

WAYNE COUNTY PROPERTY TAX STATEMENT

2022 Taxes Payable in 2023

Statement #: 24299

YVETTE ANDERSON
WAYNE COUNTY COLLECTOR
301 E MAIN ST., STE 201
FAIRFIELD, IL 62837
Phone: 618-842-5087

Property Index Number (PIN): 22-50-002-013 Alternate PIN: 1801229019
Property Owner: VAUG00165 VAUGHAN WILBURN D

Township: BIG MOUND TOWNSHIP Taxing Code: 05006
Property Address: - Mailing Code:

Property Class: 0040 - Residential Improved Land/Lot Acres: 0.00
Township: 2S Section: 01 Range: 7E Farmland Acres: 0.00
Total Acres: 0.00

Mail To: VAUG00165

Legal Description: LOT 14 RAILROAD ADDTN
242-585 WD 12-63
2022-2659 TRANSFER ON DEATH 9-22

VAUGHAN WILBURN D
VAUGHAN RUTH

801 W WATER
FAIRFIELD, IL 62837

BOR Equalization Factors:		Assessed Valuation	
Land/Lot:	1.00000	Land/Lot:	2,390
Building:	1.00000	Building:	18,667
Farmland:	1.00000	Farmland:	0
Farm Building:	1.00000	Farm Building:	0
		Mineral:	0

Payment Information

Make Checks Payable To: WAYNE COUNTY COLLECTOR
Mail To: 301 E MAIN ST., STE 201, FAIRFIELD, IL 62837.

IDOR Equalization Factor: 1.00000

Fair Cash Value (Non-Farm): \$63,171

Taxable Bill Calculation

Total Assd Valuation: 21,057
- Home Improvements: 0
- Disabled Veterans: 0

Tax District Breakdown

Taxing Districts

Prior Year

Current Year(2023)

	Rate	Tax	Rate	Tax	%	Pension
BIG MOUND TOWNSHIP	0.80798	22.10	0.76986	115.92	7.97	3.42
CNTY AMB SERV 1	0.18982	5.19	0.17988	27.08	1.86	0.00
FAIRFIELD CORP	1.81478	49.63	1.79603	270.43	18.60	214.23
FAIRFIELD DIST 112	2.84409	77.79	2.73504	411.81	28.33	73.29
FAIRFIELD HS 225	2.25864	61.77	2.14331	322.72	22.20	22.08
FAIRFIELD LIBRARY	0.13056	3.57	0.12265	18.47	1.27	0.00
FAIRFIELD PARK	0.97970	26.79	0.95281	143.46	9.87	11.01
IL EASTERN JC 529	0.43018	11.77	0.41159	61.97	4.26	1.85
WAYNE COUNTY	0.79754	21.81	0.54295	81.75	5.64	30.50
Grand Totals:	10.25329	280.44	9.65412	1,453.62	100.0	

Adjusted AV: 21,057
X IDOR Equalization Factor: 1.00000
Equalized AV: 21,057
- General Homestead: 6,000
- Senior Homestead: 0
- SCAFHE: 0
- Disabled Persons: 0
- Disabled Veterans (Standard): 0
- Returning Veterans: 0
- Natural Disaster Homestead: 0
- Historical Freeze: 0
- Frat. / Vet. Org. Freeze: 0

Taxable Value: 15,057
X Tax Rate: 9.65412
Tax Amount: 1,453.62
+ Drainage District Fees: 0.00

Final Tax Amount Due: 1,453.62

First	Installment	Second
10/06/2023	Due Date	11/09/2023
726.81	Amount Due	726.81

For a license plate discount and / or a mass transit benefit for persons with disabilities and seniors, complete the Benefit Access Application online at <http://www.state.il.us/aging/bap/default.htm>
Funding was discontinued for the property tax relief grant on July 1, 2012. For help applying, contact the Senior Helpline at 1-800-254-8966 or 1-888-206-1327 (TTY).
You may be eligible for various exemptions. Please contact the County Assessment Office at 618-842-2582 for information.
No Personal Checks after 4 December, 2023. NSF Checks will void payment and incur a charge of \$25.00.

Bank	Check	Money Order	Box	Cash	Mail

Tax Year: 2022 Property Index #: 22-50-002-013

Tax Year: 2022 Property Index #: 22-50-002-013

RETURN STUB WITH PAYMENT

RETURN STUB WITH PAYMENT

Due Date: 10/06/2023 Amount Due: 0.00

Due Date: 11/09/2023 Amount Due: 0.00

Date Paid: 09/26/2023 Amount Paid: 726.81

Date Paid: 09/26/2023 Amount Paid: 726.81

If Paying Past the Due Date:
On or After 10/07/2023 **First Installment**
On or After 11/07/2023 **1**
On or After 12/07/2023
On or After 01/07/2024 Contact Treasurer's Office

If Paying Past the Due Date:
On or After 11/10/2023 **Second Installment**
On or After 12/10/2023 Contact Treasurer's Office **2**

Owner: VAUG00165 VAUGHAN WILBURN D
County: WAYNE COUNTY

Owner: VAUG00165 VAUGHAN WILBURN D
County: WAYNE COUNTY



Statement #: 24299

Statement #: 24299

Total Tax: 1,453.62

WAYNE COUNTY PROPERTY TAX STATEMENT

2022 Taxes Payable in 2023

Statement #: 24303

YVETTE ANDERSON
WAYNE COUNTY COLLECTOR
301 E MAIN ST., STE 201
FAIRFIELD, IL 62837
Phone: 618-842-5087

Property Index Number (PIN): 22-50-002-013-00

Alternate PIN: 1801230013

Property Owner: VAUG00166 VAUGHAN WILBURN D

Township: BIG MOUND TOWNSHIP

Taxing Code: 05006

Property Address: -

Mailing Code:

Property Class: 0030 - Residential Land / Lots

Land/Lot Acres: 0.00

Farmland Acres: 0.00

Township:

Section: 01

Range:

Total Acres: 0.00

Mail To: VAUG00166

Legal Description:

A STRIP OF LAND 202' N&S X 75' E&W LYING E OF LOT 14
FORMER PTRR RAILROAD ADDTN
98-2830 QCD 7-98

VAUGHAN WILBURN D

801 W WATER
FAIRFIELD, IL 62837

BOR Equalization Factors:

Land/Lot:	1.00000
Building:	1.00000
Farmland:	1.00000
Farm Building:	1.00000

Assessed Valuation

Land/Lot:	695
Building:	0
Farmland:	0
Farm Building:	0
Mineral:	0

Payment Information

Make Checks Payable To: WAYNE COUNTY COLLECTOR
Mail To: 301 E MAIN ST., STE 201, FAIRFIELD, IL 62837.

IDOR Equalization Factor: 1.00000

Taxable Bill Calculation

Fair Cash Value (Non-Farm): \$2,085

Total Assd Valuation:	695
- Home Improvements:	0
- Disabled Veterans:	0

Tax District Breakdown

Taxing Districts

	Prior Year			Current Year(2023)			
	Rate	Tax	Rate	Tax	%	Pension	
BIG MOUND TOWNSHIP	0.80798	5.24	0.76986	5.35	7.97	0.16	
CNTY AMB SERV 1	0.18982	1.23	0.17988	1.25	1.86	0.00	
FAIRFIELD CORP	1.81478	11.78	1.79603	12.48	18.60	9.89	
FAIRFIELD DIST 112	2.84409	18.46	2.73504	19.01	28.33	3.38	
FAIRFIELD HS 225	2.25864	14.66	2.14331	14.90	22.20	1.02	
FAIRFIELD LIBRARY	0.13056	0.85	0.12265	0.85	1.27	0.00	
FAIRFIELD PARK	0.97970	6.36	0.95281	6.62	9.87	0.51	
IL EASTERN JC 529	0.43018	2.79	0.41159	2.86	4.26	0.09	
WAYNE COUNTY	0.79754	5.18	0.54295	3.77	5.64	1.40	
Grand Totals:	10.25329	66.54	9.65412	67.10	100.0		

Adjusted AV: 695

X IDOR Equalization Factor: 1.00000

Equalized AV: 695

- General Homestead:	0
- Senior Homestead:	0
- SCAFHE:	0
- Disabled Persons:	0
- Disabled Veterans (Standard):	0
- Returning Veterans:	0
- Natural Disaster Homestead:	0
- Historical Freeze:	0
- Frat. / Vet. Org. Freeze:	0

Taxable Value: 695

X Tax Rate: 9.65412

Tax Amount: 67.10

+ Drainage District Fees: 0.00

Final Tax Amount Due: 67.10

First	Installment	Second
10/06/2023	Due Date	11/09/2023
33.55	Amount Due	33.55

For a license plate discount and / or a mass transit benefit for persons with disabilities and seniors, complete the Benefit Access Application online at <http://www.state.il.us/aging/bap/default.htm>
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You may be eligible for various exemptions. Please contact the County Assessment Office at 618-842-2582 for information.
No Personal Checks after 4 December, 2023. NSF Checks will void payment and incur a charge of \$25.00.

Bank	Check	Money Order	Box	Cash	Mail
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Tax Year: 2022 Property Index #: 22-50-002-013-00

Tax Year: 2022 Property Index #: 22-50-002-013-00

RETURN STUB WITH PAYMENT

RETURN STUB WITH PAYMENT

Due Date: 10/06/2023 Amount Due: 0.00

Due Date: 11/09/2023 Amount Due: 0.00

Date Paid: 09/26/2023 Amount Paid: 33.55

Date Paid: 09/26/2023 Amount Paid: 33.55

If Paying Past the Due Date:
On or After 10/07/2023
On or After 11/07/2023
On or After 12/07/2023
On or After 01/07/2024 Contact Treasurer's Office

First Installment

1

If Paying Past the Due Date:
On or After 11/10/2023
On or After 12/10/2023 Contact Treasurer's Office

Second Installment

2

Owner: VAUG00166 VAUGHAN WILBURN D
County: WAYNE COUNTY

Owner: VAUG00166 VAUGHAN WILBURN D
County: WAYNE COUNTY



Statement #: 24303

Statement #: 24303

Total Tax: 67.10

WAYNE COUNTY PROPERTY TAX STATEMENT

2022 Taxes Payable in 2023

Statement #: 24304

YVETTE ANDERSON
WAYNE COUNTY COLLECTOR
301 E MAIN ST., STE 201
FAIRFIELD, IL 62837
Phone: 618-842-5087

Property Index Number (PIN): 22-50-002-014 Alternate PIN: 1801229018
Property Owner: VAUG00167 VAUGHAN WILBURN
Township: BIG MOUND TOWNSHIP Taxing Code: 05006
Property Address: - Mailing Code:
Property Class: 0030 - Residential Land / Lots Land/Lot Acres: 0.00
Township: 2S Section: 01 Range: 7E Farmland Acres: 0.00
Legal Description: 39.78 FT E SIDE OF LOT 15 RAILROAD ADDTN Total Acres: 0.00
2022-2659 TRANSFER ON DEATH 9-22

Mail To: VAUG00167

VAUGHAN WILBURN

801 W WATER
FAIRFIELD, IL 62837

BOR Equalization Factors:

Land/Lot:	1.00000	Land/Lot:	1.921
Building:	1.00000	Building:	0
Farmland:	1.00000	Farmland:	0
Farm Building:	1.00000	Farm Building:	0
		Mineral:	0

Payment Information

Make Checks Payable To: WAYNE COUNTY COLLECTOR
Mail To: 301 E MAIN ST., STE 201, FAIRFIELD, IL 62837.

IDOR Equalization Factor: 1.00000 Taxable Bill Calculation

Fair Cash Value (Non-Farm): \$5,763

Total Assd Valuation: 1,921

- Home Improvements: 0
- Disabled Veterans: 0

Tax District Breakdown

Taxing Districts	Prior Year			Current Year(2023)			Pension	
	Rate	Tax	Rate	Tax	%			
BIG MOUND TOWNSHIP	0.80798	14.49	0.76986	14.79	7.97	0.44		Equalized AV: 1,921
CNTY AMB SERV 1	0.18982	3.40	0.17988	3.46	1.86	0.00		- General Homestead: 0
FAIRFIELD CORP	1.81478	32.54	1.79603	34.50	18.60	27.33		- Senior Homestead: 0
FAIRFIELD DIST 112	2.84409	50.99	2.73504	52.54	28.33	9.35		- SCAFHE: 0
FAIRFIELD HS 225	2.25864	40.50	2.14331	41.17	22.20	2.82		- Disabled Persons: 0
FAIRFIELD LIBRARY	0.13056	2.34	0.12265	2.36	1.27	0.00		- Disabled Veterans (Standard): 0
FAIRFIELD PARK	0.97970	17.57	0.95281	18.30	9.87	1.40		- Returning Veterans: 0
IL EASTERN JC 529	0.43018	7.71	0.41159	7.91	4.26	0.24		- Natural Disaster Homestead: 0
WAYNE COUNTY	0.79754	14.30	0.54295	10.43	5.64	3.89		- Historical Freeze: 0
Grand Totals:	10.25329	183.84	9.65412	185.46	100.0			- Frat. / Vet. Org. Freeze: 0

For a license plate discount and / or a mass transit benefit for persons with disabilities and seniors, complete the Benefit Access Application online at <http://www.state.il.us/aging/bap/default.htm>

Funding was discontinued for the property tax relief grant on July 1, 2012. For help applying, contact the Senior Helpline at 1-800-254-8966 or 1-888-206-1327 (TTY).

You may be eligible for various exemptions. Please contact the County Assessment Office at 618-842-2582 for information.
No Personal Checks after 4 December, 2023. NSF Checks will void payment and incur a charge of \$25.00.

Final Tax Amount Due: 185.46					
First	Installment	Second			
10/06/2023	Due Date	11/09/2023			
92.73	Amount Due	92.73			

<p>Bank Check Money Order Box Cash Mail</p> <p>Tax Year: 2022 Property Index #: 22-50-002-014</p> <p style="text-align: center;">RETURN STUB WITH PAYMENT</p> <p>Due Date: 10/06/2023 Amount Due: 0.00</p> <p>Date Paid: 09/26/2023 Amount Paid: 92.73</p> <p>If Paying Past the Due Date: On or After 10/07/2023 First Installment On or After 11/07/2023 1 On or After 12/07/2023 Contact Treasurer's Office On or After 01/07/2024 Contact Treasurer's Office</p>	<p>Bank Check Money Order Box Cash Mail</p> <p>Tax Year: 2022 Property Index #: 22-50-002-014</p> <p style="text-align: center;">RETURN STUB WITH PAYMENT</p> <p>Due Date: 11/09/2023 Amount Due: 0.00</p> <p>Date Paid: 09/26/2023 Amount Paid: 92.73</p> <p>If Paying Past the Due Date: On or After 11/10/2023 Second Installment On or After 12/10/2023 Contact Treasurer's Office 2</p>
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<p>Owner: VAUG00167 VAUGHAN WILBURN County: WAYNE COUNTY</p>	<p>Owner: VAUG00167 VAUGHAN WILBURN County: WAYNE COUNTY</p>
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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.

Seller's Disclosure (initial) (All Sellers should initial)

- AA (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.
- AA (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 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 Acknowledgement (initial) (All Purchasers should 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 Acknowledgement (initial) (Seller's Designated Agent)

- EK (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d 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 Angela M. Decker (POA) Date 11/8/23 Seller _____ Date _____

Purchaser _____ Date _____ Purchaser _____ Date _____

Agent Etha Sky Date 11/8/23 Agent _____ Date _____

Location of Property 801 W Water St City Fairfield State IL Zip Code 62837

**Keep a fully executed copy of this document for three (3) years from the date hereof.
This Disclosure Form should be attached to the Real Estate Sale Contract.**



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

- EK* (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><i>Angela M. Juh (POA)</i></u>	Date <u><i>11/8/23</i></u>
Seller _____	Date _____
Purchaser _____	Date _____
Purchaser _____	Date _____
Agent <u><i>EAH</i></u>	Date <u><i>11/8/23</i></u>
Agent _____	Date _____

Property Address: *801 W Water St*
 City, State, Zip Code: *Fairfield, IL 62837*

RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT

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, THE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

Property Address: 801 W Water St
 City, State, Zip: Fairfield IL 62837
 Seller's Name: Wilburn Vaughan

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 11/8/23. 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, "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>- POA has never occupied the home</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. I currently have flood insurance on the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. I am aware of flooding or recurring leakage problems in the crawlspace or basement.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. I am aware that the property is located in a flood plain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. I am aware of material defects in the basement or foundation (including cracks and bulges).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. I am aware of leaks or material defects in the roof, ceilings, or chimney.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. I am aware of material defects in the walls, windows, doors, or floors.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. I am aware of material defects in the electrical system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. I am aware of material defects in the well or well equipment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. I am aware of unsafe conditions in the drinking water.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. I am aware of material defects in the heating, air conditioning, or ventilating systems.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. I am aware of material defects in the fireplace or wood burning stove.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. I am aware of material defects in the septic, sanitary sewer, or other disposal system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. I am aware of unsafe concentrations of radon on the premises.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

YES NO N/A

- 18. I am aware of mine subsistence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises. YES NO N/A
- 19. I am aware of current infestations of termites or other wood boring insects. YES NO N/A
- 20. I am aware of a structural defect by previous infestations of termites or other wood boring insects. YES NO N/A
- 21. I am aware of underground fuel storage tanks on the property. YES NO N/A
- 22. I am aware of boundary or lot line disputes. YES NO N/A
- 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. YES NO N/A
- 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. YES NO N/A

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:

POA has ~~had~~ not occupied the home but answered to the best ability.

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.**

Angela M. Andre (POA)
Seller's Signature
11/8/23
Date

Seller's Signature

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's Signature

Date _____
Time _____

Prospective Buyer's Signature

Date _____
Time _____

ILLINOIS 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 4 residential dwelling units; units in residential cooperatives; or, condominium units, including the limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit. The term includes a manufactured home as defined in subdivision (53) of Section 9-102 of the Uniform Commercial Code that is real property as defined in the Conveyance and Encumbrance of Manufactured Homes as Real Property and Severance Act.

“Seller” means every person or entity who:

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

“Seller” does not include a party to a transfer that is exempt under Section 15. “Prospective buyer” means any person or entity negotiating or offering to become an owner or lessee of a ground lease of residential real property by means of a transfer for value to which this Act applies. “Contract” means a written agreement by the seller and prospective buyer that would, subject to the satisfaction of any negotiated contingencies, require the prospective buyer to accept a transfer of the residential real property. (765 ILCS 77/5) (Source: P.A. 98-749, eff. 7-16-14; 99-78, eff. 7-20-15; 102-765, eff. 5-13-22.)

Sec. 10. 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. (765 ILCS 77/10) (Source: P.A. 88-111.)

Sec. 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. (765 ILCS 77/15) (Source: P.A. 88-111; 102-765, eff. 5-13-22.)

Sec. 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. (765 ILCS 77/20) (Source: P.A. 88-111; 102-765, eff. 5-13-22.)

Sec. 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. (765 ILCS 77/25) (Source: P.A. 90-383, eff. 1-1-98.)

Sec. 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. (765 ILCS 77/30) (Source: P.A. 90-383, eff. 1-1-98; 91-357, eff. 7-29-99; 102-765, eff. 5-13-22.)

Sec. 35. Disclosure report form. The disclosures required of a seller by this Act shall be made in the following form: [See preceding pages] (765 ILCS 77/35) (Source: P.A. 98-754, eff. 1-1-15; 102-765, eff. 5-13-22.)

Sec. 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. (765 ILCS 77/40) (Source: P.A. 90-383, eff. 1-1-98; 102-765, eff. 5-13-22.)

Sec. 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. (765 ILCS 77/45) (Source: P.A. 88-111; 102-765, eff. 5-13-22.)

Sec. 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, 99-102-765, eff. 5-13-22.)

Sec. 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. (765 ILCS 77/55) (Source: P.A. 90-383, eff. 1-1-98; 102-765, eff. 5-13-22.)

Sec. 60. 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. (765 ILCS 77/60) (Source: P.A. 88-111.)

Sec. 65. 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. (765 ILCS 77/65) (Source: P.A. 88-111; 102-765, eff. 5-13-22.)

PROVIDER PREFERENCE

DATE: 11-8-23

SELLER: Wilburn Vaughan

Regarding Property located at: 801 W Water st Fairfield

In connection with the property described above, the undersigned wishes to have the following services provided by the indicated Provider.

Pest Inspection Esmou Pest

Deed Preparation Fyic & Rice

Title Company Wayne County Abstract

Angela M. Sahr (PMA)
Name

11/8/23
Date

Name

Date