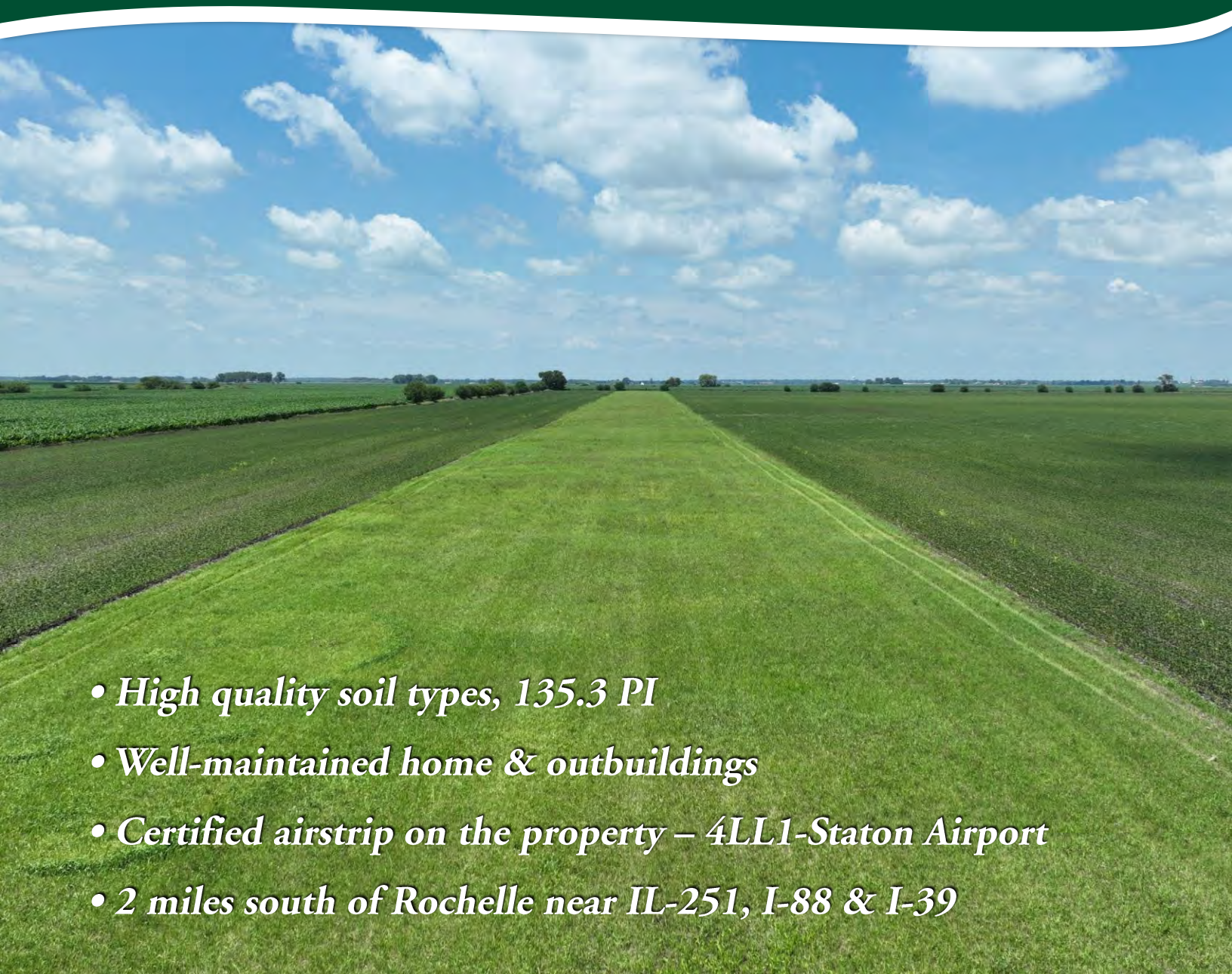


THE STATON FARM & AIRPORT

120[±] ACRES, LEE COUNTY, ILLINOIS

- 
- *High quality soil types, 135.3 PI*
 - *Well-maintained home & outbuildings*
 - *Certified airstrip on the property – 4LL1-Staton Airport*
 - *2 miles south of Rochelle near IL-251, I-88 & I-39*

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MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

THE STATON FARM & AIRPORT

AERIAL MAP



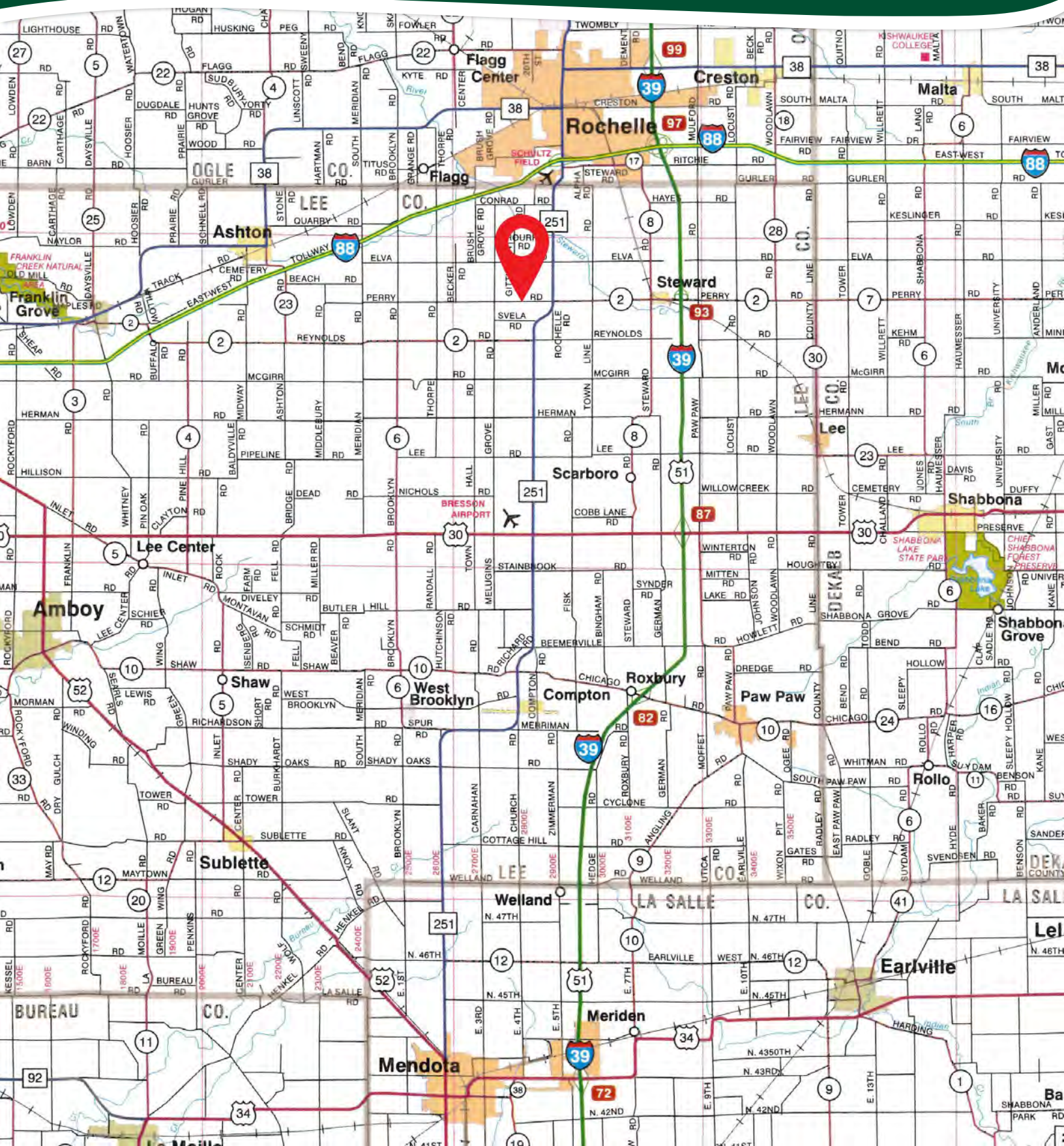
Elva Road



Perry Road

THE STATON FARM & AIRPORT

HIGHWAY MAP



THE STATON FARM & AIRPORT

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 60 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Rochelle (2 miles north), Steward (3 miles east), and Amboy (14 1/8 miles southwest). The property address is 2844 Perry Road, Steward, IL 60553.
FRONTAGE	There is approximately 1/4 mile of road frontage on Perry Road.
MAJOR HIGHWAYS	Illinois Route 251 is 1/2 mile east, Interstate 88 is 2 1/4 miles north, Interstate 39 is 3 3/4 miles east, and U.S. Route 30 is 6 miles south of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Staton Farm & Airport is located in Part of the West Half of Section 14, Township 39 North, Range 1 East (Reynolds Township), Lee County, Illinois.
TOTAL ACRES	There are a total of 120 acres, more or less, according to the Lee County Assessor.
CROPLAND ACRES	There are approximately 105.65 cropland acres according to the Lee County FSA that are currently in tillable production. The airstrip and grassed area is comprised of approximately 9 additional acres.
SOIL TYPES	Major soil types found on this farm include Harpster silty clay loam and Drummer silty clay loam. The weighted average Productivity Index (PI) is 135.3.
TOPOGRAPHY	The topography of the subject farm is level.
MINERAL RIGHTS	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
POSSESSION	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
PRICE & TERMS	The asking price is \$17,450 per acre. A 10% earnest money deposit should accompany any offer to purchase.
FINANCING	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
GRAIN MARKETS	There are a number of grain markets located within 15 miles of The Staton Farm & Airport.

THE STATON FARM & AIRPORT

PROPERTY DETAILS

TAXES	The 2025 real estate taxes totaled \$9,461.76. The tax parcel numbers are #17-05-14-100-004 & #17-05-14-300-002.
ZONING	The property is zoned AG-1 SPU, Rural/Agricultural District, Special Use Permit.
IMPROVEMENTS	The Staton Farm & Airport is improved with a brick ranch home, outbuildings, a certified airstrip (4LL1-Staton Airport), and field tile. Additional airstrip information and field tile maps are available in the Appendix. The 3-bedroom home features a 2-car attached garage, an eat-in kitchen, dining room, living room with brick fireplace, laundry area, 2 1/2 bathrooms, 3-season room, and Generac generator. Adjacent to the airstrip is a machine shed/airplane hangar, heated shop, and a heated pilot shanty with a full bathroom and kitchen sink. This well-maintained property has had several improvements in recent years, including replacement of the following: roof (home and pilot shanty), siding (pilot shanty), windows and doors (Pella), well pump, and culvert.
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

THE STATON FARM & AIRPORT

PHOTOS



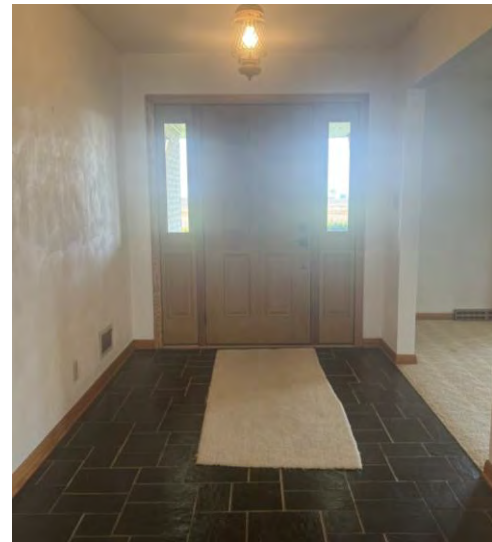
THE STATON FARM & AIRPORT

PHOTOS



THE STATON FARM & AIRPORT

PHOTOS



THE STATON FARM & AIRPORT

PHOTOS



THE STATON FARM & AIRPORT

SOILS INFORMATION

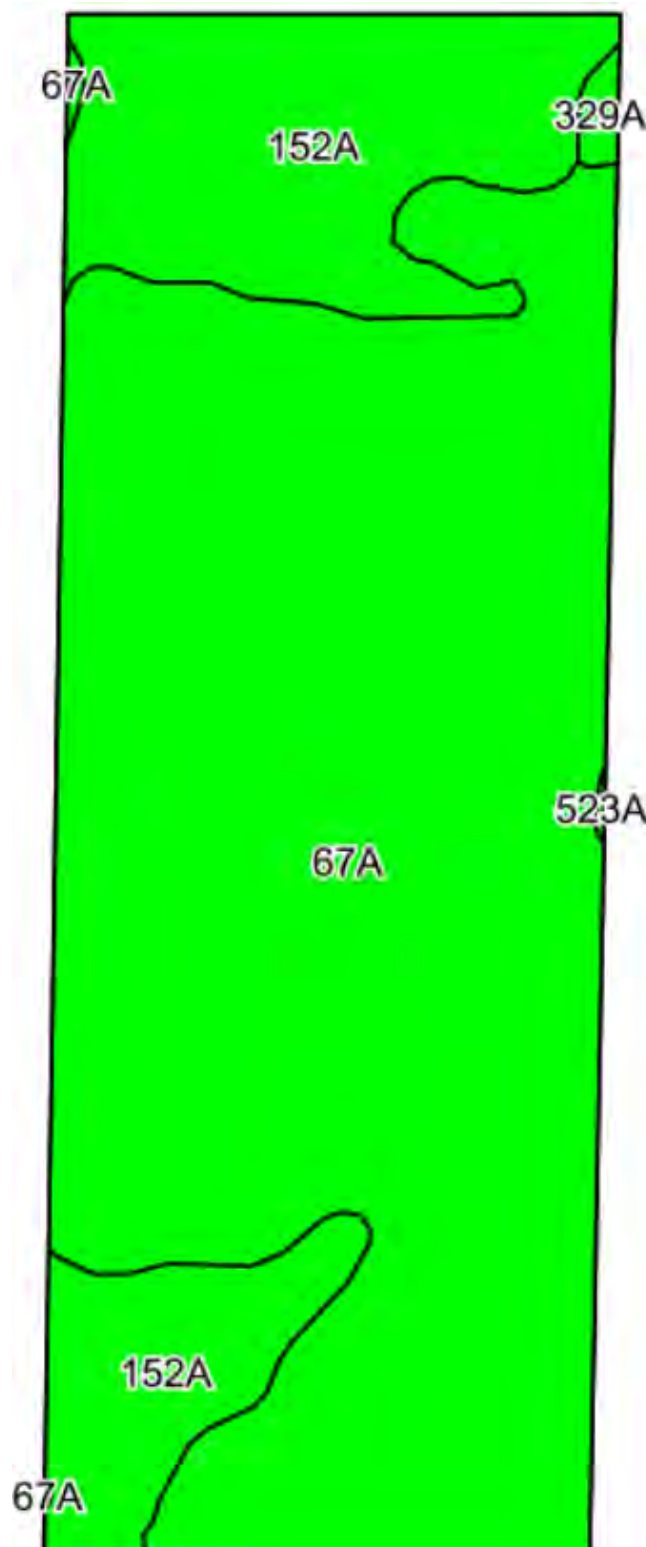
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
67A	Harpster silty clay loam	83.02	133
152A	Drummer silty clay loam	21.95	144
329A	Will loam	0.68	129
WEIGHTED AVERAGE:			135.3

**Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.*

THE STATON FARM & AIRPORT

SOILS MAP



The map displays a grid of land parcels with the following details:

- Section Numbers:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29.
- Landowners:** Farmland Reserves Inc 509, 200, 320, 326, 40; Hertz Farm Mngmt Co 98, 200, 94; Kersten Dale Tr 80, 176, 155, 160; Patzner Delbert M Trust 80, 196; Hott Raymond C 40, 160, 280; Detig Trust 237; Hays Farm LLC 113; Sander David R; Miller Kathy S 231; Wolf Loren W & Lisa K Tr 299; Pettenger Douglas A 54; Lefevre Mark A 84; Frakes Jeffrey S 41; Mind Land Holdings LLC 98; Knetsch Henry IV 53; Knetsch Henry 41; Johnson Lois 77; Noggie Family LP 79; Doolan Marilyn 176; Dale Kersten Tr 80; Kersten Dale C 155; Hermann David R Tr 120; Stanbury John B 256; Jenkens Norman L Jr & Dawn M 93; Breitwieser LP 518; Hays Farm LLC 113; Sander David R; Miller Kathy S 95; Macklin Robert C 60; Macklin Robert C 60; Hakimi Valentine 75; Gittleson Larry & Julie 100; Johnson Lois 160; Gittleson Julie A; Coffman Kevin W Tr 80; Hebert Brian 137; Chapman Stephen M 53; Chapman Brenda K Tr 46; Hageman Larry H Tr 40; Pretoria Prop LLC 154; Holterman Daphne 156; Long Susan D 64; Hertz Farm Mngmt Co 94; Allen Lyle 140; Babson Farms Inc 312; Heinisch Carl J 154; Heinisch Carl J 105; Wright Luke 316; Strauss Janet H 151; Becker Ashton Farm LLC 77; Becker Trust 79; Kersten Thomas M 80; Kersten Thomas M 160; Hott Raymond C 40; Patzner Delbert M Trust 80; Patzner Delbert M Trust 196; Farmland Reserves Inc 40; Breiwieser LP 195; O'Rourke Paul J & Jennifer 156; Tilsy Family Farms LLC 80; Hertz Farm Mngmt Inc 80; Ebert Randall L & Sandra K 73; Svela Janice E Trust 155; Svela Dale K Tr 40; Svela Dean 37; Lefevre Mark A 84; Frakes Jeffrey S 41; Mind Land Holdings LLC 98; Knetsch Henry IV 53; Knetsch Henry 41; Johnson Lois 160; Gittleson Julie A; Coffman Kevin W Tr 80; Hebert Brian 137; Chapman Stephen M 53; Chapman Brenda K Tr 46; Hageman Larry H Tr 40; Pretoria Prop LLC 154; Holterman Daphne 156; Long Susan D 64; Hertz Farm Mngmt Co 94; Allen Lyle 140; Babson Farms Inc 312; Heinisch Carl J 154; Heinisch Carl J 105; Wright Luke 316; Strauss Janet H 151; Becker Ashton Farm LLC 77; Becker Trust 79; Kersten Thomas M 80; 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THE STATON FARM & AIRPORT

PLAT MAP

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. TILE MAP
5. RESTRICTED LANDING AREA CERTIFICATE
6. AIRPORT MASTER RECORD
7. HOME DISCLOSURES

For more information, please visit MGW.us.com

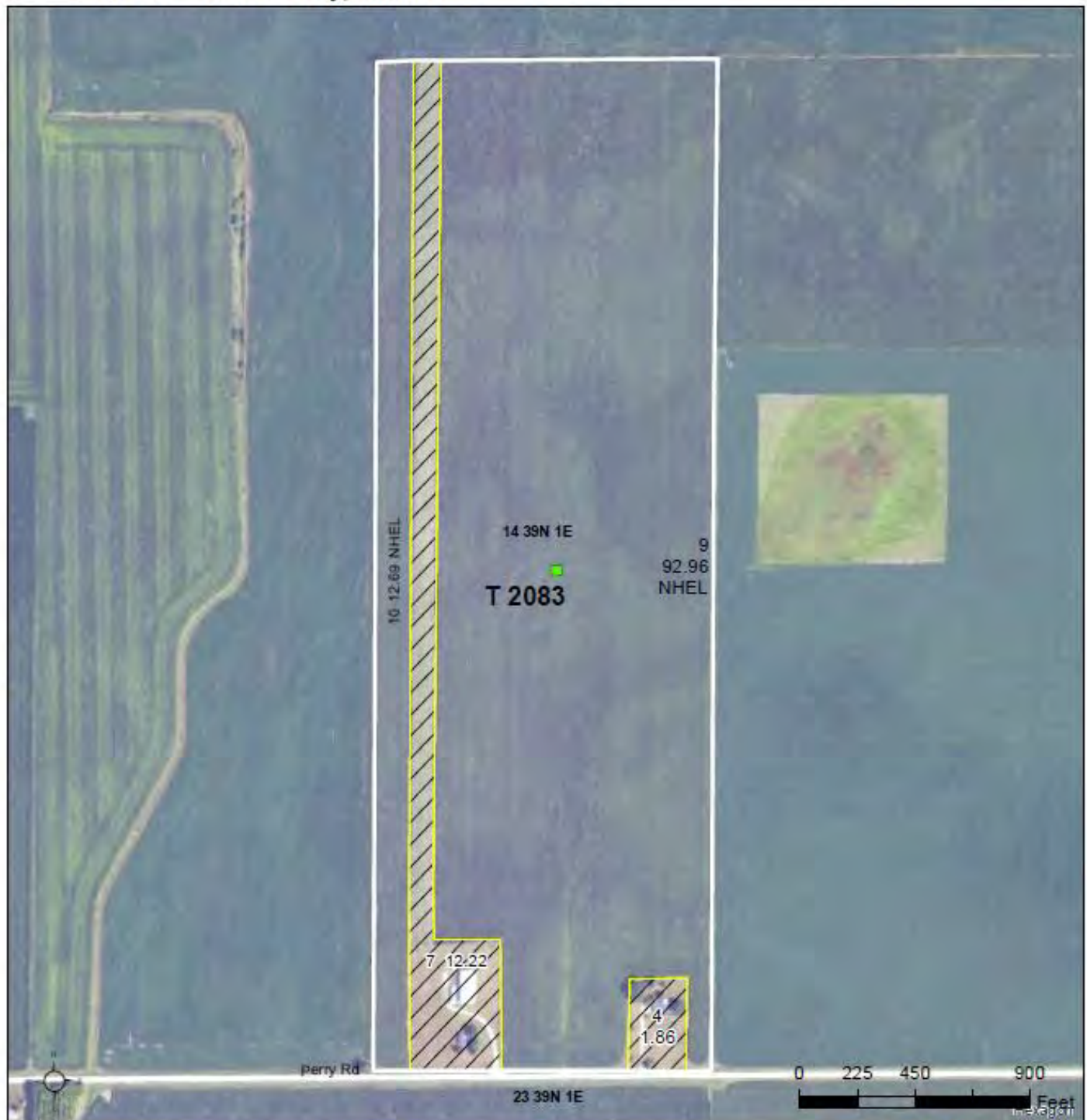
or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com



United States
Department of
Agriculture

Lee County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2026 Program Year

Map Created January 15, 2026

Farm 1440

Tract 2083

Tract Cropland Total: 105.65 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

ILLINOIS

LEE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1440

Prepared : 7/8/26 3:53 PM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
119.73	105.65	105.65	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	105.65	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	102.60	0.00	160	0
TOTAL	102.60	0.00		

NOTES

--

Tract Number : 2083

Description : C 18 SEC 14 Reynolds Twp
FSA Physical Location : ILLINOIS/LEE
ANSI Physical Location : ILLINOIS/LEE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
119.73	105.65	105.65	0.00	0.00	0.00	0.00	0.0

ILLINOIS
LEE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1440
Prepared : 7/8/26 3:53 PM CST
Crop Year : 2026

Tract 2083 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	105.65	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	102.60	0.00	160
TOTAL	102.60	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

TOPOGRAPHY MAP



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriData.com

Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 772.6
Max: 778.4
Range: 5.8
Average: 775.1
Standard Deviation: 0.79 ft

0ft 644ft 1289ft



7/8/2026

14-39N-1E
Lee County
Illinois

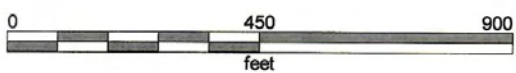
Boundary Center: 41.852260, -89.085411

TILE MAP

STATON FARM TILE 2021



- 5" Pla
- 6" Clay
- 8" Clay
- 8" Pla
- 10" Pla





Illinois Department of Transportation Division of Aeronautics

RESTRICTED LANDING AREA

THIS CERTIFICATE, issued pursuant an Order of the Division of Aeronautics, dated July 7, 1997, certifies that the Restricted Landing Area described below has been approved pursuant to the Laws of the State of Illinois and the Rules and Regulations of the Illinois Department of Transportation, Division of Aeronautics:

CLARENCE STATON RLA

Located near Steward, in the SE 1/4 of the NW 1/4 and the East 1/2 of the SW 1/4 of Section 14,
Township 39 North, Range 1 East of the Third Principal Meridian, Lee County, Illinois.

ISSUED TO: Clarence and Betty A. Staton on this 7th day of July, 1997.

William L. Blake, Director
Division of Aeronautics

This certificate is issued under and subject to the
Illinois Aeronautics Act and Regulations
promulgated by the Division for the administration
thereof.

DISPLAY PROMINENTLY AT ALL TIMES





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



Lead Warning Statement

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

Property Address: 2844 Perry Road, Steward, IL 60553

Seller's Disclosure (initial)

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

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

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

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

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

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

Purchaser's Acknowledgment (initial)

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

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

_____ (e) Purchaser has (check one below):

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

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

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

Certification of Accuracy

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

Seller John Farn Trustee Date 7-16-2026

Purchaser _____ Date _____

Seller signed by: _____ Date _____

Purchaser _____ Date _____

Agent Mark Mommson Date 7/7/2026

Agent _____ Date _____

(This disclosure form should be attached to the Contract to Purchase.)



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



Radon Warning Statement

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

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

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

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

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

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

Agent's Acknowledgement (initial IF APPLICABLE)

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

Certification of Accuracy

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

Seller <u>Joe & Julie</u>	Date <u>7-6-2026</u>
Seller _____	Date _____
Purchaser _____	Date _____
Purchaser _____	Date _____
Agent <u>Mark Mommisen</u>	Date <u>7/7/2026</u>
Agent _____	Date _____

Property Address: 2844 Perry Road
City, State, Zip Code: Steward, IL 60553



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

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

Property Address: 2844 Perry Road

City, State & Zip Code: Steward, IL 60553

Seller's Name: Betty A Staton Living Trust

This Report is a disclosure of certain conditions of the residential real property listed above in compliance with the Residential Real Property Disclosure Act. This information is provided as of July 6, 2026. The disclosures herein shall not be deemed warranties of any kind by the seller or any person representing any party in this transaction.

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

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

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

- | | YES | NO | N/A | |
|-----|--------------------------|-------------------------------------|--------------------------|--|
| 1. | ☐ | ☒ | ☐ | Seller has occupied the property within the last 12 months.
(If "no," please identify capacity or explain relationship to property.)
<u>Trustee of Estate</u> |
| 2. | ☐ | ☒ | ☐ | I currently have flood hazard insurance on the property. |
| 3. | ☐ | ☒ | ☐ | I am aware of flooding or recurring leakage problems in the crawl space or basement. |
| 4. | ☐ | ☒ | ☐ | I am aware that the property is located in a floodplain. |
| 5. | ☐ | ☒ | ☐ | I am aware of material defects in the basement or foundation (including cracks and bulges). |
| 6. | ☐ | ☒ | ☐ | I am aware of leaks or material defects in the roof, ceilings, or chimney. |
| 7. | ☐ | ☒ | ☐ | I am aware of material defects in the walls, windows, doors, or floors. |
| 8. | ☐ | ☒ | ☐ | I am aware of material defects in the electrical system. |
| 9. | ☐ | ☒ | ☐ | I am aware of material defects in the plumbing system (includes such things as water heater, sump pump, water treatment system, sprinkler system, and swimming pool). |
| 10. | ☐ | ☒ | ☐ | I am aware of material defects in the well or well equipment. |
| 11. | ☐ | ☒ | ☐ | I am aware of unsafe conditions in the drinking water. |
| 12. | ☐ | ☒ | ☐ | I am aware of material defects in the heating, air conditioning, or ventilating systems. |
| 13. | ☐ | ☒ | ☐ | I am aware of material defects in the fireplace or wood burning stove. |
| 14. | ☐ | ☒ | ☐ | I am aware of material defects in the septic, sanitary sewer, or other disposal system. |
| 15. | ☐ | ☒ | ☐ | I am aware of unsafe concentrations of radon on the premises. |
| 16. | ☐ | ☒ | ☐ | I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises. |
| 17. | ☐ | ☒ | ☐ | I am aware of unsafe concentrations of or unsafe conditions relating to lead paint, lead water pipes, lead plumbing pipes or lead in the soil on the premises. |
| 18. | ☐ | ☒ | ☐ | I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises. |
| 19. | ☐ | ☒ | ☐ | I am aware of current infestations of termites or other wood boring insects. |
| 20. | ☐ | ☒ | ☐ | I am aware of a structural defect caused by previous infestations of termites or other wood boring insects. |
| 21. | ☐ | ☒ | ☐ | I am aware of underground fuel storage tanks on the property. |
| 22. | ☐ | ☒ | ☐ | I am aware of boundary or lot line disputes. |
| 23. | ☐ | ☒ | ☐ | I have received notice of violation of local, state or federal laws or regulations relating to this property, which violation has not been corrected. |
| 24. | ☐ | ☒ | ☐ | I am aware that this property has been used for the manufacture of methamphetamine as defined in Section 10 of the Methamphetamine Control and Community Protection Act. |

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

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

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

Check here if additional pages used: _____

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

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

Seller: Jon Ross Trustee Date: 7-6-2026

Seller: _____ Date: _____

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

Prospective Buyer: _____ Date: _____ Time: _____

Prospective Buyer: _____ Date: _____ Time: _____

A COPY OF SECTIONS 5 THROUGH 65 OF ARTICLE 2 OF THE RESIDENTIAL REAL PROPERTY DISCLOSURE ACT IS AFFIXED HERETO AND SHOULD BE REVIEWED BY PROSPECTIVE BUYER.

RESIDENTIAL REAL PROPERTY DISCLOSURE ACT

ARTICLE 2: DISCLOSURES

765 ILCS 77/5 et seq.

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

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

“Seller” means every person or entity who:

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

“Seller” does not include a party to a transfer that is exempt under Section 15 or a beneficiary who has both (i) never occupied the residential real property and (ii) never had management responsibility for the residential real property.

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

“Contract” means a written agreement by the seller and prospective buyer that would, subject to the satisfaction of any negotiated contingencies, require the prospective buyer to accept a transfer of the residential real property.

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

Section 15. Seller Exemptions. A seller in any of the following transfers is exempt from this Act, regardless of whether a disclosure report is delivered:

- (1) Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in administration of an estate, transfers between spouses resulting from a judgment of dissolution of marriage or legal separation, transfers pursuant to an order of possession, transfers by a trustee in bankruptcy, transfers by eminent domain and transfers resulting from a decree for specific performance.
- (2) Transfers from a mortgagor to a mortgagee by deed in lieu of foreclosure or consent judgment, transfer by judicial deed issued pursuant to a foreclosure sale to the successful bidder or the assignee of a certificate of sale, transfer by a collateral assignment of a beneficial interest of a land trust, or a transfer by a mortgagee or a successor in interest to the mortgagee's secured position or a beneficiary under a deed in trust who has acquired the real property by deed in lieu of foreclosure, consent judgment or judicial deed issued pursuant to a foreclosure sale.
- (3) Transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. As used in this paragraph, “trust” includes an Illinois land trust.
- (4) Transfers from one co-owner to one or more other co-owners.
- (5) Transfers from a decedent pursuant to testate disposition, intestate succession, or a transfer on death instrument.
- (6) Transfers made to a spouse, or to a person or persons in the lineal line of consanguinity of one or more of the sellers.
- (7) Transfers from an entity that has taken title to residential real property from a seller for the purpose of assisting in the relocation of the seller, so long as the entity makes available to all prospective buyers a copy of the disclosure report furnished to the entity by the seller.
- (8) Transfers to or from any governmental entity.
- (9) Transfers of newly constructed residential real property that has never been occupied. This does not include rehabilitation of existing residential real property.

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

Section 25. Liability of seller.

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

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

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

Section 30. Disclosure report supplement. If, prior to closing, any seller becomes aware of an error, inaccuracy, or omission in any prior disclosure report or supplement after delivery of that disclosure report or supplement to a prospective buyer, that seller shall supplement the prior disclosure report or supplement with a written supplemental disclosure, delivered by any method set forth in Section 50.

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

Section 40. Material defect.

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

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

(i) the material defect results from an error, inaccuracy, or omission of which the seller had actual knowledge at the time the prior disclosure was completed and signed by the seller; (ii) the material defect is not repairable prior to closing; or (iii) the material defect is repairable

prior to closing, but within 5 business days after the delivery of the supplemental disclosure, the seller declines, or otherwise fails to agree in writing, to repair the material defect.

(c) The right to terminate the contract, however, shall no longer exist after the conveyance of the residential real property. For purposes of this Act the termination shall be deemed to be made when written notice of termination is delivered to at least one of the sellers by any method set forth in Section 50, at the contact information provided by any seller or indicated in the contract or other agreement. Nothing in subsection (a) or (b) shall limit the remedies available under the contract or Section 55.

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

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

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

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

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

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

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

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

Section 65. Disclosure Report Form; Contents; Copy of Act. A copy of Sections 5 through 65 of Article 2 of this Act, excluding Section 35, must be printed on or as a part of the Residential Real Property Disclosure Report form.

Date provided to Buyer: _____

Seller: *Tom Foster* 7-16-2026



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