

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 recompare known to be present within the dwelling. (Explain). | mended Radon Action Leve |
| DS DS | Seller has provided the purchaser with the most current recelevated radon concentrations within the dwelling. | ords and reports pertaining |
| -DS DS | Seller either has no knowledge of elevated radon concentrations have been mitigated or reme | tions in the dwelling or prior |
| JOT | Seller has no records or reports pertaining to elevated rador dwelling. | n concentrations within the |
| Purchaser | ser's Acknowledgment (initial each of the following which applies) | |
| | (e) Purchaser has received copies of all information listed above | |
| | _ (I) Purchaser has received the IEMA approved Radon Disales | s. |
| Agenst's Ac | Acknowledgement (initial IF APPLICABLE) | re Pamphlet. |
| 111 | | |
| Certificat | Agent has informed the seller of the seller's obligations under Illination of Accuracy | nois law. |
| The follow her knowle | owing parties have reviewed the information above and each party cer | tifies, to the best of his or |
| Seller | Date 04/17/24 | le. |
| Seller | 04/17/24 | |
| Purchaser | | |
| Purchaser | Date | |
| Agent_ | Docusigned by: Alussa Short | |
| | 04/17/24 Date | |
| | | |
| Agent | Date | |
| Agent | | |

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 LAW, SELLERS WHO DISCLOSE MATERIAL DEFECTS MAY BE UNDER A CONTINUING OBLIGATION. UNDER COMMON 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.

| City, State, Zip: Wayne City, IL 62985 | | | |
|--|-------------------|----------------|------------|
| Seller's Name: John Mark and Kateland Hunt | | | |
| This report is a disclosure of participant | | | |
| This report is a disclosure of certain conditions of the residential real property listed above in compliance with Property Disclosure Act. This information is provided as of04/17/24 The disclosures here warranties of any kind by the seller or any person representing any party in this transaction. | 44 | | |
| Warranties of a with the line information is provided as of 04/17/24 | i the F | (eside | ntial Real |
| warranties of any kind by the seller or any person representing any party in this transaction. (Date) In this form, "aware" means to have actual notice or party in this transaction. | in shal | not b | e deemed |
| defect" means a condition that would have a substantial adverse effect on the value of the residential real production has been corrected. | In this | form, | "material |
| The seller discloses the following information | ably b | elleve | s that the |
| residential real property | 20 004 | d | |
| The seller represents that to the best seller represents that the best seller represents the best seller represents that the best seller represents that the best seller represents that the best seller represents | erms to | o purc | hase the |
| number 1, is yes or not applicable, the seller shall provide an explanation in the additional information are a few as a constant of the seller indicates that the response to a | rately ny stat | noted temen | as "yes" |
| I. Seller be- | | | |
| Seller has occupied the property within the last 12 months. (If "no," please identify capacity or explain | YES | NO | N/A |
| relationship to property.) | П | X | |
| 2. I currently have flood insurance on the property. 3. I am aware of flooding or recurring leakage problems in the crawispace or basement. 4. I am aware that the property is located. | brand | | |
| 3. I am aware of flooding or recurring leakage problems in the crawispace or basement. 4. I am aware that the property is located in a flood plain. 5. I am aware of material defects in the base. | | | - |
| 5. Lam course that the property is located in a flood plain | | | |
| 4. I am aware that the property is located in a flood plain. 5. I am aware of material defects in the basement or foundation (including cracks and hulges). | | | |
| 5. I am aware of material defects in the basement or foundation (including cracks and bulges). 7. I am aware of material defects in the roof, ceilings, or chimney. 8. I am aware of material defects in the electric in the | | X | |
| 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. | | | |
| 8. I am aware of material defects in the walls, windows, doors, or floors. 9. I am aware of material defects in the electrical system. Water treatment system, sprinkler system, and swimming pool. 10. I am aware of material defects in the plumbing system (includes such things as water heater. | _ | | X |
| Water treatment and a set of the plumbing and a system | | | |
| | | | |
| all aware of upoet | J | × | |
| 2. I am aware of many in the state of many in the s |] [| | KI |
| am aware of mountains, air conditioning |] [| | |
| Which are a second and the second are a second and a second are a second and a second are a seco | _ | | |
| | - 6- | - | |
| 15. I am aware of unsafe concentrations of radon on the premises. 17. I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises. | - | | 3 |
| | X | me . | |
| 17. I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises. Dlumbing pipes, or lead in the soil on the premises. | | | |
| plumbing pipes, or lead in the soil on the premises. | | |] |
| | | | |
| | | | |

FOR USE IN: IL Page 1 of 3

| 18. I am a | aware of mine subsistence, underground pits, settlement, sliding, upheaval, or other earth stability | YES | NO | N |
|--|--|---|---|--------------------------------------|
| delec | is on the premises | | | |
| 19. I am a | aware of current infestations of termites or other wood by | | X | |
| 20. I am a | aware of current infestations of termites or other wood boring insects. | | K | |
| 21. I am a | ware of a structural defect by previous infestations of termites or other wood boring insects | | X | |
| | | | K | |
| | | | | |
| Violatio | on has not been correctedwhich | | | |
| 24. I am a 10 of t | ware that this property has been used for the manufacture of methamphetamine as defined in Section | | X | |
| | main -1- | П | K | |
| inidania ilil | itted common elements allocated to the continion elements of a condominium, but only the partial and | dential | real pr | ope |
| ne seller rei | asonably believes have been corrected to reflect the current condition of the premises and do not include assistant | um um | ι. | |
| any of the | above are marked "not applicable" or "yes," please explain here or use additional pages, if necessary | 1001011 | ie, 11 at | y, t |
| | or "yes," please explain here or use additional names if need | 2222 | | |
| ACKNOW | ore if additional pages used. Seller certifies that seller has prepared this report and certifies that the in the actual notice or actual knowledge of the seller without any specific investigation or inquiry on the mation in the report to any person in connection with any actual or anticipated sale of the property. | ort, an | d to dis | selle |
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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:

"Recidential 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 Real Property and Severance Act.

"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 Real Property and Severance Act.

is a beneficiary of an Illinois land trust; or

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.

Saler 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 buyer that would, subject to the satisfaction of any negotiated contingences, require the prospective buyer that would, subject to the satisfaction of any negotiated contingences, require the prospective buyer to accept a transfer of the residential real property. (785 ILCS 7775)

See 40 Event as provided in Section 15, this Act applies to any section 15, this Act applies to the satisfaction of any negotiated contingences require the prospective buyer to accept a transfer of the residential real property. (785 ILCS 7775)

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

- 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 decree for specific performance.

 Transfers pursuant to an order of possession, transfers by a trustee in bankruptcy, transfers by eminent
- Transfers from a mortgagor to a mortgagoe 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 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 sale.

 Transfers by a finished trust or 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 Transfers from one co-owner to one or more other co-owners.

Transfers from a decedent pursuant to testate disposition, intestate succession, or a transfer on death instrument.

Transfers made to a spouse, or to a person or persons in the lineal line of consanguinity of one or more of the sellers. Transfers made to a spouse, or to a person of persons in the linear line or consanguinity or one or more or the severs.

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. (7) Transfers to or from any governmental entity. (9)

Transfers to or from any governmental entry.

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.)

7//15) (Source: P.A. 88-111; 102-705, em. 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.)

25. Liability of seller.

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 was based on information was based on information provided by a public agency or by a licensed engineer, land surveyor, structural pest control operator, 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 (iii) the error, inaccuracy affects and surveyor, structural pest control operator, or by a contractor of the seller had no knowledge of the error, inaccuracy, or omission.

The seller is not oblicated 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-

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. 39. 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 report or supplement with a written supplemental sec. 35. Disclosure report of supplement with a written supplemental sec. 35. Disclosure report of supplemental sec. 35. Disclosure report of supplemental sec. 35. Disclosure report of supplement with a written supplemental sec. 35. Disclosure report of supplement with a written supplemental sec. 35. Disclosure report of supplement with a written supplemental sec. 35. Disclosure report of supplement with a written supplemental sec. 35. Disclosure report of supplement with a written supplemental sec. 35. Disclosure report of supplement with a written supplemental sec. 35. Disclosure report of supplement with a written supplemental sec. 35. Disclosure report of supplement with a written supplemental sec. 35. Disclosure report of supplement with a written supplem 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. 90-363, eff. 1-1-15; 102-765, eff. 5-13-22.)

- 49. Material defect.
 If a salier 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 15 business days after transaction without any liability to or recourse by the seller.

 If a sailar discloses a material defect in a supplement to this disclosure specific buyer shall not have a right to terminate unless: transaction without any liability to or recourse by the seller.

 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

the material defect is repairable prior to closing; or 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 falls to agree in writing, to repair the material defect.

to agree in writing, to repair the material defect.

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 contract or other agreement. Nothing in subsection (a) or (b) shall limit the remedies available under the contract or Section 55. (765 ILCS Other team. This Act is not intended to limit remedies as modification to display the section 50 at the contract or Section 55. (765 ILCS other team.) (c)

(7/49) (Source: P.A. 90-383, sm. 1-1-95; 102-765, sm. 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 flaud, misrepresentation, or deceit in the transaction. (765 ILCS 77/45) (Source: P.A. 88-111; 102-765, sm. 5-13-22.)
Sec. 50. Paltware of disclosure second. Paltware of the Decidential Book Sec. 51 (Source: P.A. 88-111; 102-765, sm. 5-13-22.) Sec. 50. Delivery of disclosure report. Delivery of the Residential Real Property Disclosure Report provided by this Act shall be by:

personal delivery or faceimile, email, or other electronic delivery to the prospective buyer at the contact information provided by the prospective buyer or indicated in the deposition the specific that specific the prospective buyer at the contact information provided by the prospective buyer or indicated in the

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 at the address provided by the prospective deposition the contract or other agreement; or

buyer or indicated on the contract or other agreement; or depositing the report with an attemative delivery service such as Federal Express or UPS, delivery charges prepaid, addressed to the prospective buyer at the address of this Act, delivery to one prospective buyer or other agreement.

For purpose of this Act, delivery to one prospective buyers and increased to the prospective buyer at the address of the contract or other agreement. The prospective buyers are delivery to all prospective buyers. Delivery of the report of the residential real property, or shown in any other verifiable manner. (765 ILCS 77750) (Source: P.A. 91-367, eff. 7-29-

00; 102-765, eff. 5-13-22.)
Sec. 55. Violations and damages. If the seller falls 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 arry 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 sec. 80. No action for violation of this Act may be commenced later than one year from the serilar of the date of possession, date of occupancy, or date of recording of an Sec. 65. A copy of Savions 5 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 5 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 5 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 5 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 5 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 5 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 5 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 5 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 5 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 5 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 5 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 5 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 5 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 5 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 6 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 6 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 6 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 6 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 6 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 6 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 6 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 6 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 6 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 6 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 6 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 6 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 6 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 6 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 6 through 65 of Article 2 of this Act. Sec. 65. A copy of Savions 6 through 65 of Article 2 of Savions 6 through 65 of Article 2 of Savions 6 through 65 of Article 2 of Sa

Tristrument or conveyance or 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.)