

ORDINANCE NO. 8990-84

AN ORDINANCE
APPROVING AND AUTHORIZING THE EXERCISE OF
CERTAIN REAL ESTATE OPTIONS AND CONTRACTS

WHEREAS, the CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS (the "City") desires to acquire certain real estate as generally described herein for the purpose of constructing and installing certain municipal parking areas; and

WHEREAS, certain officials, employees and agents of the City, for and on behalf of the City as the Optionee/Purchaser, have obtained certain real estate options and contracts for such real estate identified therein and owned by such person or persons so described therein as the Optionor/Seller as follows:

<u>Optionor/Seller</u>	<u>Real Estate Description</u>
John Collins and Beatriss Collins	306 E. High Street Urbana, Illinois
David Ericksen and Janet Schrunk Ericksen	308 E. High Street Urbana, Illinois

(collectively, the "Real Estate Options and Contracts"); and

WHEREAS, copies of the Real Estate Options and Contracts have been presented to and are now before this meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The Real Estate Options and Contracts, in the form of the Real Estate Options and Contracts presented to and now before this meeting, be and the same are hereby approved.

Section 2. All actions of the officials, employees and agents of the City heretofore taken in connection with said Real Estate Options and Contracts be and the same are hereby ratified and approved.

Section 3. The Mayor of the City be and the same is hereby authorized to exercise the Options by providing notice in writing to the Optionor/Seller within the Option Periods as provided in said Real Estate Options and Contracts.

Section 4. From and after the effective date of this Ordinance, the proper officials, employees and agents of the City are hereby authorized, empowered and directed to do all such acts and things and to execute and deliver all such documents as may be necessary to purchase such described real estate for and on behalf of the City and to carry out the intent and accomplish the

purposes of this Ordinance and the Real Estate Options and Contracts in accordance with their respective terms.

Section 5. This Ordinance shall become effective immediately upon its passage and approval as required by law.

This ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said City Council.

PASSED by the City Council this 5th day of March,
1990.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 12th day of March,
1990.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN
ORDINANCE NO. 8990-84 AND IS INCORPORATED
THEREIN BY REFERENCE.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

March 13, 1990
Date



REAL ESTATE OPTION AND CONTRACT

This Real Estate Option and Contract (the "Contract") is made as of the date of the last to execute of the parties hereto (the "Effective Date") by and between the undersigned party executing this Contract as the Optionee/Purchaser (the "Optionee/Purchaser") and the undersigned party executing this Contract as the Optionor/Seller (the "Optionor/Seller").

W I T N E S S E T H:

WHEREAS, Optionor/Seller is the owner of certain real estate as later more specifically described in this Contract; and

WHEREAS, the Optionee/Purchaser desires to obtain an option to purchase said real estate on such terms and conditions as are provided for herein.

NOW, THEREFORE, in consideration of the representations, promises, covenants, agreements and undertakings set forth in this Contract, the Optionor/Seller and the Optionee/Purchaser hereby agree as follows:

Section 1. Grant of Option. Optionor/Seller, in consideration of Five Hundred-----Dollars (\$500.00) paid by Optionee/Purchaser to Optionor/Seller (the "Option Fee"), receipt of which is acknowledged by Optionor/Seller, grants to Optionee/Purchaser the exclusive right and option to purchase, on the following terms and conditions, (the "Option") the following described real estate, together with all improvements and appurtenances, situated in the City of Urbana, Champaign County, Illinois:

West 1/2 of Lot 8 and South 19.74 feet of the West 1/2 of Lot 5 in Webber's
First Addition to the Town of Urbana, all in Champaign County, Illinois
(92-21-17-238-011)

and commonly known as 306 E. High Street, Urbana, IL, (the "Real Estate").

Section 2. Option Periods. The term of this Option shall be for a period of 120 days, commencing as of the Effective Date and continuing until 12:00 o'clock p.m. on March 15, 19 90. Optionee/Purchaser shall have the right to extend the term of this Option for an additional period of No days, commencing on -----, 198--, and continuing to 12:00 o'clock p.m. on -----, 198, provided that prior to expiration of the initial Option period, Optionee/Purchaser provides a written request therefor to Optionor/Seller accompanied by payment of an additional sum of N/A Dollars (\$ -----) (the "Additional Option Fee") as consideration for such extension.

Section 3. Purchase Price. Optionee/Purchaser agrees to pay to Optionor/Seller the total sum of Forty-Seven Thousand-----Dollars (\$47,000.00), which amount, adjusted by proration and credits allowed the parties by this Contract, shall be paid to Optionor/Seller at closing if Optionee/Purchaser elects to exercise this Option. Any Option Fee or Additional Option Fee paid by the Optionee/Purchaser to the Optionor/Seller as herein provided shall ^{NOT} apply to the payment of the purchase price in the event Optionee/Purchaser exercises the Option in accordance with and pursuant to this Contract. SW

Section 4. Special Covenants.

(a) During any Option periods, as described in Section 2 hereof, the Optionor/Seller shall not permit or allow or create any leases, liens, mortgages,

REAL ESTATE OPTION AND CONTRACT

This Real Estate Option and Contract (the "Contract") is made as of the date of the last to execute of the parties hereto (the "Effective Date") by and between the undersigned party executing this Contract as the Optionee/Purchaser (the "Optionee/Purchaser") and the undersigned party executing this Contract as the Optionor/Seller (the "Optionor/Seller").

W I T N E S S E T H:

WHEREAS, Optionor/Seller is the owner of certain real estate as later more specifically described in this Contract; and

WHEREAS, the Optionee/Purchaser desires to obtain an option to purchase said real estate on such terms and conditions as are provided for herein.

NOW, THEREFORE, in consideration of the representations, promises, covenants, agreements and undertakings set forth in this Contract, the Optionor/Seller and the Optionee/Purchaser hereby agree as follows:

Section 1. Grant of Option. Optionor/Seller, in consideration of Five Hundred-----Dollars (\$500.00) paid by Optionee/Purchaser to Optionor/Seller (the "Option Fee"), receipt of which is acknowledged by Optionor/Seller, grants to Optionee/Purchaser the exclusive right and option to purchase, on the following terms and conditions, (the "Option") the following described real estate, together with all improvements and appurtenances, situated in the City of Urbana, Champaign County, Illinois:

West 1/2 of Lot 8 and South 19.74 feet of the West 1/2 of Lot 5 in Webber's
First Addition to the Town of Urbana, all in Champaign County, Illinois
(92-21-17-238-011)

and commonly known as 306 E. High Street, Urbana, IL, (the "Real Estate").

Section 2. Option Periods. The term of this Option shall be for a period of 120 days, commencing as of the Effective Date and continuing until 12:00 o'clock p.m. on March 15, 19 90. Optionee/Purchaser shall have the right to extend the term of this Option for an additional period of No days, commencing on -----, 198 --, and continuing to 12:00 o'clock p.m. on -----, 198 --, provided that prior to expiration of the initial Option period, Optionee/Purchaser provides a written request therefor to Optionor/Seller accompanied by payment of an additional sum of N/A Dollars (\$ -----) (the "Additional Option Fee") as consideration for such extension.

Section 3. Purchase Price. Optionee/Purchaser agrees to pay to Optionor/Seller the total sum of Forty-Seven Thousand-----Dollars (\$47,000.00), which amount, adjusted by proration and credits allowed the parties by this Contract, shall be paid to Optionor/Seller at closing if Optionee/Purchaser elects to exercise this Option. Any Option Fee or Additional Option Fee paid by the Optionee/Purchaser to the Optionor/Seller as herein provided shall ^{not} apply to the payment of the purchase price in the event Optionee/Purchaser exercises the Option in accordance with and pursuant to this Contract. *SW*

Section 4. Special Covenants.

(a) During any Option periods, as described in Section 2 hereof, the Optionor/Seller shall not permit or allow or create any leases, liens, mortgages,

... on this ... other encumbrances, other than those existing as of the Effective Date, or as the Optionee/Purchaser shall in writing consent to, to affect or exist with respect to the Real Estate. The Optionor/Seller hereby covenants that the persons executing this Contract are the owners of record of the Real Estate, and that there are no other such record owners than those executing this Contract.

(b) Optionor/Seller expressly warrants that Optionor/Seller has received no notice from any city, village or other governmental authority of a current dwelling code or other ordinance violation or pending rezoning, reassessment, or special assessment proceeding affecting the Real Estate. Optionor/Seller further warrants that no contracts for the furnishing of any labor or material to the Real Estate or the improvements thereon, and no security agreements or leases in respect to any goods or chattels that have been or are to become attached to the Real Estate or any improvements thereon as fixtures, will at the time of closing be outstanding and not fully performed and satisfied, and further warrants that there are no and will not at the time of the closing be any unrecorded leases or contracts relating to the Real Estate, except as heretofore disclosed to Optionee/Purchaser.

Section 5. Sellers represent that there are no leases on said premises and that the owners form attached hereto is a true and exact copy of Schedules "A" and "B" from the last owners title policy issued thereon.

J.W.C.
BCC

Section 6. Evidence of Title. In the event that Optionee/Purchaser elects to exercise this Option, Optionor/Seller shall, within a reasonable time, deliver one of the following to Optionee/Purchaser as evidence of Optionor/Seller's title:

(a) a merchantable Abstract of Title showing merchantable title of record to the Real Estate in Optionor/Seller's name and certified to date of this Contract by an abstractor regularly doing business in the county where the premises are located; or

(b) a Commitment for Title Insurance issued by a title insurance company regularly doing business in the county where the Real Estate is located, committing the company to issue a policy in the usual form insuring title to the Real Estate in Optionee/Purchaser's name for the amount of the purchase price.

Optionor/Seller shall pay the cost of abstract entries for releases and other curative documents or entries; or in the event that title insurance is provided, Optionor/Seller shall be responsible for payment of the owner's premium and Optionor/Seller's search charges. In the event Optionor/Seller elects to provide a merchantable Abstract of Title, and Optionee/Purchaser requests title insurance, Optionor/Seller's cost of providing title evidence shall not exceed the estimated cost of providing a merchantable Abstract of Title, including entries for releases or curative documents. Permissible exceptions to title shall include only the lien of general taxes and special assessments; zoning laws and building ordinances; easements, apparent or of record, which do not underlie the improvements;

improvements or the present use of the Real Estate and which do not restrict reasonable use of the Real Estate; existing mortgages to be paid by Optionor/Seller or assumed by Optionee/Purchaser at closing; and limitations and conditions imposed by the Illinois Condominium Property Act. If title evidence discloses exceptions other than those permitted, Optionee/Purchaser shall give written notice of such exceptions to Optionor/Seller within a reasonable time. Optionor/Seller shall have a reasonable time to have such title exceptions removed, or, any such exception which may be removed by the payment of money may be cured by deduction from the purchase price at the time of closing. If Optionor/Seller is unable to cure such exception, then Optionee/Purchaser shall have the option to terminate this Contract in which case Optionee/Purchaser shall be entitled to refund of any Option Fee or Additional Option Fee.

Section 7. Deed of Conveyance. Conveyance of the Real Estate by Optionor/Seller to Optionee/Purchaser, or its assigns, shall be by a recordable warranty deed which conveys the Real Estate in fee simple absolute, subject only to exceptions permitted herein.

Section 8. Taxes and Assessments. Real estate taxes apportioned up to the date of possession shall be Optionor/Seller's expense. The proration thereof shall be calculated upon the basis of the most current tax information, including confirmed multipliers. Transfer tax and all special assessments which are a lien upon the Real Estate as of the date of this Contract shall be Optionor/Seller's expense. All such taxes and special assessments shall constitute a credit to Optionee/Purchaser against the purchase price, and shall release Optionor/Seller from any further liability to Optionee/Purchaser in connection therewith.

Section 9. Insurance. If requested by Optionee/Purchaser in writing, Optionor/Seller shall obtain a Contract of Sale Endorsement to the existing hazard insurance upon the improvements insuring Optionee/Purchaser's interest; and Optionor/Seller shall maintain such insurance until the closing of this transaction. Optionor/Seller shall provide evidence of such insurance to Optionee/Purchaser upon request. Optionee/Purchaser may obtain additional coverage at its expense.

Section 10. Exercise of Option and Closing. The Option herein provided to the Optionee/Purchaser shall be exercised by the tendering of the purchase price within the option period. Seller has right to lease back premise at \$250.00 per month until December 31, 1991 and may terminate said lease prior to said date upon 30 days written notice to Optionee/Purchaser. *J.W.C.*
BCC

Section 11. Notices. All notices and tenders shall be made to Optionee/Seller as follows: *J.W.C.*
BCC

John and Beatriss Collins
306 E. High Street
Urbana, Il. 61801

All notices provided for herein shall be deemed to have been duly given, if and when deposited in the U.S. mail, postage prepaid and addressed to the Optionor/Seller at the above listed address, or when delivered personally to such party.

Section 12. Failure to Exercise Option. If Optionee/Purchaser does not exercise this Option in accordance with its terms and within the Option period, this Option and the rights of Optionee/Purchaser shall automatically and immediately terminate without notice. In the event Optionee/Purchaser fails to exercise

this Option, Optionor/Seller shall retain any Option Fee and or Additional Option Fee paid as consideration for this Option.

Section 13. Real Estate Fees or Commissions. No real estate fees or commissions shall be incurred by either party in connection with this Contract.

Section 14. Memorandum of Contract. The Optionee/Purchaser may and is hereby authorized to file in the appropriate county real estate records, either a copy of this Contract or an appropriate memorandum of the existence of this Contract, identifying the Real Estate, the Optionor/Seller, the Optionee/Purchaser and a brief summary of this Contract.

Section 15. Default and Enforcement. Default under this Contract shall mean failure to timely and fully perform with respect to any term or provision hereof. The Optionor/Seller and the Optionee/Purchaser shall have all rights and remedies available to them in law and in equity. The Optionor/Seller shall be liable for any consequential damages with respect to any willful default to close on the Real Estate transaction as hereby contemplated. No failure by the Optionor/Seller or the Optionee/Purchaser to elect to declare a default hereunder shall be deemed a waiver of their respective rights to make such election, and a waiver in one case shall not be a waiver of another. Default by the Optionor/Seller or the Optionee/Purchaser shall entitle the nondefaulting party to claim as damages all reasonable costs, attorney's fees and expenses incurred in connection with enforcement of this Contract, whether by suit or otherwise.

Section 16. Agreements and Binding Effect. This Contract shall be binding upon the Optionor/Seller and the Optionee/Purchaser, and their respective successors and assigns, according to its tenor and import. When any term or provision of this Contract directs that any party hereto perform or undertake a particular action, such party hereby covenants and agrees to timely and fully perform. Time is of the essence of this Contract.

Section 17. Amendments. This Contract may be amended from time to time, but only in writing by the Optionor/Seller and of the Optionee/Purchaser.

Section 18. Execution and Counterparts. This Contract may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. By executing this Contract, the persons executing it as Optionor/Seller covenant that they are the record owners of the Real Estate, and all of the record owners thereof, and have full power and authority to so execute and deliver this Contract.

When executed by only the Optionee/Purchaser, this Contract shall constitute an offer which shall expire and any Option fee shall be returned, unless this offer is accepted by Optionor/Seller by execution of this Contract on or before November 20, 1989, at 5⁰⁰ o'clock P.m.

This Contract is made as of the date of the last to execute of the parties hereto.

Optionor/Seller:

Optionee/Purchaser:
CITY OF URBANA

John W. Collins

Beatrice C. Collins

Bruce Golden

Dated: 11-20-89

Dated: 11/15/89

FUND OWNER FORM

SCHEDULE A

Policy No.: 892844

Effective Date: August 12, 1987, at 5:00 o'clock p.m.

Amount of Insurance: \$ 40,000.00

1. Name of Insured: John W. Collins and Beatrice C. Collins

2. The estate or interest in the land described herein and which is covered by this policy is, at the effective date hereof, vested in the named insured and is a fee simple (if other, specify same: _____).

3. The land referred to in this policy is described as follows:

The West Half of Lot 8 and the West Half of the South 19.94 feet of Lot 5 in Block 1 of George G. Webber's First Addition to the City of Urbana, situated in Champaign County, Illinois.

ISSUED BY

TEPPER & GWINN

(Attorney or Firm of Attorneys)

153

MEMBER NO.

SIGNATURE OF ATTORNEY

P. O. Box 548

(Mailing Address)

Urbana

(City)

Illinois

61801

(Zip)

FUND OWNER FORM

SCHEDULE B

Policy No.: **892844**

This policy does not insure against loss or damage by reason of the following exceptions:

STANDARD EXCEPTIONS

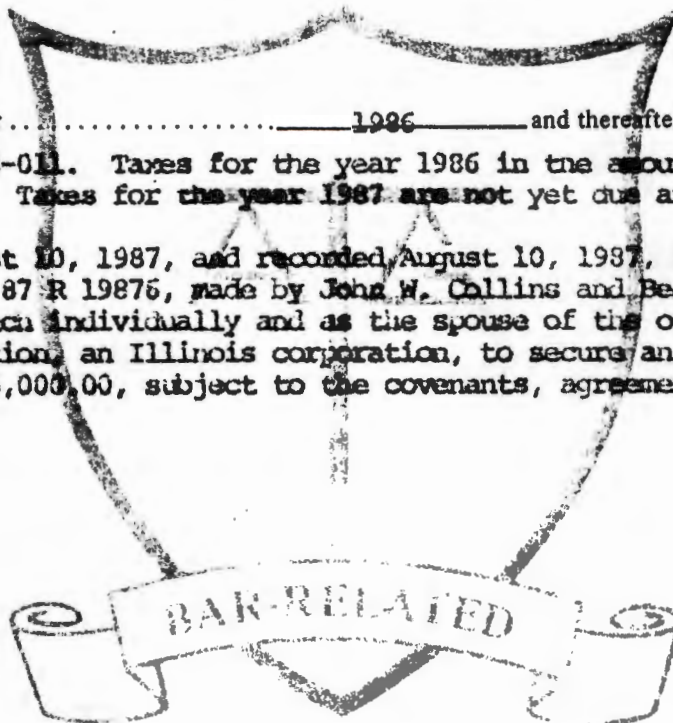
- (1) Rights or claims of parties in possession not shown by the public records.
- (2) Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
- (3) Easements, or claims of easements, not shown by the public records.
- (4) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (5) Taxes or special assessments which are not shown as existing liens by the public records.

SPECIAL EXCEPTIONS

1. The lien of taxes for the year 1986 and thereafter.

Tax ID #92-21-17-238-011. Taxes for the year 1986 in the amount of \$797.66 are shown paid in full. Taxes for the year 1987 are not yet due and payable.

2. Mortgage dated August 10, 1987, and recorded August 10, 1987, in book 1540 at page 425 at Document No. 87 R 19876, made by John W. Collins and Beatrice C. Collins, husband and wife, each individually and as the spouse of the other, to Mutual Home and Savings Association, an Illinois corporation, to secure an indebtedness in the principal amount of \$36,000.00, subject to the covenants, agreements and restrictions contained therein.



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Member No.

Signature of Attorney

REAL ESTATE OPTION AND CONTRACT

This Real Estate Option and Contract (the "Contract") is made as of the date of the last to execute of the parties hereto (the "Effective Date") by and between the undersigned party executing this Contract as the Optionee/Purchaser (the "Optionee/Purchaser") and the undersigned party executing this Contract as the Optionor/Seller (the "Optionor/Seller").

W I T N E S S E S:

WHEREAS, Optionor/Seller is the owner of certain real estate as later more specifically described in this Contract; and

WHEREAS, the Optionee/Purchaser desires to obtain an option to purchase said real estate on such terms and conditions as are provided for herein.

NOW, THEREFORE, in consideration of the representations, promises, covenants, agreements and undertakings set forth in this Contract, the Optionor/Seller and the Optionee/Purchaser hereby agree as follows:

Section 1. Grant of Option. Optionor/Seller, in consideration of Five Hundred-----Dollars (\$500.00---) paid by Optionee/Purchaser to Optionor/Seller (the "Option Fee"), receipt of which is acknowledged by Optionor/Seller, grants to Optionee/Purchaser the exclusive right and option to purchase, on the following terms and conditions, (the "Option") the following described real estate, together with all improvements and appurtenances, situated in the City of Urbana, Champaign County, Illinois:

East 1/2 of Lot 8 and South 19.74 feet of the East 1/2 of Lot 5 in Webber's First Addition to the Town of Urbana, all in Champaign County, Illinois. (92-21-17-238-010)

and commonly known as 308 E. High Street-----, (the "Real Estate").

Section 2. Option Periods. The term of this Option shall be for a period of 120 days, commencing as of the Effective Date and continuing until 12:00 o'clock p.m. on March 15, 1990. Optionee/Purchaser shall have the right to extend the term of this Option for an additional period of ----- days, commencing on -----, 1989, and continuing to 12:00 o'clock p.m. on -----, 1989, provided that prior to expiration of the initial Option period, Optionee/Purchaser provides a written request therefor to Optionor/Seller accompanied by payment of an additional sum of ----- Dollars (\$ -----) (the "Additional Option Fee") as consideration for such extension.

Section 3. Purchase Price. Optionee/Purchaser agrees to pay to Optionor/Seller the total sum of Forty-Seven Thousand Eight Hundred Fifty---Dollars (\$ 47,850.00), which amount, adjusted by proration and credits allowed the parties by this Contract, shall be paid to Optionor/Seller at closing if Optionee/Purchaser elects to exercise this Option. Any Option Fee or Additional Option Fee paid by the Optionee/Purchaser to the Optionor/Seller as herein provided shall ^{NOT} apply to the payment of the purchase price in the event Optionee/Purchaser exercises the Option in accordance with and pursuant to this Contract.

Section 4. Special Covenants.

(a) During any Option periods, as described in Section 2 hereof, the Optionor/Seller shall not permit or allow or create any leases, liens, mortgages,

All appliances except for refrigerator to be part of this purchase
I.S.E.
D.E.
B.W.

B.W.
D.E.

clouds on title or other encumbrances, other than those existing as of the Effective Date, or as the Optionee/Purchaser shall in writing consent to, to affect or exist with respect to the Real Estate. The Optionor/Seller hereby covenants that the persons executing this Contract are the owners of record of the Real Estate, and that there are no other such record owners than those executing this Contract.

(b) Optionor/Seller expressly warrants that Optionor/Seller has received no notice from any city, village or other governmental authority of a current dwelling code or other ordinance violation or pending rezoning, reassessment, or special assessment proceeding affecting the Real Estate. Optionor/Seller further warrants that no contracts for the furnishing of any labor or material to the Real Estate or the improvements thereon, and no security agreements or leases in respect to any goods or chattels that have been or are to become attached to the Real Estate or any improvements thereon as fixtures, will at the time of closing be outstanding and not fully performed and satisfied, and further warrants that there are no and will not at the time of the closing be any unrecorded leases or contracts relating to the Real Estate, except as heretofore disclosed to Optionee/Purchaser.

Section 5. Quality of Title. Optionor/Seller acknowledges that as of the Effective Date, the Optionee/Purchaser is not aware of the nature of any encumbrances on the Optionor/Seller's title to the Real Estate. Therefore, if within thirty (30) days of the Effective Date, the Optionee/Purchaser finds any encumbrance on such title that would foreclose the use of the Real Estate by Optionee/Purchaser for its intended purpose, which the Optionor/Seller, upon notice thereof by the Optionee/Purchaser, is unable to remove or cure within a reasonable time, then the Optionee/Purchaser shall not be obligated to pay any Option Fee, and any Option Fee paid shall be reimbursed. Within a period of not greater than seven (7) days from and after the Effective Date, Optionor/Seller shall provide Optionee/Purchaser with leases affecting the Real Estate, abstracts of title, title opinions, title insurance policies and commitments, and the like, or copies thereof, available to Optionor/Seller in connection with evaluating title to the Real Estate. The Optionor/Seller shall provide the Optionee/Purchaser with a written narrative of any oral leases affecting the Real Estate.

Section 6. Evidence of Title. In the event that Optionee/Purchaser elects to exercise this Option, Optionor/Seller shall, within a reasonable time, deliver one of the following to Optionee/Purchaser as evidence of Optionor/Seller's title:

(a) a merchantable Abstract of Title showing merchantable title of record to the Real Estate in Optionor/Seller's name and certified to date of this Contract by an abstractor regularly doing business in the county where the premises are located; or

(b) a Commitment for Title Insurance issued by a title insurance company regularly doing business in the county where the Real Estate is located, committing the company to issue a policy in the usual form insuring title to the Real Estate in Optionee/Purchaser's name for the amount of the purchase price.

Optionor/Seller shall pay the cost of abstract entries for releases and other curative documents or entries; or in the event that title insurance is provided, Optionor/Seller shall be responsible for payment of the owner's premium and Optionor/Seller's search charges. In the event Optionor/Seller elects to provide a merchantable Abstract of Title, and Optionee/Purchaser requests title insurance, Optionor/Seller's cost of providing title evidence shall not exceed the estimated cost of providing a merchantable Abstract of Title, including entries for releases or curative documents. Permissible exceptions to title shall include only the lien of general taxes and special assessments; zoning laws and building ordinances; easements, apparent or of record, which do not underlie the improvements;

covenants and restrictions of record which are not violated by the existing improvements or the present use of the Real Estate and which do not restrict reasonable use of the Real Estate; existing mortgages to be paid by Optionor/Seller or assumed by Optionee/Purchaser at closing; and limitations and conditions imposed by the Illinois Condominium Property Act. If title evidence discloses exceptions other than those permitted, Optionee/Purchaser shall give written notice of such exceptions to Optionor/Seller within a reasonable time. Optionor/Seller shall have a reasonable time to have such title exceptions removed, or, any such exception which may be removed by the payment of money may be cured by deduction from the purchase price at the time of closing. If Optionor/Seller is unable to cure such exception, then Optionee/Purchaser shall have the option to terminate this Contract in which case Optionee/Purchaser shall be entitled to refund of any Option Fee or Additional Option Fee.

Section 7. Deed of Conveyance. Conveyance of the Real Estate by Optionor/Seller to Optionee/Purchaser, or its assigns, shall be by a recordable warranty deed which conveys the Real Estate in fee simple absolute, subject only to exceptions permitted herein.

Section 8. Taxes and Assessments. Real estate taxes apportioned up to the date of possession shall be Optionor/Seller's expense. The proration thereof shall be calculated upon the basis of the most current tax information, including confirmed multipliers. Transfer tax and all special assessments which are a lien upon the Real Estate as of the date of this Contract shall be Optionor/Seller's expense. All such taxes and special assessments shall constitute a credit to Optionee/Purchaser against the purchase price, and shall release Optionor/Seller from any further liability to Optionee/Purchaser in connection therewith.

Section 9. Insurance. If requested by Optionee/Purchaser in writing, Optionor/Seller shall obtain a Contract of Sale Endorsement to the existing hazard insurance upon the improvements insuring Optionee/Purchaser's interest; and Optionor/Seller shall maintain such insurance until the closing of this transaction. Optionor/Seller shall provide evidence of such insurance to Optionee/Purchaser upon request. Optionee/Purchaser may obtain additional coverage at its expense.

Section 10. Exercise of Option and Closing. The Option herein provided to the Optionee/Purchaser shall be exercised and the closing of this transaction shall occur either by the fact of concluding the purchase and taking possession within any Option period or by notice in writing to the Optionor/Seller within any Option period and with the fact of concluding the purchase and taking possession within ninety (90) days of such notice, at the time and place in Champaign County designated by Optionee/Purchaser. Seller has right to lease back premise at \$250.00 per month until May 20, 1992. *By the date of the closing transaction (March 15, 1990), both parties will*

Section 11. Notices. Notice of a request to extend or an election to exercise this Option shall be made by Optionee/Purchaser addressed to Optionor/Seller as follows:

Janet Schrunk Ericksen
David Ericksen
308 E. High Street
Urbana, IL 61801

All notices provided for herein shall be deemed to have been duly given, if and when deposited in the U.S. mail, postage prepaid and addressed to the Optionor/Seller at the above listed address, or when delivered personally to such party.

Section 12. Failure to Exercise Option. If Optionee/Purchaser does not exercise this Option in accordance with its terms and within the Option period, this Option and the rights of Optionee/Purchaser shall automatically and immediately terminate without notice. In the event Optionee/Purchaser fails to exercise

*have mutually agreed upon a lease.
J.S.E.
D.E.
PJM*

this Option, Optionor/Seller shall retain any Option Fee and or Additional Option Fee paid as consideration for this Option.

Section 13. Real Estate Fees or Commissions. No real estate fees or commissions shall be incurred by either party in connection with this Contract.

Section 14. Memorandum of Contract. The Optionee/Purchaser may and is hereby authorized to file in the appropriate county real estate records, either a copy of this Contract or an appropriate memorandum of the existence of this Contract, identifying the Real Estate, the Optionor/Seller, the Optionee/Purchaser and a brief summary of this Contract.

Section 15. Default and Enforcement. Default under this Contract shall mean failure to timely and fully perform with respect to any term or provision hereof. The Optionor/Seller and the Optionee/Purchaser shall have all rights and remedies available to them in law and in equity. The Optionor/Seller shall be liable for any consequential damages with respect to any willful default to close on the Real Estate transaction as hereby contemplated. No failure by the Optionor/Seller or the Optionee/Purchaser to elect to declare a default hereunder shall be deemed a waiver of their respective rights to make such election, and a waiver in one case shall not be a waiver of another. Default by the Optionor/Seller or the Optionee/Purchaser shall entitle the nondefaulting party to claim as damages all reasonable costs, attorney's fees and expenses incurred in connection with enforcement of this Contract, whether by suit or otherwise.

Section 16. Agreements and Binding Effect. This Contract shall be binding upon the Optionor/Seller and the Optionee/Purchaser, and their respective successors and assigns, according to its tenor and import. When any term or provision of this Contract directs that any party hereto perform or undertake a particular action, such party hereby covenants and agrees to timely and fully perform. Time is of the essence of this Contract.

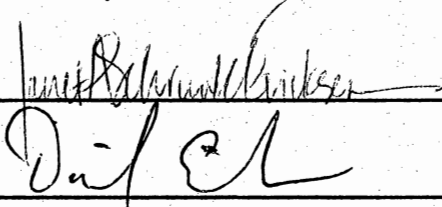
Section 17. Amendments. This Contract may be amended from time to time, but only in writing by the Optionor/Seller and of the Optionee/Purchaser.

Section 18. Execution and Counterparts. This Contract may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. By executing this Contract, the persons executing it as Optionor/Seller covenant that they are the record owners of the Real Estate, and all of the record owners thereof, and have full power and authority to so execute and deliver this Contract.

When executed by only the Optionee/Purchaser, this Contract shall constitute an offer which shall expire and any Option fee shall be returned, unless this offer is accepted by Optionor/Seller by execution of this Contract on or before December 1, 1989, at 5:00 o'clock p.m.

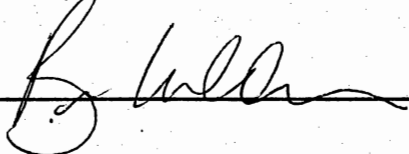
This Contract is made as of the date of the last to execute of the parties hereto.

Optionor/Seller:



Dated: November 29, 1989

Optionee/Purchaser: By the City of Urbana



Dated: November 28, 1989