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



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.

Ol M (a)			aint and/or lead-based p paint and/or lead-based				lain):	-
interior M. (b)		rds and Reports ava	rledge of lead-based pair	k one bel	ow):			***************************************
***************************************			d the purchaser with al			orts pertaining to	lead-based	paint and or
	cknow	vledg <mark>em</mark> ent (initi	ts or records pertaining	ould ini	tial)	ad-based paint ha	azards in the	housing.
(c)	Purch	aser has received o	opies of all information	listed abo	ove.			
(d)	Purch	aser has received th	ne pamphlet Protect You	r Family	From Lead in Your	Home.		
(e)	Purch	aser has (check one	e below):					
		Received a 10-day the presence of lea	opportunity (or mutual d-based paint or lead-ba	ly agreed sed paint	d upon period) to c hazards; or	onduct a risk ass	essment or	inspection of
		lead-based paint hi			ent or inspection fo	r the presence of	f lead-based	paint and or
			Seller's Designated Ag					
	to ens	ure compnance.	seller of the seller's obli	gations u	nder 42 U.S.C. 485	2 d and is aware	of his/her re	sponsibility
Certification of								
The following provided is true	arties l	nave reviewed the	nformation above and o	ertify, to	the best of their k	nowledge, that th	e information	on they have
Signed by:			11/27/2024		Raned by		11.	/27/2024
Seller Dallas Lewis			_ Date	Selle	. Joya Moon		Date	•
			Date				Date	
Agent Island			Date	Agen	t		Date	
Location of Prop	erty	200 Young Driv						
	Kee	p a fully execute This Disclosure	d copy of this docum From should be atta	ent for t	hree (3) years fr the Real Estate S	om the date he Sale Contract.	reof.	

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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 discretely levels of videor radion gas that may place the occupants at risk of developing radion-induced lung cancer. Radion, 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 radion test results of the dwelling showing elevated levels of radion 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.





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: 200 Young Drive		-	
City, State, Zip: Fairfield, IL 62837			
Seller's Name: Dallas Lewis & Joyce Moore	m 1.1 99		
This report is a disclosure of certain conditions of the residential real property listed above in compliance with a supering Disclosure Act. This information is provided as of the residential real property listed above in compliance with a supering Disclosure Act. This information is provided as of the residential real property listed above in compliance with a supering Disclosure Act. This information is provided as of the residential real property listed above in compliance with a supering Disclosure Act. This information is provided as of the residential real property listed above in compliance with a supering Disclosure Act. This information is provided as of the residential real property listed above in compliance with a supering Disclosure Act. This information is provided as of the residential real property Disclosure Act. This information is provided as of the residential real property Disclosure Act. This information is provided as of the residential real property Disclosure Act.	the Res	sidentia of be d	il Real eemed
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. It defect" means a condition that would have a substantial adverse effect on the value of the residential real property impair the health or safety of future occupants of the residential real property unless the seller reasons condition has been corrected.	ably bel	ieves t	hat the
The seller discloses the following information with the knowledge that, even though the statements herein are warranties, prospective buyers may choose to rely on this information in deciding whether or not and on what te residential real property.	erms to	purcha	ise me
The seller represents that, to the best of his or her actual knowledge, the following statements have been accurate (correct), "no" (incorrect), or "not applicable" to the property being sold. If the seller indicates that the response to a number 1, is yes or not applicable, the seller shall provide an explanation in the additional information area of this formation area of this formation.	iny state	oted a ement,	s "yes excep
	YES	NO	N/A
Seller has occupied the property within the last 12 months. (If "no," please identify capacity or explain relationship to property.)	\boxtimes		
2. (currently have flood insurance on the property		X	
3. I am aware of flooding or recurring leakage problems in the crawlspace or basement		X	
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 bulges)			
6. I am aware of leaks or material defects in the roof, ceilings, or chimney		X	
7. I am aware of material defects in the walls, windows, doors, or floors		X	
8. I am aware of material defects in the electrical system		[X]	
 I am aware of material defects in the plumbing system (includes such things as water neater, sump pump, water treatment system, sprinkler system, and swimming pool). 			
10. I am aware of material defects in the well or well equipment.			X
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.	_	X	
13. I am aware of material defects in the fireplace or wood burning stove.			
14 fam: aware of material defects in the septic, sanitary sewer, or other disposal system.		x	
1s. I am aware of unsafe concentrations of radon on the premises		$\hat{\mathbf{x}}$	
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.		X	

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	YES	NO	N/A
18. I am aware of mine subsistence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises.		X	
19. I am aware of current infestations of termites or other wood boring insects			
20. I am aware of a structural defect by previous infestations of termites or other wood boring insects		\mathbf{x}	
21. I am aware of underground fuel storage tanks on the property		8	
22. I am aware of boundary or lot line disputes.	🗀	X	
23. I have received notice of violation of local, state or federal laws or regulations relating to this property wh violation has not been corrected.	ich	Ď	
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 including limited common elements allocated to the exclusive use thereof that form an integral part of the condo	ונו חשוחושכ	nit.	
Note: These disclosures are intended to reflect the current condition of the premises and do not include previous seller reasonably believes have been corrected.	ous proble	ms, fa	ny, that
If any of the above are marked "not applicable" or "yes," please explain here or use additional pages, if	necessar	ry:	
The seller hereby authorizes any person representing any principal in this transaction to provide a copy of the any information in the report to any person in connection with any actual or anticipated sale of the ACKNOWLEDGES THAT THE SELLER IS REQUIRED TO PROVIDE THIS DISCLOSURE REPORT TO BUYER BEFORE THE SIGNING OF THE CONTRACT AND HAS A CONTINUING OBLIGATION, PURSOFF THE RESIDENTIAL REAL PROPERTY DISCLOSURE ACT, TO SUPPLEMENT THIS DISCLOSURE OF THE RESIDENTIAL REAL PROPERTY DISCLOSURE ACT, TO SUPPLEMENT THIS DISCLOSURE Seller's Signature Seller's Signature 11/27/2024	property. TO THE P SUANT TO	THE SPACED SECT	ECTIVE FION 30
Date			
THE PROSPECTIVE BUYER IS AWARE THAT THE PARTIES MAY CHOOSE TO NEGOTIATE AN AGREEM THE PROPERTY SUBJECT TO ANY OR ALL MATERIAL DEFECTS DISCLOSED IN THIS REPORT ("AS IS" NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PROSPECTIVE BUYER OR OBTAIN OR NEGOTIATE. THE FACT THAT THE SELLER IS NOT AWARE OF A PARTICULAR CONDITION GUARANTEE THAT IT DOES NOT EXIST. THE PROSPECTIVE BUYER IS AWARE THAT THE PROSPECTIVE BUYER AND AWARE OF A PARTICULAR CONDITION OF THE PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.	SELLER N	SCLOS MAY W	SURE IS
Prospective Buyer's Signature . Prospective Buyer's Signature	Hure		
Date Time Date	Time	•	± 10

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RESIDENTIAL REAL PROPERTY DISCLOSURE ACT

ARTICLE 2: DISCLOSURES 765 ILCS 77/5 et seq.

Section 5: 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.

"Seller" means every person or entity who is an owner, beneficiary of a trust, contract purchaser or lessee of a ground lease, who has an interest (legal or equitable) in residential real property. However, "seller" shall not include any person who has both (i) never occupied the residential real property and (ii) never had the management responsibility for the residential real property nor delegated such responsibility for the residential real property to another person or entity.

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

Section 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.

Section 15: The provisions of this Act do not apply to the following:

- (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 mortgager 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.
 - (4) Transfers from one co-owner to one or more other co-owners.
 - (5) Transfers pursuant to testate or intestate succession.
 - (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 form 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 not been occupied.

Section 20: A seller of residential real property shall complete all applicable items in the disclosure document described in Section 35 of this Act. The seller shall deliver to the prospective buyer the written disclosure statement required by this Act before the signing of 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 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 supplement. If, prior to closing, any seller has actual knowledge of an error, inaccuracy, or omission in any prior disclosure document after delivery of that disclosure document to a prospective buyer, that seller shall supplement the prior disclosure document with a written supplemental disclosure.

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

Section 40: Material defect. If a material defect is disclosed in the Residential Real Property Disclosure Report, after acceptance by the prospective buyer of an offer or counter-offer made by a seller or after the execution of an offer made by a prospective buyer that is accepted by the seller for the conveyance of the residential real property, then the Prospective Buyer may, within three business days after receipt of that Report by the prospective buyer, terminate the contract or other agreement without any liability or recourse except for the return to prospective buyer of all earnest money deposits or down payments paid by prospective buyer in the transaction. If a material defect is disclosed in a supplement to this disclosure document, the prospective buyer shall not have a right to terminate unless the material defect results from an error, inaccuracy, or omission of which the seller had actual knowledge at the time the prior disclosure document was completed and signed by the seller. 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 personally delivered to at least one of the sellers identified in the contract or other agreement or when deposited, certified or registered mail, with the United States Postal Service, addressed to one of the sellers at the address indicated in the contract or agreement, or, if there is not an address contained therein, then at the address indicated for the residential real property on the Report.

Section 45: This Act is not intended to limit 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 the Residential Real Property Disclosure Report provided by this Act shall be by:

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- 1) personal or facsimile delivery to the prospective buyer;
- 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, UPS, or Airborne, delivery charges prepaid, addressed to the prospective buyer at the address provided by the prospective buyer or indicated on the contract or other agreement. Page 3 of 4 FORM 108 (05/2019) COPYRIGHT ILLINOIS REALTORS®

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 document prior to the conveyance of the residential real property, the buyer shall have the right to terminate the contract. A person 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 he knows to be false shall be liable in the amount of actual damages and court costs, and the court may award reasonable attorney 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: A copy of this Act, excluding Section 35, must be printed on or as a part of the Residential Real Property Disclosure Report form.

	11/27/2024	11/27/2024
Date presented to Seller:		
Buyers initials:		



V	VAYNE CO	YTAUC	PROP	ERTY T	AX S	STATEME	NT			
		2023 T	axes Pa	avable in	2024		State	ment #: 8950		
YVETTE ANDERSON	2023 Taxes Payable in 2024 Statement #: 8950 Property Index Number (PIN): 12-50-072-006 Alternate PIN: 1431328005 Property Owner: LEWI00117 LEWIS DALLAS									
WAYNE COUNTY COLLECTOR 301 E MAIN ST., STE 201 FAIRFIELD, IL 62837 Phone: 618-842-5087	Township: JASPER TOWNSHIP Property Address: 200 YOUNG DR FAIRFIELD, IL 62837 Property Class: 0040 - Residential Improve				Taxing Code: 12009					
Mail To: LEWI00117	- Township:	Township: 1S Section: 31 Range: 8E Legal Description: LOTS 55 & 56 L 2017-2883 WD						×.		
LEWIS DALLAS MOORE JOYCE										
						BOR Equalizat	ion Factors:		Valuation	
200 YOUNG FAIRFIELD.					4	Land/Lot: Building: Farmland:	1.00000 1.00000 1.00000	Land/Lot: Bullding: Farmland: Farm Bullding:	4,936 25,726 0 0	
Payment Inform	ation					Farm Building:	1.00000	Mineral:	0	
Make Checks Payable To. WAYNE Mail To: 301 E MAIN ST., STE 201	COUNTY COLLECTO		IDOR E	gualization Factor: 1.02930				Taxable Bill Calculation Asad Valuation: 30,662		
	*		Fair Cash Value (N			\$91,986	- Home Impro	0		
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Taxing Districts	Prior Yea	ar		Current \	1	24)	Adjusted AV: X IDOR Equa	1.02930		
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FAIRFIELD LIBRARY	0.12265	19.81	0.11313	18.27	1.2	2 0.00	- SCAFHE:		4.411	
FAIRFIELD PARK IL EASTERN JC 529	0.95281 0.41159	153.88 66.47	1.01418	163.79 70.73					0	
JASPZR TOWNSHIP	0.82975	134.00	0.76553	123.63	8.22	2 5.74	- Disabled Veterans (Standard).		. 0	
WAYNE COUNTY	0.54295	87.69	0.49180	79.43					0	
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You may be eligible for various ex	emptions, Please contact	ing illinois gov/ the County Assessn	ment Office at 6	18-842-2582 for information			First Installment Second			
No Personal checks after	3 Occomber, 2024 NSF	Checks will volo pa	lyment and incu	r a charge of \$25.0	0		10/03/2024 751.58	Due Date Amount Due	11/08/2024 751.58	
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Tax Year: 2023 Property Index				1	2023	Property In		0-072-006	Mail	
RETURN STUB WITH PAYMENT Due Date: 10/03/2024 Amount Due: 0.00				Due Date: 11/08/2024 Amount Due: 0.00						
Date Paid: 09/05/2024 Amount Paid: 751.58				Date Paid: 09/05/2024 Amount Paid: 751.58						
If Paying Past the Due Date:				If Paying Past the Due Date: On or After 11/09/2024 Second Installment						
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