, Number/Ref

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Account</u>	<u>Memo</u>	<u>Payment</u>	<u>C</u>	<u>Deposit</u>	<u>Balance</u>
03/31/2013			4100 - INCOME - INT...	Interest	X		0.08	1,016.16
06/30/2013			4100 - INCOME - INT...	Interest	X		0.08	1,016.24

4:35 PM
07/22/13

VILLAS OF GLENWOOD TOWNHOME OWNERS ASSOCIATION
Reconciliation Detail
1050 · MANHATTAN BANK RESERVE ACCOUNT, Period Ending 07/15/2013

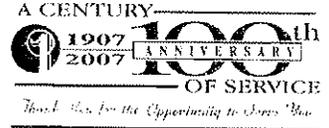
Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						1,016.16
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	6/30/2013			X	0.08	0.08
Total Deposits and Credits					0.08	0.08
Total Cleared Transactions					0.08	0.08
Cleared Balance					0.08	1,016.24
Register Balance as of 07/15/2013					0.08	1,016.24
Ending Balance					0.08	1,016.24



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JUL 22 2013

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657115

VILLAS OF GLENWOOD TOWNHOME
1316 N. CEDAR ROAD
NEW LENOX IL 60451

Date 7/15/13 Page 1
Account Number 1013460
Enclosures

EFFECTIVE JULY 8, 2013: OUR CUTOFF TIMES FOR PROCESSING ITEMS WILL BE EXTENDED TO 7pm. THIS INCLUDES TELLER TRANSACTIONS, ONLINE BANKING TRANSFERS, AND TELEPHONE BANKING TRANSFERS. ATM DEPOSITS AND WITHDRAWALS, AND PURCHASES USING OUR DEBIT CARD WILL CUTOVER AT 2:30pm, DUE TO NETWORK RULES. CUTOVER TIMES ARE USED ON MONDAY, TUESDAY, WEDNESDAY, THURSDAY, AND FRIDAY. TRANSACTIONS COMPLETED ON SATURDAYS AND SUNDAYS WILL BE PROCESSED ON MONDAY.

---- SAVINGS ----

STATEMENT SAVINGS		Item Truncation	
Account Number	1013460	Statement Dates	6/17/13 thru 7/15/13
Previous Balance	1,016.16	Days in the statement period	29
Deposits/Credits	.00	Average Ledger	1,016
Checks/Debits	.00	Average Collected	1,016
Service Charge	.00	Interest Earned	.03
Interest Paid	.08	Annual Percentage Yield Earned	0.04%
Ending Balance	1,016.24	2013 Interest Paid	.16

Deposits and Additions		
Date	Description	Amount
6/30	INTEREST PAID 91 DAYS	.08

Daily Balance Information			
Date	Balance	Date	Balance
6/17	1,016.16	6/30	1,016.24

**Lincoln-Way Homes, LLC and
Villas of Glenwood Homeowners Assoc.**

1316 N. Cedar Road, New Lenox, IL 60451

815-485-3411

Fax 815-485-7045

Page 1 of 14

April 16, 2013

Via fax (708) 756-1122

Jim Propst
Suburban Landscaping
PO Box 1145
Homewood IL 60430-00145

FXED
4-16-13
JTC 5:25 PM

RE: Signed Landscape Maintenance Proposals

Dear Jim:

Please find enclosed the signed proposals for Lincoln-Way Homes and the Villas of Glenwood Homeowners Association for the 2013 and 2014 Lawn Maintenance Seasons.

Note that on page 8, I added a provision that either party may cancel provided a 15-day written notice is given. We do not anticipate canceling the agreement, but with today's uncertain economy we feel the need to have this unconditional cancellation option inserted. Please initial on Page 8 and mail or fax back to me a fully executed copy for my files.

Sincerely,

Julie Tillman
Julie Tillman

Attachments (2 Signed Proposals)



THE FOLLOWING CONTAINS 12 PAGES, INCLUDING COVER SHEET.

The document being faxed is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please notify us immediately.

TO: NAME: Julie Sullivan

SITE/COMPANY: _____

FAX #: 815/485-7045

DATE: 2/28/13 TIME: 1:40 pm

FROM: **SUBURBAN LANDSCAPING**

Telephone: (708) 799-6228

FAX: (708) 756-1122

Sender: Deena

SHOULD YOU HAVE ANY PROBLEMS WITH THIS TRANSMITTAL, PLEASE CALL US AT (708) 799-6228.

- NOTES/COMMENTS:
- URGENT
 - FOR REVIEW
 - PLEASE SIGN AND FAX BACK
 - ORIGINAL TO FOLLOW
 - PLEASE REPLY

OFFICE: 1604 East End Ave, Chicago Heights, IL 60411
MAILING: P.O. BOX 1145, Homewood, IL 60430-0145



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 IL (708) 799-6228 • IN (219) 736-6228
 www.SuburbanLandscaping.com

**LANDSCAPE MAINTENANCE PROPOSAL
 FOR THE 2013 AND 2014 SEASONS**

Submitted To:

Villas Of Glenwood
 C/O: Julie Tillman
 Glenwoodle Drive & Hartland Drive
 Glenwood, IL 60425

Site Location:

Glenwoodle Drive & Hartland Drive
 Glenwood, IL 60425

SERVICE	OCCURRENCES
CLASS A TURF MAINTENANCE	26
CLASS B FIELD MAINTENANCE	0
TURF DEBRIS REMOVAL.....	12
POLICING OF TURF/RUBBISH REMOVAL	26
EDGING OF SIDEWALKS.....	0
SHRUB PRUNING	2
LOW LEVEL TREE PRUNING.....	2
SUCKER GROWTH PRUNED	2
GRANULAR LAWN FERTILIZATION	0
LIQUID POST-EMERGENT WEED CONTROL	0
PRE-EMERGENT CRABGRASS WEED CONTROL	0
GRUB CONTROL APPLICATION	0
LAWN CORE AERATION	0
EVERGREEN SHRUB FERTILIZATION.....	0
SYSTEMIC ROOT FEEDING OF TREES	0
INSECT/DISEASE CONTROL OF TREES/SHRUBS	0
DORMANT OIL APPLICATION	0
PARKING STALL/CURBLINE WEED CONTROL.....	0
PRE-EMERGENT BED HERBICIDE, GRANULAR APPLICATION	0
POST-EMERGENT BED HERBICIDE, LIQUID APPLICATION	3
HAND WEEDING OF BEDS.....	5
CULTIVATION/SPADE EDGING OF BEDS.....	0
SPRING LEAF CLEAN UP	1
FALL TURF LEAF CLEAN UP	4
FALL BED LEAF CLEAN UP	1
PERENNIAL REMOVAL AND DISPOSAL	1
LAWN, TREE, & SHRUB DISEASE & INSECT INSPECTIONS	7
QUALITY CONTROL INSPECTIONS	16
Total For 2013 Year:	\$82.11 Per Unit
Payable In Eight Monthly Payments Of:	\$328.44
(April through November)	



Box 1145 • Homewood, Illinois 60430 0145
 IL (708) 799-6228 • IN (219) 736 6228
 www.SuburbanLandscaping.net

Maintenance Proposal for Villas Of Glenwood

SUBMITTED:

February 28, 2013
 Villas Of Glenwood
 C/O: Julie Tillman
 Glenwoodie Drive & Hartland Drive
 Glenwood, IL 60425

FOR WORK AT:

Glenwoodie Drive & Hartland Drive, Glenwood, IL, 60425

Price includes all materials and labor for the work specified by attached documents.

Bid Price: \$328.44 per month (April through November)
 Season Total: \$2,627.52

INSURANCE:

Until March 15, 2013

Contractors General Liability:	\$2,000,000/ \$2,000,000
Workman's Compensation:	\$500,000/ \$500,000/ \$500,000
Automobile Liability:	\$500,000 combined single limit
Umbrella Policy:	\$1,000,000

Farmers Insurance Company is our insurance carrier through our agent, Mr. Nathan Zeke of The DeVita Insurance Agency.

Certificates made upon request

Villas Of Glenwood may be added to our insurance policy, if desired, as an "Additional Insured" for a \$100.00 Charge.



Box 1145 • Homewood, Illinois 60130 0145
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 www.SuburbanLandscaping.com

SPECIFICATIONS FOR LANDSCAPE MAINTENANCE

COVERAGE PERIOD:

This proposal shall provide for the landscape maintenance of Villas Of Glenwood, from April 1, 2013 through November 30, 2014. All service quantities listed in these specifications are superseded by the quantities listed on page one of this contract.

TURFGRASS MAINTENANCE:

1. Mowing of all fine turf grass shall occur each week, if necessary, with the day to remain constant each week, weather permitting. However, due to occurrences such as holidays, rain, or other factors, the contractor may need to re-schedule service to another day. Indifferent to weather, the contractor will provide a maximum of 26 cutting operations per year. Turf will also be mowed two times in April and one time in November.
2. All fine turf grass shall be cut at a height to be determined by the weather season. Standard cutting shall be a height of 2 1/2" to 3", with the taller height during the warmer months of the summer for additional protection from the sun and heat. Taller summer grass also encourages a deeper root system, which aides in the turf's ability to reach water and nutrients held deep in the soil, which also helps the turf survive our summer drought period.
3. The final mowing of the season will be at a lower height (2") to discourage several turf diseases that can occur over the winter due to taller grass being matted down. Grass clippings shall be caught and removed as needed during each visit. All grass clippings will be removed from any sidewalks and paved areas after mowing. All clippings shall be mulched and recycled back into turf when deemed appropriate by the on site supervisor. Suburban Landscaping shall solely determine where and when clippings shall be removed.
4. Any perimeter turf adjacent to paved concrete sidewalks or driveways shall be mechanically edged five times per season to eliminate turf from encroaching on pavement.
5. All cement driveways, curb lines, porches, sidewalk, and patios shall be treated three times per year with a non-selective, salt based herbicide for elimination of unwanted vegetation. This excludes any parking areas and utility areas.

FERTILIZATION & WEED CONTROL:

1. Premium quality granular fertilizer shall be applied at a rate of 1/2 pound of nitrogen per 1000 square feet to all fine turf grass areas during the early part of the month of April. Fertilizer shall be constructed of a 12-12-12 or 10-10-10 plus, a premium grade of pre-emergent crabgrass preventative.



Box 1145 • Homewood, Illinois 60430 0145
 IL (708) 799-6228 • IN (219) 736-6228

www.SuburbanLandscaping.com

2. A spring application of a selective pre-emergent herbicide shall be applied to all fine turf grass for the control of crabgrass and other objectionable annual grasses. Depending upon weather conditions, a post-emergent herbicide for crabgrass may be required. This application would be at the request of management, and at an additional charge.
3. During the months of April - June (Exact time to be specified by the local County Extension Service) a liquid broadleaf herbicide containing MCPP, 2, 4, D, and Dicamba shall be applied for control of major broadleaf weeds in the turf.
4. Premium quality granular fertilizer shall be applied at a rate of 1 pound of nitrogen per 1000 square feet to all fine turf grass areas during the month of September. Fertilizer shall be constructed of a 28-3-12 or 24-3-12 with at least 50% being a SCU or other form of slow release nitrogen.
5. Premium quality granular fertilizer shall be applied at a rate of 2 pounds of nitrogen per 1000 square feet to all fine turf grass areas during the month of November. Fertilizer shall be constructed of a 28-3-12 or 24-3-12 with at least 50% being a SCU, IBDU, WIN, or other forms of slow release nitrogen. This application shall occur after the final fall leaf clean up.
6. Fertilization and weed control application times shall be determined solely upon the weather conditions. All fertilization equipment shall be calibrated before each application to conform to manufactures recommendations. At no time will any flowable herbicide, insecticide, or fertilizer be allowed to drift into shrub beds and nearby plantings.
7. All Town, County, and State laws and Environmental Protection Agency guidelines shall be strictly observed. Applicator shall be licensed by the State of Illinois. Spraying shall not be preformed in temperatures above 90 degrees or in winds exceeding 10 miles per hour. All personnel involved with spray work or applications of any chemical shall be protected at all times by the proper protective clothing. Identifiable marking flags shall be placed at all entrances to all buildings after each application.
8. Due to the unpredictable nature of insects and disease, Suburban Landscaping will not be held responsible for any damage caused to turf or plant material by insects or disease.

SHRUB MAINTENANCE:

1. Trimming of all shrubs & groundcovers shall occur two times during the growing season to provide a manicured appearance. Trimming shall follow the established growing patters from previous years or the intended form of the landscape architect. All basic trimming shall consist of trimming the new growth only, unless other arrangements are made in advance. Please indicate if groundcovers are to be left on building or structures in advance of scheduled trimming date.
2. All corrective pruning shall be at an additional charge at Suburban Landscaping's current hourly rate, and billed. Corrective pruning shall be at the request of management only.



1. Box 1145 • Homewood, Illinois 60430 6145
 II (708) 798 6228 • IN (219) 736 6228
 www.SuburbanLandscaping.net

3. All trimming debris shall be cleaned and removed after each trimming. All debris is disposed of at contractors yard in accordance with all County and State regulations.

TREE MAINTENANCE:

1. All trees under 20' shall be pruned for sucker growth and low level hanging branches two times during the season. Trimming shall be limited to pruning limbs that interfere with pedestrian traffic or mowing operations All basic trimming shall consist of trimming the new growth only, unless other arrangements are made in advance.
2. All trimming debris shall be cleaned and removed after each trimming. All debris is disposed of at Suburban Landscaping in a proper fashion and in accordance with all County and State regulations.
3. All leaves in the spring and fall will be collected and removed from all fine turf grass, shrub and tree beds. Any other associated tree debris will also be removed. Leaf clean ups will occur in April and November.

WEEDING:

1. All weeding listed on page two of this proposal is done on an hourly basis above and beyond the base price of this contract. All weeding shall be done as needed and billed hourly on the client's monthly statement.
2. All designated shrub and planting beds containing soil, flower beds excluded, shall be cultivated & spade edged three times to maintain a neat and weed free appearance. Beds containing any hardscape material, such as mulch, stone, or bark, shall not be edged or cultivated as part of this proposal
3. A granular pre-emergent selective herbicide should be applied in the spring to all soil bed areas to prevent weed seed germination. A second application may be needed in August for better control depending on weather conditions of the season. Both applications would be at the request of management and would be an additional charge.

OTHER:

1. All workmen will be neat, in identifiable uniforms, and fully clothed at all times. All trucks, trailers, and equipment will also be clearly marked and identifiable.
2. All workmen shall at all times comply with regulations regarding safety and safety equipment. All workmen shall take all possible precautions to protect the public, structures, and Villas Of Glenwood property.
3. Suburban Landscaping recognizes the following holidays during the landscape maintenance season: Memorial Day, Independence Day, Labor Day. Daily maintenance



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Schedules shall be moved back one day after these holidays, with Friday accounts being completed on Saturday.

4. Owner agrees to pay an additional charge for any and all work requested by owner or agent. Work requests from contractor and preformed for owner outside of work specifically listed in this contract, shall be on a time and material bases unless otherwise stated in a separate proposal. Contractor will not start any work for owner without proper authorization from the owner or his agent.
5. Contractor shall not be liable or responsible for any damages to the owner or the owner's property that is outside of the contractor's control. Examples of these, but not limited to; are fire, vandalism, storm, flood, water damage, wind, drought, hail, ice freezing, snow, rain, or acts of persons other than the contractors employees. Contractor shall have no responsibility or be liable for any indirect damages, which result from actions or omissions of contractor or contractor's employees.
6. Please note that we charge a seventy-five dollar minimum charge per service visit for any non-scheduled work. (For example: mowing just one unit, or snow plowing one unit, etc.) For budget and efficiency purposes please call our office to schedule all services.
7. No landscaping work is included in this maintenance proposal but can be performed for an additional charge upon the request of management; i.e.: Shrub removal, re-installation of bed edging, etc.
8. Each additional unit beyond the nine existing units will increase the monthly price of this contract by \$82.11.



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ACCEPTANCE OF SUBURBAN LANDSCAPING'S LANDSCAPE MAINTENANCE AGREEMENT FOR THE 2013 & 2014 SEASONS

I accept this agreement on this the 28th day of February, 2013 between Villas Of Glenwood ("Owner") and Lukadia, Inc., d/b/a SUBURBAN LANDSCAPING AND LAWN MAINTENANCE, ("Contractor") for the provision of landscape maintenance services for the property commonly known as Villas Of Glenwood, and which includes the common areas of the development, specifically excluding however any common areas located within buildings, (the "Premises").

1. Terms.

This agreement shall run for two (2) consecutive one (1) year periods starting April 1, 2013 and ending on November 30, 2014.

2. Services to be provided by Contractor.

Contractor agrees to provide landscape maintenance for the premises of the Owner for the 2013 and 2014 summer seasons, each commencing on April 1 and ending on November 30 of that year. Landscape maintenance shall be performed in accordance with the Specifications Sheets, attached hereto and made part of this Agreement on pages 2 through 7.

3. Payments by Owner to Contractor.

- A. Owner agrees to pay Contractor the sum of \$5,255.04 for the services to be provided by Contractor listed in paragraph two above (the "Contract Price"). Payment of the Contract Price shall be paid to Contractor as follows: \$328.44 per month for the first eight (8) months of this Agreement; and \$328.44 per month for the remaining eight (8) months of this Agreement. All payments of the Contract Price are due on the tenth day of each month, commencing on April 10th, 2013, and payable each month thereafter until the Contract Price is paid in full. Each payment not paid by the tenth day of the month will be subject to a late fee charge of 2% per month, or part of a month, for which the payment is late.
- B. In addition, if payment is not received within 45 days of the billing date, contractor reserves the right to discontinue any and all services until payment is made. After the delinquent payment is received, work shall resume as per this contract on your next scheduled service day. Any days missed due to a work stoppage for lack of payment shall be billed at the full monthly rate. A work stoppage shall not reduce the monthly payment due contractor nor shall additional work from contractor be due owner.

4. Cancellation Provisions:

- A. Contractor may cancel this Agreement for reasonable cause upon fifteen (15) day written notice to the Owner at the address provided below.



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IL (708) 799 6228 • IN (219) 736 6228

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B. Owner may cancel this Agreement upon the following conditions: prior to cancellation for a poor performance, Owner must give Contractor written notice within fifteen (15) days of the alleged performance deficiency. Contractor shall then have thirty (30) days or until the next reasonable opportunity to provide a similar service, whichever is later, to cure the deficiency. If Contractor has then failed to take reasonable steps to cure the deficiency, then Owner may cancel this Agreement, within fifteen (15) days of the failure to cure the deficiency, by providing written notice of cancellation to the Contractor at the address provided below.

C. Owner agrees that at the time of termination Contractor may not be fully compensated for all services rendered. Owner also agrees that the services provide for in this contract are not evenly divided by month, and even if all monthly payments have been made by Owner at the time of termination that additional monies may be due Contractor. Within thirty (30) days of termination, Contractor shall submit to Owner an itemized statement of services and their charges. This statement shall also show any and all payments made by Owner and any balance due for itemized services performed.

D. OWNER AND CONTRACTOR ALSO HAVE THE RIGHT TO CANCEL THIS AGREEMENT PROVIDED A 15-DAY WRITTEN NOTICE IS GIVEN TO THE OTHER PARTY.
5. Additional Costs to Owner: INITIAL INITIAL

The Contract Price provided for in this agreement is based on the provision of services as listed on page 2 and attached hereto. Any additional services requested by Owner from Contractor for landscape maintenance shall be billed to Owner at Contractor's usual and customary charges for material and labor then in effect and agreed upon in writing at the time requested by Owner.

6. Insurance:

During the term of this agreement, Contractor agrees to carry a minimum of the following overages:

Contractors General Liability:	\$1,000,000.00
Workmen's Compensation:	\$ 500,000.00
Automobile Liability:	\$ 500,000.00
Property Damage:	\$ 500,000.00
Umbrella Insurance:	\$1,000,000.00

Contractors Insurance coverage will not be reduced, changed, or cancelled without a fifteen (15) day written notice from the contractor or his insurance agent.

7. Notice:

Any notice that may be required under this Agreement shall be sent to the appropriate party by addressing the notice to the party at the address listed below with proper postage prepaid. Notice shall be deemed to have been given when received by certified mail. Notice shall not be given orally or to any field personnel.



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tel (708) 789 6228 • IN (210) 790 0228
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- B. Owner may cancel this Agreement upon the following conditions: prior to cancellation for a poor performance, Owner must give Contractor written notice within fifteen (15) days of the alleged performance deficiency. Contractor shall then have thirty (30) days or until the next reasonable opportunity to provide a similar service, whichever is later, to cure the deficiency. If Contractor has then failed to take reasonable steps to cure the deficiency, then Owner may cancel this Agreement, within fifteen (15) days of the failure to cure the deficiency, by providing written notice of cancellation to the Contractor at the address provided below.
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- D. OWNER AND CONTRACTOR ALSO HAVE THE RIGHT TO CANCEL THIS AGREEMENT PROVIDED A 15-DAY WRITTEN NOTICE IS GIVEN TO THE OTHER PARTY.
- 5. Additional Costs to Owner: INITIAL *JP* INITIAL

The Contract Price provided for in this agreement is based on the provision of services as listed on page 2 and attached hereto. Any additional services requested by Owner from Contractor for landscape maintenance shall be billed to Owner at Contractor's usual and customary charges for material and labor then in effect and agreed upon in writing at the time requested by Owner.

6. Insurance:

During the term of this agreement, Contractor agrees to carry a minimum of the following overages:

Contractors General Liability:	\$1,000,000.00
Workmen's Compensation:	\$ 500,000.00
Automobile Liability:	\$ 500,000.00
Property Damage:	\$ 500,000.00
Umbrella Insurance:	\$1,000,000.00

Contractors Insurance coverage will not be reduced, changed, or cancelled without a fifteen (15) day written notice from the contractor or his insurance agent.

7. Notice:

Any notice that may be required under this Agreement shall be sent to the appropriate party by addressing the notice to the party at the address listed below with proper postage prepaid. Notice shall be deemed to have been given when received by certified mail. Notice shall not be given orally or to any field personnel.



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8. Entire Agreement:

This Contract contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Contract. This Contract supersedes any prior written or oral agreements, negotiations, or representations between the parties. This contract is only for the provisions of landscape maintenance as listed on page two of this contract and has no bearing on any other contract(s) that may exist.

9. Amendment and Assignment:

This Contract may be modified or amended in writing, if the writing is signed by all parties obligated under the amendment. If needed, this contract may be assigned by Contractor to a unknown third party without Owners prior consent.

10. Severability:

If any provision of this Contract will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provisions will be deemed to be written, construed, and enforced as so limited.

11. Enforcement and Interpretation of Agreement:

This Agreement shall be interpreted and enforced pursuant to the laws of the State of Illinois. In the event that collections proceedings become necessary to collect amounts due under this Agreement, the customer agrees to pay all costs of collections including reasonable attorney fees and court costs.

12. Hold Harmless:

Except to the extent of Contractor's negligence or willful misconduct, the Owner shall indemnify, defend, and hold harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including without limitation, reasonable attorneys' fees, which may be imposed upon, incurred by, or asserted against Contractor and arise out of, or in connection with the use, occupancy, or maintenance of the Premises by, though, or under the owner.

13. Authority to Enter Agreement:

Owner Acknowledges and affirms that this Agreement has been duly authorized and approved by its governing board of directors, and that Contractor is relying on this representation in its agreement to provide services to the Owner.



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IN WITNESS WHEREOF, the parties have entered into this Agreement on the day and date first written above.

Owner or Authorized Agent:

Villas Of Glenwood
C/O: Julie Tillman
Glenwoodie Drive & Hartland Drive
Glenwood, IL 60425

Contractor:

Lukadia, Inc. D/B/A
Suburban Landscaping And Lawn Maintenance
P.O. Box 1145
Homewood, IL 60430

By: Julie Tillman

By: James B. Propst

Printed Name: Julie Tillman

Printed Name: James B. Propst

Title: Office Manager

Title: Maintenance Division Manager

Date Signed: 4-16-13

Date Signed: 2/28/13

Phone Number: (815) 485-3411

Phone Number: (708) 799-6228

For better service, reduced problems, better communications, and quicker responses, please complete the following information.

Multi-Family Properties:

Board President (Print Name): _____ Phone: _____
Board President (Address): _____
Other Board Member (Printed Name): _____ Phone: _____
Other Board Member (Printed Name): _____ Phone: _____

Commercial/Industrial Properties:

Maintenance Manager (Print Name): Bill Bolker Phone: (815) 485-3411
Maintenance Personnel (Print Name): _____ Phone: _____
Nighttime Contact (Printed Name): Julie Tillman Phone: (815) 545-9053

Billing Information:

Billing Contact or A/P Name: Julie Tillman Title: Office Mgr
Address: 1316 N. Cedar Road City/Zip: New Lenox, IL 60451
Phone: (815) 485-3411 Fax: (815) 485-7045

To accept this agreement, please sign the proposal and send the original to our office. Please keep a copy for your records. For faster service, a facsimile to 708-756-1122 will be accepted for ten days.



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This proposal may be withdrawn by Suburban Landscaping if not accepted within 20 days. This agreement will be considered valid when received in the Suburban Landscaping office via facsimile or the U. S. Postal Service.

Please note that video cameras are used to supervise men, inspect properties, plan landscape designs, and several other reasons. If there is an objection to this type of quality control method, please notify us in writing.

Please note that all material in this proposal, including but not limited to wording, prices, and format, is protected by Trademark and copyright protection. This proposal is intended solely for the use of the person or persons whose name (s) appear on this proposal. Reproduction of this material is strictly prohibited.

It has been a pleasure to provide you with this proposal and we would like to thank you for the opportunity to serve you. We look forward to establishing a relationship with you, your property, and your community for many years to come. If you have any questions or comments, now or in the future, please feel free to contact our office.

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Suburban Landscaping



966 Lambrecht Rd., Unit C
Frankfort, IL 60423
(815)469-5566

2013 RENEWAL LETTER

SEP 19 2012

Dear Valued Customer,

As 2012 draws to a close, we want to thank you for your continued patronage. After several relatively nice summers the last couple of years, 2012 proved to be one of the more challenging ones (22 days of 90+ degree heat, extended periods of negligible rainfall, unprecedented sod webworm activity throughout the region, etc.), but we made it through. Today, your last regularly scheduled lawn fertilizer treatment was done. This concludes your lawn service for the 2012 season, unless you are scheduled for an aeration, seeding or tree service, which will be done in September or October. Please note that conditions such as disease activity and/or insect activity can still occur throughout the remainder of the season, so do not hesitate to call us if you see any problems arise.

We appreciated the opportunity to be your lawn care provider this year and look forward to servicing your lawn again in 2013. We had managed to keep our prices the same for the past several years, but due to the rising cost of fuel, as well as fertilizer, we've had to adjust our prices somewhat in order to provide you with the same quality service. In our efforts to reward our loyal customers we have only raised their prices slightly, while increasing new customer prices a little more to cover the difference. Your lawn fertilizer applications will increase by only one dollar per application, while grub control prices will increase by three dollars. Aeration prices will increase by five dollars. Tree/shrub prices will remain the same.

In order to better service your needs, we have made modifications to our renewal form, which you will find on the backside of this sheet. There are two options to choose from: **1)** Simply check off the **first box** in each column to **keep your program the same** and NO changes will be made to your existing service (NOTE: If you do not have any tree services, checking "keep everything the same" will NOT add any services). **2)** Checking the "*please change my program*" box will allow you to add or remove services for 2013. After checking this box, you need to go down the list and write in "**add**" or "**remove**" next to the services listed. The changes will be made to your account upon receiving this form. If you are unsure as to what services you currently have, please call the office for further assistance. This will help us set up your 2013 program exactly the way you want it. So please take the time to fill this out and send it back with your current payment. You may also phone in your response by contacting the office and speaking with our staff, or leaving a voice message 24 hours a day. If you are uncertain as to your plans for next year (i.e. possibly moving), you can still set up the service on a call a head basis, which you then may adjust in the spring or any time during the season.

We are offering a 2% discount for any of our customers who wish to prepay. This option will help to alleviate the need to send payment checks, help avoid late fees and save you a little bit of money as well. If you desire to do this, please check the box on back and we will call you with the total amount due. We thank you for trusting us with your lawn and tree needs.

Respectfully,

Jim Webb
Owner

HECK 1 OF THE FIRST TWO BOXES

KEEP EVERYTHING THE SAME AS
LAST YEAR'S LAWN PROGRAM
(Discounts & Coupons Excluded)

Please CHANGE my program (see below)
(Write ADD or REMOVE in blanks)

- 5-Step Fertilization Program
- 4-Step Fertilization Program
- Other Type Fertilization Program
 - Round 1
 - Round 2
 - Round 3
 - Round 4
 - Round 5
- Grub Application
- Spring Aeration
- Fall Aeration
- Seeding (as needed)
- Mosquito/Perimeter Pest Control Sprays
(write in how many sprays you'd like: 1-5)
- Weed Control Only Sprays
(write in how many sprays you'd like: 1-4)
- Vegetation Control
(write in how many sprays you'd like: 1-3)
- Spring Gypsum
- Fall Gypsum
- Early-Season Fungicide Spray
- Miscellaneous (Please fill in)

CHECK 1 OF THE FIRST TWO BOXES

KEEP EVERYTHING THE SAME AS
LAST YEAR'S TREE PROGRAM
(Discounts & Coupons Excluded)

Please CHANGE my program (see below)
(Write ADD or REMOVE in blanks)

- Spring Fertilization
- Fall Fertilization
- Early-Season Insecticide / Fungicide Spray
- Mid-Season Insecticide Spray
- Late-Season Insecticide Spray
- Apple Scab Spray 1
- Apple Scab Spray 2
- Apple Scab Spray 3
- Dormant Oil Spray
- Spring Pruning
- Summer Pruning
- Fall Pruning
- Spring Systemic Spray
- Fall Systemic Spray
- Geese Repellent Spray
(write in how many sprays you'd like: 1-4)
- Spring Deer Repellent Spray
- Fall Deer Repellent Spray
- Anti-Desiccant Spray

NAME: Villas of Glenwood /
Lincoln-way Homes
Billing ADDRESS: 1316-N. Cedar Rd.
New Lenox IL 60451

PHONE NUMBER: _____

CALL AHEAD: YES / NO

PREPAYING: YES / NO

Service Addresses:
465, 81, 82, 8b, 90 Glenwoodie Dr.
Glenwood, IL

We have the right to cancel service with a 30-day notice.
Arlin Tillman 12-17-13

4:19 PM
07/24/13

VILLAS OF GLENWOOD TOWNHOME OWNERS ASSOCIATION
Open Invoices
As of July 24, 2013

Type	Date	Num	Terms	Due Date	Aging	Open Balance
MERRICK, MR. & MRS. WAYNE						
Invoice	9/18/2012	2012/15	Net 15	10/3/2012	294	352.00
Invoice	1/29/2013	2013/4	Net 15	2/13/2013	161	363.00
Invoice	3/15/2013	2013/8	Net 15	3/30/2013	116	363.00
Invoice	6/15/2013	2013/12	Net 15	6/30/2013	24	363.00
Total MERRICK, MR. & MRS. WAYNE						1,441.00
TOTAL						1,441.00

4:21 PM

07/24/13

VILLAS OF GLENWOOD TOWNHOME OWNERS ASSOCIATION
Customer Balance Detail
As of July 24, 2013

Type	Date	Num	Amount	Balance
MERRICK, MR. & MRS. WAYNE				2,178.00
Invoice	1/29/2013	2013/4	363.00	2,541.00
Invoice	3/15/2013	2013/8	363.00	2,904.00
Payment	5/23/2013	586	-1,100.00	1,804.00
Payment	6/4/2013	587	-726.00	1,078.00
Invoice	6/15/2013	2013/12	363.00	1,441.00
Total MERRICK, MR. & MRS. WAYNE			-737.00	1,441.00
TOTAL			-737.00	1,441.00

PAID \$1,826.00 toward back assessments due

REAL ESTATE SALE CONTRACT TO SELL PROPERTY AND ACCEPT A DEED IN LIEU OF DEBT

This Agreement, made and entered into this ____ day of September, 2013, by and between the Village of Glenwood, Illinois, an Illinois home rule municipality ("Glenwood"), the First National Bank of Manhattan as Trustee under a Trust Agreement dated July 1, 2004 and known as Trust No. 441 ("Trustee"), Lincoln-Way Homes, LLC. ("Homes"), a Limited Liability Company, Lincoln-Way Partners, Inc. ("Partners"), an Illinois Corporation, and William N. Bolker and Claudia Bolker ("Bolkers"). Glenwood, Trustee, Homes Partners, William N. Bolker and Claudia Bolker may be collectively referred to as "Parties." Trustee, Homes Partners, William N. Bolker and Claudia Bolker may be collectively referred to as "Sellers".

Whereas, Lincoln-Way Partners, Inc. ("Partners") entered into a contract for the purchase of certain real estate from Glenwood, dated June 16, 2003 which was subsequently amended and replaced by a later agreement between Lincoln-Way Partners, Inc. dated May 5, 2005 ("Development Contract");

Whereas, the Development Contract, in general, addressed the terms and conditions pursuant to which the Partners would purchase certain property and develop same in three phases within the Village of Glenwood;

Whereas, pursuant to the Development Contract, Trustee purchased certain subdivided lots for which Partners and Homes proceeded to make improvements, and sold residential units on some of the lots.

Whereas the Trustee is still the legal owner of the following properties that were purchased pursuant to the Development Contract that are legally described below as Parcels 1 and 2:

Parcel 1:

Lots 1 through 12, both inclusive, Lots 14, 15, 17, 18, 20, 22, the south 68.29 feet of lot 23, and lots 24 and 25, in the Villas of Glenwood Subdivision Unit 1, being a subdivision of part of the Northwest ¼ of section 10, Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded on February 23, 2004 as document number 0405427082 in the office of the Cook County Recorder of Deeds

<u>Lot No.</u>	<u>PIN</u>	<u>Address</u>	
1	32-10-103-001-0000	492 & 488 Heartland Drive	vacant
2	32-10-103-002-0000	484 & 480 Heartland Drive	vacant
3	32-10-103-003-0000	478 & 472 Heartland Drive	vacant
4	32-10-103-004-0000	468 & 464 Heartland Drive	vacant
5	32-10-103-005-0000	460 & 456 Heartland Drive	vacant

6	32-10-103-006-0000	444 & 440 Glenwoodie Drive	vacant
7	32-10-103-007-0000	436 & 432 Glenwoodie Drive	vacant
8	32-10-103-008-0000	428 & 424 Glenwoodie Drive	vacant
9	32-10-105-001-0000	377 Glenwoodie Drive	vacant
10	32-10-105-002-0000	385 Glenwoodie Drive	vacant
11	32-10-105-003-0000	393 Glenwoodie Drive	vacant
12	32-10-105-004-0000	401 Glenwoodie Drive	Townhome (single)
14	32-10-105-006-0000	417 Glenwoodie Drive	Townhome (single)
15	32-10-105-007-0000	425 Glenwoodie Drive	vacant
17	32-10-105-009-0000	441 Glenwoodie Drive	vacant
18	32-10-105-010-0000	449 Glenwoodie Drive	vacant
20	32-10-105-012-0000	465 Glenwoodie Drive	Townhome (Single)
22	32-10-105-014-0000	481 Glenwoodie Drive	Townhome (Single)
23A	32-10-104-005-0000	482 Glenwoodie Drive	Townhome (Duplex)
24	32-10-104-002-0000	493 & 491 Heartland Drive	vacant
25	32-10-104-003-0000	490 & 486 Glenwoodie Drive	Townhome (Duplex)

Parcel 2:

Lot 26 in the Villas of Glenwood Subdivision Unit 2, being a subdivision of part of the Northwest ¼ of section 10, Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois according to the plat thereof recorded on April 7, 2006, as document number 0609734102 in the office of the Cook County Recorder of Deeds

Lot 26 PIN: 32-10-105-015-0000 487 Glenwoodie vacant

(Hereinafter, the legal descriptions referred to above of Parcel 1 and Parcel 2 shall be jointly referred to as the "Subject Property", with individual references to the property described above as Parcel 1 being referred to as "Parcel 1" and individual references to the property described above as Parcel 2 being referred to as "Parcel 2")

Whereas, development of the Subject Property by Partners and other development activities contemplated by the Development Contract were not fulfilled. Development activities which were not completed include, but are not limited to, the completion of the top finish coat on

the streets, the installation of sidewalks, completion of landscape plantings, completion of street lighting, the conveyance of public improvements to Glenwood, the completion of the construction of residential units and the timely purchase and development of the Phase 3 property;

Whereas, in order to pursue the development contemplated by the Development Contract, Homes executed a certain Promissory Note dated June 24, 2005 which is currently owned by RBS Citizens, N.A. and which is further described and referred to as "Note I" in a document titled "Assignment of Loan Documents" which is attached hereto as Exhibit 1;

Whereas, Note I is secured by: (1) a certain Mortgage dated June 24, 2005 given by Trustee and recorded on July 7, 2005 as Document Number 0518833181 which is further described in and referred to as "Mortgage I" in a document titled "Assignment of Loan Documents" which is attached hereto as Exhibit 1; (2) a certain Assignment of Rents dated June 24, 2005 given by Trustee and recorded with the Recorder on July 7, 2005 as Document Number 0518833182 which is further described in and referred to as "Assignment of Rents I" in a document titled "Assignment of Loan Documents" which is attached hereto as Exhibit 1; (3) certain Commercial Security Agreement dated June 24, 2005 given by Homes which is further described in and referred to as "Commercial Security Agreement" in a document titled "Assignment of Loan Documents" which is attached hereto as Exhibit 1; and (4) a certain Guaranty of Completion and Performance Agreement dated June 24, 2005 given by the Homes, Partners, William N. Bolker, and Claudia K. Bolker which is further described in and referred to as "Guaranty of Completion and Performance" in a document titled "Assignment of Loan Documents" which is attached hereto as Exhibit 1;

Whereas, Note I and Mortgage I were modified by a certain Third Loan Modification and Extension Agreement and Modification of Mortgage entered into between Debtor and Trustee, as borrowers; Lincoln-Way Partners, Inc., an Illinois corporation, William N. Bolker, and Claudia K. Bolker, as Guarantors; and Assignor made as of August 15, 2009 and recorded with the Recorder on January 5, 2010 as Document Number 1000533075 (the "*Third Loan Modification*").

[NOTE: The above Third Modificatino also refers to a Construction Loan Agreement dated Dated June 25, 2005 Bank needs to check this]

[NOTE: where is the 1st and 2nd loan Modifications; Bank needs to check this]

Whereas, in order to pursue the development contemplated by the Development Contract, Homes also executed a certain Promissory Note dated July 15, 2005 which is currently owned by

RBS Citizens, N.A. and which is further described and referred to as "Note II" in a document titled "Assignment of Loan Documents" which is attached hereto as Exhibit 1;

Whereas, Note II is secured by: (1) a certain Mortgage dated July 15, 2005 given by Trustee and recorded on August 10, 2005 as Document Number 0522204166 which is further described in and referred to as "Mortgage II" in a document titled "Assignment of Loan Documents" which is attached hereto as Exhibit 1; (2) a certain Assignment of Rents dated July 15, 2005 given by Trustee and recorded with the Recorder on August 10, 2005 as Document Number 0522204167 which is further described in and referred to as "Assignment of Rents II" in a document titled "Assignment of Loan Documents" which is attached hereto as Exhibit 1; and (3) certain Commercial Guaranties dated July 15, 2005 given by Partners, William N. Bolker, and Claudia K. Bolker which is further described in and referred to as the "Commercial Guaranties" in a document titled "Assignment of Loan Documents" which is attached hereto as Exhibit 1;

Whereas, Note II and Mortgage II were modified by a certain Modification of Mortgage dated January 15, 2007 entered into by Trustee and Assignor's predecessor in interest, FNB, and recorded on April 15, 2007 as Document Number 0710718019 which is described in and referred to as the "Modification" in a document titled "Assignment of Loan Documents" which is attached hereto as Exhibit 1;

Whereas, Note II and Mortgage II were modified by a certain Fifth Loan Modification and Extension Agreement and Modification of Mortgage entered into between Debtor and Trustee, as borrowers; Lincoln-Way Partners, Inc., an Illinois corporation, William N. Bolker, and Claudia K. Bolker, as Guarantors; and Assignor made as of August 15, 2009 and recorded with the Recorder on January 5, 2010 as Document Number 1000533076 which is described in and referred to as the "Fifth Loan Modification" in a document titled "Assignment of Loan Documents" which is attached hereto as Exhibit 1;

[NOTE: The above Fifth Modification also refers to a Construction Loan Agreement dated Dated June 25, 2005 Bank needs to check]

[NOTE: where is the 1st through 4th loan Modifications; Bank to check]

Whereas, Note I, Note II, Mortgage I, and Mortgage II are further secured by a certain Junior Mortgage and Security Agreement entered into by Trustee and Assignor dated as of August 15, 2009 and recorded with the Recorder on January 5, 2010 as Document Number 1000533073 which is described in and referred to as the "Junior Mortgage I" in a document titled "Assignment of Loan Documents" which is attached hereto as Exhibit 1;

Whereas, Note I, Note II, Mortgage I, and Mortgage II are further secured by a certain Junior Mortgage and Security Agreement entered into by Trustee and Assignor dated as of August 15, 2009 and recorded with the Recorder on January 5, 2010 as Document Number 1000533074 which is described in and referred to as the "Junior Mortgage II" in a document titled "Assignment of Loan Documents" which is attached hereto as Exhibit 1;

Whereas, Note I, Note II, Mortgage I, Mortgage II, Assignment of Rents I, Assignment of Rents II, Commercial Security Agreement, Guaranty of Completion and Performance, Commercial Guarantees, Third Loan Modification, Modification, Fifth Loan Modification, Junior Mortgage I, Junior Mortgage II, and various other related documents pertaining to collateral for Note I and Note II, each as amended, modified, extended, reaffirmed and revised from time to time are hereinafter collectively referred to as the "Loan Documents"), are currently subject of a foreclosure lawsuit titled *RBS Citizens, N.A. v. First National Bank of Manhattan, et al.* (Case No. 11 CH 27744), where an Amended Judgment of Foreclosure was ordered on May 28, 2013 in the Circuit Court of Cook County, Cook County, Illinois (the "Lawsuit");

Whereas, by a letter dated June 5, 2013, Homes, by a letter signed by its manager, William Bolker, offered to deed all of the Subject Property to Glenwood if Glenwood would acquire the rights to the Loan Documents and release Lincoln-Way Homes, LLC., Lincoln-Way Partners, Inc., William N. Bolker and Claudia Bolker from any personal liability on the Loan Documents.

Whereas, in reliance on the offer contained in the June 5, 2013 letter, Glenwood has pursued the negotiation of an agreement with RBS Citizens N.A. for an assignment of the Loan Documents to it; and

NOW, THEREFORE, in consideration of the foregoing recitals and of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Village of Glenwood, ("Glenwood"), the First National Bank of Manhattan as Trustee under a Trust Agreement dated July 1, 2004 and known as Trust No. 441 ("Trustee"), Lincoln-Way Homes, LLC. ("Homes"), a Limited Liability Company, Lincoln-Way Partners, Inc. ("Partners"), an Illinois Corporation, and William N. Bolker and Claudia Bolker ("Bolkers") do hereby agree as follows:

1. **Recitals.** The representations and recitations set forth in the foregoing recitals are true, correct, material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Section.

2. **Warranties.** All the warranties and representations made in this Real Estate Sale Contract To Sell Property And Accept A Deed In Lieu Of Debt by the First National Bank of Manhattan as Trustee under a Trust Agreement dated July 1, 2004 and known as Trust No. 441, Lincoln-Way Homes, LLC., Lincoln-Way Partners, Inc., William N. Bolker and Claudia Bolker

are material to the Village of Glenwood and are being relied on by the Village. Trustee, Homes, Partners, William N. Bolker and Claudia Bolker understand that the Glenwood would not proceed with the transaction herein contemplated if the warranties made by Trustee, Homes, Partners, William N. Bolker and Claudia Bolker were not true and correct and that the breach of any warranties and representations made by Trustee, Homes, Partners, William N. Bolker and Claudia Bolker will be a material misrepresentation and that the Village's performance under this Agreement shall be contingent upon the truth of each and every one of said warranties and representations. In accordance with the forgoing, Trustee, Homes, Partners, William N. Bolker and Claudia Bolker each make the following warranties and material representations to Glenwood:

- A. There are no mortgages, liens, mechanics liens or judgments or other types of liens that have been or could be recorded against any portion of the Subject Property other than those interests referred to in the title commitment attached as Exhibit__.
- B. They are not a party to any litigation (other than the Lawsuit currently pending in the Circuit Court of Cook County as Case No. 11 CH 27744), administrative proceeding or other type of proceeding which if decided adversely could result in any type of judgment that could result in the filing of any judgment lien against any portion of the Subject Property.
- C. No work has been performed on any portion of the Subject Property or on any other property for the benefit of the Subject Property which has not been paid for that could result in the filing of any mechanics lien against any portion of the Subject Property.
- D. They have not received any notice of any mechanics liens pertaining to any portion of the Subject Property or on any other property for the benefit of the Subject Property.
- E. The closing of the transaction contemplated herein is in the best financial interests of Trustee, Homes, Partners, William N. Bolker and Claudia Bolker because: (1) they are being released from their existing obligations to perform work pertaining to the development of the Subject Property which include, but are not necessarily limited to, the completion of streets, street lighting, sidewalk and landscaping improvements; (2) they are being released from any future obligation to maintain water mains, sanitary sewer mains and storm sewers/detention facilities upon the transfer of such public improvements to the Village; (3) the completion of the transaction contemplated herein will allow unpaid taxes that have already been sold to tax purchasers to be redeemed so as to prevent the potential loss of their interest in those portions of the Subject Property that have

been sold for the failure to pay property taxes; and (4) they will not need to expend additional funds to complete improvements on lots so that they can be sold. (5) the consideration given by each under this agreement is of substantially equal value.

- F. As a result of the benefits of this transaction, Trustee, Homes, Partners, William N. Bolker and Claudia Bolker will not be rendered insolvent, will not have any cause or reason to file for any bankruptcy protection and will not be eligible to file for bankruptcy protection.
- G. The transaction contemplated herein is in the best interests of Trustee, Homes, Partners, William N. Bolker and Claudia Bolker and is being voluntarily entered into by each of them without any pressure, advantage, duress, or undue influence on the part of any entity including, but not limited to RBS Citizens, N.A or the Village of Glenwood.
- H. Trustee, Homes, Partners, William N. Bolker and Claudia Bolker each represents that it did not use the services of any real estate broker and that no broker's commission needs to be paid.
- I. **Loan Documents.** First National Bank of Manhattan as Trustee under a Trust Agreement dated July 1, 2004 and known as Trust No. 441, Lincoln-Way Homes, LLC., Lincoln-Way Partners, Inc., William N. Bolker and Claudia Bolker each acknowledge and agree that the Loan Documents as described in this Agreement are, and continue to be, valid, binding and enforceable liens which secure the amounts owed under the Loan Documents. The copies of the Loan Documents attached to the Assignment of Loan Documents attached as Exhibit 1 are true and correct and shall be valid and enforceable against each of the signatories even if any of said documents shall not contain original signatures.
- J. **Waiver of Defenses to Loan Documents.** First National Bank of Manhattan as Trustee under a Trust Agreement dated July 1, 2004 and known as Trust No. 441, Lincoln-Way Homes, LLC., Lincoln-Way Partners, Inc., William N. Bolker and Claudia Bolker each state and warrant that they have no defense, counterclaim, offset, claim or demand which could be asserted to reduce or eliminate all or any part of their respective liabilities or obligations on any on the Loan Documents which could be asserted to mitigate or excuse any defaults by any of them to the payment or the performance of their respective liabilities under the Loan Documents. Trustee, Homes, Partners, William N. Bolker and Claudia Bolker each state and warrant that they will not assert any presently

existing cause of action, claim, or demand against Village, for any matter arising out of or in connection with the Loan Documents.

3. **Deed.** Trustee, Homes, Partners, William N. Bolker and Claudia Bolker shall convey or cause to be conveyed all of the Parcel 1 property to Glenwood, at closing, by a recordable trustee's deed in lieu of foreclosure, with release of homestead rights, if any, subject only to: (a) (b) general taxes for the year 2013 (payable in 2014) which are not yet due and payable; (c) general taxes for the year 2014 and subsequent years (d) exceptions 13-18, inclusive and 23-32, inclusivelisted in Schedule B to the title commitment attached as Exhibit 5 hereto and (e) the rights of the Tenant to PIN 32-10-105-014-0000 as disclosed in the Landlord and Tenant estoppels certificates approved by the Village Trustee, Homes, Partners, William N. Bolker and Claudia Bolker shall also convey or cause to be conveyed all of the Parcel 2 property to Glenwood, at closing, by a recordable trustee's deed, with release of homestead rights, if any, subject only to: (a) general taxes for the year 2013 (payable in 2014) which are not yet due and payable; (b) general taxes for the year 2014 and subsequent years and (c) exceptions 34-39, inclusivelisted in Schedule B to Exhibits hereto.

4. **AS IS Condition.** Glenwood accepts the Subject Property from Trustee, Homes, Partners, William N. Bolker and Claudia Bolker in "AS-IS CONDITION" without warranty or any construction guarantee on any improvements located on the Subject Property. Glenwood represents that it has made a complete inspection and completed its Due Diligence on the Subject Property and accepts the Subject Property in its current condition without any warranty or construction guarantee as to any of the improvements.

5. **Closing.** The closing shall be on or before _____ or on the date, if any, to which such time is extended by reason of paragraph 12 hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of the title company, provided title for the Subject Property is shown to be good or is accepted by Glenwood. The Closing shall be through a Title Company escrow and conducted simultaneously with the closing upon the Assignment of all the Loan Documents to Glenwood pursuant an executed agreement between Glenwood and RBS Citizens, N.A. in a form substantially similar to that attached hereto as Exhibit 1. On or prior to the Closing Date, a closing escrow shall be established and agreed to by Glenwood, RBS, Trustee, Homes, Partners, William N. Bolker and Claudia Bolker with the Title Company through which the transfer of Subject Property shall be closed (the "Closing Escrow"). The escrow instructions establishing the Closing Escrow shall be in the form customarily used by the Title Company with such special provisions added thereto as may be required to conform to the provisions of this Agreement and the provisions of the agreement between Glenwood and RBS for the assignment of the Loan Documents. The Closing Escrow shall be auxiliary to this Agreement, and this Agreement shall not be merged into nor in any manner be superseded by the escrow. The escrow costs and fees shall be shared equally by Glenwood and the Sellers. Closing shall be contingent upon each and every one of the following:

- (a) The execution and closing upon an agreement satisfactory to the Village for the Assignment of all the Loan Documents to the Village from RBS Citizens, N.A.

("RBS"), which agreement shall provide: (1) that the Title Company shall pay all property taxes due and payable for the Parcel 1 property from the amount paid by Glenwood to RBS; (2) a tax proration agreement with RBS satisfactory to Glenwood giving Glenwood credit at the closing for the estimated 2013 taxes (payable in 2014) for the Parcel 1 property and re-proration of same upon the issuance of the final 2013 tax bills in 2014.

- (b) Glenwood's receipt of all the originally executed Loan Documents from RBS at closing and a title policy insuring Glenwood's interest and rights as the assignee of said Loan Documents.
- (c) Glenwood's receipt of a certification signed on the date of closing by each of the Sellers swearing under penalty of perjury that all the warranties and representation provided by Trustee, Homes, Partners, William N. Bolker and Claudia Bolker in this Agreement remain true and correct as of the date of closing.
- (d) The ability of Trustee, Homes, Partners, William N. Bolker and Claudia Bolker to transfer all of Subject Property to Glenwood. In the event any portion of the Subject Property cannot be transferred to Glenwood for any reason, this entire Agreement shall be null and void.
- (e) Glenwood's receipt of a title insurance policy showing that Glenwood's title is not subject to any prior property taxes that are due and payable as of the date of closing and not subject to any mortgages, liens or other exceptions other than those permitted in section 3.
- (f) Receipt of all deliverables required from Trustee, Homes, Partners, William N. Bolker and Claudia Bolker in Section 6.
- (g) Glenwood's receipt and approval of the Landlord Estoppels Certificate and Tenant Estoppels Certificate attached as Exhibits 2 and 3 for that portion of the Subject Property known as 481 Glenwoodie Drive, Glenwood, Illinois 60425 (PIN: 32-10-105-014-0000. In the event the lease hold interests disclosed therein are not satisfactory to Glenwood, this Agreement shall be null and void. The completed preliminary Landlord Estoppels Certificates and completed preliminary Tenant Estoppels Certificate shall be delivered to Glenwood at least 5 after execution of this Agreement. The final executed Landlord's Estoppel Certificate and Tenant's Estoppel Certificate approved by Glenwood shall be dated as of the date of closing and delivered to Glenwood at closing and reflect the same conditions as set forth in the preliminary certificates.
- (h) The absence of any leasehold, or possessory interest in any portion of the Subject Property other than the leasehold interest referenced in the above subparagraph (g).

- (i) The receipt of releases of all the assignments of beneficial interests made of the beneficial interest in the land trust that holds legal title to the property from RBS for all portions of the Subject Property. Sellers shall provide Glenwood with an itemization of all the assignments of beneficial interests for all portions of the Subject Property in the form attached as Exhibit 6 within 5 days after this Agreement is signed.
- (j) Glenwood's approval of the accounting received from Sellers pursuant to Section 19.
- (k) The Sellers furnishing the Title Company with a signed estoppels statement and such other documents required by the Title Company in the form required by the Title Company to insure the assignment of the mortgages to the Village from RBS which, at a minimum sets forth that "the lien of the mortgages are still good and valid and, in all respects, free from all defenses, both in law and in equity".

6. Sellers' Deliveries. On the Closing Date, provided all conditions and contingencies have been satisfied, each of the Sellers shall deposit or cause to be deposited with the Title Company (or deliver to Glenwood, or its designee) the following, each duly executed and notarized, as appropriate:

- (i) A Trustee's Deed in lieu of foreclosure meeting all the requirements of this Agreement transferring all portions of the Parcel 1 property to Glenwood.
- (ii) A Trustee's Deed meeting all the requirements of this Agreement transferring all portions of the Parcel 2 property to Glenwood.
- (iii) An ALTA statement and "gap" undertaking in the form customarily required by the Title Company of a seller of property to enable it to issue the Title Policy in accordance with the terms hereof for all portions of the Subject Property;
- (iv) An Affidavit of Title signed by each of the Sellers in the form attached as Exhibit 4.
- (v) All documents necessary to release any mortgages, liens or other interests in the Subject Property other than those created by the Loan Documents.
- (vi) A Bill of Sale in a form satisfactory to Glenwood conveying to Glenwood all personal property located on all portions of the Subject Property.

- (vii) A Bill of Sale in a form satisfactory to Glenwood conveying to Glenwood all lighting improvements, storm water improvements, water main improvements, sanitary sewer improvements, road improvements and other improvements constructed by or for the benefit of any Seller located on any portion of the Subject Property or within any dedicated street within the plat of subdivision for the Villas of Glenwood Unit 1 subdivision or within any utility easement within the plat of subdivision for the Villas of Glenwood Unit 1 and Unit 2 subdivisions and releasing any and all of rights, title and interest in said improvements. Said improvements shall be conveyed "as is".
- (viii) The signed and notarized certifications require by Section 5(c).
- (ix) The final Landlord and final Tenant Estoppels certificates required by Section 5(g).
- (x) All costs, fees and other funds required of Sellers pursuant to this Agreement.
- (xi) Such other documents or deliveries (if any) required pursuant to other provisions of this Agreement, the Closing Escrow, or otherwise reasonably required in order to consummate the transaction contemplated hereby and customarily required by the Title Company of a Seller of property to enable it to issue the Title Policy in accordance with the terms hereof.

7. Glenwood's Deliveries. On the Closing Date, provided all conditions and contingencies have been satisfied, Purchaser shall deposit with Title Company (or deliver to Seller) the following, each dated and duly executed and notarized, as appropriate:

- (i) All affidavits, indemnities, undertakings and certificates customarily required by the Title Company of a purchaser of property to enable it to issue the Title Policy in accordance with the terms hereof.
- (ii) Any amounts necessary to pay any costs and fees required to be paid by Glenwood less any applicable credits.
- (iii) Such other documents or deliveries (if any) required pursuant to other provisions of this Agreement, the Closing Escrow, or otherwise

reasonably required in order to consummate the transaction contemplated hereby.

8. Joint Deliveries. On the Closing Date, provided all conditions and contingencies have been satisfied, the parties shall jointly deposit with Title Company the following, each dated and duly executed and notarized, as appropriate:

- (i) Closing Statement.
- (ii) State, and county transfer tax declarations and any required forms completed to establish any exemption from any real estate transfer taxes that is applicable because the transfer is to a public entity.

9. Closing Costs. The Closing costs shall be paid as follows:

By Sellers:

- (a) Preparation of the Deeds and documents required of the Sellers
- (b) Its legal expenses
- (c) Its share of the Title Company closing escrow fees
- (d) Sellers' cost of the Owner's title insurance policy.
- (e) Any other closing costs charged to the Sellers that are not otherwise allocated pursuant to this Section.

By Glenwood:

- (a) Preparation of the documents required by Glenwood
- (b) Its legal expenses
- (c) Recording fees for the Deed(s)
- (d) Any other closing costs charged to Glenwood that are not otherwise allocated pursuant to this Section.
- (e) Glenwood's share of the Title Company closing escrow fees

10. Release of Liability on the Loan Documents. Upon the closing, Trustee, Homes, Partners, William N. Bolker and Claudia Bolker shall be released by Glenwood from any and all personal liability arising out of arising out of the indebtedness incurred from both Note I and Note II as secured by any of the Loan Documents. Pursuant to 735 ILCS 5/15-1401 Glenwood's acceptance of a deed in lieu of foreclosure for the Parcel 1 property "shall relieve from personal liability all persons who may owe payment or the performance of other obligations secured by the mortgage, including guarantors of such indebtedness or obligations." Pursuant to 735 ILCS 5/15-1401, a deed in lieu of foreclosure for the Parcel 1 property to Glenwood as mortgagee "shall not effect a merger of the mortgagee's interest as mortgagee and the mortgagee's interest derived from the deed in lieu of foreclosure." It is the intent of the Parties that the deed in lieu accepted by Glenwood for the Parcel 1 property shall not effect a merger of the Glenwood's interest as mortgagee in any of the Loan Documents and the Glenwood's

interest derived from the deed in lieu of foreclosure for the Parcel 1 property so that Glenwood may pursue the foreclosure of its rights under any of the Loan Documents solely against the Parcel 1 property in the event the deed in lieu of foreclosure for Parcel 1 is at any time set aside deemed invalid or claimed to be invalid. The requirements of this Section shall survive closing and shall not be merged with the deed(s) at closing.

10A. Lawsuit. After closing Glenwood shall move to substitute itself as Plaintiff in the Lawsuit and terminate the Receiver and shall vacate the judgment of foreclosure and the amended judgment of foreclosure entered against the Sellers as being moot. The order shall provide that the vacation of the judgment and amended judgment it is not a decision on the merits and that any and all mortgages and security interests shall not be extinguished as against the Parcel 1 property pursuant to 735 ILCS 5/15-1401 so that Glenwood may pursue the foreclosure of its rights under any of the Loan Documents solely against the Parcel 1 property in the event the deed in lieu of foreclosure for Parcel 1 is at any time set aside deemed invalid or claimed to be invalid.

11. Title commitment. Sellers have caused to be delivered to Glenwood, the title commitment attached hereto as Exhibit 5 for an owner's title insurance policy issued by Chicago Title Insurance Company in the amount of One Million Dollars (\$1,000,000.00), covering title to all of the Subject Property on or after the date hereof, showing title in the intended Sellers subject only to (a) the general exceptions contained in the policy, (b) the title exceptions set forth above in Section 3, (c) and (c) any other title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Sellers shall so remove at or prior to closing from funds deposited with the Title Company by Sellers. The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Sellers also shall furnish Purchaser an affidavit of title in the form attached as Exhibit 4 covering the date of closing and showing title in Sellers subject only to the permitted exceptions in foregoing items (b) and (c) and unpermitted exceptions or defects in the title disclosed in title commitment as to which the title insurer commits to extend insurance in the manner specified in paragraph 12 below. The cost of the Owner's title insurance policy for Glenwood shall be paid by Sellers.

12. Defects. If the title commitment discloses unpermitted exceptions that render the title unmarketable or unacceptable to Glenwood, Sellers shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment or to correct such defects or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions or survey defects, and, in such event, the time of closing shall be 35 days after delivery of the commitment or the time expressly specified in paragraph 5, whichever is later. If Sellers fail to have the exceptions removed, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions or defects within the specified time, Glenwood may terminate this Agreement or may elect, upon notice to Sellers within 10 days after the expiration of the 30-day period, to take title as it then is. If Glenwood does not so elect, this Agreement shall become null and void without further action of the Parties.

13. **Real estate taxes and proration for the Parcel 2 property (PIN: 32-10-105-015-0000).** Any and all unpaid real estate taxes due and payable prior to closing for the Parcel 2 property shall be paid by the Sellers and shall be made out of proceeds retained by the Title Company out of the Sellers deposit at closing. Sellers shall furnish an estimate of redemption for each lot or portion of the Parcel 2 property at closing which is dated not more than 3 days prior to closing. If the taxes have already been redeemed Sellers shall provide proof of redemption to the Title Company as soon as possible. Sellers shall cooperate with the Title Company on the payment of all unpaid real estate taxes due and payable prior to closing for the Parcel 1 property including any Title Company overdeposit, escrow or other indemnity requirements that are necessary to accomplish payment of such taxes pursuant to the Title Company's usual procedures.

2013 real estate taxes for the Parcel 2 property that are payable in 2014 but not yet due and owing as of the date of closing shall be prorated between RBS and the Village based upon 105% of the total property taxes due for 2012 taxes (payable in 2013). The Sellers shall pay to the Village at closing the estimated amount of the 2013 taxes not yet due and owing as of the date of closing that are due for the period from January 1, 2013 through the date of closing. Then, upon the determination of the actual 2013 property taxes after the issuance of the second installment 2013 tax bill in summer or fall of 2014, the 2013 property taxes shall be reprorated between Sellers and Glenwood with Glenwood (after receiving the benefit of any property tax exemption obtained after closing) responsible for the amount of the 2013 property taxes, if any, attributable to the period of time after the date of closing and Sellers responsible for the amount of the 2013 property taxes for the period of time prior to and including the date of closing. Upon reproration of the 2013 property taxes, Sellers and Glenwood shall pay to the other any amount that may be due.

The reproration requirements of this Section shall survive closing and shall not be merged with the deed(s) at closing.

14. **Real estate taxes and proration for the Parcel 1 property.** Any and all unpaid real estate taxes due and payable prior to closing for the Parcel 1 property shall be paid pursuant to the Assignment of Loan Documents Agreement between RBS and Glenwood. 2013 real estate taxes for the Parcel 1 property that are payable in 2014 but not yet due and owing as of the date of closing shall be prorated between RBS and Glenwood as set forth in the Assignment of Loan Documents Agreement between RBS and Glenwood.

15. **Real Estate Transfer Taxes.** At closing, the Parties shall execute a completed Real Estate Transfer Declaration in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois showing the transfer of the Real Estate to Purchaser as being exempt from the provisions of the Real Estate Transfer Tax Act as well as any documents required by the County in which the property is located.

16. **Mutual Release of Prior Agreements.** In further consideration of the mutual promises and obligations contained in this Agreement, Glenwood and Lincoln-Way Partners, Inc. hereby each to mutually release and discharge each other from any rights and obligations owed to each other under any of their prior agreements including, but not limited to: (1) the Development Contract; (2) an Agreement to Release Contractual Rights and Convey Certain

Public Improvement which was executed on behalf of Partners on January 5, 2011 (“Release Agreement”); (2) a Letter Agreement Between The Village of Glenwood and Lincoln-Way Partners, Inc. which was executed on behalf of Partners on January 5, 2011 (“Letter Agreement”); and (3) a previously unexecuted 2011 Real Estate Contract to sell of the property legally referred to above as Parcel 2 to the Village (“Sale Agreement”). The Development Contract, Release Agreement, Release Agreement and the proposed Sale Agreement shall herein be terminated and hereinafter be referred to as the “Terminated Agreements.” The obligations released include, but are not necessarily limited to the following:

- A. Any right or obligation Glenwood or Lincoln-Way Partners, Inc. would have under any of the Terminated Agreements to purchase or sell any property to the other.
- B. Completion of Unit 1 Streets or other public improvements. Lincoln-Way Partners, Inc. and related entities shall be released from any obligation owed to the Village under any of the Terminated Agreements to complete the final asphalt top coat for all streets serving the Villas of Glenwood Unit 1 or for any obligation to complete any public improvements constructed on the Subject Property or the dedicated streets or utility easements with the Villas of Glenwood Unit 1 and Unit 2 subdivisions and Glenwood Further waives all requirements under its ordinances related to uncompleted improvements.
- C. Glenwood shall be released from any obligation under the Terminated Agreements to make or require reimbursement to Lincoln-Way Partners, Inc. for the costs of any improvements made by Lincoln-Way Partners and shall have no obligation to require that a future developer utilizing the Villas of Glenwood Unit 1 and Unit 2 property or public improvements reimburse Lincoln-Way Partners for their cost of making any improvements. This release includes any obligations imposed upon Glenwood under Section 4 of the Release Agreement.
- D. Upon Glenwood’s receipt of a Bill of Sale at closing conveying all road improvements, lighting improvements, storm water improvements, water main improvements sanitary sewer improvements, sidewalks and other public improvements constructed by Lincoln-Way Partners as part of the development of the Villas of Glenwood Unit 1 and Unit 2, Lincoln-Way Partners and related entities shall be released from any further maintenance responsibilities for such publicly owned improvements.

Notwithstanding the termination of the “Terminated Agreements” and the foregoing releases, Glenwood shall allow the owners of the lots in the Villas of Glenwood Unit 1 continued use of the lighting, storm water, sanitary sewer and water main improvements and road improvements constructed for the Villas of Glenwood Unit 1 and maintain sufficient capacity in said public

improvements for the future development of the vacant property located within the Villas of Glenwood, Unit 1.

18. Lease credits. At closing, Seller shall pay to Glenwood an amount equal to the security deposit paid by the Tenant to the Landlord, as disclosed in the Landlord and Tenant Estoppels Certificates delivered to Glenwood at closing. Glenwood shall also receive a credit for the amount of any rent, additional rent or any other payments made by Tenant pursuant to its lease of the 481 Glenwoodie Drive property for any period after the date of closing.

19. Homeowners Association. Within 5 days after the execution of this Real Estate Contract to Sell Property and Accept a Deed in Lieu of Debt, Sellers' shall cause a copy of detailed and accurate records of payments and revenues (including all bank statements), in chronological order received or made by Sellers or pursuant to the Declaration of Covenants, Conditions Restrictions, Reservations, Equitable Servitudes, Grants and Easements Unit #1 of Villas of Glenwood Townhomes dated July 6, 2005 and recorded as document number 0518753072 (the "Declarations") and any other community instruments, other duly recorded covenants and bylaws and any amendments, articles of incorporation, annual reports, and any rules and regulations pertaining to any association pertaining to the Subject Property.

At closing, Sellers shall pay to Glenwood an amount equal to all funds and reserves held by or on behalf of the Sellers pursuant to the Declarations. Upon closing, Glenwood shall take over and, without any further document, be assigned all the rights and responsibilities of the Developer as set forth in the Declarations. The terms of this section shall survive closing.

20. Lincoln-Way Partners, Inc. and Lincoln Way Homes L.L.C. each agree that they will not file for Bankruptcy for a period of at least one year after this property transfer is closed. Lincoln-Way Partners, Inc. and Lincoln Way Homes L.L.C. each recognize that the Village would not engage in this transaction but for their representations that they will not in any manner be eligible to file for bankruptcy following the closing of this transaction and are herein agreeing not to file for bankruptcy as provided for herein in order to guarantee that this transaction will not be subject to being set aside in any bankruptcy proceeding. The terms of this section shall survive closing.

21. Uniform Vendor and Purchaser Risk Act. The provisions of the Uniform Vendor and Purchaser Risk Act of Illinois shall be applicable to this Agreement.

22. IRS Section 1445. Sellers each represent that they are not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and that they are therefore exempt from the withholding requirements of said Section. Sellers will furnish Glenwood at closing the Exemption Certification set forth in said Section.

23. Time is of the essence. Time is of the essence for this Agreement.

24. Notices. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures with a copy to their respective attorneys. If to Glenwood, a copy shall be sent to John F. Donahue, Rosenthal, Murphey, Coblenz & Donahue, 30 N. LaSalle Street, Suite 1624, Chicago, IL 60602. If to all other party, a copy shall be sent to Wennlund & Associates, 19235 S. wolf Road, Unit 140, Mokena, IL 60448. Except for when delivery of a notice is required, the mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.

25. Amendment. This Agreement may be amended only by the mutual agreement of the Parties evidenced by a written amendment, by the adoption of an ordinance, resolution or motion of the Glenwood approving such written amendment, as provided by law and by the execution of such written amendment by the Parties.

26. Entire Agreement. This Agreement sets forth all agreements, understandings and covenants between and among the Parties relative to the matters herein contained. This Agreement supersedes all prior written agreements, negotiations and understandings, written and oral, and shall be deemed a full integration of the entire agreement of the Parties.

27. Illinois Law. This Agreement shall be construed its accordance with the laws of the State of Illinois.

28. Recording. This Agreement may be recorded by the Village.

29. Interpretations. This Agreement has been jointly negotiated by the Parties and shall not be construed against a Party because that Party may have primarily assumed responsibility for the drafting of this Agreement.

30. Execution. All the parties to this Agreement represent that they are authorized to enter into this agreement.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement pursuant to all requisite authorizations on the dates set forth below.

[signatures are on the next page]

<p>SELLER First National Bank of Manhattan as Trustee under a Trust Agreement dated July 1, 2004 and known as Trust No. 441 ("Trustee")</p> <p>Address _____ Phone _____</p> <p>By: _____</p> <p>Date: _____</p>	<p>SELLER Lincoln-Way Homes, LLC. ("Homes")</p> <p>Address _____ Phone _____</p> <p>By: _____ William N. Bolker Its: Manager</p> <p>Date: _____</p>	<p>GLENWOOD Village of Glenwood One Asselborn Way Glenwood, IL. 60425</p> <p>By: _____ Kerry Durkin Village President</p> <p>Date: _____</p> <p>ATTEST</p> <p>_____ Ernestine Dobbins Village Clerk</p>
<p>SELLER Lincoln-Way Partners, Inc. ("Partners")</p> <p>Address _____ Phone _____</p> <p>By: William N. Bolker Its: President</p> <p>Date: _____</p> <p>Attest:</p> <p>_____ Claudia Bolker, Its: Secretary</p>	<p>SELLER William N. Bolker</p> <p>Address _____ Phone _____</p> <p>_____ William N. Bolker</p> <p>Date: _____</p>	<p>SELLER Claudia Bolker</p> <p>Address _____ Phone _____</p> <p>_____ Claudia Bolker</p> <p>Date: _____</p>

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, as Trustee under a land trust held by the First National Bank of Manhattan as Trustee under a Trust Agreement dated July 1, 2004 and known as Trust No. 441, personally known to me to be the same person whose name is subscribed to the foregoing contract, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as the free and voluntary act of the First National Bank of Manhattan as Trustee under a Trust Agreement dated July 1, 2004 and known as Trust No. 441, for the uses and purposes therein set forth.

Given under my hand and official seal
and sworn to before me this ____th day
of _____, 2013.

Notary Public

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **William N. Bolker**, Manager of Lincoln Way Homes L.L.C. personally known to me to be the same person whose name is subscribed to the foregoing Landlord Estoppels Certificate, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of Lincoln Way Homes L.L.C. for the uses and purposes therein set forth.

Given under my hand and official seal
and sworn to before me this ____th day
of _____, 2013.

Notary Public

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that William N. Bolker, as President of Lincoln-Way Partners, Inc. and Claudia Bolker, as Secretary of Lincoln-Way Partners, Inc., each personally known to me to be the same person whose name is subscribed to the foregoing contract, each appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of Lincoln-Way Partners Inc. for the uses and purposes therein set forth.

Given under my hand and official seal
and sworn to before me this ____th day
of _____, 2013.

Notary Public

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that William N. Bolker personally known to me to be the same person whose name is subscribed to the foregoing contract, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal
and sworn to before me this ____th day
of _____, 2013.

Notary Public

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Claudia Bolker, personally known to me to be the same person whose name is subscribed to the foregoing contract, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal
and sworn to before me this ____th day
of _____, 2013.

Notary Public

DRAFT

EXHIBIT 1

(Assignment of Loan Documents between Glenwood and RBS Citizens, N.A.)

DRAFT

EXHIBIT 2

(Form of Landlord Estoppels Certificate)

DRAFT

EXHIBIT 3

(Form of Tenant Estoppels Certificate)

DRAFT

EXHIBIT 4

(Affidavit of Title form for each Seller)

DRAFT

EXHIBIT 5

(Title Commitment)

DRAFT

EXHIBIT 6

(Form of release of assignment of beneficial interest)

DRAFT

COMMITMENT FOR TITLE INSURANCE



Chicago Title Insurance Company

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, for valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the Land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Issued By:

CHICAGO TITLE COMPANY, LLC
15255 S 94TH AVE. STE 604
ORLAND PARK, IL 60462

Refer Inquiries To:
(708) 226-0700

CHICAGO TITLE INSURANCE COMPANY

By

Authorized Signatory



Commitment No.: 1412 008859929 OP

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

YOUR REFERENCE: FNB TRUST TO VILLAGE OF GLENWOOD

ORDER NO.: 1412 008859929 OP

EFFECTIVE DATE: JULY 30, 2013

1. POLICY OR POLICIES TO BE ISSUED:

OWNER'S POLICY: ALTA OWNER'S 2006 W/SIGNATURE
AMOUNT: \$1,000,000.00
PROPOSED INSURED: VILLAGE OF GLENWOOD.

2. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS FEE SIMPLE, UNLESS OTHERWISE NOTED.
3. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS AT THE EFFECTIVE DATE VESTED IN:
FIRST NATIONAL BANK OF MANHATTAN, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 2004
KNOWN AS TRUST NUMBER 441.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1412 008859929 OP

4A. LOAN POLICY 1 MORTGAGE OR TRUST DEED TO BE INSURED:

NONE

4B. LOAN POLICY 2 MORTGAGE OR TRUST DEED TO BE INSURED:

NONE

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1412 008859929 OP

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

PARCEL 1:

LOTS 1 THROUGH 12, BOTH INCLUSIVE; LOTS 14, 15, 17, 18, 20 AND 22; THE SOUTH 68.29 FEET OF LOT 23; LOTS 24 AND 25 IN THE VILLAS OF GLENWOOD SUBDIVISION UNIT ONE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2004, AS DOCUMENT 0405427082, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 26 IN THE VILLAS OF GLENWOOD SUBDIVISION UNIT TWO, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 2006, AS DOCUMENT 0609734102, IN COOK COUNTY, ILLINOIS.

CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT FOR TITLE INSURANCE
 SCHEDULE B

ORDER NO.: 1412 008859929 OP

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

GENERAL EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
6. IF EXTENDED COVERAGE OVER THE FIVE GENERAL EXCEPTIONS IS REQUESTED, WE SHOULD BE FURNISHED THE FOLLOWING:
 - A. A CURRENT ALTA/ACSM OR ILLINOIS LAND TITLE SURVEY CERTIFIED TO CHICAGO TITLE INSURANCE COMPANY;
 - B. A PROPERLY EXECUTED ALTA STATEMENT;

MATTERS DISCLOSED BY THE ABOVE DOCUMENTATION WILL BE SHOWN SPECIFICALLY.

NOTE: THERE WILL BE AN ADDITIONAL CHARGE FOR THIS COVERAGE.

7. NOTE FOR INFORMATION: THE COVERAGE AFFORDED BY THIS COMMITMENT AND ANY POLICY ISSUED PURSUANT HERETO SHALL NOT COMMENCE PRIOR TO THE DATE ON WHICH ALL CHARGES PROPERLY BILLED BY THE COMPANY HAVE BEEN FULLY PAID.

B 8.

1. TAXES FOR THE YEAR(S) 2009, 2012 AND 2013
 2013 TAXES ARE NOT YET DUE OR PAYABLE.

- 1A. NOTE: 2012 FIRST INSTALLMENT WAS DUE MARCH 1, 2013
 NOTE: 2012 FINAL INSTALLMENT IS DUE AUGUST 1, 2013

PERM TAX#	PCL	YEAR	1ST INST	STAT	2ND INST	STAT
32-10-103-001-0000	1 OF 22	2012	\$1,589.82	UNPAID	\$1,553.88	UNPAID
AFFECTS LOT 1 OF PARCEL 1						
32-10-103-002-0000	2 OF 22	2012	\$1,544.51	UNPAID	\$1,509.70	UNPAID
AFFECTS LOT 2 OF PARCEL 1						
32-10-103-003-0000	3 OF 22	2012	\$1,366.82	UNPAID	\$1,336.07	UNPAID
AFFECTS LOT 3 OF PARCEL 1						
32-10-103-004-0000	4 OF 22	2012	\$1,393.71	UNPAID	\$1,362.31	UNPAID



CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT FOR TITLE INSURANCE
 SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 0P

AFFECTS LOT 4 OF PARCEL 1							
32-10-103-005-0000	5 OF 22	2012	\$1,393.71	UNPAID	\$1,362.31	UNPAID	
AFFECTS LOT 5 OF PARCEL 1							
32-10-103-006-0000	6 OF 22	2012	\$1,593.14	UNPAID	\$1,557.20	UNPAID	
AFFECTS LOT 8 OF PARCEL 1							
32-10-103-007-0000	7 OF 22	2012	\$1,421.79	UNPAID	\$1,389.72	UNPAID	
AFFECTS LOT 8 OF PARCEL 1							
32-10-103-008-0000	8 OF 22	2012	\$1,189.36	UNPAID	\$1,162.53	UNPAID	
AFFECTS LOT 8 OF PARCEL 1							
32-10-104-002-0000	9 OF 22	2012	\$1,208.92	UNPAID	\$1,181.55	UNPAID	
AFFECTS LOT 24 OF PARCEL 1							
32-10-104-003-0000	10 OF 22	2012	\$8,891.14	PAID	\$8,690.69	UNPAID	
AFFECTS LOT 25 OF PARCEL 1							
32-10-104-005-0000	11 OF 22	2012	\$4,190.63	PAID	\$4,096.07	UNPAID	
AFFECTS THE SOUTH 68.29 FEET OF LOT 23 OF PARCEL 1							
32-10-105-001-0000	12 OF 22	2012	\$837.84	UNPAID	\$818.99	UNPAID	
AFFECTS LOT 9 OF PARCEL 1							
32-10-105-002-0000	13 OF 22	2012	\$756.89	UNPAID	\$739.78	UNPAID	
AFFECTS LOT 10 OF PARCEL 1							
32-10-105-003-0000	14 OF 22	2012	\$756.89	UNPAID	\$739.78	UNPAID	
AFFECTS LOT 11 OF PARCEL 1							
32-10-105-004-0000	15 OF 22	2012	\$4,814.91	PAID	\$4,706.32	UNPAID	
AFFECTS LOT 12 OF PARCEL 1							
32-10-105-006-0000	16 OF 22	2012	\$4,783.50	PAID	\$4,675.75	UNPAID	
AFFECTS LOT 14 OF PARCEL 1							
32-10-105-007-0000	17 OF 22	2012	\$709.54	UNPAID	\$693.53	UNPAID	
AFFECTS LOT 15 OF PARCEL 1							
32-10-105-009-0000	18 OF 22	2012	\$709.54	UNPAID	\$693.53	UNPAID	
AFFECTS LOT 17 OF PARCEL 1							
32-10-105-010-0000	19 OF 22	2012	\$709.54	UNPAID	\$693.53	UNPAID	
AFFECTS LOT 18 OF PARCEL 1							
32-10-105-012-0000	20 OF 22	2012	\$4,663.05	PAID	\$4,557.93	UNPAID	
AFFECTS LOT 20 OF PARCEL 1							
32-10-105-014-0000	21 OF 22	2012	\$4,654.74	PAID	\$4,549.79	UNPAID	
AFFECTS LOT 22 OF PARCEL 1							
32-10-105-015-0000	22 OF 22	2012	\$2,758.71	UNPAID	\$2,696.56	UNPAID	

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CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

AFFECTS PARCEL 2



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

PERM TAX# 32-10-103-001-0000 PCL 1 OF 22 YEAR 2009 VOLUME 11

3A THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2009
DATE OF SALE: 7/19/2011
AMOUNT: \$ 3,155.34
PENALTY: 15.00%
PURCHASER: BELMONT REALTY CORPORATION

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$1,804.69	8/1/2012	GENERAL
2010	2	\$1,327.00	8/1/2012	GENERAL

CASE NUMBER 13COTD3037 PENDING.
FEES \$362.35
REDEMPTION DATE EXTENDED TO: 12/4/2013

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-103-002-0000 PCL 2 OF 22 YEAR 2009 VOLUME 11

3B THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2009
DATE OF SALE: 7/19/2011
AMOUNT: \$ 3,065.46
PENALTY: 15.00%
PURCHASER: BELMONT REALTY CORPORATION

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$1,755.82	8/1/2012	GENERAL
2010	2	\$1,289.26	8/1/2012	GENERAL

CASE NUMBER 13COTD3037 PENDING.
FEES \$362.35
REDEMPTION DATE EXTENDED TO: 12/4/2013

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-103-003-000 PCL 3 OF 22 YEAR 2009 VOLUME 11

3C THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF

SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:
YEAR: 2009
DATE OF SALE: 7/19/2011
AMOUNT: \$ 2,712.75
PENALTY: 15.00%
PURCHASER: BELMONT REALTY CORPORATION

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$1,564.17	8/1/2012	GENERAL
2010	2	\$1,140.91	8/1/2012	GENERAL

CASE NUMBER 13COTD3037 PENDING.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

FEES \$362.35

REDEMPTION DATE EXTENDED TO: 12/4/2013

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-103-004-0000 PCL 4 OF 22 YEAR 2009 VOLUME 11

3D THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2009
DATE OF SALE: 7/19/2011
AMOUNT: \$ 2,766.16
PENALTY: 15.00%
PURCHASER: BELMONT REALTY CORPORATION

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$1,593.16	8/1/2012	GENERAL
2010	2	\$1,163.43	8/1/2012	GENERAL

CASE NUMBER 13COTD3037 PENDING.

FEES \$362.35

REDEMPTION DATE EXTENDED TO: 12/4/2013

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-103-005-0000 PCL 5 OF 22 YEAR 2009 VOLUME 11

3E THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF
SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:
YEAR: 2009

DATE OF SALE: 7/19/2011
AMOUNT: \$ 2,766.16
PENALTY: 15.00%
PURCHASER: BELMONT REALTY CORPORATION

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN
ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES
AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH
STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF
SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS
200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$1,593.16	8/1/2012	GENERAL
2010	2	\$1,163.43	8/1/2012	GENERAL

CASE NUMBER 13COTD3037 PENDING.
FEES \$362.35
REDEMPTION DATE EXTENDED TO: 12/4/2013

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE
FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN
THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED,
WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE
US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN
EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY
THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-103-006-0000 PCL 6 OF 22 YEAR 2009 VOLUME 11

3F THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND
ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF
SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2009
DATE OF SALE: 7/19/2011
AMOUNT: \$ 3,161.96
PENALTY: 15.00%
PURCHASER: BELMONT REALTY CORPORATION

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN
ROOM 434 OF THE COUNTY BUILDING.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$1,808.38	8/1/2012	GENERAL
2010	2	\$1,329.93	8/1/2012	GENERAL

CASE NUMBER 13COTD3037 PENDING.
FEES \$362.35
REDEMPTION DATE EXTENDED TO: 12/4/2013

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-103-007-0000 PCL 7 OF 22 YEAR 2009 VOLUME 11

3G THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2009
DATE OF SALE: 7/19/2011
AMOUNT: \$ 2,821.98
PENALTY: 15.00%
PURCHASER: BELMONT REALTY CORPORATION

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$1,623.51	8/1/2012	GENERAL
2010	2	\$1,186.65	8/6/2012	GENERAL

CASE NUMBER 13COTD3037 PENDING.
FEES \$362.35
REDEMPTION DATE EXTENDED TO: 12/4/2013

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-103-008-0000 PCL 8 OF 22 YEAR 2009 VOLUME 11

3H THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND

ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2009
DATE OF SALE: 7/19/2011
AMOUNT: \$ 2,360.53
PENALTY: 15.00%
PURCHASER: BELMONT REALTY CORPORATION

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$1,372.85	8/1/2012	GENERAL
2010	2	\$992.82	8/1/2012	GENERAL

CASE NUMBER 13COTD3037 PENDING.

FEES \$362.35

REDEMPTION DATE EXTENDED TO: 12/4/2013

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-104-002-0000 PCL 9 OF 22 YEAR 2009 VOLUME 11

3I THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

YEAR: 2009
DATE OF SALE: 7/19/2011
AMOUNT: \$ 2,399.37
PENALTY: 15.00%
PURCHASER: BELMONT REALTY CORPORATION

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$1,393.82	8/1/2012	GENERAL
2010	2	\$1,009.15	8/1/2012	GENERAL

CASE NUMBER 13COTD3037 PENDING.
FEES \$362.35
REDEMPTION DATE EXTENDED TO: 12/4/2013

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-104-003-0000 PCL 10 OF 22 YEAR 2009 VOLUME 11

3J THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2009
DATE OF SALE: 7/19/2011
AMOUNT: \$ 18,389.42
PENALTY: 0.00%
PURCHASER: SABRE INVESTMENTS, L.L.C.

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT FOR TITLE INSURANCE
 SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$9,373.65	9/12/2011	GENERAL
2010	2	\$7,316.92	11/17/2011	GENERAL
2011	1	\$8,864.12	3/20/2012	GENERAL
2011	2	\$8,300.08	2/13/2013	GENERAL
2012	1	\$9,104.51	3/21/2013	GENERAL

REDEMPTION DATE EXTENDED TO: 1/29/2014

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-104-005-0000 PCL 11 OF 22 YEAR 2009 VOLUME 11

3K THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2009
 DATE OF SALE: 7/19/2011
 AMOUNT: \$ 8,652.49
 PENALTY: 0.00%
 PURCHASER: SABRE INVESTMENTS, L.L.C.

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$4,711.44	9/12/2011	GENERAL
2010	2	\$3,646.36	11/17/2011	GENERAL



CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT FOR TITLE INSURANCE
 SCHEDULE B (CONTINUED)

ORDER NO. : 1412 008859929 OP

2011	1	\$4,457.50	3/30/2012	GENERAL
2011	2	\$3,653.72	2/13/2013	GENERAL
2012	1	\$4,333.49	3/21/2013	GENERAL

REDEMPTION DATE EXTENDED TO: 1/29/2014

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-105-001-0000 PCL 12 OF 22 YEAR 2009 VOLUME 11

3L THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2009
 DATE OF SALE: 7/19/2011
 AMOUNT: \$ 1,662.99
 PENALTY: 15.00%
 PURCHASER: BELMONT REALTY CORPORATION

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$993.65	8/1/2012	GENERAL
2010	2	\$699.40	8/1/2012	GENERAL

CASE NUMBER 13COTD3037 PENDING.
 FEES \$362.35
 REDEMPTION DATE EXTENDED TO: 12/4/2013

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 0P

FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-105-002-0000 PCL 13 OF 22 YEAR 2009 VOLUME 11

3M THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2009
DATE OF SALE: 7/19/2011
AMOUNT: \$ 1,502.35
PENALTY: 15.00%
PURCHASER: BELMONT REALTY CORPORATION

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$906.45	8/1/2012	GENERAL
2010	2	\$631.72	8/1/2012	GENERAL

CASE NUMBER 13COTD3037 PENDING.

FEES \$362.37

REDEMPTION DATE EXTENDED TO: 12/4/2013

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-105-003-0000 PCL 14 OF 22 YEAR 2009 VOLUME 11

3N THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

YEAR: 2009
DATE OF SALE: 7/19/2011
AMOUNT: \$ 1,502.35
PENALTY: 15.00%
PURCHASER: BELMONT REALTY CORPORATION

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$906.45	8/1/2012	GENERAL
2010	2	\$631.72	8/1/2012	GENERAL

CASE NUMBER 13COTD3037 PENDING.
FEES \$362.37
REDEMPTION DATE EXTENDED TO: 12/4/2013

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-105-004-0000 PCL 15 OF 22 YEAR 2009 VOLUME 11

30 THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2009
DATE OF SALE: 7/19/2011
AMOUNT: \$ 10,240.58
PENALTY: 0.00%
PURCHASER: WESTERN SITES L.L.C

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES

CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT FOR TITLE INSURANCE
 SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$5,255.46	9/13/2011	GENERAL
2010	2	\$4,074.63	11/16/2011	GENERAL
2011	1	\$4,971.69	3/15/2012	GENERAL
2011	2	\$399.40	8/17/2012	GENERAL
2012	1	\$4,967.13	3/17/2013	GENERAL

REDEMPTION DATE EXTENDED TO: 2/4/2014

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-105-006-0000 PCL 16 OF 22 YEAR 2009 VOLUME 11

3P THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2009
 DATE OF SALE: 7/19/2011
 AMOUNT: \$ 10,250.29
 PENALTY: 0.00%
 PURCHASER: SABRE GROUP L.L.C.

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$5,260.39	9/12/2011	GENERAL
2010	2	\$4,078.47	11/17/2011	GENERAL



CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT FOR TITLE INSURANCE
 SCHEDULE B (CONTINUED)

ORDER NO. : 1412 008859929 OP

2011	1	\$4,976.33	3/20/2012	GENERAL
2011	2	\$4,280.00	2/13/2013	GENERAL
2012	1	\$4,935.25	3/21/2013	GENERAL

REDEMPTION DATE EXTENDED TO: 1/29/2014

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-105-007-0000 PCL 17 OF 22 YEAR 2009 VOLUME 11

3Q THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2009
 DATE OF SALE: 7/19/2011
 AMOUNT: \$ 1,408.29
 PENALTY: 15.00%
 PURCHASER: BELMONT REALTY CORPORATION

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$855.56	8/1/2012	GENERAL
2010	2	\$592.26	8/1/2012	GENERAL

CASE NUMBER 13COTD3037 PENDING.
 FEES \$362.36
 REDEMPTION DATE EXTENDED TO: 12/4/2013

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 0P

US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-105-009-0000 PCL 18 OF 22 YEAR 2009 VOLUME 11

3R THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2009
DATE OF SALE: 7/19/2011
AMOUNT: \$ 1,408.29
PENALTY: 15.00%
PURCHASER: BELMONT REALTY CORPORATION

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$855.36	8/1/2012	GENERAL
2010	2	\$592.26	8/1/2012	GENERAL

CASE NUMBER 13COTD3037 PENDING.
FEES \$362.36
REDEMPTION DATE EXTENDED TO: 12/4/2013

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-105-010-0000 PCL 19 OF 22 YEAR 2009 VOLUME 11

3S THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2009
DATE OF SALE: 7/19/2011

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

AMOUNT: \$ 1,408.29
PENALTY: 15.00%
PURCHASER: BELMONT REALTY CORPORATION

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2010	1	\$855.36	8/1/2012	GENERAL
2010	2	\$592.26	8/1/2012	GENERAL

CASE NUMBER 13COTD3037 PENDING.
FEES \$362.36
REDEMPTION DATE EXTENDED TO: 12/4/2013

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-105-012-0000 PCL 20 OF 22 YEAR 2009 VOLUME 11

3T THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2009
DATE OF SALE: 7/19/2011
AMOUNT: \$ 10,241.07

PENALTY: 0.00%
PURCHASER: SABRE INVESTMENT L.L.C.

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS

CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT FOR TITLE INSURANCE
 SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

200/1-1 ET SEQ.					
YEAR	INST	AMOUNT	DATE PAID	TYPE	
2010	1	\$5,255.64	9/12/2011	GENERAL	
2010	2	\$4,074.89	11/17/2011	GENERAL	
2011	1	\$4,971.93	3/20/2012	GENERAL	
2011	2	\$4,042.80	2/13/2013	GENERAL	
2012	1	\$4,813.00	3/21/2013	GENERAL	

REDEMPTION DATE EXTENDED TO: 1/29/2014

IF THE SOLD TAXES ARE TO BE REDEEMED THROUGH THE CLOSING, WE SHOULD BE FURNISHED AN ESTIMATE OF REDEMPTION FROM THE COUNTY CLERK DATED NOT MORE THAN THREE DAYS PRIOR TO THE DATE OF CLOSING. IF THEY HAVE ALREADY BEEN REDEEMED, WE SHOULD BE FURNISHED PROOF OF THE REDEMPTION AS SOON AS POSSIBLE TO ENABLE US TO CHECK TO SEE IF THE RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED. IN EITHER INSTANCE, A TITLE INDEMNITY MAY BE REQUIRED UNTIL WE ARE ABLE TO VERIFY THAT THE COUNTY RECORDS REFLECT THAT THE SALE HAS BEEN CANCELLED.

PERM TAX# 32-10-105-014-0000 PCL 21 OF 22 YEAR 2009 VOLUME 11

3U THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2009
 DATE OF SALE: 7/19/2011
 AMOUNT: \$ 10,287.68
 PENALTY: 0.00%
 PURCHASER: WESTERN SITES L.L.C

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE	
2010	1	\$5,279.27	9/13/2011	GENERAL	
2010	2	\$4,093.45	11/16/2011	GENERAL	
2011	1	\$4,994.23	3/15/2012	GENERAL	
2011	2	\$3,675.88	8/17/2012	GENERAL	



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

D 9. AS OF FEBRUARY 1, 2008, THE COOK COUNTY TREASURER NO LONGER PROVIDES DUPLICATE TAX BILLS FOR CURRENT YEAR TAXES TO PARTIES OTHER THAN THE TAX ASSESSEE. THE COMPANY REQUESTS THAT ORIGINAL TAX BILLS BE FURNISHED WHENEVER THE COMPANY IS REQUESTED TO PAY TAXES. ORIGINAL BILLS SHOULD BE FURNISHED AT OR BEFORE THE TIME THE COMPANY IS REQUESTED TO MAKE PAYMENTS.

E 10. NOTE: THE LAND LIES WITHIN A COUNTY WHICH IS SUBJECT TO THE PREDATORY LENDING DATABASE ACT (765 ILCS 77/70 ET SEQ. AS AMENDED). A CERTIFICATE OF COMPLIANCE WITH THE ACT OR A CERTIFICATE OF EXEMPTION THEREFROM MUST BE OBTAINED AT TIME OF CLOSING IN ORDER FOR THE COMPANY TO RECORD ANY INSURED MORTGAGE. IF THE CLOSING IS NOT CONDUCTED BY THE COMPANY, A CERTIFICATE OF COMPLIANCE OR A CERTIFICATE OF EXEMPTION MUST BE ATTACHED TO ANY MORTGAGE TO BE RECORDED.

NOTE: FOR KANE, WILL AND PEORIA COUNTIES, THE ACT APPLIES TO MORTGAGES RECORDED ON OR AFTER JULY 1, 2010.

F FOR COOK COUNTY PROPERTY: FOR COMMITMENT ONLY

EFFECTIVE JUNE 1, 2009, IF ANY DOCUMENT OF CONVEYANCE FOR COOK COUNTY RESIDENTIAL REAL PROPERTY IS TO BE NOTARIZED BY AN ILLINOIS NOTARY PUBLIC, PUBLIC ACT 95-988 REQUIRES THE COMPLETION OF A NOTARIAL RECORD FOR EACH GRANTOR WHOSE SIGNATURE IS NOTARIZED. THE NOTARIAL RECORD WILL INCLUDE THE THUMBPRINT OR FINGERPRINT OF THE GRANTOR. THE GRANTOR MUST PRESENT IDENTIFICATION DOCUMENTS THAT ARE VALID; ARE ISSUED BY A STATE AGENCY, FEDERAL GOVERNMENT AGENCY, OR CONSULATE; BEAR THE PHOTOGRAPHIC IMAGE OF THE INDIVIDUAL'S FACE; AND BEAR THE INDIVIDUAL'S SIGNATURE. THE COMPANY WILL CHARGE \$25.00 PER NOTARIAL RECORD.

G FOR ALL ILLINOIS PROPERTY: FOR COMMITMENT ONLY

EFFECTIVE JUNE 1, 2009, PURSUANT TO PUBLIC ACT 95-988, SATISFACTORY EVIDENCE OF IDENTIFICATION MUST BE PRESENTED FOR THE NOTARIZATION OF ANY AND ALL DOCUMENTS NOTARIZED BY AN ILLINOIS NOTARY PUBLIC. SATISFACTORY IDENTIFICATION DOCUMENTS ARE DOCUMENTS THAT ARE VALID AT THE TIME OF THE NOTARIAL ACT; ARE ISSUED BY A STATE AGENCY, FEDERAL GOVERNMENT AGENCY, OR CONSULATE; BEAR THE PHOTOGRAPHIC IMAGE OF THE INDIVIDUAL'S FACE; AND BEAR THE INDIVIDUAL'S SIGNATURE.

H "BE ADVISED THAT THE "GOOD FUNDS" SECTION OF THE TITLE INSURANCE ACT (215 ILCS 155/26) BECOMES EFFECTIVE 1-1-2010. THIS ACT PLACES LIMITATIONS UPON THE SETTLEMENT AGENT'S ABILITY TO ACCEPT CERTAIN TYPES OF DEPOSITS INTO ESCROW. PLEASE CONTACT YOUR LOCAL CHICAGO TITLE OFFICE REGARDING THE APPLICATION OF THIS NEW LAW TO YOUR TRANSACTION."

C 11. MUNICIPAL REAL ESTATE TRANSFER TAX STAMPS (OR PROOF OF EXEMPTION) MUST ACCOMPANY ANY CONVEYANCE AND CERTAIN OTHER TRANSFERS OF PROPERTY LOCATED IN GLENWOOD, ILLINOIS. PLEASE CONTACT SAID MUNICIPALITY PRIOR TO CLOSING FOR ITS SPECIFIC REQUIREMENTS, WHICH MAY INCLUDE THE PAYMENT OF FEES, AN INSPECTION OR OTHER APPROVALS.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 0P

N 12. TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE TRUST UNDER WHICH TITLE TO THE LAND IS HELD.

AB 13. CONSTRUCTION MORTGAGE DATED JUNE 24, 2005 AND RECORDED JULY 7, 2005 AS DOCUMENT 0518833181 MADE BY FIRST NATIONAL BANK OF MANHATTAN, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 2004 AND KNOWN AS TRUST NUMBER 441 TO FIRST NATIONAL BANK TO SECURE A NOTE FOR \$800,000.00.

THIRD LOAN MODIFICATION AND EXTENSION AGREEMENT AND MODIFICATION OF MORTGAGE RECORDED JANUARY 5, 2010 AS DOCUMENT 1000533075 MADE BY AND AMONG LINCOLN WAY HOMES, LLC; FIRST NATIONAL BANK OF MANHATTAN, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 2004 KNOWN AS TRUST NUMBER 441; LINCOLN WAY PARTNERS, INC.; WILLIAM N. BOLKER AND CLAUDIA L. BOLKER TO RBS CITIZENS, N.A. D/B/A/ CHATER ONE, AS SUCCESSOR IN INTEREST TO FIRST NATIONAL BANK, AFFECTING LAND AND OTHER PROPERTY.

(AFFECTS PARCEL 1 AND OTHER PROPERTY NOT NOW IN QUESTION)

AC 14. ASSIGNMENT OF RENTS RECORDED JULY 7, 2005 AS DOCUMENT NO. 0518833182 MADE BY FIRST NATIONAL BANK OF MANHATTAN, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 2004 AND KNOWN AS TRUST NUMBER 441 TO FIRST NATIONAL BANK.

(AFFECTS PARCEL 1 AND OTHER PROPERTY NOT NOW IN QUESTION)

AA 15. PROCEEDING PENDING IN CIRCUIT COURT AS CASE NO. 11CH27744 FILED AUGUST 5, 2011 BY RBS CITIZENS NBA AGAINST FIRST NATIONAL BANK OF MANHATTAN, AS TEE AND OTHERS FOR FORECLOSE OF MORTGAGE RECORDED AS DOCUMENT 0518833181.

NOTE: A COMPLETE EXAMINATION OF SAID PROCEEDING HAS NOT BEEN MADE.

(AFFECTS LOTS 22 AND 25 OF PARCEL 1)
(MAY AFFECT PARCEL 2 AND OTHER PROPERTY NOT NOW IN QUESTION)

NOTE: LIS PENDENS NOTICE RECORDED AUGUST 5, 2011 AS DOCUMENT 1121715033 AND RE-RECORDED MARCH 5, 2013 AS DOCUMENT 1306429101, AFFECTING PARCEL 1.

NOTE: ORDER OF JUDGEMENT OF FORECLOSURE ENTERED MAY 28, 2013.

AD 16. MORTGAGE DATED JULY 15, 2005 AND RECORDED AUGUST 10, 2005 AS DOCUMENT 0522204166 MADE BY FIRST NATIONAL BANK OF MANHATTAN, AS TRUSTEE UNDER TRUST NO. 441 TO FIRST NATIONAL BANK TO SECURE A NOTE FOR \$2,000,000.00.

MORTGAGE MODIFICATION RECORDED APRIL 17, 2007 AS DOCUMENT 0710718019.

MORTGAGE MODIFICATION RECORDED JANUARY 5, 2010 AS DOCUMENT 1000533076.

(AFFECTS PARCEL 1 AND OTHER PROPERTY)

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 0P

(AFFECTS PARCEL 1)

- AE 17. JUNIOR MORTGAGE AND SECURITY AGREEMENT DATED AUGUST 15, 2009 AND RECORDED JANUARY 5, 2010 AS DOCUMENT 1000533073 MADE BY FIRST NATIONAL BANK OF MANHATTAN, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 2004 AND KNOWN AS TRUST NUMBER 441 TO RBS CITIZENS, N.A. d/b/a CHARTER ONE, A NATIONAL BANKING ASSOCIATION, AS SUCCESSOR IN INTEREST TO FIRST NATIONAL BANK TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$3,000,000.00.

(AFFECTS LOTS 22 AND 25 OF PARCEL 1)

- AF 18. JUNIOR MORTGAGE AND SECURITY AGREEMENT DATED AUGUST 15, 2009 AND RECORDED JANUARY 5, 2010 AS DOCUMENT 1000533074 MADE BY FIRST NATIONAL BANK OF MANHATTAN, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 2004 AND KNOWN AS TRUST NUMBER 441 TO RBS CITIZENS, N.A. d/b/a CHARTER ONE, A NATIONAL BANKING ASSOCIATION, AS SUCCESSOR IN INTEREST TO FIRST NATIONAL BANK TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$3,000,000.00.

(AFFECTS LOTS 1 THROUGH 15, 17, 18, 20, SOUTH 68.29 FEET OF LOT 23 AND ALL OF LOT 24 OF PARCEL 1)

- L 19. WE NOTE FOR YOUR INFORMATION THAT A SEARCH OF THE COUNTY RECORDS FOR THE PROPERTY DESCRIBED IN SCHEDULE 'A' OF THIS COMMITMENT REVEALS NO MORTGAGE OF RECORD ON SAID PROPERTY. IF A LIEN IS TO BE RELEASED THROUGH THIS TRANSACTION, WE SHOULD BE FURNISHED INFORMATION RELATING TO THAT LIEN, AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTIONS AS MAY BE DEEMED NECESSARY.

(AFFECTS PARCEL 2)

- O 20. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
- AT 21. IN ORDER FOR THE COMPANY TO INSURE TITLE COMING THROUGH THE SALE OR TRANSFER OF LAND FROM THE MUNICIPALITY IN TITLE, WE SHOULD BE FURNISHED A CERTIFIED COPY OF THE ORDINANCE OR RESOLUTION AUTHORIZING THE CONVEYANCE, TOGETHER WITH THE NUMBER OF AYES AND NAYS FOR ITS PASSAGE, AND EVIDENCE OF ANY REQUIRED PUBLICATION.

IF SAID MUNICIPALITY IS A "HOME RULE UNIT" PURSUANT TO ARTICLE 7, SECTION 6 OF THE ILLINOIS CONSTITUTION, WE SHOULD BE FURNISHED EVIDENCE OF COMPLIANCE WITH THE MUNICIPALITY'S ORDINANCE(S) WHICH RELATE TO THE SALE OR TRANSFER OF MUNICIPAL PROPERTY.

THIS COMMITMENT IS SUBJECT TO SUCH ADDITIONAL EXCEPTIONS, IF ANY, AS MAY BE DEEMED NECESSARY AFTER OUR REVIEW OF THESE MATERIALS.

- A 22. WE HAVE BEEN INFORMED THAT A DEED IN LIEU OF FORECLOSURE WILL BE RECORDED. RELATIVE THERETO, WE NOTE THE FOLLOWING:

(A) IF IT IS DESIRED THAT ANY PENDING PROCEEDING FOR MORTGAGE FORECLOSURE NOT

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

BE SHOWN AS AN EXCEPTION, THE PROCEEDING SHOULD BE DISMISSED;

(B) IF IT IS DESIRED THAT THE MORTGAGES RECORDED AS DOCUMENT 0518833181 AND 0522204166 NOT BE SHOWN AS EXCEPTIONS, SAID MORTGAGES SHOULD BE RELEASED OF RECORD;

(C) IF THERE IS A CONTRACT RELATING TO THE CONVEYANCE IN LIEU OF FORECLOSURE, WE SHOULD BE FURNISHED A COPY FOR EXAMINATION, AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTIONS AS MAY THEN BE DEEMED NECESSARY.

AG 23.

NOTE: PART OF THE PROPERTY IS SITUATED WITHIN A FLOOD PLAIN AS TAKEN FROM FLOOD PLAIN AS TAKEN FROM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER CP# 1700540225B MAP DATED APRIL 15, 1981 AS SHN ON VILLAS OF GLENWOOD UNIT ONE RECORDED FEBRUARY 23, 2004 AS DOCUMENT 0405427082.
(AFFECTS PARCEL 1)

AI 24. NOTE CONTAINED ON SAID VILLAS OF GLENWOOD UNIT ONE RECORDED FEBRUARY 23, 2004 AS DOCUMENT 0405427082:

A 15-FOOT DRAINAGE AND UTILITY EASEMENT IS HEREBY ESTABLISHED ALONG THE FRONT LINE OF EACH LOT, UNLESS OTHERWISE NOTED, AND IS SUBJECT TO THE EASEMENT PROVISIONS AND DRAINAGE COVENANTS AS DESCRIBED HEREON.

A 5-FOOT DRAINAGE AND UTILITY EASEMENT IS HEREBY ESTABLISHED ALONG THE SIDE LINE OF EACH LOT, UNLESS OTHERWISE NOTED, AN IS SUBJECT TO THE EASEMENT PROVISIONS AND DRAINAGE COVENANTS AS DESCRIBED HEREIN.

A 15-FOOT DRAINAGE AND UTILITY EASEMENT IS HEREBY ESTABLISHED ALONG THE REAR OF EACH LOT, UNLESS OTHERWISE NOTED, AND IS SUBJECT TO THE EASEMENT PROVISIONS AND DRAINAGE COVENANTS AS DESCRIBED HEREIN.

(AFFECTS PARCEL 1)

AJ 25. EASEMENT IN FAVOR OF VILLAGE OF GLENWOOD, PUBLIC UTILITIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF GLENWOOD, THE COMMONWEALTH EDISON COMPANY, NICOR, COMCAST AND SBC, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF VILLAS OF GLENWOOD UNIT ONE RECORDED FEBRUARY 23, 2004 AS DOCUMENT 0405427082.

(AFFECTS PARCEL 1)

AK 26. BUILDING LINE 25.00 FEET BACK FROM THE STREET LINE OF SAID LOTS AS SHOWN ON PLAT OF VILLAS OF GLENWOOD UNIT ONE RECORDED FEBRUARY 23, 2004 AS DOCUMENT 0405427082.

(AFFECTS PARCEL 1)

AL 27. LANDSCAPE EASEMENT OVER THE REAR 50.00 FEET OF LOTS 1 TO 8 AND COMMON AREA, AS SHOWN ON PLAT OF VILLAS OF GLENWOOD UNIT ONE RECORDED FEBRUARY 23, 2004 AS DOCUMENT 0405427082.



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

(AFFECTS PARCEL 1)

AM 28. PUBLIC UTILITIES AND DRAINAGE EASEMENT OVER THE FRONT 15.00 FEET, SIDE 5.00 FEET AND REAR 15.00 FEET OF LOTS 13 THROUGH 18, AND LOT 20; OVER FRONT 15.00 FEET, REAR 15.00 FEET, SIDE 10.00 FEET LOTS 9; OVER FRONT 15.00 FEET, REAR 15.00 FEET, NORTH 10.00 FEET AND SOUTH 5.00 FEET LOTS 10 AND 12; OVER FRONT 15.00 FEET, REAR 15.00 FEET, NORTH 5.00 FEET AND SOUTH 7.5 FEET OF LOT 22; OVER FRONT 15.00 FEET, SOUTH 7.5 FEET AND SOUTHWESTERLY 5.00 FEET LOT 23; OVER FRONT 15.00 FEET, REAR 7.5 FEET, NORTH 7.5 FEET AND SOUTH 5.00 FEET LOT 25; OVER FRONT 15.00 FEET, NORTHEASTERLY 5.00 FEET, SOUTH 5.00 FEET AND EAST 7.5 FEET LOT 24 AS SHOWN ON PLAT OF VILLAS OF GLENWOOD UNIT ONE RECORDED FEBRUARY 23, 2004 AS DOCUMENT 0405427082.

(AFFECTS PARCEL 1)

AN 29. PUBLIC UTILITIES AND DRAINAGE EASEMENT OVER THE FRONT 15.00 FEET, SIDE 5.00 FEET AND EAST 15.00 FEET OF THE WESTERLY 65.00 FEET OF LOTS 1 TO 7 & COMMON AREA; OVER THE FRONT 15.00 FEET, SIDE 5.00 FEET AND EAST 10.00 FEET OF THE WESTERLY 65.00 FEET OF LOT 8 AS SHOWN ON PLAT OF VILLAS OF GLENWOOD UNIT ONE RECORDED FEBRUARY 23, 2004 AS DOCUMENT 0405427082.

(AFFECTS PARCEL 1)

AO 30. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT RECORDED JULY 6, 2005 AS DOCUMENT 0518753072 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL 1)

R 31. GRANT FROM THE ESTATE OF JOHN J. MAGNAR TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS DATED NOVEMBER 10, 1919 AND RECORDED APRIL 2, 1921 AS DOCUMENT 7100791 GIVES AND GRANTS TO SECOND PROPERTY THE RIGHT, PERMISSION AND AUTHORITY TO LAY AND MAINTAIN GAS MAINS TO ERECT AND MAINTAIN POLES, ANCHORS, GUYS, ETC. UPON AND ALONG SO MUCH OF SAID HIGHWAY KNOWN AS STATE STREET AS IS UPON OR ADJOINING TO SAID TRACT OR ANY PART THEREOF; TO STRING AND MAINTAIN WIRES AND CABLES AND NECESSARY EQUIPMENT FOR TRANSMISSION OF ELECTRIC CURRENT TO BE USED FOR LIGHT, POWER, TELEPHONE AND OTHER PURPOSES ALSO TO TRIM TREES, BUSHES, ETC.

(AFFECTS PART IN THE NORTH 1/3 OF THE SOUTH 1/2 OF THE NORTH 49 ACRES SOUTH 60 ACRES OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 10, ALSO PART IN THE SOUTH 1/2 OF THE NORTH 1/2 NORTH 49 ACRES OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 10)

AH 32. COVENANTS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE MEMORANDUM OF PCS SITE AGREEMENT DATED MARCH 29, 1998 BETWEEN THE VILLAGE OF GLENWOOD AND SPRINTCOM, INC., A KANSAS CORPORATION, FILED AUGUST 14, 1998 AS DOCUMENT 98720329.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 0P

AR 33. PROCEEDING PENDING IN CIRCUIT COURT AS CASE NO. 13COTD3037 FILED JUNE 6, 2013 FOR PETITION MADE BY BELMONT REALTY CORP FOR GENERAL TAXES FOR THE YEAR 2009.

NOTE: A COMPLETE EXAMINATION OF SAID PROCEEDING HAS NOT BEEN MADE.

NOTE: LIS PENDENS NOTICE RECORDED JUNE 13, 2013 AS DOCUMENT 1316419060.

(AFFECTS LOTS 1 TO 11, INCLUSIVE; LOTS 15, 17, 18 AND 24 OF PARCEL 1)

S 34. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.

(AFFECTS PARCEL 2)

T 35. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

(AFFECTS PARCEL 2)

V 36. A 25-FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SAID SUBDIVISION OF VILLAS OF GLENWOOD SUBDIVISION UNIT TWO RECORDED APRIL 7, 2006 AS DOCUMENT 0609734102, OVER THE WEST LINE OF THE LAND.

(AFFECTS PARCEL 2)

W 37. PUBLIC UTILITY AND DRAINAGE EASEMENT AS DISCLOSED BY VILLAS OF GLENWOOD SUBDIVISION UNIT TWO RECORDED APRIL 7, 2006 AS DOCUMENT 0609734102, DESCRIBED AS FOLLOWS:

7.5 FEET OVER THE NORTH LINE, 15.00 FEET OVER THE EAST AND WEST LINES AND 5.00 FEET OVER THE SOUTH LINE OF THE LAND.

(AFFECTS PARCEL 2)

X 38. EASEMENT IN FAVOR OF THE VILLAGE OF GLENWOOD, THE COMMONWEALTH EDISON COMPANY, COMCAST S.B.C. AND NICOR, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF VILLAS OF GLENWOOD SUBDIVISION UNIT TWO RECORDED APRIL 7, 2006 AS DOCUMENT 0609734102, AS FOLLOWS:

7.5 FEET OVER THE NORTH LINE, 15.00 FEET OVER THE EAST AND WEST LINES AND 5.00 FEET OVER THE SOUTH LINE OF THE LAND.

(AFFECTS PARCEL 2)

Y 39. THE PLAT OF VILLAS OF GLENWOOD SUBDIVISION UNIT TWO RECORDED APRIL 7, 2006 AS DOCUMENT 0609734102 INCLUDES A CERTIFICATION BY THE SURVEYOR THAT THE LAND IS LOCATED WITHIN ZONE "X" AREA OUTSIDE 500 YEAR FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

(AFFECTS PARCEL 2)

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1412 008859929 OP

K 40. INFORMATIONAL NOTE:

THE ORLAND PARK OFFICE IS LOCATED AT:

Orland Park Executive Tower
15255 S. 94th Avenue
Orland Park, IL 60462
ph (708) 226-0700
fax (708) 226-5261

WITH QUESTIONS OR TO SCHEDULE A CLOSING, PLEASE CALL US AT (708) 226-0700.
TO FAX FIGURES FOR A CLOSING IN ORLAND PARK, PLEASE DIAL (708) 226-5261

- M 41. IF WORK HAS BEEN PERFORMED ON THE LAND WITHIN THE LAST SIX MONTHS WHICH MAY SUBJECT THE LAND TO LIENS UNDER THE MECHANICS LIEN LAWS, THE COMPANY SHOULD BE FURNISHED SATISFACTORY EVIDENCE THAT THOSE WHO HAVE PERFORMED SUCH WORK HAVE BEEN FULLY PAID AND HAVE WAIVED THEIR RIGHTS TO A LIEN AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTIONS AS MAY BE DEEMED NECESSARY. IF EVIDENCE IS NOT PROVIDED OR IS UNSATISFACTORY, THIS COMMITMENT/POLICY WILL BE SUBJECT TO THE FOLLOWING EXCEPTION:

"ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN ON THE PUBLIC RECORDS."

- P 42. WE SHOULD BE FURNISHED A STATEMENT THAT THERE IS NO PROPERTY MANAGER EMPLOYED TO MANAGE THE LAND, OR, IN THE ALTERNATIVE, A FINAL LIEN WAIVER FROM ANY SUCH PROPERTY MANAGER.

- Z 43. NOTE FOR INFORMATION (ENDORSEMENT REQUESTS):

ALL ENDORSEMENT REQUESTS SHOULD BE MADE PRIOR TO CLOSING TO ALLOW AMPLE TIME FOR THE COMPANY TO EXAMINE REQUIRED DOCUMENTATION.

(THIS NOTE WILL BE WAIVED FOR POLICY).

** END **

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

ORDER NO. : 1412 008859929 OP

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 or these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.

CHICAGO TITLE INSURANCE COMPANY

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information or to set-up an Exchange, please call Scott Nathanson at (312) 223-2178 or Anna Barsky at (312) 223-2169.

Effective Date: May 1, 2008

Fidelity National Financial, Inc.
Privacy Statement

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

Personal Information Collected

We may collect Personal Information about you from the following sources:

Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information and income information;

Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;

Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transactions, account balances, and credit card information; and

Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connections with an insurance transactions;

To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;

To an insurance regulatory authority, or law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;

To companies that perform marketing services on our behalf or to other financial institutions with which we have had joint marketing agreements and/or

To lenders, lien holders, judgement creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Disclosure to Affiliated Companies - We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties - We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/

Requests for Correction, Amendment, or Deletion of Personal Information

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity.

Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, FL 32204

Changes to this Privacy Statement

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.