

...extraordinary homes with extraordinary lives.

REAL ESTATE
PROPERTY

Jameson

Sotheby's
INTERNATIONAL REALTY



LIVING

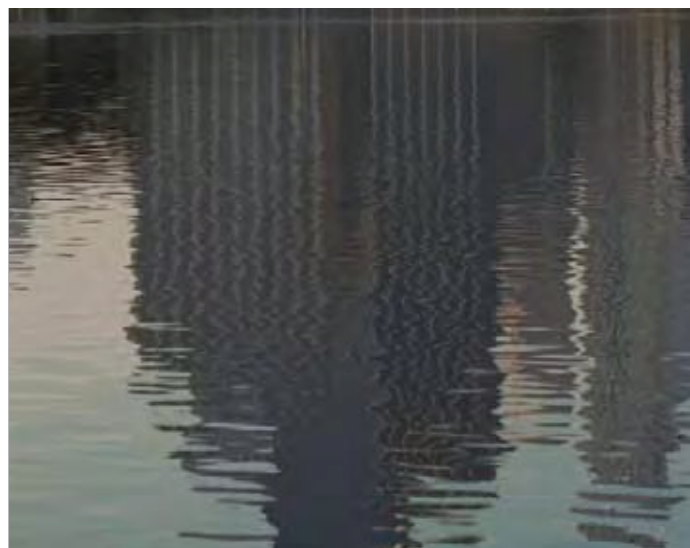
LUXURY

DEVELOPMENT

RENTAL



COMPANY



THE MISSION

Our mission is to utilize our extensive experience and expertise to provide the highest level of effective marketing, innovative technology and personal service. By having the most talented team of executives, staff and agents, Jameson Sotheby's International Realty maintains its manageable size in order to stay progressive and dynamic in today's changing real estate market.

THE STORY

Jameson Sotheby's International Realty's ownership is comprised of several professionals who all started at the grassroots level of real estate and rose to the very top. This produced a true understanding of the many real estate categories ranging from residential and rental to industrial sales. Utilizing the same business principles and a thorough understanding of our industry, they manage Jameson Sotheby's International Realty with insight and integrity. The Jameson Sotheby's International Realty's platform emphasizes working with the highest level of talent - the top 5% of Chicago Real Estate Professionals. This formula has resulted in over 16 billion dollars of closed sales, the most transactions per agent, and the most talented staff in the industry. **Jameson Sotheby's International Realty believes that its clients deserve more than just service; they deserve ultimate satisfaction.** As a result - Jameson Sotheby's International Realty is: **LIVING – LUXURY – DEVELOPMENT – RENTAL**

THE BRAND

The year is 1976. Sotheby's recognizes that the firm can serve its auction clients in a valuable new way with a complete package of estate disposition services. Founded on the same commitment to exceptional service that characterized the firm's dealings for more than two centuries, the Sotheby's International Realty brand is born and soon becomes known around the world for the distinctive properties it represents. **Today we continue that focus by employing our brand's vision of artfully uniting extraordinary properties with extraordinary lives.**



**WE HAVE THE TOP
PRODUCING AGENTS
IN THE CITY**



AGENT

AGENT

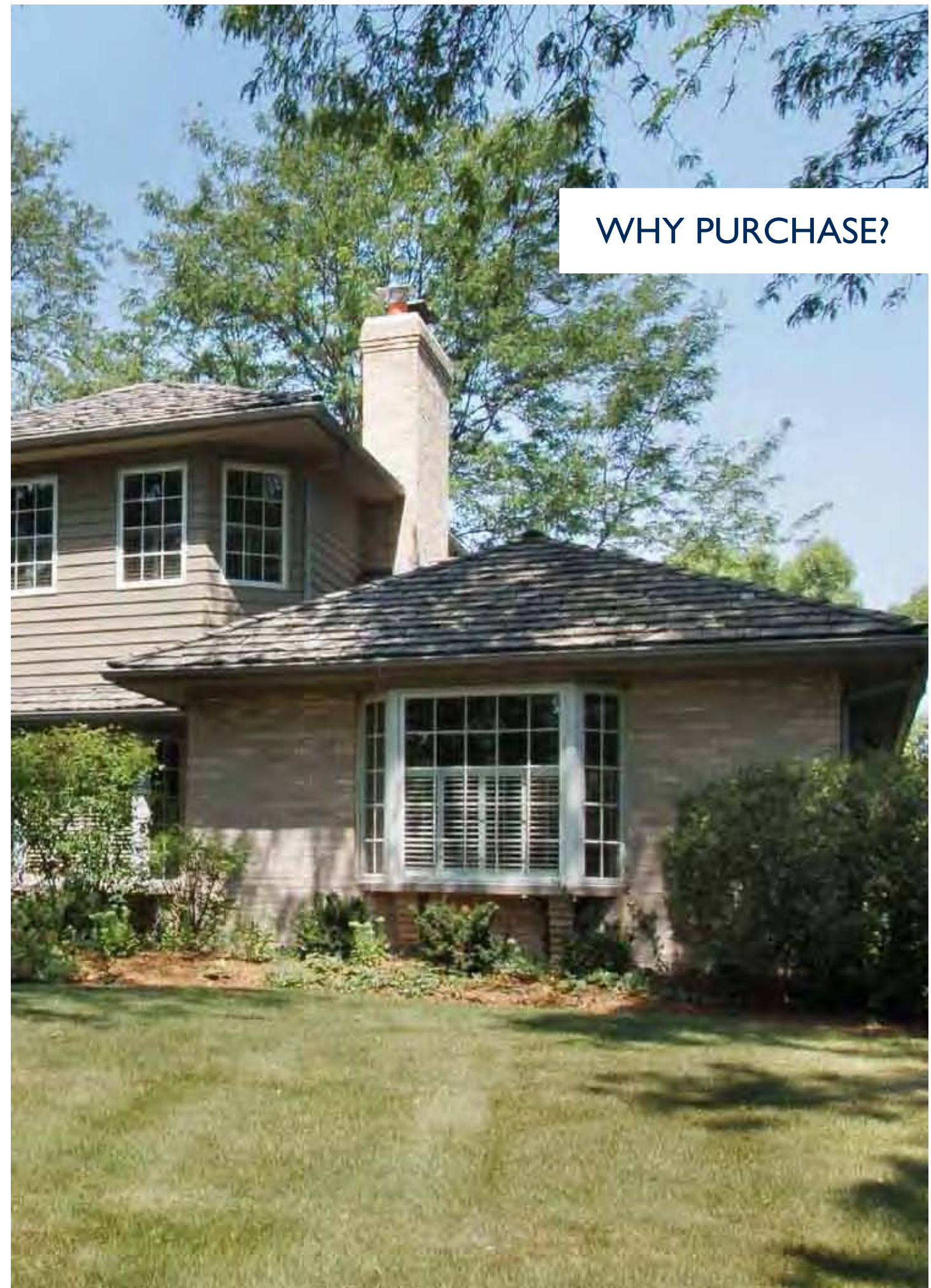
AS YOUR AGENT, I WILL...

- » Our agents are neighborhood specialists and can provide you with the most current and relevant information specific to the neighborhoods you are interested in.
- » Our agents will personally tour each property with you offering advice and insight to help you make the best decision.
- » Our agents will provide you with relevant sales information and how to interpret the data for the areas you are interested in to ensure you are well-educated and make an informed offer.
- » Our agents handle the details of the transaction through closing, including seller disclosures and paperwork.
- » Our agents are skilled negotiators so you get the best deal.
- » Our agents are full time Realtors®; real estate is our job.

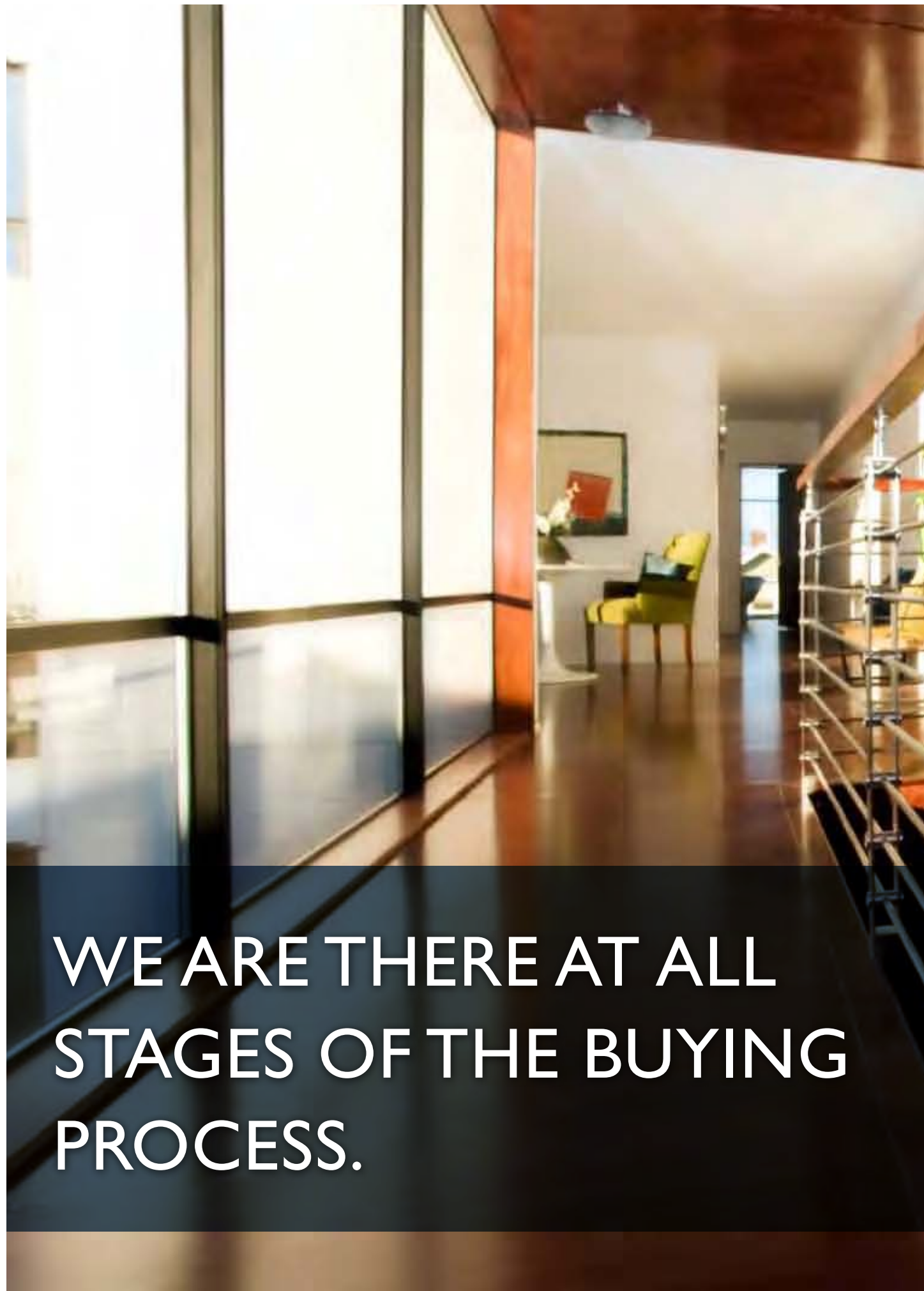
OUR AGENTS' EXPERTISE
IS FREE TO YOU



LET US HELP YOU BUY
THE HOME OF YOUR
DREAMS.



WHY PURCHASE?



WE ARE THERE AT ALL STAGES OF THE BUYING PROCESS.



PURCHASE PROCESS

PURCHASE PROCESS



TYPICAL BUYING PROCESS

WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 6	WEEK 7	WEEK 8	WEEK 9	WEEK 10
1	MEET WITH AGENT, SET UP ONLINE SEARCH, CHOOSE INITIAL AREA AND PROPERTY TYPE								
2	MEET WITH LENDER (PRE-APPROVAL & PRICE RANGE, COSTS)								
3	CHOOSE REAL ESTATE ATTORNEY AND INSPECTOR								
4	BEGIN LOOKING AT PROPERTIES								
5	WRITE CONTRACT, SECURE NECESSARY DOCUMENTS								
6	BEGIN REAL ESTATE ATTORNEY REVIEW AND CONSIDER INSPECTION								
7	INSPECT PROPERTY								
8	FINALIZE ATTORNEY APPROVAL								
8.5	MORTGAGE PROCESS								
9	CONDUCT FINAL WALK THROUGH								
10	CLOSE								



Approximate timeline for guidance



WE WANT
TO KNOW WHAT
YOU WANT.



WANTS & NEEDS



PROPERTY WANTS & NEEDS

AREA - CITY / NEIGHBORHOOD

1 _____

2 _____

3 _____

4 _____

5 _____

AREA WANTS & NEEDS

» TRANSPORTATION

L		2	3	4	5	6	7	8	9	10
Metra		2	3	4	5	6	7	8	9	10
Highway Access		2	3	4	5	6	7	8	9	10
Bus		2	3	4	5	6	7	8	9	10

COMMENTS _____

» COMMUNITY

Parks		2	3	4	5	6	7	8	9	10
Lake		2	3	4	5	6	7	8	9	10
Grocery		2	3	4	5	6	7	8	9	10
Shopping		2	3	4	5	6	7	8	9	10
Church		2	3	4	5	6	7	8	9	10
Noise / Congestion		2	3	4	5	6	7	8	9	10
Established		2	3	4	5	6	7	8	9	10
Growing		2	3	4	5	6	7	8	9	10
Street Parking		2	3	4	5	6	7	8	9	10

COMMENTS _____

» SCHOOLS

Public		2	3	4	5	6	7	8	9	10
Private		2	3	4	5	6	7	8	9	10
Grade School		2	3	4	5	6	7	8	9	10
High School		2	3	4	5	6	7	8	9	10
College		2	3	4	5	6	7	8	9	10

COMMENTS _____

PROPERTY

» PRICE RANGE Min _____ Max _____

» BED _____ to _____ » BATH _____ to _____

» PARKING _____

» TYPE Single Family Town Home Condo

» CONDO TYPE High-Rise Walk-Up Town Home

» YEAR BUILT 1-4 5-10 11-30 31+

» SQUARE FEET _____ to _____

COMMENTS _____

» AMENITIES

Fireplace		2	3	4	5	6	7	8	9	10
Hardwood Floors		2	3	4	5	6	7	8	9	10
Closet Space		2	3	4	5	6	7	8	9	10
Central Air		2	3	4	5	6	7	8	9	10
Laundry		2	3	4	5	6	7	8	9	10
Basement		2	3	4	5	6	7	8	9	10
Elevator		2	3	4	5	6	7	8	9	10
Pets		2	3	4	5	6	7	8	9	10
Yard		2	3	4	5	6	7	8	9	10
Deck		2	3	4	5	6	7	8	9	10
Roof Deck		2	3	4	5	6	7	8	9	10
Doorman		2	3	4	5	6	7	8	9	10
Pool		2	3	4	5	6	7	8	9	10
Gym		2	3	4	5	6	7	8	9	10
Views		2	3	4	5	6	7	8	9	10

COMMENTS _____

» CONSTRUCTION

Brick		2	3	4	5	6	7	8	9	10
Frame		2	3	4	5	6	7	8	9	10
New		2	3	4	5	6	7	8	9	10
Vintage		2	3	4	5	6	7	8	9	10
Contemporary		2	3	4	5	6	7	8	9	10
Fixer Upper		2	3	4	5	6	7	8	9	10
Green		2	3	4	5	6	7	8	9	10

COMMENTS _____



LET OUR AGENTS
HELP YOU FIND THE
PERFECT PLACE.



FINDING YOUR HOME



FINDING
YOUR HOME



GET SET-UP ONLINE

Jameson | Sotheby's
INTERNATIONAL REALTY

HOME | PROPERTY SEARCH | AGENTS | MARKET UPDATES | OPEN HOUSES | RESOURCES | ABOUT US

REAL ESTATE REDEFINED

Sotheby's International Realty® Homepage | Visit Sotheby's Auction House | Contact Us

SMART SEARCH

SEARCH ADDRESS

SEARCH RESIDENTIAL

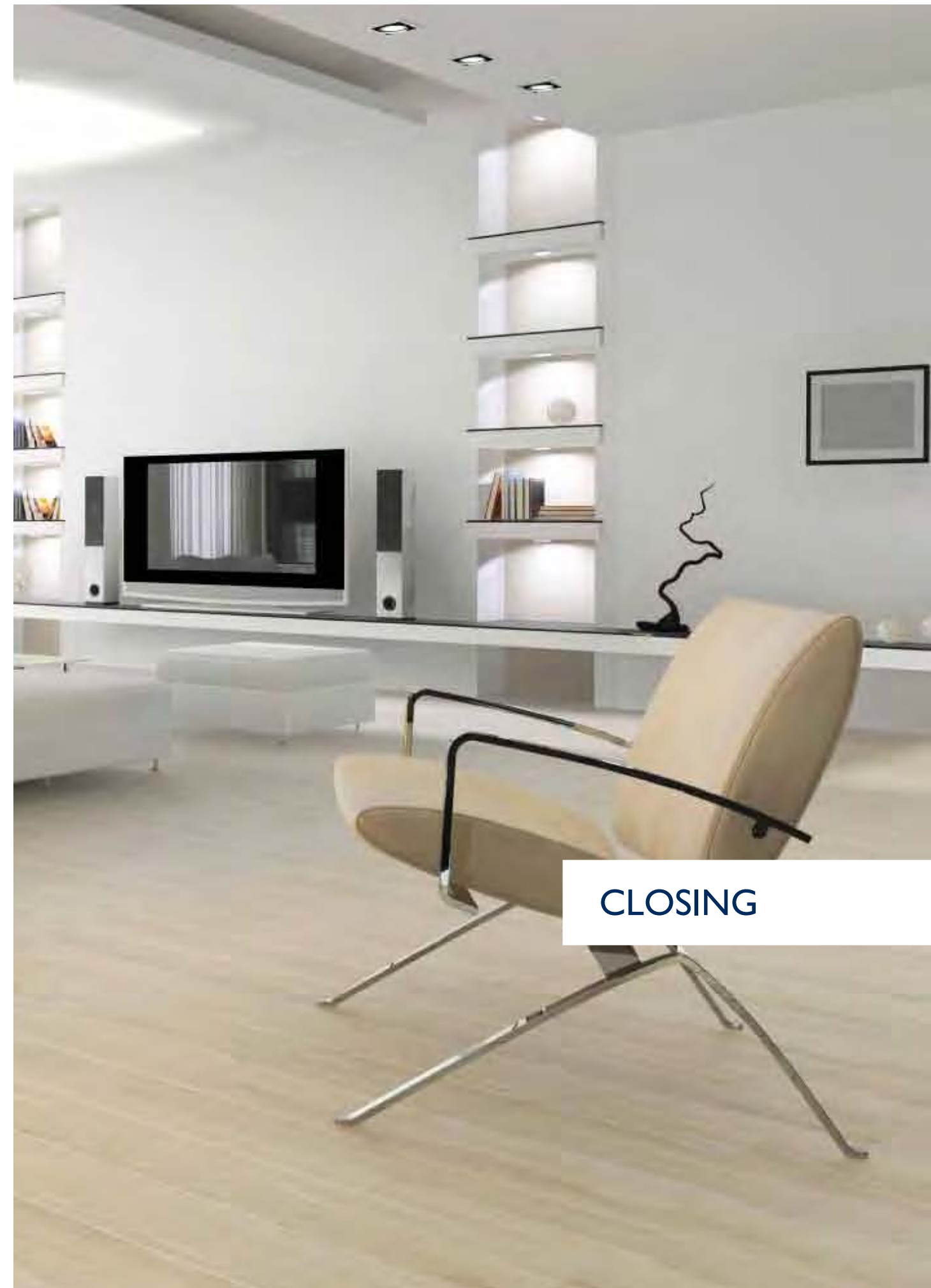
1 MY JAMESONSIR

2 NEIGHBORHOOD INFO

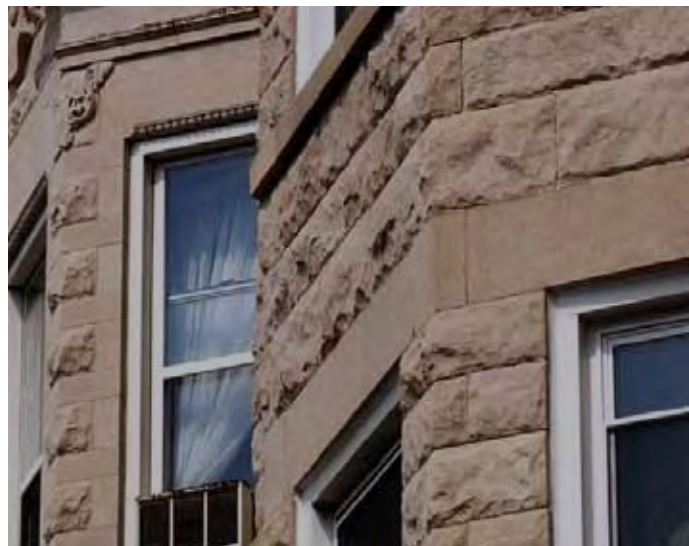
3 SEARCH LISTINGS



OUR AGENTS CLOSE
MORE DEALS.



CLOSING



TYPICAL CLOSING PROCESS

WEEKS UNTIL CLOSE Approximate timeline for guidance

	6	5	4	3	2	1
1	APPLY FOR HOMEOWNER'S INSURANCE					
2	CONSIDER PURCHASING A HOME WARRANTY (TALK TO YOUR AGENT)					
3	SCHEDULE MOVERS (SOME BUILDINGS REQUIRE SCHEDULE AND FEE)					
4	TALK TO YOUR ATTORNEY ABOUT HOW TO HOLD TITLE					
5	HAVE YOUR ATTORNEY SCHEDULE CLOSING TIME					
[SEE BELOW] 6	ASK YOUR ATTORNEY TO DETERMINE YOUR CLOSING COSTS					
7	SCHEDULE FINAL WALK THROUGH					
[SEE BELOW] 8	TRANSFER / SET-UP					
9	CAREFULLY REVIEW CLOSING DOCUMENTS					
10	CLOSE — RECEIVE KEYS / REMOTES / MANUALS					
11	MOVE IN					

12 AFTER CLOSE — WE STAY IN CONTACT TO ADVISE, PROVIDE RESOURCES & KEEP YOU UP-TO-DATE ABOUT THE MARKET

6 Transfer Fees, Title Fees, Escrow, Loan Fees, Legal Fees, Insurance, Appraisal, Inspection, Pro-Rations, Deposits, Property Tax, Assessments, Down Payment

	UTILITIES	SERVICES	ADDRESS CHANGE	CITY	COMMUNITY
8	Gas, Electric, Water, Phone	Garbage, Cleaning, Lawn, Cable, Alarm	Mail, Subscriptions, Bank, Credit, School	Permits, Fees	School, Library, Health Club



WE HAVE THE
RESOURCES TO FIND
EXACTLY WHAT YOU
NEED.



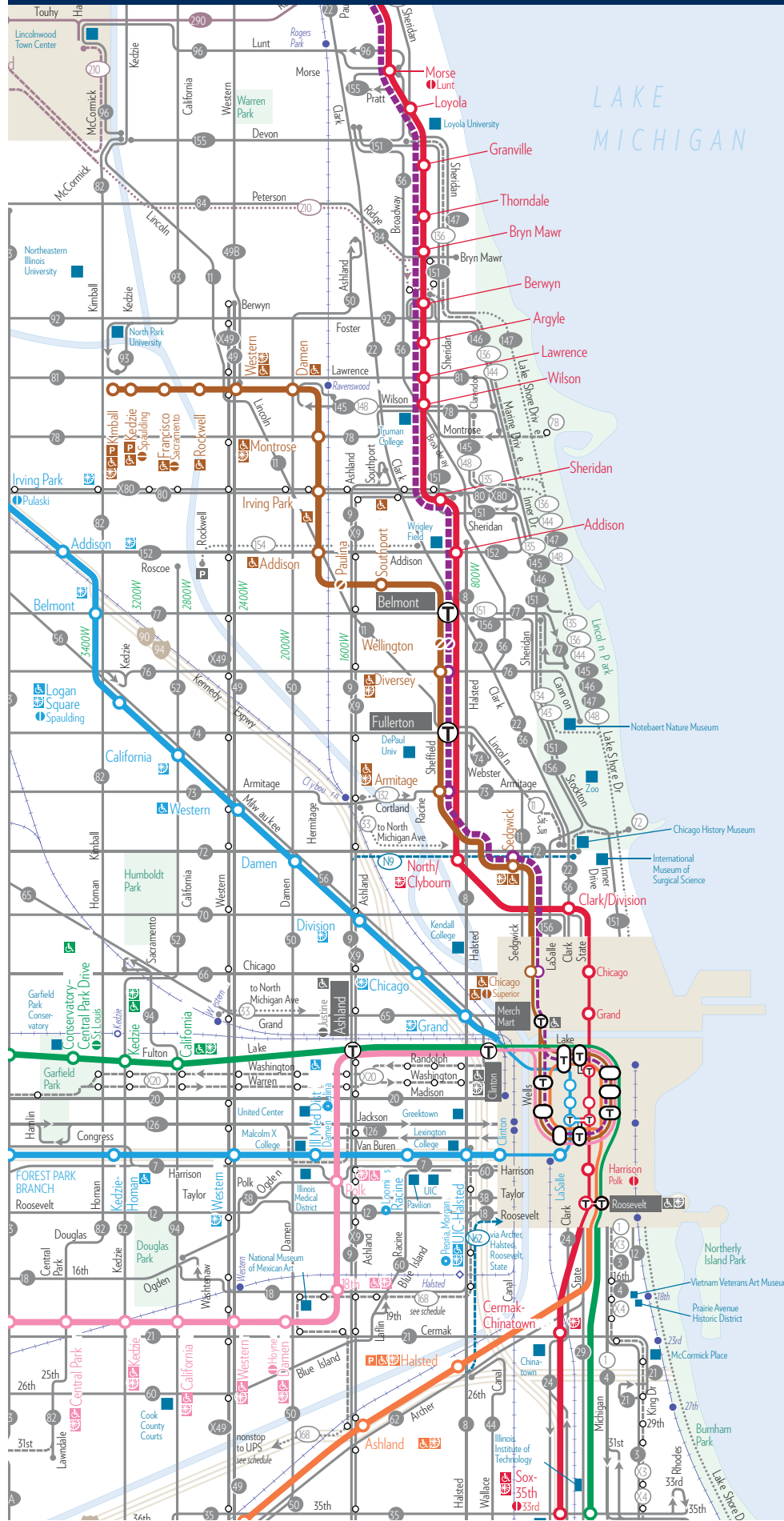
RESOURCES



RESOURCES



CTA RAILS AND BUSES - CHICAGOLAND AREA



CTA and Pace Bus Routes

- CTA bus routes (1-206)
- CTA Hyde Park bus routes (170-174 and 192)
- Pace bus routes (208 and up)
- Part-time service only
- Night Owl service only
- No stops along bus route
- Limited stops along bus route
- Bus route terminal
- All CTA and Pace bus routes are accessible

CTA Trains and Stations

- Trains operate daily unless noted.
- Blue Line: Between O'Hare, Downtown, and Forest Park
 - Brown Line: Between Kimball and Downtown
 - Green Line: Between Harlem/Lake, Downtown, and 63rd Street terminals
 - Orange Line: Between Midway Airport and Downtown
 - Pink Line: Between 54th/Cermak and Downtown
 - Purple Line: Between Linden and Howard
 - Purple Line Express: Between Linden and Downtown, weekday rush periods only
 - Red Line: Between Howard, Downtown, and 95th/Dan Ryan
 - Yellow Line: Between Stokely and Howard
 - Free train connections at station
 - Stations temporarily closed for construction
 - Accessible station
 - Sheltered bicycle parking
 - Automated station entrance: No farecard machines at this entrance
 - Auxiliary station entrance

Metra Commuter Rail

- Station served daily
- Station served weekdays only
- Station served weekday rush periods only

Other Symbols

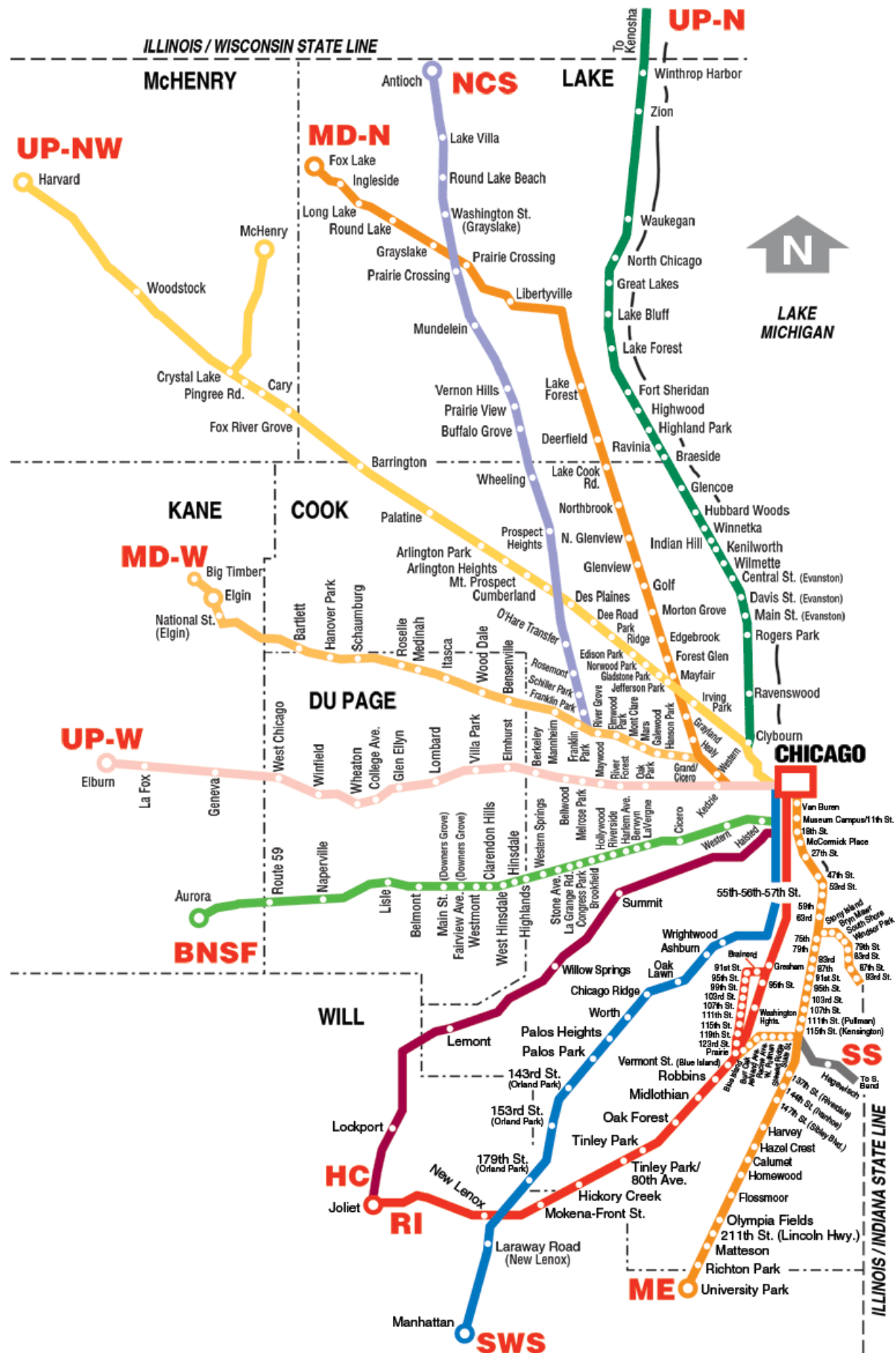
- Point of interest
- Park & Ride lot
- Expressway or tollway
- Chicago street numbers

CTA RAILS AND BUSES - DOWNTOWN



Downtown Chicago

- Subway rail lines and station
- Elevated rail lines, direction and station
- Purple Line Express: Weekday rush periods only
- Free train connections at station
- Walk between stations for free connection
- Accessible station
- Automated station entrance: No farecard machines at this entrance
- Sheltered bicycle parking
- Bus line with route number
- Part-time bus service only
- No stops along bus route
- Night Owl service only
- Metra commuter rail
- Point of interest
- College or university
- Street number



Our colleagues and friends have used these vendors and have reported a satisfactory experience.

However, we have no control over the quality of the work of the listed vendors, nor are we able to verify that their certifications, licenses and insurance are adequate and up-to-date. We recommend that you call more than one vendor in each category of service to discuss your individual needs for any work you desire to have performed.

» ATTORNEYS

Ami J. Oseid, Attorney at Law	773.279.9900	
Thompson & Thompson	312.372.6563	
Hawbecker & Garver LLC	630.789.6833	hg-legal.com

» APPLIANCES

Abt Appliances & Electronics	847.967.8830	abtelectronics.com
Plass Appliance	773.868.0100	plassappliance.com

» CARPET CLEANING

Brouwer Brothers Steamatic	708.396.1450	bbsteamatic.airtk.com
De Correvont Carpets, Inc.	773.549.2808	
Matthew Klujian & Sons Carpet Cleaning	773.743.1300	klujianrugs.com

» CLEANING SERVICE

Maid for You	773.478.2192	
Maid to Order Inc.	312.939.6490	maid-to-orderinc.com
National Maintenance Cleaning Corp.	847.640.9060	

» CLOSETS & ORGANIZATION

The Closet Factory	847.928.2100	closetfactory.com
In Its Place	847.677.7007	

» FLOORS

Armor Tile & Supply	708.385.3500	americaninternationaltile.com
Hardwood Floors Unlimited	773.447.1452	salvageone.com
Simion Flooring	773.583.1535	simeonflooring.com

» HEATING & AIR CONDITIONING

Air-Rite	630.966.8123	
ALL Temp	773.481.2000	
Airon Heating	773.604.8880	

» HOME IMPROVEMENT

Bartlett Shower Doors	773.975.0069	bartlettshowerdoors.com
B&B (Laminates & Granite)	773.278.1272	bformica.com
Marble Emporium	847.205.4000	
Pow Pow Powerwash n Seal	773.281.3750	powpowpowerwashing.com

» INSPECTION SERVICES

All About Homes	312.371.7414	aah-inspect.com
Household Inspection Team, Inc.	773.388.9000	weinspect.com
J. Schiffman & Associates	847.520.1761	jerryschiffman.com

» INSURANCE

Alternatives Insurance, Ltd.	773.929.9666	altinsure.com
Farmers Insurance	847.295.0330	farmers.com
State Farm / Joe Guarraci	773.327.5559	statefarm.com

» LOCKSMITH

Amazing Lock Service	773.935.8900	
Security Shop	773.525.6705	

» MASONRY & TUCKPOINTING

Casey Brozozowski	773.725.8275	
Szabo Masonry Sealing	815.439.5677	

» SHADES & BLINDS

Gotcha Covered Blinds	773.761.1100	gotchacoveredblinds.com
Illinois Window Shade Co.	773.743.6025	illinoisshade.com
Window Treatments & Style	708.415.3422	

**FOR A COMPLETE LIST PLEASE SEE
WWW.JAMESONSIR.COM (RESOURCE LIST)**

GLOSSARY

- » **ACCELERATION CLAUSE** Clause in trust deed or mortgage giving lender the right to call all sums owed as immediately due and payable upon the borrower's default.
- » **ACCEPTANCE** The indication of the offeree's willingness to be bound by the terms of the offer.
- » **ADJUSTABLE RATE MORTGAGE (ARM)** Interest rate and monthly payments are adjusted periodically during the life of the loan to correspond with changes in the money market.
- » **AGENT** One who acts as a negotiator when dealing with third parties on behalf of a principal.
- » **AMORTIZATION** The gradual retirement of a financial obligation by making periodic payments on the principal and interest.
- » **ANNUAL PERCENTAGE RATE** The nominal interest rate of a loan, plus charges for points, loan origination fees, finder's fees, and insurance. This rate must be stated on loans covered by Regulation Z of the Truth in Lending Law.
- » **APPRAISAL** An estimate of a property's value supported by relevant, factual evidence.
- » **ASSESSMENT** Either (1) an estimate by a government assessor of the value of property for the purpose of imposing taxes; (2) a fee imposed on property by a governmental authority, usually to pay for improvements such as streets and sewers; or (3) a fee charged by a community association (e.g., in a subdivision) or an association of co-owners (e.g., in a condominium project) to maintain or repair common areas or property.
- » **BALLOON PAYMENT** The final installment payment on a note greater than the preceding installment payments; any payments larger than average on a note.
- » **BILL OF SALE** The legal document used to transfer title to personal property.
- » **CERTIFICATE OF TITLE** A certification based on immediately available public records and issued by a title company, or an opinion rendered by an attorney that the seller has good, marketable and/or insurable title to the property.
- » **CLOSING COSTS** Additional costs other than down payments needed to purchase a property. They include points, application fee, one year's premium for hazard insurance, tax and insurance escrow deposit, city revenue stamps, recording fees and attorney's fees.
- » **CLOSING STATEMENT** The settlement sheet which is a statement of debits and credits for the buyer and seller in summarizing the costs involved when selling property.
- » **COMMITMENT** An agreement to loan a specified amount to a purchaser.
- » **COMMON ELEMENTS** That part of real property in condominium ownership of shared elements, including walls, structural supports, stairwells, swimming pools, etc.
- » **CONDOMINIUM** A subdivision allowing individual ownership of the units themselves and joint ownership of the common elements.
- » **CONTINGENCY** Any requirements in a contract which must be completed before the contract can be considered ready for performance.
- » **CONTRACT** An agreement negotiated and entered into by two or more parties who exchange mutual promises to perform certain acts in accordance with the wishes of both parties.
- » **CONVENTIONAL MORTGAGE** Any mortgage that is not government insured is considered to be a "conventional" mortgage.
- » **COOPERATIVE APARTMENT** Each occupant receives an undivided interest in the ownership of the apartment and a common interest in all other facilities. This is usually effected by forming a corporation with each owner receiving stock in the corporation equal to his or her investment. The form of ownership is shares/stock in a corporation. The corporation owns the real estate.
- » **COOPERATING BROKER** A real estate broker, other than the listing broker, who represents potential purchaser and participates in the sale.
- » **CO-SIGNER** One who accepts equal obligation for the performance of a contract, note or other act by affixing his or her name to the documents involved.
- » **CUSTOMER (Prospect)** The party with whom an agent deals on behalf of the principal. The agent is required to treat that person fairly and honestly.
- » **DEED** The written instrument which, when properly executed and delivered, conveys title.
- » **DISCOUNT POINTS** The amount paid by the seller of a property which will be FHA insured.
- » **DOWN PAYMENT** A portion of the purchase price for a property which is paid by the buyer in cash, as opposed to the portion of the purchase price which is either (1) advanced by a lender, (2) assumed by the buyer under the seller's existing mortgage, or (3) financed by the seller.
- » **DUE ON SALE CLAUSE (Alienation Clause)** The clause which allows the mortgagee the option of calling the mortgage's unpaid balance immediately due if the mortgagor sells the mortgaged property.
- » **EARNEST MONEY** A sum of money given to bind an agreement or an offer made to show good faith.
- » **EASEMENT** The right, privilege, or interest of one party in the land of another.
- » **EQUITY** The interest one has in real property as an owner above all existing indebtedness.
- » **ESCROW** A depository for papers, funds and instructions with a third party who is then obligated to carry out all instructions, providing they are in complete agreement.
- » **FANNIE MAE** The Federal National Mortgage Association (FNMA), whose primary function is to buy and sell FHA and VA mortgages in the secondary market for mortgage loans.
- » **FHA LOAN** Federal Housing Administration loans are insured by the federal government. Interest rates can be lower than for conventional loans, but the real advantage lies in the low down payment requirement, usually under 5%.
- » **FIXED-RATE MORTGAGE** Interest rate and monthly payments remain the same for the entire term of the loan.
- » **GENERAL WARRANTY DEED** A deed in which the grantor certifies that the title conveyed is free of defects which may have arisen before or during the time he owned the property.
- » **GIFT LETTER** A letter prepared for mortgagee which verifies that the sums of money being used as down payment were a gift from a relative, made without obligation of repayment.
- » **HOMEOWNER'S ASSOCIATION** An association formed to promote the common welfare of all home owners in the same subdivision; e.g. a condominium building.
- » **LEGAL DESCRIPTION** A description of property which can be recognized by law and by which the property in question can be definitely located by reference to recorded maps.
- » **LISTING AGREEMENT** An agreement between a real estate broker and the owner of property which authorizes the broker to assist in the sale of the property, as by advertising it and showing it to prospective buyers.
- » **MARKET PRICE** The price a property should bring based on comparable sales of similar properties within recent months.
- » **MORTGAGEE** The lender in a mortgage agreement.
- » **MORTGAGOR** One who makes a mortgage; the borrower.
- » **PERSONAL PROPERTY** Moveable property not permanently affixed to land or buildings.
- » **POINTS** Loan discounts collected by mortgage lenders as a means of increasing their yield on real estate loans. A point is 1% of the amount of the mortgage.
- » **PREPAYMENT CLAUSE** Provision allowing loan payments to be larger than the amount specified in the note.
- » **PRIVATE MORTGAGE INSURANCE (PMI)** An insurance premium charged by a lender to buyers with less than 20% down payment. PMI insures lender in the event that buyer should default on the loan.
- » **PRORATION** To divide proportionately among the parties involved, based on a fixed date of computations, their share of an obligation paid or due; e.g., taxes, water, sewer, rents.
- » **REAL PROPERTY** Land itself, the improvements thereon, and the rights, title, and interest one has in it.
- » **RESPA** Acronym of the Real Estate Settlement Procedures Act, federal legislation passed to regulate disclosure of the buyer's settlement costs.
- » **RIGHT OF SURVIVORSHIP** The right to acquire the interest of a deceased joint owner; distinguishing feature of a joint tenancy.
- » **SURVEY** The process by which a parcel of land is measured and its area is ascertained.
- » **TITLE INSURANCE** Insurance written by a title company to protect property owner against loss if title proves unsound.
- » **TRANSFER TAX** The tax required by a governmental agency when real property is transferred from one party to another.
- » **VARIABLE RATE LOAN** A loan in which the interest rate rises or falls according to an indicator of market interest such as the prime lending rate.
- » **VARIANCE** A permit exempting an owner from a particular zoning ordinance. The owner of the property must prove exceptional circumstances or hardship to justify the exemption.
- » **ZONING** A method of regulating the use of real estate by dividing a county or municipality into zones or zoning districts, and then designating the purposes for which land in each zone or zoning district may be used.



CHICAGO ASSOCIATION OF REALTORS®
CONDOMINIUM REAL ESTATE PURCHASE AND SALE CONTRACT
 (including condominium townhomes)



Rev. 06/2008

1 **1. Contract.** This Condominium Real Estate Purchase and Sale Contract ("**Contract**") is made by and between _____
 2 _____ ("**Buyer**") and _____
 3 ("**Seller**") (collectively, "**Parties**"), with respect to the purchase and sale of the real estate and improvements located at
 4 _____ ("**Property**").
 5 _____ (address) _____ (unit #) _____ (city) _____ (state) _____ (zip)
 6 The Property P.I.N. # is _____. Approximate square feet of Property(excluding parking):_____
 7 The Property includes parking space number(s) _____, which is (**check all that apply**) ____ deeded; ____ limited common
 8 element; ____ assigned; ____ indoor; ____ outdoor. If deeded, the parking P.I.N. # is:_____.

9 **2. Fixtures and Personal Property.** At Closing (as defined in Paragraph 7 of this Contract), in addition to the Property, Seller shall transfer to
 10 Buyer by a Bill of Sale, all heating, cooling, electrical and plumbing systems, together with the following checked and enumerated items ("**Fixtures**
 11 **and Personal Property**"): Refrigerator____ Sump Pump____ Central air conditioner____ Fireplace screen Built-in or attached
 12 Oven/Range____ Smoke and carbon monoxide Window air conditioner____ and equipment____ shelves or cabinets____
 13 Microwave____ detectors____ Electronic air filter____ Fireplace gas log____ Ceiling fan____
 14 Dishwasher____ Intercom system____ Central humidifier____ Firewood____ Radiator covers____
 15 Garbage disposal____ Security system____ (rented or owned) (*strike one*) Attached gas grill____ All planted vegetation____
 16 Trash compactor____ Satellite Dish____ Lighting fixtures____ Existing storms Outdoor play set/swings____
 17 Washer____ T.V. antenna____ Electronic garage door(s) and screens____ Outdoor shed____
 18 Dryer____ LCD/plasma/multimedia equipment____ with ____ remote unit(s)____ Window treatments____
 19 Water Softener____ Stereo speakers/surround sound____ Wall-to-wall carpeting____ Home warranty (as attached)____

21 Seller also transfers the following:_____. The following items are excluded:_____.

22 **3. Purchase Price.** The purchase price for the Property is \$_____ (including the parking space, if any, Fixtures and Personal
 23 Property) ("**Purchase Price**").

24 **4. Earnest Money.** Upon Buyer's execution of this Contract, Buyer shall deposit with _____
 25 ("**Escrowee**"), initial earnest money in the amount of \$_____, in the form of _____ ("**Initial Earnest**
 26 **Money**"). The Initial Earnest Money shall be returned and this Contract shall be of no force or effect if this Contract is not accepted by Seller on or
 27 before _____, 20____. The Initial Earnest Money shall be increased to (**strike one**) 10% of the Purchase Price **OR**
 28 \$_____ ("**Final Earnest Money**") within _____ business days after the expiration of the Attorney Approval Period (as established in
 29 Paragraph 13 of this Contract) (the Initial and Final Earnest Money are together referred to as the "**Earnest Money**"). The Parties acknowledge and
 30 agree that (i) the Parties shall execute all necessary documents with respect to the Earnest Money in form and content mutually agreed upon between
 31 the parties and (ii) except as otherwise agreed, Buyer shall pay all expenses with respect to the Earnest Money.

32 **5. Mortgage Contingency.** This Contract is contingent upon Buyer securing by _____, 20____ ("**First Commitment Date**") a
 33 firm written mortgage commitment for a fixed rate or an adjustable rate mortgage permitted to be made by a U.S. or Illinois savings and loan
 34 association, bank, or other authorized financial institution, in the amount of \$_____, the interest rate (or initial interest rate if an
 35 adjustable rate mortgage) not to exceed _____% per year, amortized over _____ years, payable monthly, loan fee not to exceed _____%, plus
 36 appraisal and credit report fee, if any ("**Required Commitment**"). If the mortgage secured by the Required Commitment has a balloon payment, it
 37 shall be due no sooner than _____ years. Buyer shall pay for private mortgage insurance as required by the lending institution. If a FHA or VA
 38 mortgage is to be obtained, **Rider 8, Rider 9, or the HUD Rider** shall be attached to this Contract. (1) If Buyer is unable to obtain the Required
 39 Commitment by the First Commitment Date, Buyer shall so notify Seller in writing on or before that Date. Thereafter, Seller may, within 30 business
 40 days after the First Commitment Date ("**Second Commitment Date**"), secure the Required Commitment for Buyer upon the same terms, and may
 41 extend the Closing Date by 30 business days. The Required Commitment may be given by Seller or a third party. Buyer shall furnish all requested
 42 credit information, sign customary documents relating to the application and securing of the Required Commitment, and pay one application fee as
 43 directed by Seller. Should Seller choose not to secure the Required Commitment for Buyer, this Contract shall be null and void as of the First
 44 Commitment Date, and the Earnest Money shall be returned to Buyer. (2) If Buyer notifies Seller on or before the First Commitment Date that Buyer
 45 has been unable to obtain the Required Commitment, and neither Buyer nor Seller secures the Required Commitment on or before the Second
 46 Commitment Date, this Contract shall be null and void and the Earnest Money shall be returned to Buyer. (3) If Buyer does not provide any notice to
 47 Seller by the First Commitment Date, Buyer shall be deemed to have waived this contingency and this Contract shall remain in full force and effect.

48 **6. Possession.** Seller agrees to surrender possession of the Property on or before the Closing Date (as defined in Paragraph 7 below). If possession
 49 is not delivered on or prior to the Closing Date, then, Seller shall pay to Buyer at Closing \$_____ per day ("**Use/Occupancy Payments**") for
 50 Seller's use and occupancy of the Property for each day after the Closing Date through and including the date Seller plans to deliver possession to
 51 Buyer ("**Possession Date**"). If Seller delivers possession of the Property to Buyer prior to the Possession Date, Buyer shall refund the portion of
 52 Use/Occupancy Payments which extend beyond the date possession is actually surrendered. Additionally, Seller shall deposit with Escrowee a sum
 53 equal to 2% of the Purchase Price ("**Possession Escrow**") to guarantee possession on or before the Possession Date, which sum shall be held from the
 54 net proceeds at Closing on Escrowee's form of receipt. If Seller does not surrender the Property on the Possession Date, Seller shall pay to Buyer, in
 55 addition to all Use/Occupancy Payments, the sum of 10% of the original amount of the Possession Escrow per day up to and including the day
 56 possession is surrendered to Buyer plus any unpaid Use/Occupancy Payments up to and including the date possession is surrendered, these amounts to
 57 be paid out of the Possession Escrow and the balance, if any, to be returned to Seller. Acceptance of payments by Buyer shall not limit Buyer's other
 58 legal remedies. Seller and Buyer hereby acknowledge that Escrowee shall not distribute the Possession Escrow without the joint written direction of
 59 Seller and Buyer. If either Party objects to disposition of the Possession Escrow, then Escrowee may deposit the Possession Escrow with the Clerk of
 60 the Circuit Court by the filing of an action in the nature of an Interpleader. Escrowee shall be reimbursed from the Possession Escrow for all costs,
 61 including reasonable attorneys' fees, related to the filing of the Interpleader, and the Parties shall indemnify and hold Escrowee harmless from any and
 62 all claims and demands, including the payment of reasonable attorneys' fees, costs, and expenses.

63 **7. Closing.** Buyer shall deliver the balance of the Purchase Price (less the amount of the Final Earnest money, plus or minus prorations and escrow
 64 fees, if any) to Seller and Seller shall execute and deliver the Deed (as defined below) to Buyer at "**Closing**". Closing shall occur on or prior to
 65 _____, 20____ at a time and location mutually agreed upon by the Parties ("**Closing Date**"). Seller must provide Buyer with good and
 66 merchantable title prior to Closing.

67 **8. Deed.** At Closing, Seller shall execute and deliver to Buyer, or cause to be executed and delivered to Buyer, a recordable warranty deed ("**Deed**")
 68 with release of homestead rights (or other appropriate deed if title is in trust or in an estate), or Articles of Agreement, if applicable, subject only to the
 69 following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special
 70 governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due
 71 and payable at the time of Closing.

72 **9. Real Estate Taxes.** Seller represents that the 20____ general real estate taxes were \$_____. General real estate taxes for the
 73 Property are subject to the following exemptions (**check box if applicable**): Homeowner's. Senior Citizen's. Senior Freeze. General real estate
 74 taxes shall be prorated based on (i) _____% of the most recent ascertainable full year tax bill, or (ii) mutually agreed by the Parties in writing prior
 75 to the expiration of the Attorney Approval Period.

76 **10. Homeowners Association.** Seller represents that as of the Acceptance Date (as set forth following Paragraph 15 of this Contract), the regular
 77 monthly assessment pertaining to the Property is \$_____; a special assessment (*strike one*) **has / has not** been levied. The original amount of
 78 the special assessment pertaining to the Property was \$_____, and the remaining amount due at Closing will be \$_____ and (*strike*
 79 *one*) **shall / shall not** be assumed by Buyer at Closing. Buyer acknowledges and agrees that (i) the representations in this Paragraph are provided as of
 80 the Acceptance Date; (ii) this information may change, and these fees may increase, prior to Closing; and (iii) Seller is under no obligation to notify
 81 Buyer of any changes to this information, and, should changes occur, this Contract shall remain in full force and effect. Notwithstanding anything to
 82 the contrary contained in this Paragraph 10, Seller shall disclose to Buyer any new assessment that is actually approved and levied prior to Closing
 83 within 5 days after Seller receives notice of the new assessments (and in no event later than the Closing Date). Seller shall furnish Buyer a statement
 84 from the proper representative certifying that Seller is current in payment of assessments, and, if applicable, proof of waiver or termination of any
 85 right of first refusal or similar options contained in the bylaws of the Association for the transfer of ownership. Seller shall deliver to Buyer the items
 86 stipulated by the Illinois Condominium Property Act (765 ILCS 605/1 et seq.) ("**ICPA Documents**"), including but not limited to the declaration,
 87 bylaws, rules and regulations, and the prior and current years' operating budgets within _____ business days of the Acceptance Date. In the event the
 88 ICPA Documents disclose that the Property is in violation of existing rules, regulations, or other restrictions or that the terms and conditions contained
 89 within the documents would unreasonably restrict Buyer's use of the Property or would increase the financial considerations which Buyer would have
 90 to extend in connection with owning the Property, then Buyer may declare this Contract null and void by giving Seller written notice within 5 business
 91 days after the receipt of the ICPA Documents, listing those deficiencies which are unacceptable to Buyer, and thereupon all earnest money deposited
 92 shall be returned to Buyer. If written notice is not served within the time specified, Buyer shall be deemed to have waived this contingency, and this
 93 Contract shall remain in full force and effect. Seller agrees to pay any applicable processing/moveout/transferring fees as required by the Association,
 94 and Buyer agrees to pay the credit report and move-in fee if required by the Association. If the right of first refusal or similar option is exercised, this
 95 Contract shall be null and void and the Earnest Money shall be returned to Buyer, but Seller shall pay the commission pursuant to Paragraph U of the
 96 General Provisions of this Contract.

97 **11. Disclosures.** Buyer has received the following (**check yes or no**): (a) Residential Real Property Disclosure Report: Yes/ No; (b) Heat
 98 Disclosure: Yes/ No; (c) Lead Paint Disclosure and Pamphlet: Yes/ No; (d) Radon Disclosure and Pamphlet: Yes/ No; and (e) Zoning
 99 Certification: Yes/ No.

100 **12. Dual Agency.** The Parties confirm that they have previously consented to _____ ("**Licensee**") to act as Dual
 101 Agent in providing brokerage services on behalf of the Parties and specifically consent to Licensee acting as Dual Agent on the transaction covered by
 102 this Contract.
 103 Buyer Initials:_____ Buyer Initials:_____ Seller Initials:_____ Seller Initials:_____

104 **13. Attorney Modification.** Within ____ business days after the Acceptance Date ("**Attorney Approval Period**"), the Parties' respective attorneys
 105 may propose written modifications to this Contract ("**Proposed Modifications**") on matters other than the Purchase Price, broker's compensation and
 106 dates. Any Proposed Modifications that are set forth in writing and accepted by the other party shall become terms of this Contract as if originally set
 107 forth in this Contract. If, within the Attorney Approval Period, the Parties cannot reach agreement regarding the Proposed Modifications, then, at any
 108 time after the Attorney Approval Period, either Party may terminate this Contract by written notice to the other Party. In that event, this Contract
 109 shall be null and void and the Earnest Money shall be returned to Buyer. **IN THE ABSENCE OF DELIVERY OF PROPOSED MODIFICATIONS**
 110 **PRIOR TO THE EXPIRATION OF THE ATTORNEY APPROVAL PERIOD, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES,**
 111 **AND THIS CONTRACT SHALL BE IN FULL FORCE AND EFFECT.**

112 **14. Inspection.** Within ____ business days after the Acceptance Date ("**Inspection Period**"), Buyer may conduct, at Buyer's sole cost and expense
 113 (unless otherwise provided by law) home, radon, environmental, lead-based paint and/or lead-based paint hazards (unless separately waived), wood
 114 infestation, and/or mold inspections of the Property ("**Inspections**") by one or more properly licensed or certified inspection personnel (each, an
 115 "**Inspector**"). The Inspections shall include only major components of the Property, including, without limitation, central heating, central cooling,
 116 plumbing, well, and electric systems, roofs, walls, windows, ceilings, floors, appliances, and foundations. A major component shall be deemed to be in
 117 operating condition if it performs the function for which it is intended, regardless of age, and does not constitute a health or safety threat. Buyer shall
 118 indemnify Seller from and against any loss or damage to the Property or personal injury caused by the Inspections, Buyer, or Buyer's Inspector. Prior
 119 to expiration of the Inspection Period, Buyer shall notify Seller or Seller's attorney in writing ("**Buyer's Inspection Notice**") of any defects disclosed by
 120 the Inspections that are unacceptable to Buyer, together with a copy of the pertinent pages of the relevant Inspections report. Buyer agrees that minor
 121 repairs and maintenance costing less than \$250 shall not constitute defects covered by this Paragraph. If the Parties have not reached written
 122 agreement resolving the inspection issues within the Inspection Period, then either Party may terminate this Contract by written notice to the other
 123 Party. In the event of such notice, this Contract shall be null and void and the Earnest Money shall be returned to Buyer. **IN THE ABSENCE OF**
 124 **WRITTEN NOTICE PRIOR TO EXPIRATION OF THE INSPECTION PERIOD, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL**
 125 **PARTIES, AND THIS CONTRACT SHALL BE IN FULL FORCE AND EFFECT.**

126 **15. General Provisions and Riders.** **THIS CONTRACT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY BUYER**
 127 **AND SELLER AND DELIVERED TO BUYER OR BUYER'S DESIGNATED AGENT.** THIS CONTRACT INCLUDES THE GENERAL
 128 PROVISIONS ON THE LAST PAGE OF THIS CONTRACT AND RIDERS _____ (*list Rider numbers here*) AND
 129 ADDENDUM _____ (*list Addendum numbers here*) ATTACHED TO AND MADE A PART OF THIS CONTRACT.

Buyer Initials:_____ Buyer Initials:_____

Seller Initials:_____ Seller Initials:_____

Buyer Initials:_____ Buyer Initials:_____

Seller Initials:_____ Seller Initials:_____

130 OFFER DATE: _____ 20 _____

ACCEPTANCE DATE: _____ 20 _____ ("*Acceptance Date*")

131 BUYER'S INFORMATION:

SELLER'S INFORMATION:

132 Buyer's Signature: _____

Seller's Signature: _____

133 Buyer's Signature: _____

Seller's Signature: _____

134 Buyer's Name(s) (print): _____

Seller's Name(s) (print): _____

135 Address: _____

Address: _____

136 City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

137 Office Phone: _____ Home Phone: _____

Office Phone: _____ Home Phone: _____

138 Fax: _____ Cell Phone: _____

Fax: _____ Cell Phone: _____

139 Email Address: _____

Email Address: _____

140 The names and addresses set forth below are for informational purposes
141 only and subject to change.

The names and addresses set forth below are for informational purposes
only and subject to change.

142 BUYER'S BROKER'S INFORMATION:

SELLER'S BROKER'S INFORMATION:

143 Designated Agent (print): _____

Designated Agent Name (print): _____

144 Agent Identification Number: _____

Agent Identification Number: _____

145 Broker Name: _____ MLS # _____

Broker Name: _____ MLS # _____

146 Office Address: _____

Office Address: _____

147 City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

148 Office Phone: _____ Cell Phone: _____

Office Phone: _____ Cell Phone: _____

149 Fax: _____

Fax: _____

150 Email: _____

Email: _____

151 BUYER'S ATTORNEY'S INFORMATION:

SELLER'S ATTORNEY'S INFORMATION:

152 Attorney Name: _____

Attorney Name: _____

153 Firm: _____

Firm: _____

154 Office Address: _____

Office Address: _____

155 City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

156 Office Phone: _____ Cell Phone: _____

Office Phone: _____ Cell Phone: _____

157 Fax: _____

Fax: _____

158 Email: _____

Email: _____

159 BUYER'S LENDER'S INFORMATION:

160 Mortgage Broker's Name: _____

161 Lender: _____

162 Office Address: _____

163 City: _____ State: _____ Zip: _____

164 Office Phone: _____ Cell Phone: _____

165 Fax: _____

166 Email: _____

167 GENERAL PROVISIONS

168 A. Prorations. Rent, interest on existing mortgage, if any, water taxes and other items shall be prorated as of the Closing Date. Security deposits, if any, shall
169 be paid to Buyer at Closing. Notwithstanding anything to the contrary contained in this Paragraph 9 of this Contract, if the Property is improved as of the Closing Date,
170 but the last available tax bill is on vacant land, Seller shall place in escrow an amount equal to 2% of the Purchase Price and the Parties shall reprorate taxes within 30
171 days after the bill on the improved property becomes available.

172 B. Uniform Vendor and Purchaser Risk Act. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this
173 Contract.

174 C. Title. At least 5 days prior to the Closing Date, Seller shall deliver to Buyer or his agent evidence of merchantable title in the intended grantor by delivering
175 a Commitment for Title Insurance of a title insurance company bearing a date on or subsequent to the Acceptance Date, in the amount of the Purchase Price, subject to
176 no other exceptions than those previously listed within this Contract and to general exceptions contained in the commitment. Delay in delivery by Seller of a
177 Commitment for Title Insurance due to delay by Buyer's mortgagee in recording mortgage and bringing down title shall not be a default of this Contract. Every
178 Commitment for Title Insurance furnished by Seller shall be conclusive evidence of title as shown. If evidence of title discloses other exceptions, Seller shall have 30
179 days after Seller's receipt of evidence of title to cure the exceptions and notify Buyer accordingly. As to those exceptions that may be removed at Closing by payment of
180 money, Seller may have those exceptions removed at Closing by using the proceeds of the sale.

181 D. Notice. All notices required by this Contract shall be in writing and shall be served upon the Parties or their attorneys at the addresses provided in this
182 Contract. The mailing of notice by registered or certified mail, return receipt requested, shall be sufficient service when the notice is mailed. Notices may also be served
183 by personal delivery or commercial delivery service, by mail-o-gram, telegram, or by the use of a facsimile machine with proof of transmission and a copy of the notice
184 with proof of transmission being sent by regular mail on the date of transmission. In addition, facsimile signatures shall be sufficient for purposes of executing,
185 negotiating, and finalizing this Contract. E-mail notices shall be deemed valid and received by the addressee when delivered by e-mail and opened by the recipient,
186 provided that a copy of the e-mail notice is also sent by regular mail to the recipient on the date of transmission.

187 E. Disposition of Earnest Money. In the event of default by Buyer, the Earnest Money, less expenses and commission of the listing broker, shall be paid to
188 Seller. If Seller defaults, the Earnest Money, at the option of Buyer, shall be refunded to Buyer, but such refunding shall not release Seller from the obligations of this
189 Contract. In the event of any default, Escrowee shall give written notice to Seller and Buyer indicating Escrowee's intended disposition of the Earnest Money and
190 request Seller's and Buyer's written consent to the Escrowee's intended disposition of the Earnest Money within 30 days after the notice. However, Seller and Buyer
191 acknowledge and agree that if Escrowee is a licensed real estate broker, Escrowee may not distribute the Earnest Money without the joint written direction of Seller and
192 Buyer or their authorized agents. If Escrowee is not a licensed real estate broker, Seller and Buyer agree that if neither Party objects, in writing, to the proposed
193 disposition of the Earnest Money within 30 days after the date of the notice, then Escrowee shall proceed to dispense the Earnest Money as previously noticed by
194 Escrowee. If either Seller or Buyer objects to the intended disposition within the 30 day period, or if Escrowee is a licensed real estate broker and does not receive the
195 joint written direction of Seller and Buyer authorizing distribution of the Earnest Money, then the Escrowee may deposit the Earnest Money with the Clerk of the
196 Circuit Court by the filing of an action in the nature of an Interpleader. Escrowee may be reimbursed from the Earnest Money for all costs, including reasonable
197 attorney's fees, related to the filing of the Interpleader and the Parties indemnify and hold Escrowee harmless from any and all claims and demands, including the
198 payment of reasonable attorneys' fees, costs, and expenses arising out of those claims and demands.

199 F. Operational Systems. Seller represents that the heating, plumbing, electrical, central cooling, ventilating systems, appliances, and fixtures on the
200 Property are in working order and will be so at the time of Closing. Buyer shall have the right to enter the Property during the 48-hour period immediately prior to
201 Closing solely for the purpose of verifying that the operational systems and appliances serving the Property are in working order and that the Property is in
202 substantially the same condition, normal wear and tear excepted, as of the Acceptance Date.

203 G. Insulation and Heat Disclosure Requirements. If the Property is new construction, Buyer and Seller shall comply with all insulation disclosure
204 requirements as provided by the Federal Trade Commission, and Rider 13 is attached. If the Property is located in the City of Chicago, Seller and Buyer shall comply
205 with the provisions of Chapter 5-16-010 of the Chicago Code of Ordinances concerning Heating Cost Disclosure for the Property.

206 H. Code Violations. Seller warrants that no notice from any city, village, or other governmental authority of a dwelling code violation that currently exists on
207 the Property has been issued and received by Seller or Seller's agent ("*Code Violation Notice*"). If a Code Violation Notice is received after the Acceptance Date and
208 before Closing, Seller shall promptly notify Buyer of the Notice.

209 I. Escrow Closing. At the written request of Seller or Buyer received prior to the delivery of the deed under this Contract, this sale shall be closed through an
210 escrow with a title insurance company, in accordance with the general provisions of the usual form of deed and money escrow agreement then furnished and in use by
211 the title insurance company, with such special provisions inserted in the escrow agreement as may be required to conform with this Contract. Upon the creation of an
212 escrow, payment of Purchase Price and delivery of deed shall be made through the escrow, this Contract and the Earnest Money shall be deposited in the escrow, and
213 the Broker shall be made a party to the escrow with regard to commission due. The cost of the escrow shall be divided equally between Buyer and Seller.

214 J. Survey and Legal Description. At least 5 days prior to Closing, Seller shall provide Buyer with a survey by a licensed land surveyor dated not more than
215 six months prior to the date of Closing, showing the present location of all improvements. If Buyer or Buyer's mortgagee desires a more recent or extensive survey, the
216 survey shall be obtained at Buyer's expense. The Parties may amend this Contract to attach a complete and correct legal description of the Property.

217 K. Affidavit of Title; ALTA. Seller agrees to furnish to Buyer an affidavit of title subject only to those items set forth in this Contract, and an ALTA form if
218 required by Buyer's mortgagee, or the title insurance company, for extended coverage.

219 L. RESPA. Buyer and Seller shall make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement
220 Procedures Act of 1974, as amended.

221 M. Transfer Taxes. Seller shall pay the amount of any stamp tax imposed by the state and county on the transfer of title, and shall furnish a completed
222 declaration signed by Seller or Seller's agent in the form required by the state and county, and shall furnish any declaration signed by Seller or Seller's agent or meet
223 other requirements as established by any local ordinance with regard to a transfer or transaction tax. Any real estate transfer tax required by local ordinance shall be
224 paid by the person designated in that ordinance.

225 N. Removal of Personal Property. Seller shall remove from the Property by the Possession Date all debris and Seller's personal property not conveyed by
226 Bill of Sale to Buyer.

227 O. Surrender. Seller agrees to surrender possession of the Property in the same condition as it is on the Acceptance Date, ordinary wear and tear excepted,
228 subject to Paragraph B of the General Provisions of this Contract. To the extent that Seller fails to comply with this Provision, Seller shall not be responsible for that
229 portion of the total cost related to this violation that is below \$250.00.

230 P. Time. Time is of the essence for purposes of this Contract.

231 Q. Number. Wherever appropriate within this Contract, the singular includes the plural.

232 R. Flood Plain Insurance. In the event the Property is in a flood plain and flood insurance is required by Buyer's lender, Buyer shall pay for that insurance.

233 S. Business Days and Time. Any reference in this Contract to "day" or "days" shall mean business days, not calendar days, including Monday, Tuesday,
234 Wednesday, Thursday, and Friday, and excluding all official federal and state holidays.

235 T. Patriot Act. Seller and Buyer represent and warrant that they are not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation
236 named by Executive Order or the United States Treasury Department as a Specially Designated National and Blocked Person, or other banned or blocked person, entity,
237 nation or transaction pursuant to any law, order, rule or regulation which is enforced or administered by the Office of Foreign Assets Control ("OFAC"), and that they
238 are not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity, or
239 nation. Each Party shall defend, indemnify, and hold harmless the other Party from and against any and all claims, damages, losses, risks, liabilities, and expenses
240 (including reasonable attorneys' fees and costs) arising from or related to any breach of the foregoing representation and warranty.

241 U. Brokers. The real estate brokers named in this Contract shall be compensated in accordance with their agreements with their clients and/or any offer of
242 compensation made by the listing broker in a multiple listing service in which the listing and cooperating broker both participate.

243 V. Original Executed Contract. The listing broker shall hold the original fully executed copy of this Contract.

Buyer Initials: _____ Buyer Initials: _____

Seller Initials: _____ Seller Initials: _____

Buyer Initials: _____ Buyer Initials: _____

Seller Initials: _____ Seller Initials: _____

Jameson

Sotheby's
INTERNATIONAL REALTY

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