



20 N. Wacker Drive, Ste 1660
Chicago, Illinois 60606-2903
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15010 S. Ravinia Avenue, Ste 10
Orland Park, Illinois 60462-5353
T 708 349 3888 F 708 349 1506

DD 312 984 6408
ekfirker@ktjlaw.com

www.ktjlaw.com

July 1, 2009

HAND DELIVERED

Ms. Annmarie K. Mampe
Finance Director
Village of Orland Park
14700 South Ravinia Avenue
Orland Park, IL 60462

Re: Sale of 15160 Royal Foxhunt

27-15-210-007

Dear Annmarie:

The above sale was closed on Tuesday, June 30, 2009, and I enclose the proceeds check of Chicago Title & Trust Company payable to the Village in the amount of \$240,691.00. Copies of the Closing Statements are also herewith enclosed.

Please call me if you have any questions.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.

E. Kenneth Friker

Enc.

CLOSING STATEMENT

SELLER: VILLAGE OF ORLAND PARK, a municipal corporation
BUYER: ERNESTO R. VELASCO
PROPERTY: 15160 Royal Foxhunt, Orland Park, Illinois
CLOSING DATE: June 30, 2009

<u>Line Item</u>	<u>DESCRIPTION</u>	<u>CREDIT BUYERS</u>	<u>CREDIT SELLER</u>
1.	Purchase Price		\$ 255,000.00
2.	Earnest Money Paid to Seller	\$ 3,000.00	
3.	Balance Due Brokers (\$6,375.00 to Re/Max Team 2000 and \$3,375.00 to Coldwell Banker)	9,750.00	
4.	Studnicka and Associates, Ltd. for survey	325.00	
5.	Professional Pest Control, Inc. for termite inspection	85.00	
6.	American Home Shield Home Warranty	499.00	
7.	2008 Real Estate Tax Proration*	(Exempt)	
8.	Seller's Title Charges	650.00	
9.	Revenue Stamps	(Exempt)	
10.	Buyer's Attorney's Fees Due Christine A. Opp	350.00	350.00
11.	Balance Due Seller	240,691.00	
		<hr/>	<hr/>
	TOTAL	\$ 255,350.00	\$ 255,350.00

Accepted:

Accepted:

VILLAGE OF ORLAND PARK



By:




ERNESTO R. VELASCO

*Buyer shall be responsible for payment of 2009 real estate taxes from the date of closing and thereafter.

A. CHICAGO TITLE INSURANCE COMPANY
CHICAGO TITLE AND TRUST COMPANY
 CLOSER: LARRY FRAZZINI
 DATE OF PRINTING: 06/30/09
 TIME OF PRINTING: 16:49

SETTLEMENT STATEMENT
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

B. TYPE OF LOAN

1. FHA 2. FmHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.

6. File Number: 8381982
 029033907-001 LAF OF

7. Loan Number 1621710755

8. Mortgage Insurance Case Number

C. NOTE: 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 "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER: ERNESTO R. VELASCO
ADDRESS: 5402 S LONG AVE
 CHICAGO ILLINOIS 60638

E. NAME OF SELLER: VILLAGE OF ORLAND PARK
ADDRESS:

F. NAME OF LENDER: JPMORGAN CHASE BANK, N.A.
ADDRESS: 3050 HIGHLAND PARKWAY 3RD FLOOR
 DOWNERS GROVE ILLINOIS 60515

G. PROPERTY LOCATION: 15160 ROYAL FOXHUNT
 ORLAND PARK ILLINOIS 60462

H. SETTLEMENT AGENT: CHICAGO TITLE AND TRUST COMPANY
ADDRESS: 15255 S. 94TH AVENUE, SUITE 604
 ORLAND PARK ILLINOIS 60462
PLACE OF SETTLEMENT: 15255 S. 94TH AVENUE, SUITE 604
ADDRESS: ORLAND PARK ILLINOIS 60462

I. SETTLEMENT DATE: June 30, 2009
 04:00
DISBURSEMENT DATE: June 30, 2009

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract sales price	255,000.00	401. Contract sales price	255,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	2,792.84	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
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.	
120. GROSS AMT DUE FROM BORROWER	257,792.84	420. GROSS AMT DUE TO SELLER	255,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	204,000.00	502. Settlement charges to seller (line 1400)	11,309.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206. EARNEST MONEY FROM BUYER TO SELLER POC	3,000.00	506. EARNEST MONEY FROM BUYER TO SELLER POC	3,000.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
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.	
220. TOTAL PAID BY/FOR BORROWER	207,000.00	520. TOTAL REDUCTIONS AMT DUE SELLER	14,309.00
300. CASH AT SETTLEMENT FROM/TO BORROWER		600. CASH AT SETTLEMENT TO/FROM SELLER	
301. Gross amt due from borrower (line 120)	257,792.84	601. Gross amt due to seller (line 420)	255,000.00
302. Less amts paid by/for borrower (line 220)	(207,000.00)	602. Less reductions in amt due seller (line 520)	(14,309.00)
303. CASH (<input checked="" type="checkbox"/> FROM) (<input type="checkbox"/> TO) BORROWER	50,792.84	603. CASH (<input checked="" type="checkbox"/> TO) (<input type="checkbox"/> FROM) SELLER	240,691.00

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.

Borrower Ernesto R. Velasco Seller Village of Orland Park

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared 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.

Settlement Agent [Signature] Date 6/30/09

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

ORD#/ABS# 8381982 ESC# 029033907		LAF OF L. SETTLEMENT CHARGES		TIME OF PRINTING: 16:49 DATE OF PRINTING: 06/30/09	
700. TOTAL SALES/BROKER'S COMMISSION based on price \$ 255,000.00 @ 3.824 % = 9,750.00				PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Division of Commission (line 700) as follows:					
701. I.B:	2.500	\$ 6,375.00	to RE/MAX TEAM 2000		
702. S.B:	1.324	\$ 3,375.00	to COLDWELL BANKER		
703. Commission paid at Settlement (Money retained by broker applied to commission \$)					9,750.00
704. Other sales agent charges:					
705. Additional commission: \$ to					
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
801. Loan Origination Fee	0.125	%	JPMORGAN CHASE BANK, N.A.	255.00	
802. Loan Discount		%			
803. Appraisal Fee to					
804. Credit Report to					
805. Lender's Inspection Fee to					
806. Mortgage Insurance Application Fee to					
807. Assumption Fee to					
808. TAX RELATED SERVICE FEE TO FIRST AMERICAN				84.00	
809. APPLICATION FEE TO JPMORGAN CHASE BANK, N.A. POC \$395.00					
810. PROCESSING FEE TO JPMORGAN CHASE BANK, N.A.				300.00	
811. UNDERWRITING FEE TO JPMORGAN CHASE BANK, N.A.				295.00	
812. FLOOD CERT. FEE TO QUANTIRK, LLC				14.00	
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901. Interest from	06/30/09	to	07/01/09 @\$ 32.8400 /day for 1 days	32.84	
902. Mortgage Insurance Premium for	0.00	months to			
903. Hazard Insurance Premium for	1.00	years to	POC \$669.00		
904.					
905.					
1000. RESERVES DEPOSITED WITH LENDER					
1001. Hazard insurance	0.00	month @\$	per month		
1002. Mortgage insurance	0.00	month @\$	per month		
1003. City property taxes	0.00	month @\$	per month		
1004. County property taxes	0.00	month @\$	per month		
1005. Annual assessments	0.00	month @\$	per month		
1006.	0.00	month @\$	per month		
1007.	0.00	month @\$	per month		
1008. Aggregate Accounting Adjustment				0.00	0.00
1100. TITLE CHARGES					
1101. Settlement or Closing Fee			to CHICAGO TITLE AND TRUST COMPANY	700.00	
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 fee			to CHRISTINE A. OPP	350.00	
1108. Title insurance			to CHICAGO TITLE INSURANCE COMPANY	530.00	650.00
(includes above items numbers:) EPA, COMP, PUF					
1109. Lender's coverage	\$ 204,000.00	\$	530.00		
1110. Owner's coverage	\$ 255,000.00	\$	650.00		
1111. EMAIL FEE TO CHICAGO TITLE				25.00	
1112. EXPRESS DELIVERY & SERVICE FEE TO CHICAGO TITLE				25.00	
1113. ILAPLD COMPLIANCE CERTIF SERV FEE TO CHICAGO TITLE				50.00	
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Recording fees: Deed \$	48.00	; Mortgage \$	84.00	; Release \$	132.00
1202. City/county tax/stamps:	Deed \$; Mortgage \$		
1203. State tax/stamps:	Deed \$; Mortgage \$		
1204.					
1205.					
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. Survey			to STUDNICKA & ASSOC		325.00
1302. Pest inspection			to PROFESSIONAL PEST CONTROL, INC		85.00
1303. WARRANTY TO AMERICAN HOME SHIELD HOME WARRANTY					499.00
1304.					
1305.					
1306.					
1307.					
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)				2,792.84	11,309.00
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.					
Borrower	<i>Ernesto R. Velasco</i> ERNESTO R. VELASCO			Seller	<i>Ernesto R. Velasco, Village of Orland Park</i> VILLAGE OF ORLAND PARK
To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared 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.					
Settlement Agent				Date	
WARNING: It is a crime to knowingly make false statement to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.					

DATE: December 20, 2004

REQUEST FOR BOARD ACTION

File Number: 2004-0887

Orig. Department:

File Name: 15160 Royal Foxhunt Drive - Purchase of Property

SUMMARY OF REQUESTED ACTION:

Ordinance

BACKGROUND:

Following is an ordinance authorizing the purchase of Thomas and Debra's Zubrzycki's property at 15160 Royal Foxhunt Road. This is the first of four properties authorized for purchase by the Village Board to relieve flooding.

I move to pass Ordinance No. _____, entitled:

BUDGET IMPACT:

REQUESTED ACTION:

AN ORDINANCE AUTHORIZING PURCHASE OF PROPERTY (ZUBRZYCKI - 15160 ROYAL FOXHUNT DRIVE, ORLAND PARK, ILLINOIS)

..T

AN ORDINANCE AUTHORIZING PURCHASE OF PROPERTY (ZUBRZYCKI - 15160 ROYAL FOXHUNT DRIVE, ORLAND PARK, ILLINOIS)

..B

WHEREAS, the President and Board of Trustees of the Village of Orland Park approved the purchase of a parcel of land in Cook County, Illinois, consisting of a detached single family residence for purposes of flood relief for the purchase price of THREE HUNDRED TEN THOUSAND (\$310,000.00) DOLLARS, and directed the Village Attorney to prepare the appropriate purchase and donation acceptance documents. Said property is located at 15160 Royal Foxhunt Drive, Orland Park, Illinois.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1:

The Village President and Village Clerk are hereby authorized and directed to execute, on behalf of the Village, the REAL ESTATE SALE CONTRACT in a form substantially as that attached to this Ordinance as Exhibit A. The Village President and Village Clerk are hereby further authorized and directed to execute all appropriate documents and take such other action as is required of them to consummate the purchase by the Village of the above-described real estate for the purchase price of THREE HUNDRED TEN THOUSAND (\$310,000.00) DOLLARS in accordance with the terms of the said REAL ESTATE SALE CONTRACT.

SECTION 2:

That this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.



CHICAGO TITLE INSURANCE COMPANY
ILLINOIS FORM A*

REAL ESTATE SALE CONTRACT

1. The Village of Orland Park, a municipal corporation (Purchaser) agrees to purchase at a price of \$ 310,000.00 on the terms set forth herein, the following described real estate in Cook County, Illinois:

LOT 212 IN HUGUELET'S ORLAND TERRACE UNIT NO. 6, BEING A SUBDIVISION OF PART OF THE EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1979 AS DOCUMENT 2571250, IN COOK COUNTY, ILLINOIS.

commonly known as 15160 Royal Foxhunt Road Orland Park, IL 60462, and with approximate lot dimensions of per x survey, together with the following property presently located thereon: (strike items not applicable)

All personal property including rugs, doors, water hear(s) cabinets and wood trim may be purchased by the Seller (Should the Purchaser elect to demolish the building) at a price to be mutually agreed upon by the parties.

2. Thomas M. Zubrzycki and Debra L. Zubrzycki (Seller) (Insert names of all owners and their respective spouses)

agrees to sell the real estate and the property, if any, described above at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title thereto (in joint tenancy) by a recordable Warranty deed, with release of homestead rights, and a proper bill of sale, subject only to: covenants, conditions and restrictions of record; public and utility easements and general real estate taxes for the year 2004 and subsequent years.

3. Purchaser will pay \$310,000.00 will pay within days the additional sum of \$ as earnest money to be applied on the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at the time of closing as follows: (strike subparagraph not applicable)

(a) The payment of \$ (b) The acceptance of the title to the real estate by Purchaser subject to a mortgage (trust deed) of record securing a principal indebtedness (which the Purchaser [does] [does not] agree to assume) aggregating \$ bearing interest at the rate of % a year, and the payment of a sum which represents the difference between the amount due on the indebtedness at the time of closing and the balance of the purchase price.

4. This contract is subject to the condition that Purchaser be able to procure within days a firm commitment for a loan to be secured by a mortgage or trust deed on the real estate in the amount of \$, or such lesser sum as Purchaser accepts, with interest not to exceed % a year to be amortized over years, the commission and service charges for such loan not to exceed %. If, after making every reasonable effort, Purchaser is unable to procure such commitment within the time specified herein and so notifies Seller thereof within that time, this contract shall become null and void and all earnest money shall be returned to Purchaser; provided that if Seller, at his option, within a like period of time following Purchaser's notice, procures for Purchaser such a commitment or notifies Purchaser that Seller will accept a purchase money mortgage upon the same terms, this contract shall remain in full force and effect. (Strike paragraph if inapplicable).

5. The time of closing shall be on Dec, 2004 or 20 days after notice that financing has been procured if above paragraph 4 is operative, or on the date, if any, to which such time is extended by reason of paragraph 2 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of Chicago Title Insurance Company or of the mortgage lender, if any, provided title is shown to be good or is accepted by Purchaser.

CONDITIONS AND STIPULATIONS

1. Seller shall deliver or cause to be delivered to Purchaser or Purchaser's agent, not less than 5 days prior to the time of closing, a title commitment for an owner's title insurance policy issued by the Chicago Title Insurance Company in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (a) the general exceptions contained in the policy unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units, (b) the title exceptions set forth above, and (c) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed (all of which are herein referred to as the permitted exceptions). The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing items (b) and (c) and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 2 below.

2. If the title commitment discloses unpermitted exceptions, Seller shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions, and, in such event, the time of closing shall be 35 days after delivery of the commitment or the time specified in paragraph 5 on the front page hereof, whichever is later. If Seller fails to have the exceptions removed, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions within the specified time, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days after the expiration of the 30-day period, to take title as it then is with right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further actions of the parties.

3. Rents, premiums under assignable insurance policies, water and other utility charges, fuels, prepaid service contracts, general taxes, accrued interest on mortgage indebtedness, if any, and other similar items shall be adjusted ratably as of the time of closing. The amount of the current general taxes not then ascertainable shall be adjusted on the basis of (a), (b), or (c) below
(Strike subparagraphs not applicable):

(a) 105 % of the most recent ascertainable taxes:

~~(b) The most recent ascertainable taxes and subsequent readjustment thereof pursuant to the terms of reparation letter attached hereto and incorporated herein by reference.~~

~~(c) [Other]~~ _____

The amount of any general taxes which may accrue by reason of new or additional improvements shall be adjusted as follows:

All prorations are final unless otherwise provided herein. Existing leases and assignable insurance policies, if any, shall then be assigned to Purchaser. Seller shall pay the amount of any stamp tax imposed by State law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration signed by the Seller or the Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax; such tax required by local ordinance shall be paid by the party upon whom such ordinance places responsibility therefor. If such ordinance does not so place responsibility, the tax shall be paid by the (Purchaser) (Seller). (Strike one.)

4. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.

5. If this contract is terminated without Purchaser's fault, the earnest money shall be returned to the Purchaser, but if the termination is caused by the Purchaser's fault, then upon notice to the Purchaser, the earnest money shall be forfeited to the Seller and applied first to the payment of the Seller's expenses and then to payment of broker's commission; the balance, if any, to be retained by the Seller as liquidated damages.

6. At the election of Seller or Purchaser upon notice to the other party not less than 5 days prior to the time of closing, this sale shall be closed through an escrow with Chicago Title and Trust Company, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then in use by Chicago Title and Trust Company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be divided equally between Seller and Purchaser.
(Strike paragraph if inapplicable.)

7. Time is of the essence of this contract.

8. All notices herein required shall be in writing and shall be served on the parties ^{or their attorneys} at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.

9. Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974, the Residential Real Property Disclosure Act of Illinois, and the Residential Lead-Based Paint Hazard Reduction Act of 1992. In the event that either party shall fail to make appropriate disclosure when asked, such failure shall be considered a breach on the part of said party.

10. Alternative 1:

Seller represents that he is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certification set forth in said Section.

Alternative 2:

~~Purchaser represents that the transaction is exempt from the withholding requirements of Section 1445 of the Internal Revenue Code because Purchaser intends to use the subject real estate as a qualifying residence under said Section and the sales price does not exceed \$300,000.~~

Alternative 3:

~~With respect to Section 1445 of the Internal Revenue Code, the parties agree as follows:~~

(Strike two of the three alternatives.)

LAW OFFICES
KLEIN, THORPE AND JENKINS, LTD.

SUITE 1660
20 NORTH WACKER DRIVE
CHICAGO, ILLINOIS 60606-2903

TELEPHONE (312) 984-6400
FACSIMILE (312) 984-6444
FACSIMILE (312) 606-7077

ORLAND PARK OFFICE
15010 S. RAVINIA AVE., SUITE 17
ORLAND PARK, IL 60462-3162
TELEPHONE (708) 349-3888
FACSIMILE (708) 349-1506

MICHAEL A. MARRS
THOMAS M. MELODY
JANET N. PETSCHÉ
DONALD E. RENNÉ, III
SCOTT F. UHLER
GEORGE A. WAGNER
ALLEN WALL
DENNIS G. WALSH
JAMES G. WARGO
BRUCE A. ZOLNA

OF COUNSEL
JAMES A. RHODES
RICHARD T. WIMMER

RINDA Y. ALLISON
TERRENCE M. BARNICLE
JAMES P. BARTLEY
THOMAS P. BAYER
GERARD E. DEMPSEY
MICHAEL J. DUGGAN
JAMES V. FEROLO
E. KENNETH FRIKER
ROBERT R. HALL, JR.
KATHLEEN T. HENN
EVERETTE M. HILL, JR.
MICHAEL T. JURUSIK
JACOB H. KARACA
PATRICK A. LUCANSKY
LANCE C. MALINA

WRITER'S DIRECT DIAL
(312) 984-6408

WRITER'S E-MAIL
ekfriker@ktjnet.com

January 11, 2005

Ms. Annemarie Mampe:
Director of Finance
Village of Orland Park
14700 S. Ravinia Ave
Orland Park, IL 60462

RE: Purchase of 15160 Royal Foxhunt Road

Dear Annemarie:

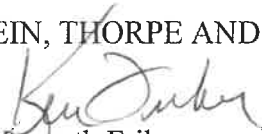
In connection with the closing held today regarding the purchase of the Zubryzcki property on Royal Foxhunt Road, please find enclosed the following:

- 1) Two copies of the survey;
- 2) Closing Statement; and
- 3) Check in the amount of 522.08 for the overpayment of deposit.

If you have any questions regarding this matter, please call.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.


E. Kenneth Friker

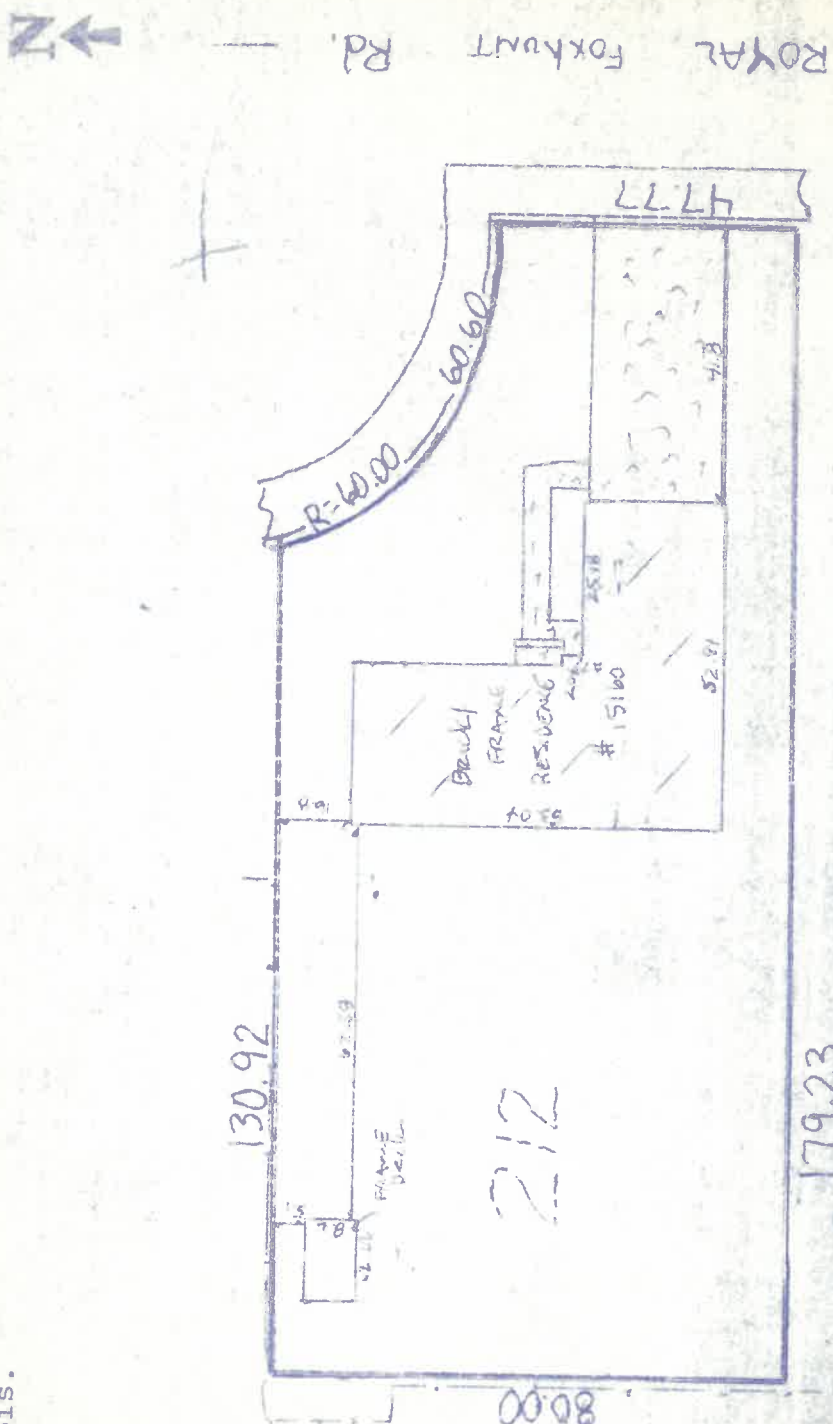
Enclosures

JOSEPH P. KNIGHT & ASSOC. LTD.
REGISTERED PROFESSIONAL ENGINEER
REGISTERED LAND SURVEYOR

PLAT OF SURVEY

11350 SO. WINDS CROSSING
ORLAND, ILLINOIS 60467
PHONE (708) 588-8783
FAX # (708) 388-8761

Lot 212 in Huguélet's Orland Terrace Unit no. 6, being a subdivision of part of the East 1/4 of the Northeast 1/4 of Section 15, Township 36 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded December 6, 1979 as document 2571250, in Cook County, Illinois.



STATE OF ILLINOIS) SS
COUNTY OF COOK

I, JOSEPH P. KNIGHT, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM #184002803

Joseph P. Knight

IRLS #2102

SCALE: 1" = 30'

DIMENSIONS ARE GIVEN IN FEET DECIMAL PARTS THEREOF AND CORRECTED TO 62 DEGREE FAHRENHEIT. COMPARE ALL POINTS BEFORE BUILDING AND REPORT AT ONCE IF ANY DIFFERENCE EXISTS BETWEEN THE POINTS SHOWN HEREON. FOR EASEMENTS AND BUILDING LINE RESTRICTIONS CONSULT DEED OR TITLE POLICY. LOT CORNERS HAVE NOT BEEN RESTAKED UNLESS OTHERWISE INDICATED.

DATE January 6, 2005
ORDER # 1230 J1650
SURVEY FOR Klein, Thorp

A. CHICAGO TITLE INSURANCE COMPANY
CHICAGO TITLE AND TRUST COMPANY



CLOSER: LARRY FRAZZINI

DATE OF PRINTING: 01/11/05

TIME OF PRINTING: 10:16



B. TYPE OF LOAN

- 1. FHA
- 2. FmHA
- 3. CONV. UNINS.
- 4. VA
- 5. CONV. INS.

6. File Number: 8247799 TEM
025000235-001 LAF OF

7. Loan Number

8. Mortgage Insurance Case Number

SETTLEMENT STATEMENT
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

C. NOTE: 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 "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER: VILLAGE OF ORLAND PARK
ADDRESS: 15160 ROYAL FOXHUNT ROAD
ORLAND PARK ILLINOIS 60462

E. NAME OF SELLER: THOMAS M. ZUBRZYCKI AND DEBRA L. ZUBRZYCKI
ADDRESS: 15160 ROYAL FOXHUNT ROAD
ORLAND PARK ILLINOIS

F. NAME OF LENDER: CASH DEAL
ADDRESS:

G. PROPERTY LOCATION: 15160 ROYAL FOXHUNT ROAD
ORLAND PARK ILLINOIS 60462

H. SETTLEMENT AGENT: CHICAGO TITLE AND TRUST COMPANY
ADDRESS: 15255 S. 94TH AVENUE, SUITE 604
ORLAND PARK ILLINOIS 60462
PLACE OF SETTLEMENT: 15255 S. 94TH AVENUE, SUITE 604
ADDRESS: ORLAND PARK ILLINOIS 60462

I. SETTLEMENT DATE: January 11, 2005 10:00
DISBURSEMENT DATE: January 11, 2005

J. SUMMARY OF BORROWER'S TRANSACTION K. SUMMARY OF SELLER'S TRANSACTION

100. GROSS AMOUNT DUE FROM BORROWER: 400. GROSS AMOUNT DUE TO SELLER:

101. Contract sales price 310,000.00 401. Contract sales price 310,000.00

102. Personal Property 402. Personal Property

103. Settlement charges to borrower (line 1400) 1,889.00 403.

104. 404.

105. 405.

Adjustments for items paid by seller in advance Adjustments for items paid by seller in advance

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.

120. GROSS AMT DUE FROM BORROWER 311,889.00 420. GROSS AMT DUE TO SELLER 310,000.00

200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER 500. REDUCTIONS IN AMOUNT DUE TO SELLER:

201. Deposit or earnest money 501. Excess deposit (see instructions)

202. Principal amount of new loan(s) 502. Settlement charges to seller (line 1400) 325.00

203. Existing loan(s) taken subject to 503. Existing loan(s) taken subject to

204. 504. Payoff of first mortgage loan

205. 505. Payoff of second mortgage loan 14,226.65

206. 506.

207. 507.

208. 508.

209. 509.

Adjustments for items unpaid by seller Adjustments for items unpaid by seller

210. City/town taxes to 510. City/town taxes to

211. County taxes 01/01/05 to 01/11/05 129.03 511. County taxes 01/01/05 to 01/11/05 129.03

212. Assessments to 512. Assessments to

213. 2004 R.E. TAX CREDIT 4,282.05 513. 2004 R.E. TAX CREDIT 4,282.05

214. 514.

215. 515.

216. 516.

217. 517.

218. 518.

219. 519.

300. CASH AT SETTLEMENT FROM/TO BORROWER 4,411.08 600. CASH AT SETTLEMENT TO/FROM SELLER 18,962.73

301. Gross amt due from borrower (line 120) 311,889.00 601. Gross amt due to seller (line 420) 310,000.00

302. Less amts paid by/for borrower (line 220) (4,411.08) 602. Less reductions in amt due seller (line 520) (18,962.73)

303. CASH (FROM) (TO) BORROWER 307,477.92 603. CASH (TO) (FROM) SELLER 291,037.27

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.

Borrower [Signature] Seller Thomas M. Zubrzycki by Patrick K. Deblor his atty in fact
VILLAGE OF ORLAND PARK THOMAS M. ZUBRZYCKI
[Signature] DEBRA L. ZUBRZYCKI

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared 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.

Settlement Agent [Signature] Date 1/11/05

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

ORD#/ABS# 8247799 ESC# 025000235		TEM LAF OF	L. SETTLEMENT CHARGES	TIME OF PRINTING: 10:16 DATE OF PRINTING: 01/11/05
700. TOTAL SALES/BROKER'S COMMISSION based on price \$ 310,000.00 @ $\frac{1}{2}\%$				PAID FROM BORROWER'S FUNDS AT SETTLEMENT
Division of Commission (line 700) as follows:				
701. LB:	\$		to	PAID FROM SELLER'S FUNDS AT SETTLEMENT
702. SB:	\$		to	
703. Commission paid at Settlement (Money retained by broker applied to commission \$)				
704. Other sales agent charges:				
705. Additional commission: \$ to				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN				
801. Loan Origination Fee %				
802. Loan Discount %				
803. Appraisal Fee to				
804. Credit Report to				
805. Lender's Inspection Fee to				
806. Mortgage Insurance Application Fee to				
807. Assumption Fee to				
808.				
809.				
810.				
811.				
812.				
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901. Interest from to @\$ /day for 0 days				
902. Mortgage Insurance Premium for 0.00 months to				
903. Hazard Insurance Premium for 0.00 years to				
904.				
905.				
1000. RESERVES DEPOSITED WITH LENDER				
1001. Hazard insurance 0.00 month @\$ per month				
1002. Mortgage insurance 0.00 month @\$ per month				
1003. City property taxes 0.00 month @\$ per month				
1004. County property taxes 0.00 month @\$ per month				
1005. Annual assessments 0.00 month @\$ per month				
1006. 0.00 month @\$ per month				
1007. 0.00 month @\$ per month				
1008. Aggregate Accounting Adjustment				0.00
1100. TITLE CHARGES				
1101. Settlement or Closing Fee to CHICAGO TITLE AND TRUST COMPANY				500.00
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 fee to PATRICK K. SCHLEE				300.00
1108. Title Insurance to CHICAGO TITLE INSURANCE COMPANY (includes above items numbers:)				1,085.00
1109. Lender's coverage \$ 0.00 \$ 50.00				
1110. Owner's coverage \$ 310,000.00 \$ 1,035.00				
1111. DELIVERY SERVICE FEE TO CHICAGO TITLE				25.00
1112.				
113.				
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201. Recording fees: Deed \$; Mortgage \$; Release \$				28.00
1202. City/county tax/stamps: Deed \$; Mortgage \$				
1203. State tax/stamps: Deed \$; Mortgage \$				
1204. CERTIFICATE OF RELEASE TO CHICAGO TITLE				26.00
1205.				
1300. ADDITIONAL SETTLEMENT CHARGES				
1301. Survey to JOSEPH P. KNIGHT				250.00
1302. Pest inspection to				
1303.				
1304.				
1305.				
1306.				
1307.				
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)				1,889.00
				325.00

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.

Borrower [Signature]
VILLAGE OF ORLAND PARK
[Signature]

Seller Thomas M. Zubrzycki Debra L. Zubrzycki
THOMAS M. ZUBRZYCKI
DEBRA L. ZUBRZYCKI
[Signature]

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause funds to be disbursed in accordance with this statement.

Settlement Agent [Signature]

Date January 11, 2005

WARNING: It is a crime to knowingly make false statement to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.