

DRAFT

Purchase Agreement for Property
Located at 800 E Rollins Rd, Round Lake Beach, IL 60073
PIN 06-15-100-025

This agreement is made between Front Royal DRD522 LLC ("Buyer") with a mailing address of 3000 Dundee Rd, Ste 408, Northbrook, IL 60062, and the County of Lake, an Illinois body politic and corporate ("Seller"). Together referred to as the "Parties."

1. **Bid Acceptance:** The Seller agrees to conditionally accept the bid submitted by the Buyer for \$428,000.00 through GovDeals.com ("GovDeals"), auction facilitator. This sale shall be contingent upon confirmation and approval by the Lake County Board ("Board"). The Board will consider whether to approve the sale on June 10, 2025. Seller reserves the right to change this date as needed. Seller reserves the right to withdraw from this sale at any time until the Seller has received payment in full.
2. **Property Description:** Buyer agrees to purchase from Seller, and Seller agrees to convey to Buyer by way of Quit Claim Deed, the following property:

PIN: 06-15-100-025

Legal Description: See attached Exhibit A

Property Address: 800 E Rollins Rd, Round Lake Beach, IL 60073

Size: Approximately .648 acres

Parcel Plat: See attached Exhibit B
3. **Payment; Purchase Price:** The purchase price for the property shall be \$428,000.00, payable as follows:
 - 3.1 **Payment method:** The Parties shall enter into escrow through Wheatland Title company ("Wheatland"). All payments shall be made and dispersed in a timely manner and according to Wheatland's instructions.
 - 3.2 **Closing Costs:** Buyer shall be solely responsible for any and all closing costs, including but not limited to the deed recording fee. At the time of conveyance, the Seller shall provide the Buyer with a completed PTAX form, a Plat Act Affidavit, and a signed Quit Claim Deed.
 - 3.3 **Real Estate Taxes:** The Buyer is responsible for paying any taxes owed after the Sale Date as they come due.
 - 3.4 **Administrative Fee:** The Buyer shall be responsible for an administrative fee to GovDeals in the amount of 5% of the Purchase Price.
4. **Condition:** The property is sold in its current "as-is" condition. The Seller makes no representations or warranties regarding the condition and/or use of the property. Buyer shall be solely responsible for obtaining any and all title commitments and

owner's policies.

5. Effective Date: This Agreement will become effective when both parties have signed it, and the date this Agreement is signed by the last party to sign it (as indicated by the date associated with that party's signature) will be deemed the "Effective Date" of this Agreement. If a party signs but fails to date a signature, the date that the other party receives the signing party's signature will be deemed to be the date that the signing party signed this agreement, and the other party may inscribe that date as the date associated with the signing party's signature.
6. Entire Agreement: This agreement constitutes the entire understanding between the Parties and supersedes all prior agreements and understandings, whether written or oral.
7. Execution: This agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.
8. Venue: The laws of Illinois, without giving effect to principles of conflict of laws, govern all matters arising under this agreement shall be brought only in the Nineteenth Judicial Circuit of Lake County, Illinois, or in federal court in the United States District Court for the Northern District of Illinois, Eastern Division.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the date written.

Exhibit A

ROUTE:	Rollins Road (County Highway 31)
SECTION:	99-00080-47-WR
COUNTY:	Lake
JOB NO.:	N/A
PARCEL NO.:	0001Excess
STATION:	217+46.24 to 219+16.75
INDEX NO.:	06-15-100-025

That part of the Southwest Quarter of the Northwest Quarter of Section 15, Township 45 North, Range 10 East of the Third Principal Meridian in Lake County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 Adjustment) with a combined scale factor of 0.99994379923, being described as follows:

Commencing at a point of intersection with the east line of said Southwest Quarter of the Northwest Quarter of Section 15 and the northerly right-of-way line of Rollins Road (A.K.A. County Highway 31) as dedicated by document no. 626025, recorded September 15, 1947 thence South 67 degrees 39 minutes 47 seconds West, 1113.52 feet along said northerly right-of-way line to a point on the easterly line of the parcel of land acquired by The County of Lake by deed document no. 6996843, recorded May 28, 2013; thence North 22 degrees 20 minutes 13 seconds West, 20.00 feet along said easterly line to the point of beginning; thence South 67 degrees 39 minutes 47 seconds West, 131.00 feet along a line 20.00 feet northerly of and parallel with said northerly right-of-way line of Rollins Road dedicated by document no. 626025; thence North 51 degrees 53 minutes 37 seconds West, 80.09 feet; thence North 12 degrees 09 minutes 32 seconds West, 76.00 feet to a point on a 1144.00 foot radius curve, concave easterly; thence northerly along said curve 36.20 feet, the chord bears North 11 degrees 15 minutes 08 seconds West, 36.20 feet to a point on the northerly line of said parcel of land acquired by The County of Lake by deed document no. 6996843; thence North 67 degrees 39 minutes 47 seconds East, 150.12 to the northeasterly corner of said parcel of land acquired by The County of Lake; thence South 22 degrees 20 minutes 13 seconds East, 180.00 feet along said easterly line of the parcel of land acquired by The County of Lake to the point of beginning.

Said excess parcel containing 0.648 acres, more or less.

PART OF THE NORTHWEST QUARTER OF SECTION 15, TWP. 45 N., R. 10 E. OF THE 3RD. P.M. IN LAKE COUNTY, ILLINOIS.

Exhibit B

LEGEND

- SECTION 15, TWP. 45 N., R. 10 E. OF THE 3RD. P.M. IN LAKE COUNTY, ILLINOIS.
- PLANNED 200' WIDE
- PROPERTY LINE
- EXISTING 200' WIDE
- EXISTING 100' WIDE
- EXISTING 50' WIDE
- EXISTING 25' WIDE
- EXISTING 12.5' WIDE
- EXISTING 6.25' WIDE
- EXISTING 3.125' WIDE
- EXISTING 1.5625' WIDE
- EXISTING 0.78125' WIDE
- EXISTING 0.390625' WIDE
- EXISTING 0.1953125' WIDE
- EXISTING 0.09765625' WIDE
- EXISTING 0.048828125' WIDE
- EXISTING 0.0244140625' WIDE
- EXISTING 0.01220703125' WIDE
- EXISTING 0.006103515625' WIDE
- EXISTING 0.0030517578125' WIDE
- EXISTING 0.00152587890625' WIDE
- EXISTING 0.000762939453125' WIDE
- EXISTING 0.0003814697265625' WIDE
- EXISTING 0.00019073486328125' WIDE
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