

**APPROVING A PURCHASE AND SALE AGREEMENT WITH BLACKHAWK ROAD LLC TO TRANSFER A PORTION OF 912 EDGEBROOK DRIVE, DEKALB, ILLINOIS, TO 1114 BLACKHAWK DRIVE, DEKALB, ILLINOIS.**

**WHEREAS**, the City of DeKalb (the "City") is a home rule unit of local government which may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

**WHEREAS**, the City is the owner of property legally described in Exhibit A attached hereto and incorporated herein (the "Property"); and

**WHEREAS**, Blackhawk Road LLC (the "Buyer") is the owner of property that is adjacent to the Property and commonly described as 1114 Blackhawk Drive; and

**WHEREAS**, Buyer offered to purchase the Property for \$10.00 and other good and valuable consideration, subject to the approval of this Ordinance and the execution of a Real Estate Purchase and Sale Agreement in the same or substantially similar form as Exhibit B attached hereto and incorporated herein (the "Sale Agreement"); and

**WHEREAS**, the City's corporate authorities find that approving the Sale Agreement is in the City's best interests for the protection of the public health, safety, and welfare; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of DeKalb, Illinois, as follows:

**SECTION 1:** The recitals to this Ordinance are true, material, adopted and incorporated herein as Section 1 to this Ordinance.

**SECTION 2:** The City's corporate authorities, by a ¾ vote of the corporate authorities then holding office, approve the Sale Agreement in the same or substantially similar form as Exhibit B attached hereto and incorporated herein, subject to such changes as shall be acceptable to the Mayor including, but not limited to, negotiating the final amounts of the standard prorations and credits. The City's corporate authorities further authorize and direct the Mayor to execute, and the Executive Assistant to attest, the Sale Agreement on behalf of the City, and for the Mayor, City Attorney and the City Manager or his designee to perform all acts necessary on the City's behalf to effectuate the Sale Agreement and the sale of the Property.

**SECTION 3:** This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's corporate authorities that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, that this Ordinance shall supersede state law in that regard within its jurisdiction.

**SECTION 4:** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois at a Regular meeting thereof

held on the 23<sup>rd</sup> day of August 2021 and approved by me as Mayor on the same day. Passed on First Reading by a 7-0-1 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Faivre, Barnes. Nay: None. Absent: Verbic. Second Reading waived by a 7-0-1 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Faivre, Barnes. Nay: None. Absent: Verbic.



  
COHEN BARNES, Mayor

ATTEST:

  
Ruth A. Scott, Executive Assistant

**EXHIBIT A**  
**(Legal Description of the Property)**

The Property is legally described as follows:

THE WEST 55 FEET OF LOT 14 OF BLOCK 3 OF THE ROLLING MEADOWS SUBDIVISION 6<sup>TH</sup> ADDITION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "N" OF PLATS, PAGE 7 ON AUGUST 28<sup>TH</sup> 1964 AS DOCUMENT NUMBER 323083, IN DEKALB COUNTY, ILLINOIS.

**EXHIBIT B**  
**(PURCHASE AND SALE AGREEMENT 1114 BLACKHAWK)**

**REAL ESTATE PURCHASE AND SALE AGREEMENT  
(1114 Blackhawk Dr.)**

This Agreement (the "Agreement") is made as of August 23, 2021 (the "Effective Date"), by and between the City of DeKalb (the "City" or "Seller"), an Illinois home rule municipal corporation, and Blackhawk Road LLC, an Illinois limited liability company (the "Buyer"), collectively referred to as the Parties, and in consideration of the covenants set forth herein, the Parties hereby agree as follows:

**RECITALS**

**WHEREAS**, the City of DeKalb (the "City") is a home rule unit of local government which may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

**WHEREAS**, the City is the owner in fee simple of real property legally described in Exhibit A attached hereto and incorporated herein (the "Property"); and

**WHEREAS**, the City desires to sell the Property to Buyer, and Buyer desires to purchase the Property, subject to all of the terms, provisions, and conditions set forth in this Agreement; and

**WHEREAS**, the City's corporate authorities find that the sale of the Property is in the City's best interests for the protection of the public health, safety, and welfare; and

**NOW, THEREFORE**, in consideration of and in reliance on the above Recitals and the mutual covenants and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The recitals to this Agreement are true, material, adopted and incorporated herein as Section 1 to this Agreement.

2. **Property to be sold.** City agrees to convey the Property to Buyer for the price of \$10.00 (Ten Dollars and Zero Cents).

3. **Possession.** At closing, City shall deliver possession of the Property to Buyer.

4. **Deed.** City agrees to convey the Property to Buyer by a good and sufficient recordable special warranty deed, subject only to covenants, conditions, restrictions and easements apparent or of record and to all applicable zoning laws and ordinances.

5. **Evidence of title.**

A. Buyer shall be responsible for ordering and paying, at Buyer's sole cost and expense, a Commitment for Title Insurance issued by a title insurance company doing

business in DeKalb County, committing a company to issue a policy in the usual form insuring title to the Property in Buyer's name in such amount as desired by Buyer.

B. Permissible exceptions to title shall include only special assessments; zoning laws and building ordinances; easements, apparent or of record; covenants and restrictions of record which do not restrict reasonable use of the premises; and existing mortgages which shall be paid by the mortgagor at closing.

C. If Buyer requires a survey of the Property, it shall be Buyer's responsibility to obtain such survey at Buyer's sole cost and expense.

D. If title evidence or any survey discloses exceptions other than those permitted, Buyer shall give written notice of such exceptions to the City within 15 calendar days, and City shall have 15 days upon receipt of said written notice to have such title exceptions removed. If City is unable to cure such exceptions, then Buyer shall have the option to terminate this Agreement.

**6. Closing.** The Closing Date shall be October 18, 2021, before 5:00 p.m., or such earlier or later date as the Parties may agree in writing, at American Title Guaranty, 2045 Aberdeen Court, Ste. B, Sycamore, IL 60178, or the office of a title company located in DeKalb County, Illinois chosen by Seller (the "Title Company").

**7. Seller's Deliveries.** On the Closing Date, provided all conditions and contingencies have been satisfied, Seller shall deposit or cause to be deposited with the Title Company (or deliver to Buyer, or its designee) the following, each duly executed and notarized, as appropriate:

- (i) A Warranty Deed, meeting the requirements of this Agreement transferring the real estate to Buyer;
- (ii) An ALTA statement and "gap" undertaking in the form customarily required by the Title Company of a seller of property to enable it to issue the Title Policy in accordance with the terms hereof for the Property;
- (iii) An Affidavit of Title signed by Seller in the customary form;
- (iv) A Bill of Sale for all improvements and fixtures located on the Property, if any, in the customary form;
- (v) All documents necessary to release any mortgages, or liens in the property, if any; and
- (vi) Such other documents or deliveries (if any) required pursuant to other provisions of this Agreement, the Closing Escrow, or otherwise reasonably required in order to consummate the transaction

contemplated hereby and customarily required by the Title Company of a seller of property to enable it to issue the Title Policy in accordance with the terms hereof.

**8. Buyer's Deliveries.** On the Closing Date, provided all conditions and contingencies have been satisfied, Buyer shall deposit with Title Company (or deliver to Seller) the following, each dated and duly executed and notarized, as appropriate:

- (i) All affidavits, indemnities, undertakings and certificates customarily required by the Title Company of a purchaser of property to enable it to issue the Title Policy in accordance with the terms hereof;
- (ii) The monetary payment due Seller and any additional amounts necessary to pay any costs and fees required to be paid by Buyer less any applicable credits; and
- (iii) Such other documents or deliveries (if any) required pursuant to other provisions of this Agreement, the Closing Escrow, or otherwise reasonably required in order to consummate the transaction contemplated hereby.

**9. Joint Deliveries.** On the Closing Date, provided all conditions and contingencies have been satisfied, the parties shall jointly deposit with Title Company the following, each dated and duly executed and notarized, as appropriate:

- (i) Closing Statement; and
- (ii) State and county transfer tax declarations and any required forms completed to establish that the transfer is exempt from any State, County or City real estate transfer taxes that may be applicable because the transfer is made by a public entity.

**10. Closing Costs.** The Closing Costs shall be paid as follows:

By Seller:

- (a) Preparation of the Deeds and documents required of the Seller; and
- (b) Seller's legal expenses.

By Buyer:

- (a) Preparation of the documents required of Buyer;
- (b) Buyer's legal expenses;
- (c) 100% of the Title Company closing escrow fees;
- (d) Recording fees for the Deed;

- (e) The Survey, if requested or required by the Title Company;
- (f) The cost of the Owner's title insurance policy with extended coverage; and
- (g) Any other closing costs charged to Buyer that are not otherwise allocated pursuant to this Section.

**11. No Broker involvement.** The Parties acknowledge that neither party used a broker. Should a court determine that any commission is due and owing to any broker, the party who executed the listing agreement that is the basis for the commission to be paid shall be solely responsible for said commission. The obligations of this Section shall survive the Closing and shall not be merged with the Deed.

**12. Real estate taxes and proration.** City represents that the Property is currently exempt from any property taxes. Any and all prior real estate taxes due for the Property for any period prior to closing, if any, shall be paid by City prior to or at Closing. If necessary, the City shall bring to closing a certificate of redemption showing the amount of the real estate taxes owed for payments that were previously due and payable along with any penalties and interest and shall otherwise comply with the Title Company's requirements pertaining to its payment of any previously due but unpaid real estate taxes.

**13. Real Estate Transfer Taxes.** At Closing, the Parties shall execute a completed Real Estate Transfer Declaration in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois showing that the transfer of the Property to Buyer is exempt from any State, County, or local real estate transfer taxes.

**14. Personal property.** All personal property and fixtures located on or within real estate, if any, shall be transferred to Buyer at Closing by a Bill of Sale which is in a form that is acceptable to Buyer.

**15. Uniform Vendor and Purchaser Risk Act.** The provisions of the Uniform Vendor and Purchaser Risk Act of Illinois shall be applicable to this Agreement.

**16. IRS Section 1445.** Each Party represents that it is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and that it is exempt from the withholding requirements of said Section. Each Party will furnish to the other Party at Closing the Exemption Certification set forth in said Section.

**17. Condition of the Property.** Buyer agrees to accept the Property in the Property's "as-is" condition, and City disclaims all warranties express or implied as to the condition of the Property. The provisions of this Section shall survive the Closing and shall not be merged with the Deed.

**18. Release.** Buyer and Buyer's managers, members, officers, shareholders, employees, agents, heirs and assigns (the "Releasor") agree to release, discharge, hold harmless, defend and indemnify the City and the City's former and current officers, employees and agents (the "Releasee") from and against any and all claims, causes of



action, damages, losses, costs and attorney's fees (the "Claims") arising out of or relating to any and all acts, omissions, approvals, citations, enforcements, orders, permits, policies, practices, requirements, negligence, intentional or willful and wanton conduct by Releasee arising out of or relating to Releasor's use, development, maintenance, improvement, construction, possession or ownership of the property located at 1114 Blackhawk Road, DeKalb, IL 60115 (PIN: 0815176021), on or before the Effective Date. Nothing in this Section shall release or impair Releasor from maintaining claims against the Releasee which first arise after the Effective Date. The provisions of this Section shall survive the Closing and shall not be merged with the Deed.

**19. Use of the Property.** Buyer agrees to use and maintain the Property as open green space, with no buildings or structures (except for an accessory structure shed not to exceed 120 square feet and the Fencing required by this Section), in compliance with the City's Municipal Code (the "Code"), ordinances and regulations. Buyer further agrees to enclose and separate the Property from the adjacent property located at 912 Edgebrook Drive, DeKalb, IL 60115 with appropriate fencing and landscape buffering in compliance with the Code (the "Fencing"). The Fencing shall be subject to the approval of the City Manager or his/her designee, whose approval shall not be unreasonably withheld, but shall be final. Buyer's breach of Buyer's obligations under this Section shall entitle Seller to specific performance or rescission of this Agreement. The provisions of this Section shall survive the Closing and shall not be merged with the Deed.

**20. Default.** If any Party defaults under this Agreement, the other Party may waive the default and proceed to Closing, seek specific performance, or refuse to close and cancel this Agreement with both parties being relieved of all further obligations under this Agreement. Except for failure to close on the Closing Date, a Party may not exercise its remedies until after it delivers notice of the alleged default to the other Party and the other Party fails to cure within ten (10) days after receipt of the default notice. The remedies provided herein shall be the sole and exclusive remedies for either Party's default under this Agreement. In any action to enforce this Agreement, the prevailing party shall be entitled to payment of its reasonable attorney's fees and court costs.

**21. Time is of the essence.** Time is of the essence for this Agreement.

**22. Notices.** All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. Except for when delivery of a notice is required, the mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.

**23. Amendment.** This Agreement may be amended only by the mutual agreement of the Parties evidenced by a written amendment adopted and executed by the Parties in the manner provided by law.

**24. Entire Agreement.** This Agreement sets forth all agreements, understandings and covenants between and among the Parties relative to the matters herein contained. This Agreement supersedes all prior written agreements, negotiations

and understandings, written and oral, and shall be deemed a full integration of the entire agreement of the Parties.

**25. Illinois Law.** This Agreement shall be construed its accordance with the laws of the State of Illinois.

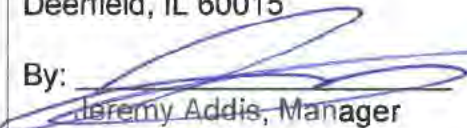

**26. Venue.** The sole venue for any disputes arising out of or relating to this Agreement shall be in the Circuit Court of DeKalb County, Illinois.

**27. Interpretations.** This Agreement has been jointly negotiated by the Parties and shall not be construed against a Party because that Party may have primarily assumed responsibility for the drafting of this Agreement.

**28. Execution.** All the parties to this Agreement represent that they are authorized to enter into this Agreement.

**29. Mutual Cooperation.** The Parties agree to cooperate and take any additional actions that are consistent with and may be necessary or appropriate to give full force and effect to the terms of this Agreement.

**IN WITNESS WHEREOF,** the Parties have duly executed this Agreement pursuant to all requisite authorizations on the dates set forth below.

<b>Buyer</b>  Blackhawk Road LLC 36 Burning Tree Ln. Deerfield, IL 60015  By:  Jeremy Addis, Manager  Date: 9/2/21	<b>CITY</b>  City of DeKalb 164 E. Lincoln Hwy DeKalb, IL 60115  By: _____ Cohen Barnes, Mayor  Date: _____
<b>BUYER ATTEST</b>   Lisa Addis	<b>CITY ATTEST</b>  _____ Ruth Scott, Executive Assistant

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**IN WITNESS WHEREOF**, the Parties have duly executed this Agreement pursuant to all requisite authorizations on the dates set forth below.

<b>Buyer</b>  Blackhawk Road LLC 36 Burning Tree Ln. Deerfield, IL 60015  By: _____ Jeremy Addis, Manager  Date: _____	<b>CITY</b>  City of DeKalb 164 E. Lincoln Hwy DeKalb, IL 60115  By: <u>Cohen Barnes</u> Cohen Barnes, Mayor  Date: <u>8-23-2021</u>
<b>BUYER ATTEST</b>  _____	<b>CITY ATTEST</b>  <u>Ruth Scott</u> Ruth Scott, Executive Assistant

**EXHIBIT A TO REAL ESTATE PURCHASE AGREEMENT  
(Legal Description for Property)**

The Property is legally described as follows:

THE WEST 55 FEET OF LOT 14 OF BLOCK 3 OF THE ROLLING MEADOWS SUBDIVISION 6<sup>TH</sup> ADDITION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "N" OF PLATS, PAGE 7 ON AUGUST 28<sup>TH</sup> 1964 AS DOCUMENT NUMBER 323083, IN DEKALB COUNTY, ILLINOIS.



# Land transfer of 6,050 square feet from 912 Edgebrook Dr. to 1114 Blackhawk Rd.



File: \\Community Development\\912 Edgebrook to 1114 Blackhawk.mxd  
Created: 8/2/2021 DJE  
Last Updated: 8/11/2021 DJE



0 25 50 100 150 200 Feet



*First American Title™*

Illinois Agent Issued Seller Closing Protection Letter

12/2/2021

City of DeKalb  
164 E Lincoln Hwy  
DeKalb, IL 60115  
Phone:  
Fax:

Transaction File Number (hereafter, "the Real Estate Transaction"): 00031594

Buyer/Borrower: Blackhawk Road, LLC  
Property Address: 1114 BLACKHAWK DR, DEKALB, IL 60115

Name of Issuing Agent or Approved Attorney ("title insurance agent"):

American Title Guaranty, Inc.  
2045 Aberdeen Court  
Suite B  
Sycamore, IL 60178

Re: Seller Closing Protection Letter

Dear Sir or Madam:

First American Title Insurance Company (the "Company") agrees, subject to the Conditions and Exclusions set forth below, to reimburse you for actual loss not to exceed the amount of the settlement funds deposited with the title insurance agent and incurred by you, the Seller/Lessor in connection with the closing of the Real Estate Transaction conducted by the title insurance agent of the Company provided:

- (A) A title insurance policy of the Company is issued in connection with the closing of the Real Estate Transaction;
- (B) You are to be the (i) Seller of an interest in land, or (ii) Lessor of an interest in land; and
- (C) The aggregate of all funds you transmit to, or are to receive from the title insurance agent for the Real Estate Transaction does not exceed \$2,000,000.00 on a nonresidential transaction; and provided the loss arises out of:
  - 1. Failure of the title insurance agent to comply with your written closing instructions to the extent that they relate to (a) the status of the title to that interest in land or including the obtaining of documents and the disbursement of funds necessary to establish the status of title, or (b) the obtaining of any other documents, specifically required by you, but only to the extent the failure to obtain the other documents affects the status of the title to that interest in land and not to the extent that your instructions require a determination of the validity, enforceability or the effectiveness of the other documents, or

Validation Code: 0e954124-fd8b-40

Online Validation: <https://agency.myfirstam.com/validation/>

Agency Support Center - 8605 Largo Lakes Dr., Suite 100, Largo, FL 33773, 1-866-701-3361



*First American Title*<sup>TM</sup>

2. Fraud, dishonesty, or negligence of the title insurance agent in handling funds or documents in connection with closings to the extent that the fraud, dishonesty, or negligence relates to the status of the title to the interest in land or, in the case of a Seller/Lessor, to the extent that the fraud, dishonesty, or negligence relates to funds paid to the Seller/Lessor or on behalf of the Seller/Lessor.

Conditions and Exclusions:

1. The Company will not be liable for loss arising out of:
  - A. Failure of the title insurance agent to comply with your written closing instructions which require title insurance protection inconsistent with that set forth in the title insurance binder or commitment issued by the Company. Instructions which require the removal of specific exceptions to title or compliance with the requirements contained in the binder or commitment shall not be deemed to be inconsistent.
  - B. Loss or impairment of your funds in the course of collection or while on deposit with a bank due to bank failure, insolvency or suspension, except as shall result from failure of the title insurance agent to comply with your written closing instructions to deposit the funds in a bank which you designated by name.
  - C. Defects, liens, encumbrances, mechanics' and materialmen's liens, or other matters in connection with the Real Estate Transaction if it is a sale, lease or loan transaction except to the extent that protection against those defects, liens, encumbrances or other matters is afforded by a policy of title insurance not inconsistent with your closing instructions.
  - D. Fraud, dishonesty or negligence of your employee, agent, attorney, broker, buyer/borrower/lessee, borrower's lender or warehouse lender.
  - E. Your settlement or release of any claim without the written consent of the Company.
  - F. Any matters created, suffered, assumed or agreed to by you or known to you.
  - G. The title insurance agent of the Company acting as a Qualified Intermediary/Accommodator pursuant to IRC 1031, Like Kind Exchanges. However, the Company is liable for the acts or omissions of the title insurance agent pursuant to the coverage's afforded by this Closing Protection Letter if the title insurance agent fails to follow written instructions directing the disbursement of exchange funds to a third party Qualified Intermediary/Accommodator. The terms and conditions of this Closing Protection Letter extend only to the disbursement of exchange funds to a designated Qualified Intermediary/Accommodator disclosed in written instructions and not to the subsequent acquisition of the replacement property as defined in IRC 1031, Like Kind Exchanges.
2. When the Company shall have reimbursed you pursuant to this Closing Protection Letter it shall be subrogated to all rights and remedies which you would have had against any person or property had you not been so reimbursed. Liability of the Company for such reimbursement shall be reduced to the extent that you have knowingly and voluntarily impaired the value of this right of subrogation.

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3. The title insurance agent is the Company's agent only for the limited purpose of issuing title insurance policies. The title insurance agent is not the Company's agent for the purpose of providing other closing or settlement services. The Company's liability for your losses arising from closing or settlement services is strictly limited to the protection expressly provided in this Closing Protection Letter. Any liability of the Company for loss does not include liability for loss resulting from the negligence, fraud or bad faith of any party to the Real Estate Transaction other than the title insurance agent pursuant to this Closing Protection Letter; the lack of creditworthiness of any borrower connected with the Real Estate Transaction, or the failure of any collateral to adequately secure a loan connected with the Real Estate Transaction. However, this letter does not affect the Company's liability with respect to its title insurance binders, commitments or policies issued by the title insurance agent in connection with the Real Estate Transaction
4. You must promptly send written notice of a claim under this letter to the Company at its principal office, First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, CA 92707. The company is not liable for a loss if the written notice is not received within one year from the date of the closing, from the date of the closing.

Any previous Closing Protection Letter or similar agreement is hereby cancelled with respect to the Real Estate Transaction.

***First American Title Insurance Company***

BY:

Phillip Sholar, SVP, Director of Underwriting

Validation Code: 0e954124-fd8b-40

Online Validation: <https://agency.myfirstam.com/validation/>

Agency Support Center - 8605 Largo Lakes Dr., Suite 100, Largo, FL 33773, 1-866-701-3361



<b>A.</b> U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT  <b>SETTLEMENT STATEMENT</b>		<b>B. TYPE OF LOAN:</b> 1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> FmHA    3. <input type="checkbox"/> CONV. UNINS.    4. <input type="checkbox"/> VA    5. <input type="checkbox"/> CONV. INS. 6. FILE NUMBER: 00031594 7. LOAN NUMBER:  8. MORTGAGE INS CASE NUMBER:	
<b>C. NOTE:</b> <i>This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.</i> <div style="text-align: right; font-size: small;">1.0 358 (00031594 PFD00031594/11)</div>			
<b>D. NAME AND ADDRESS OF BORROWER:</b>  Blackhawk Road, LLC 36 Burning Tree Ln Deerfield, IL 60015		<b>E. NAME AND ADDRESS OF SELLER:</b>  City of DeKalb 164 E Lincoln Hwy DeKalb, IL 60115	
<b>G. PROPERTY LOCATION:</b> 1114 Blackhawk Dr DeKalb, IL 60115 DeKalb County, Illinois		<b>H. SETTLEMENT AGENT:</b> 36-3607907 American Title Guaranty, Inc.  <b>PLACE OF SETTLEMENT</b> 2045 Aberdeen Ct Ste B Sycamore, IL 60178	
<b>I. SETTLEMENT DATE:</b>  December 6, 2021			

<b>J. SUMMARY OF BORROWER'S TRANSACTION</b>	<b>K. SUMMARY OF SELLER'S TRANSACTION</b>
<b>100. GROSS AMOUNT DUE FROM BORROWER:</b>	<b>400. GROSS AMOUNT DUE TO SELLER:</b>
101. Contract Sales Price    10.00	401. Contract Sales Price    10.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Borrower (Line 1400)    1,203.00	403.
104.	404.
105.	405.
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes    to	406. City/Town Taxes    to
107. County Taxes    to	407. County Taxes    to
108. Assessments    to	408. Assessments    to
109.	409.
110.	410.
111.	411.
112.	412.
<b>120. GROSS AMOUNT DUE FROM BORROWER</b> 1,213.00	<b>420. GROSS AMOUNT DUE TO SELLER</b> 10.00
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:</b>	<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>
201. Deposit or earnest money	501. Excess Deposit (See Instructions)
202. Principal Amount of New Loan(s)	502. Settlement Charges to Seller (Line 1400)
203. Existing loan(s) taken subject to	503. Existing loan(s) taken subject to
204.	504. Payoff First Mortgage
205.	505. Payoff Second Mortgage
206.	506.
207.	507.
208.	508.
209.	509.
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes    to	510. City/Town Taxes    to
211. County Taxes    to	511. County Taxes    to
212. Assessments    to	512. Assessments    to
213.	513.
214.	514.
215.	515.
216.	516.
217.	517.
218.	518.
219.	519.
<b>220. TOTAL PAID BY/FOR BORROWER</b>	<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>
<b>300. CASH AT SETTLEMENT FROM/TO BORROWER:</b>	<b>600. CASH AT SETTLEMENT TO/FROM SELLER:</b>
301. Gross Amount Due From Borrower (Line 120)    1,213.00	601. Gross Amount Due To Seller (Line 420)    10.00
302. Less Amount Paid By/For Borrower (Line 220)    (	602. Less Reductions Due Seller (Line 520)    (
<b>303. CASH ( X FROM ) ( TO ) BORROWER</b> 1,213.00	<b>603. CASH ( X TO ) ( FROM ) SELLER</b> 10.00

L. SETTLEMENT CHARGES						
700. TOTAL COMMISSION-Based on Price			\$	@	%	
Division of Commission (line 700) as Follows:						
701. \$	to					Paid From
702. \$	to					Borrowers
703. Commission Paid at Settlement						Funds At
704.	to					Settlement
800. ITEMS PAYABLE IN CONNECTION WITH LOAN						
801. Loan Origination Fee	%	to				
802. Loan Discount	%	to				
803. Appraisal Fee		to				
804. Credit Report		to				
805. Lender's Inspection Fee		to				
806. Mortgage Ins. App. Fee		to				
807. Assumption Fee		to				
808.						
809.						
810.						
811.						
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE						
901. Interest From	to	@ \$	/day	(	days	%)
902. Mortgage Insurance Premium	for	months to				
903. Hazard Insurance Premium	for	1.0 years to				
904.						
905.						
1000. RESERVES DEPOSITED WITH LENDER						
1001. Hazard Insurance		@ \$	per			
1002. Mortgage Insurance		@ \$	per			
1003. City/Town Taxes		@ \$	per			
1004. County Taxes		@ \$	per			
1005. Assessments		@ \$	per			
1006.		@ \$	per			
1007.		@ \$	per			
1008.		@ \$	per			
1100. TITLE CHARGES						
1101. Settlement or Closing Fee	to	American Title Guaranty, Inc.				400.00
1102. Abstract or Title Search	to					
1103. Title Examination	to					
1104. Title Insurance Binder	to					
1105. Document Preparation	to					
1106. Notary Fees	to					
1107. Attorney's Fees	to					
(includes above item numbers: )						
1108. Title Insurance	to	American Title Guaranty				435.00
(includes above item numbers: )						
1109. Lender's Coverage	\$					
1110. Owner's Coverage	\$	10.00			435.00	
1111. CPL Fees	to	American Title Guaranty, Inc.				75.00
1112. Update/Later Date Fees	to	American Title Guaranty, Inc.				200.00
1113. Wire Fee	to	American Title Guaranty, Inc.				25.00
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES						
1201. Recording Fees: Deed \$	65.00	Mortgage \$		Releases \$		65.00
1202. City/County Tax/Stamp: Deed		0.00	Mortgage			
1203. State Tax/Stamp: Revenue Stamps		0.00	Mortgage			
1204. State of IL - DFI Policy Fee	to	American Title Guaranty, Inc.				3.00
1205.						
1300. ADDITIONAL SETTLEMENT CHARGES						
1301. Survey	to					
1302. Pest Inspection	to					
1303.						
1304.						
1305.						
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)						1,203.00

Certified to be a true copy.

**ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT**

**Borrower :** Blackhawk Road, LLC  
**Seller:** City of DeKalb  
**Settlement Agent:** American Title Guaranty, Inc.  
(815)756-3611  
**Place of Settlement:** 2045 Aberdeen Ct Ste B  
Sycamore, IL 60178  
**Settlement Date:** December 6, 2021  
**Property Location:** 1114 Blackhawk Dr  
DeKalb, IL 60115  
DeKalb County, Illinois

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Blackhawk Road, LLC

BY: 

President

*Very All, Member*

City of DeKalb

BY: 

As City Attorney

To the best of my knowledge, the HUD-1 Settlement Statement is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



American Title Guaranty, Inc.  
Settlement Agent

American Title Guaranty, Inc.  
Agency/Escrow-Disbursement Agreement

RE: City of DeKalb and Blackhawk Road, LLC  
Seller Buyer

Property commonly known as: 1114 Blackhawk Dr, DeKalb, IL 60115

1. We understand and agree that American Title Guaranty, Inc., does not represent either the Seller or the Buyer as an attorney and is only acting upon written direction of the lender and the parties hereto. Furthermore, if we are choosing to close this transaction without the assistance of legal counsel, we hereby declare that we have made said decision with the full knowledge of the ramifications of not relying on legal counsel and have made said decision willingly.

2. We, the Seller and Buyer direct you to make disbursements for this transaction, pursuant to the ALTA Settlement Statement. ("Settlement Statement")

3. We understand that if this statement is signed by an attorney, the attorney affirmatively warrants that (s)he has the authority to receive copies of the attached Settlement Statement. Delivery of the attached Settlement Statement to the attorney is delivery to their client.

4. ~~The Buyer directs you to make the disbursements only when American Title Guaranty, Inc.~~  
is able to issue an ALTA owners title policy insuring the fee simple title of the Buyer, subject only  
to:

- A. General Real Estate Taxes 2021 and thereafter.
- B. Schedule B Special Exceptions 1-16.
- C. The mortgage made by the Buyer in this transaction.
- D. Discrepancies, Violations, and/or Encroachments as disclosed on the survey.

5. Buyer will pay the \$400.00 escrow fee for this service.

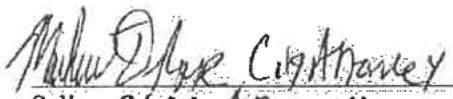
6. Seller agrees to reimburse American Title Guaranty, Inc. for any additional fees required by the existing lender(s) to obtain the release(s) of any current mortgage(s). The Seller and Buyer agree that all disbursements by American Title Guaranty, Inc., regardless of when made, are predicated upon receipt and collection of the Buyer's mortgage proceeds and any other amounts due from them in accordance with the lender's closing instructions and the attached Settlement Statement.

7. American Title Guaranty, Inc. shall be under no duty to invest or reinvest any cash held by it under this Agreement. American Title Guaranty, Inc. shall have the full right, power and authority to commingle all cash deposits or part thereof with its other Escrow deposits. All income derived from any use which American Title Guaranty, Inc. may make of these deposits shall belong to American Title Guaranty, Inc.

8. The parties, if requested by American Title Guaranty, Inc., will promptly cooperate and adjust for clerical errors on any documents executed as part of this transaction.

9. The Foreign Investment in Real Property Tax Act of 1980 as amended by the Tax Reform Act of 1984 places special requirements for tax reporting and withholding on the parties to a real estate transaction where the Seller is a foreign person. This includes non-resident aliens and non-domestic corporations, partnerships and estates. The parties are seeking an attorney's, accountants, or other tax specialist's opinion concerning the effect of this Act on this transaction. They are not acting on any statements made or omitted by American Title Guaranty, its employees, agents or representatives.

10. To ensure compliance with Public Act #87-1197, we, the Seller and Buyer, agree that if we, individually or through our agent(s), have failed to produce the documents which are to be recorded as a consequence of this transaction, American Title Guaranty, Inc., is hereby authorized to charge the maximum recording fee required pursuant to said public act. In the event that the actual recording fee for any document is less than said charge, American Title Guaranty, Inc. agrees to refund said excess funds to the contributing party at the time of recording said document(s).

  
Seller *asc Attorney*

*Blackhawk Road LLC*

  
Buyer  
*Secretary A/As, Member*

Seller

Buyer

**SPECIAL WARRANTY DEED**

Illinois Statutory

MAIL TO:

Blackhawk Road LLC  
36 Burning Tree Ln.  
Deerfield, IL 60015

SEND TAX BILLS TO:

Blackhawk Road LLC  
36 Burning Tree Ln.  
Deerfield, IL 60015

Above space for Recorder's Use

GRANTOR, **CITY OF DEKALB**, an Illinois home rule municipal corporation, with an office located at 164 E. Lincoln Highway, City of DeKalb, County of DeKalb, State of Illinois, given under the hand of the Mayor of the City of DeKalb, and for \$10.00 and other valuable consideration, **CONVEYS** and **WARRANTS** to **GRANTEE Blackhawk Road LLC**, with an address located at 36 Burning Tree Lane, Deerfield, Illinois 60015, all interest in the following described Real Estate situated in the County of DeKalb and in the State of Illinois, to-wit:

THE WEST 55 FEET OF LOT 14 OF BLOCK 3 OF THE ROLLING MEADOWS SUBDIVISION 6<sup>TH</sup> ADDITION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "N" OF PLATS, PAGE 7 ON AUGUST 28<sup>TH</sup> 1964 AS DOCUMENT NUMBER 323083, IN DEKALB COUNTY, ILLINOIS.

subject to any and all public utility easements, public service facilities, City water and sewer facilities and/or any other easements or property rights or interests burdening the property including, but not limited to, the City of DeKalb's interest in the use of the property under the Purchase and Sale Agreement dated August 23, 2021, approved by City of DeKalb Ordinance 2021-034 (Aug. 23, 2021), and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is exempt from transfer taxes pursuant to 35 ILCS 200/31-45(b).

DATED the 24<sup>th</sup> day of August, 2021.


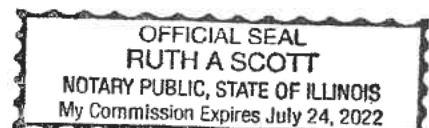


Cohen Barnes, Mayor of the City of DeKalb

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF DEKALB    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the City of DeKalb, under the hand of the Mayor of the City of DeKalb, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal  
this 24<sup>th</sup> day of August, 2021

  
Notary Public

Prepared By:

Matthew D. Rose  
Donahue & Rose, P.C.  
9501 W. Devon Ave., Ste. 702  
Rosemont, IL 60018

DOUGLAS J. JOHNSON  
DEKALB COUNTY RECORDER  
PLAT ACT AFFIDAVIT

State of Illinois

} ss

County of DeKalb

Cohen Barnes, as Mayor of the City of DeKalb, being duly sworn on oath, states that he resides at  
164 E. Lincoln Hwy, DeKalb, IL 60115

And further states that: *(please check the appropriate box)*

A. ☐ That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B. ☒ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: *(please circle the appropriate number)*

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
- ③ 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than 5 acres from a larger tract, and a survey has been made by an Illinois Registered Land Surveyor, and the sale is not a sale of any subsequent lot or lots from the same larger tract of land as determined by the dimensions and configuration of the larger tract on October 01, 1973; and further, local requirements applicable to the subdivision of land have been met.

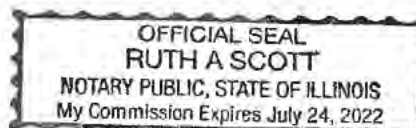
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of DeKalb County, Illinois, to accept the attached deed for recording.

Cohen Barnes

Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 24th DAY OF August, 2021.

Ruth A. Scott  
Signature of Notary Public



Revised 04/2001





# PTAX-203

## Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form.  
This form can be completed electronically at [tax.illinois.gov/retd](http://tax.illinois.gov/retd).

### Step 1: Identify the property and sale information.

- 1 912 Edgebrook Dr.  
Street address of property (or 911 address, if available)  
DeKalb 60115  
City or village ZIP  
DeKalb  
Township
- 2 Write the total number of parcels to be transferred. > 1
- 3 Write the parcel identifying numbers and lot sizes or acreage.  

Property index number (PIN)	Lot size or acreage
a 0815176025	~ 6,000 sq. ft
b	
c	
d	

Write additional property index numbers, lot sizes or acreage in Step 3.
- 4 Date of instrument: 8 / 2 0 2 1  
Month Year
- 5 Type of instrument (Mark with an "X"):  
☒ Warranty deed  
☐ Quit claim deed ☐ Executor deed ☐ Trustee deed  
☐ Beneficial interest ☐ Other (specify):
- 6 Yes ☒ No Will the property be the buyer's principal residence?
- 7 Yes ☒ No Was the property advertised for sale?  
(i.e., media, sign, newspaper, realtor)
- 8 Identify the property's current and intended primary use.  

Current	Intended	(Mark only one item per column with an "X.")
a <input checked="" type="checkbox"/>	<input type="checkbox"/>	Land/lot only
b <input type="checkbox"/>	<input type="checkbox"/>	Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/>	<input type="checkbox"/>	Mobile home residence
d <input type="checkbox"/>	<input type="checkbox"/>	Apartment building (6 units or less) No. of units: _____
e <input type="checkbox"/>	<input checked="" type="checkbox"/>	Apartment building (over 6 units) No. of units: _____
f <input type="checkbox"/>	<input type="checkbox"/>	Office
g <input type="checkbox"/>	<input type="checkbox"/>	Retail establishment
h <input type="checkbox"/>	<input type="checkbox"/>	Commercial building (specify): _____
i <input type="checkbox"/>	<input type="checkbox"/>	Industrial building
j <input type="checkbox"/>	<input type="checkbox"/>	Farm
k <input type="checkbox"/>	<input type="checkbox"/>	Other (specify): _____

Do not write in this area.  
County Recorder's Office use.

County: \_\_\_\_\_  
Date: \_\_\_\_\_  
Doc. No.: \_\_\_\_\_  
Vol.: \_\_\_\_\_  
Page: \_\_\_\_\_  
Received by: \_\_\_\_\_

- 9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.  
 Date of significant change: 1 1 / 2 0 2 0  
 Month Year  
 (Mark with an "X")  
☒ Demolition/damage ☐ Additions ☐ Major remodeling  
☐ New construction ☐ Other (specify): \_\_\_\_\_
- 10 Identify only the items that apply to this sale. (Mark with an "X.")
  - a ☐ Fulfillment of installment contract —  
year contract initiated : \_\_\_\_\_
  - b ☐ Sale between related individuals or corporate affiliates
  - c ☐ Transfer of less than 100 percent interest
  - d ☐ Court-ordered sale
  - e ☐ Sale in lieu of foreclosure
  - f ☐ Condemnation
  - g ☐ Short sale
  - h ☐ Bank REO (real estate owned)
  - i ☐ Auction sale
  - j ☐ Seller/buyer is a relocation company
  - k ☒ Seller/buyer is a financial institution or government agency
  - l ☐ Buyer is a real estate investment trust
  - m ☐ Buyer is a pension fund
  - n ☒ Buyer is an adjacent property owner
  - o ☐ Buyer is exercising an option to purchase
  - p ☐ Trade of property (simultaneous)
  - q ☐ Sale-leaseback
  - r ☐ Other (specify): \_\_\_\_\_
  - s ☐ Homestead exemptions on most recent tax bill:
 

1 General/Alternative	\$ _____
2 Senior Citizens	\$ _____
3 Senior Citizens Assessment Freeze	\$ _____

### Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

- |  |  |
|--|--|
| 11 Full actual consideration   | 11 \$ 10.00  |
| 12a Amount of personal property included in the purchase   | 12a \$ 0.00  |
| 12b Was the value of a mobile home included on Line 12a?   | 12b Yes <input checked="" type="checkbox"/> No   |
| 13 Subtract Line 12a from Line 11. This is the net consideration for real property.  | 13 \$ 10.00  |
| 14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11 | 14 \$ 0.00   |
| 15 Outstanding mortgage amount to which the transferred real property remains subject  | 15 \$ 0.00   |
| 16 If this transfer is exempt, use an "X" to identify the provision.   | 16 <input checked="" type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m |
| 17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.   | 17 \$ 10.00  |
| 18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).                                     | 18 0.00  |
| 19 Illinois tax stamps — multiply Line 18 by 0.50.   | 19 \$ 0.00   |
| 20 County tax stamps — multiply Line 18 by 0.25.   | 20 \$ 0.00   |
| 21 Add Lines 19 and 20. This is the total amount of transfer tax due.  | 21 \$ 0.00   |


**Step 3: Write the legal description from the deed.** Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional property index numbers, lots sizes or acreage from Step 1, Line 3.

THE WEST 55 FEET OF LOT 14 OF BLOCK 3 OF THE ROLLING MEADOWS SUBDIVISION 6TH ADDITION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "N" OF PLATS, PAGE 7 ON AUGUST 28TH 1964 AS DOCUMENT NUMBER 323083, IN DEKALB COUNTY, ILLINOIS.

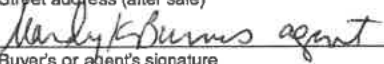
#### Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

#### Seller Information (Please print.)

City of DeKalb	366005843
Seller's or trustee's name	Seller's trust number (if applicable - not an SSN or FEIN)
164 E. Lincoln Hwy	DeKalb IL 60115
Street address (after sale)	City State ZIP
	( 815 ) 758-1886
Seller's or agent's signature	Seller's daytime phone

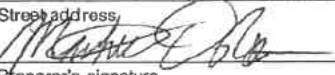
#### Buyer Information (Please print.)

Blackhawk Road LLC	
Buyer's or trustee's name	Buyer's trust number (if applicable - not an SSN or FEIN)
36 Burning Tree Ln.	Deerfield IL 60015
Street address (after sale)	City State ZIP
	( 815 ) 786-3644
Buyer's or agent's signature	Buyer's daytime phone

#### Mail tax bill to:

Blackhawk Road LLC	36 Burning Tree Ln.	Deerfield IL 60015
Name or company	Street address	City State ZIP

#### Preparer Information (Please print.)

Donahue & Rose, PC	
Preparer's and company's name	Preparer's file number (if applicable)
9501 W. Devon Ave., Ste. 702	Rosemont IL 60018
Street address	City State ZIP
	( 312 ) 541-1078
Preparer's signature	Preparer's daytime phone
mrose@drlawpc.com	
Preparer's e-mail address (if available)	

Identify any required documents submitted with this form. (Mark with an "X.") ☐ Extended legal description ☐ Form PTAX-203-A  
☐ Itemized list of personal property ☐ Form PTAX-203-B

<b>To be completed by the Chief County Assessment Officer</b>	
1 County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2 _____	3 Year prior to sale _____
2 Board of Review's final assessed value for the assessment year prior to the year of sale. Land _____ , _____ , _____ , _____ Buildings _____ , _____ , _____ , _____ Total _____ , _____ , _____ , _____	4 Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No
	5 Comments _____
Illinois Department of Revenue Use	Tab number

**AMERICAN TITLE GUARANTY, INC.**

**TRUST/ESCROW**  
2045 ABERDEEN CT., SUITE B  
SYCAMORE, IL 60178  
815-756-3611

**RESOURCE BANK, N.A.**

555 Bethany Road  
DeKalb, IL 60115

70-1435/719

203572

00031594

--Ten and 00/100--

DATE

Dollars  
AMOUNT

December 6, 2021

\$ \*\*\*\*\*10.00

VOID AFTER 180 DAYS

PAY  
TO THE  
ORDER  
OF:

City of DeKalb  
164 E Lincoln Hwy  
DeKalb, IL 60115



AUTHORIZED SIGNATURE

HEAT SENSITIVE  
MP

Details on Back. Security Features Included