

27 Residential Lots: Joliet, IL

Property No.: 5570
Auction No.: 19130



Property Details

Property Type:	<i>27 Residential Lots</i>
Seller Type:	<i>Hedge Fund</i>
Auction Type:	<i>Reserve</i>
Total Land Area:	<i>8.99 ± Acres</i>
Subdivision Name:	<i>The Cloister</i>
Lot Numbers:	<i>See Lot List in Download Section</i>
Tax Identification Number:	<i>See Lot List in Download Section</i>
Address:	<i>248 Stephen Lane Joliet, Illinois 60431</i>
County:	<i>Will</i>
Lat/Lon:	<i>41.524032, -88.170148</i>

Agent Details

Listing Agent Information:	<i>Seven Hills Auctions 800-742-9165 info@7Hauctions.com</i>
Buyer Agent Commission:	<i>For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form</i>

Closing Details

Closing Agent:

*Ed Janczur
Old Republic National Title Insurance Company
20 South Clark Street, Suite 2900, Chicago, IL 60603
312-641-7799
ejanczur@oldrepublictitle.com*

Closing Date:

30 Days From Binding Agreement Date

Deed Type:

Special Warranty Deed

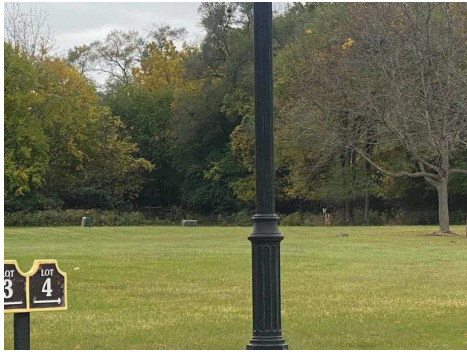
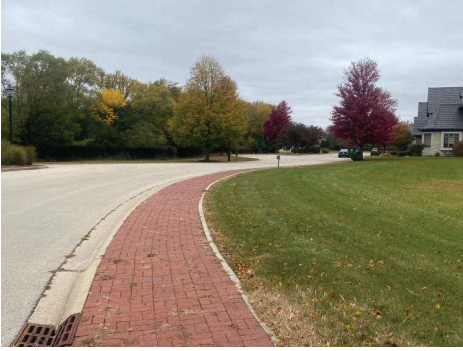
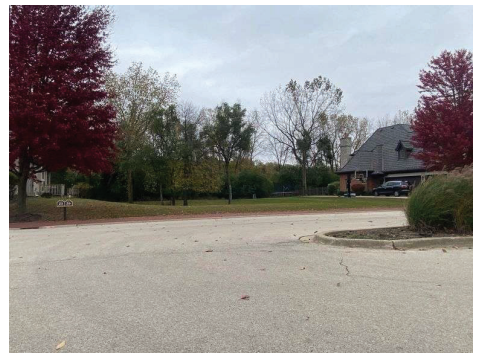
Buyer's Premium:

Description

Selling in Association of Rick Levin and Associates.

RICK LEVIN
& ASSOCIATES, INC
FINE HOME AUCTIONEERS

For additional details about this property, visit 7hauctions.com or contact us at 800.742.9165



The Cloister

Parcel Number	Lot Number	Lot Size (Acres ±)
05-06-11-301-027-0000	1	0.27
05-06-11-301-026-0000	2	0.39
05-06-11-301-024-0000	4	0.29
05-06-11-301-023-0010	5	0.095
05-06-11-301-023-0020	5	0.34
05-06-11-301-021-0010	7	0.14
05-06-11-301-021-0020	7	0.31
05-06-11-301-020-0000	8	0.33
05-06-11-301-019-0000	9	0.29
05-06-11-301-018-0000	10	0.3
05-06-11-301-017-0000	11	0.27
05-06-11-301-016-0000	12	0.27
05-06-11-301-015-0000	13	0.31
05-06-11-301-014-0000	14	0.29
05-06-11-301-013-0000	15	0.27
05-06-11-301-033-0000	23	0.24
05-06-11-301-034-0000	24	0.25
05-06-11-301-036-0000	26	0.3
05-06-11-301-038-0000	28	0.35
05-06-11-301-039-0000	29	0.41
05-06-11-304-012-0000	30	0.43
05-06-11-304-006-0000	32	0.43
05-06-11-304-005-0000	33	0.31
05-06-11-304-004-0000	34	0.31
05-06-11-304-003-0000	35	0.36
05-06-11-304-002-0000	36	0.45
05-06-11-304-007-0000	38	0.36
05-06-11-304-010-0000	41	0.26
05-06-11-304-011-0000	42	0.37
Total	27 Lots	8.99



WESTRIDGE RD

TIMBERLINE CT

Stephen Ln

Houbolt Rd

52

52

52

52

52

W JEFFERSON ST

EDEN LN

Houbolt Rd

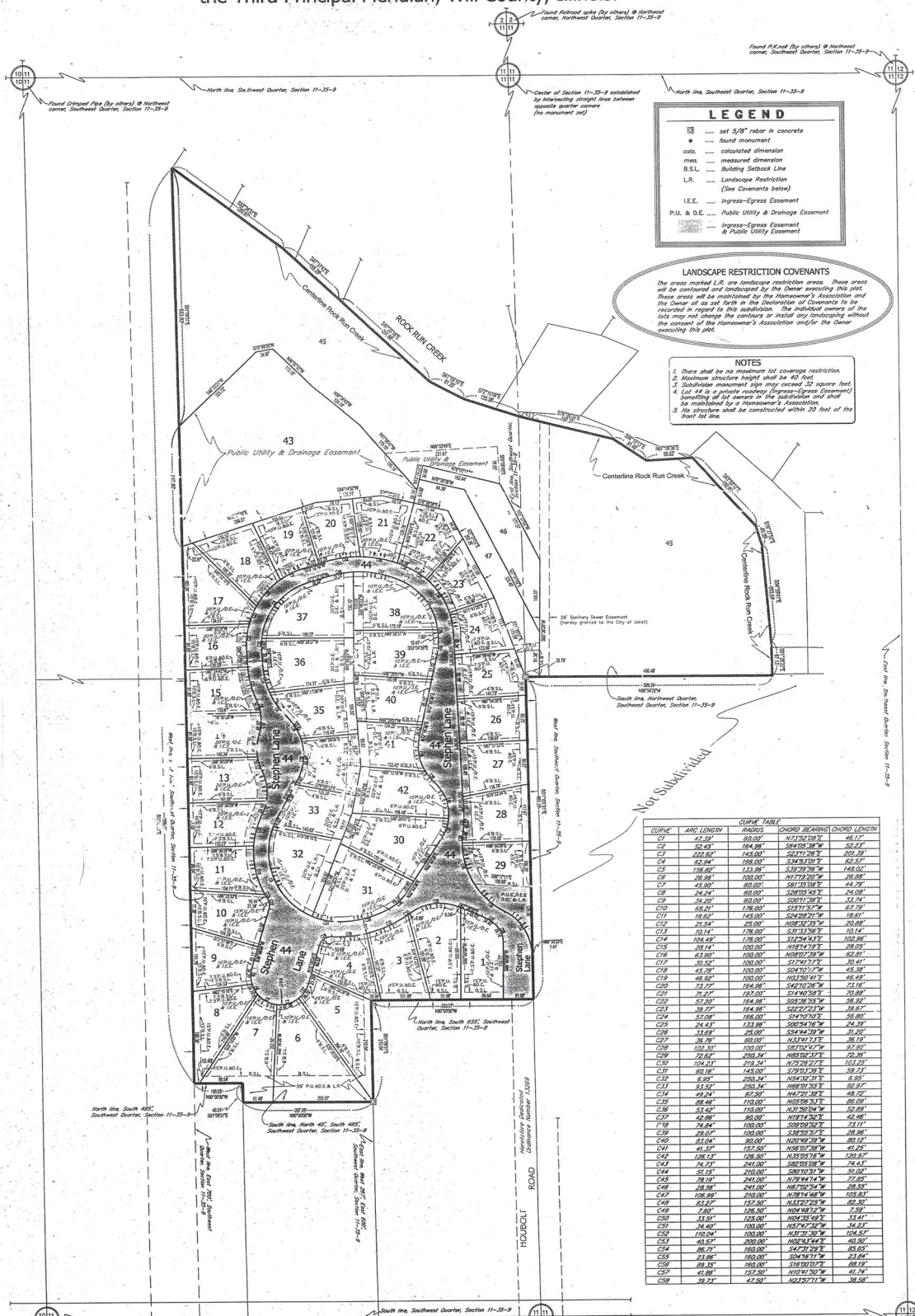
Rock Run Greenway

Rock Run Greenway

Rock Run Greenway

THE CLOISTER

A Subdivision of part of the South One-Half of Section 11, Township 35 North, Range 9 East of the Third Principal Meridian, Will County, Illinois.



LEGEND

- set 5/8" rebar in concrete
- found monument
- calculated dimension
- measured dimension
- B.S.L. Building Setback Line
- L.R. Landscape Restriction (See Covenants below)
- I.E.E. Ingress-Egress Easement
- P.U. & D.E. Public Utility & Drainage Easement
- I.E.E. & P.U. & D.E. Ingress-Egress Easement & Public Utility Easement

LANDSCAPE RESTRICTION COVENANTS

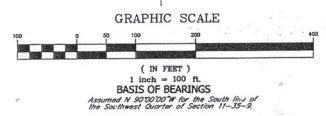
The areas marked L.R. are landscape restriction areas. These areas will be contained and landscaped by the Owner according to this plan. These areas will be maintained by the Homeowner's Association and the Owner of as set forth in the Description of Covenants to be recorded in regard to this subdivision. The individual owners of the lots may not change the contours or install any landscaping without the consent of the Homeowner's Association and/or the Owner executing this plan.

- NOTES**
1. There shall be no maximum lot coverage restriction.
 2. Maximum structure height shall be 40 feet.
 3. Subdivision monument sign may not exceed square feet.
 4. Lot 44 is a private roadway (Ingress-Egress Easement) benefiting all owners in the subdivision and shall be maintained by a Homeowner's Association.
 5. No structure shall be constructed within 20 feet of the Post list line.

CURVE TABLE

CURVE	ARC LENGTH	ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.39'	83.00°	N73°10'28"E	48.17'
C2	54.88'	104.98°	S24°58'18"W	52.31'
C3	102.82'	145.00°	S21°17'28"E	101.39'
C4	62.26'	105.00°	S34°31'00"W	86.87'
C5	108.86'	131.18°	S19°29'28"W	145.00'
C6	38.98'	100.00°	N17°29'20"W	38.98'
C7	45.90'	60.00°	S81°15'00"E	44.72'
C8	24.24'	60.00°	S28°54'45"E	24.08'
C9	34.26'	60.00°	S20°11'57"E	33.74'
C10	58.01'	128.00°	S15°11'51"W	62.79'
C11	18.62'	145.00°	S24°28'22"W	18.61'
C12	71.81'	105.00°	S10°08'17"W	200.00'
C13	101.14'	178.00°	S11°13'08"E	101.14'
C14	104.98'	138.00°	S12°54'47"E	100.85'
C15	108.14'	100.00°	N18°14'18"E	208.00'
C16	61.80'	100.00°	N08°17'49"E	60.81'
C17	30.52'	100.00°	S71°17'11"E	30.41'
C18	43.28'	100.00°	S24°10'17"W	43.38'
C19	68.98'	100.00°	N03°29'17"E	68.40'
C20	71.22'	184.98°	S42°10'28"W	211.16'
C21	71.22'	182.00°	S14°40'28"W	208.86'
C22	52.00'	124.98°	S28°58'30"W	56.24'
C23	39.72'	184.98°	S22°27'41"W	39.87'
C24	57.00'	188.00°	S42°10'28"E	56.00'
C25	24.41'	118.98°	S20°24'18"W	24.39'
C26	11.60'	83.00°	S54°48'58"E	31.20'
C27	36.28'	60.00°	S13°14'11"E	36.19'
C28	102.80'	100.00°	S87°24'47"W	27.20'
C29	74.00'	200.94°	N08°28'47"E	229.96'
C30	104.21'	218.34°	N15°28'27"E	151.23'
C31	80.88'	145.00°	S19°18'58"E	89.23'
C32	6.95'	200.14°	N54°18'31"E	6.95'
C33	21.26°	200.74°	N08°02'20"E	20.74'
C34	49.84'	62.50°	N21°11'40"E	48.72'
C35	68.88'	110.00°	N03°08'31"E	68.00'
C36	51.42'	100.00°	N12°50'10"E	52.00'
C37	42.88'	80.00°	N12°14'52"E	42.46'
C38	74.68'	100.00°	S29°28'22"E	74.11'
C39	28.07'	100.00°	S38°25'22"E	28.05'
C40	61.04'	80.00°	N20°48'50"W	60.12'
C41	41.07'	117.50°	N15°02'18"E	41.25'
C42	108.13'	108.50°	N15°02'18"E	108.22'
C43	74.41'	241.88°	S28°58'30"W	74.41'
C44	30.15'	210.00°	S80°10'51"W	30.02'
C45	28.19'	241.00°	N29°44'14"E	27.85'
C46	38.98'	241.00°	N28°24'54"E	38.85'
C47	108.99'	210.00°	N28°14'58"E	108.81'
C48	81.33'	157.88°	N15°52'27"E	80.23'
C49	7.60'	108.50°	N24°48'12"E	7.59'
C50	11.61'	108.00°	N24°30'42"E	11.41'
C51	14.40'	100.00°	N22°12'47"E	14.21'
C52	110.04'	100.00°	N17°11'50"W	104.57'
C53	68.17'	200.00°	N28°14'58"E	69.00'
C54	86.71'	160.00°	S42°10'28"E	81.65'
C55	100.00'	160.00°	S24°10'28"E	214.64'
C56	68.85'	100.00°	S10°00'12"E	68.12'
C57	41.88'	157.88°	N10°41'50"W	41.74'
C58	18.71'	47.00°	N23°37'10"W	38.98'

MARK ANNA STUBBS
 WILL County Recorder
 2020090712
 Page 1 of 3
 Recording Fee: \$15.00
 \$3.00



Latest Revision: 12-22-2001
 Date Prepared: 12-23-2000

RUETTIGER, TONELLI & ASSOCIATES, INC.
 Land Surveyors/Engineers/Planners/Landscape Architects/G.I.S. Consultants
 2174 ONEIDA STREET
 JOLIET, ILLINOIS 60435
 PH: (815) 744-8600
SHEET 1 OF 2
 398-1174-R

THE CLOISTER

A Subdivision of part of the South One-Half of Section 11, Township 35 North, Range 9 East of the Third Principal Meridian, Will County, Illinois.

STATE OF ILLINOIS))
 COUNTY OF WILL))
 I, STEVEN G. LUTZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, SERIAL NUMBER 3237, HEREBY CERTIFY THAT, UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED AND SUBDIVIDED INTO 47 LOTS AND NO STREETS THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE EAST 700' OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH (RANGE 9 EAST) OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE CENTER LINE OF ROCK RUN CREEK; EXCEPTING THEREFROM THAT PART OF THE SOUTH 80' THEREOF LYING WEST OF THE EAST 337' OF SAID SOUTHWEST QUARTER, ALSO EXCEPTING THEREFROM THE SOUTH 850' OF THE EAST 337' OF SAID SOUTHWEST QUARTER, TOGETHER WITH THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11, LYING SOUTH OF THE CENTER LINE OF ROCK RUN CREEK, TOGETHER WITH THE NORTH 40' OF THE WEST 800' OF THE EAST 600' OF THE SOUTHWEST QUARTER OF SAID SECTION 11, ALL IN WILL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT:

1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE UNDER MY DIRECTION.
2. ALL LOT CORNERS AND POINTS OF CURVATURE HAVE BEEN MONUMENTED (WITH 5/8" X 3/8" REBAR UNLESS OTHERWISE NOTED) ACCORDING TO THE PLAT ACT AS AMENDED.
3. THIS SUBDIVISION IS MONUMENTED ACCORDING TO EXISTING STATE AND LOCAL ORDINANCES.
4. PART OF LOTS 43 AND 47 AND ALL OF LOT 48 IN THIS SUBDIVISION ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL), CASE NO. 01-05-1927A, EFFECTIVE DATE JUNE 25, 2000, ATTENDING MAP NUMBER 17192043 E, EFFECTIVE DATE SEPTEMBER 8, 1999.
5. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
6. ALL DIMENSIONS ON CURVES ARE ARC DISTANCES.
7. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF JOULET, ILLINOIS.
8. ALL REGULATIONS ENACTED BY THE SUBDIVISION AND PLAT ORDINANCE OF THE CITY OF JOULET HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
9. THIS SUBDIVISION CONTAINS 30.018 ACRES MORE OR LESS.

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF APRIL, 2002.

Steve G. Lutz
 STEVEN G. LUTZ - ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3237

MONUMENTS TO BE SET AS PRESCRIBED IN ILLINOIS COMPILATED STATUTES, CHAPTER 225 SECTION 330/6, A-5, AS IT RELATES TO STANDARDS OF PRACTICE UNDER THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989, AS AMENDED.



STATE OF ILLINOIS))
 COUNTY OF WILL))
 THE UNDERSIGNED, HARRIS BANK JOULET N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 15, 2002, TRUST NUMBER HJ8030, AND NOT PERSONALLY THE OWNER OF THE PROPERTY DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT IT HAS CAUSED TO BE SURVEYED AND SUBDIVIDED AND PLATTED AS SHOWN BY THE ATTACHED PLAT FOR THE USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AND TITLE HEREON INDICATED.

DATED AT JOULET, ILLINOIS, THIS 3rd DAY OF APRIL, 2002.

Carol D. Lindorcken
 Carol D. Lindorcken
 HARRIS BANK JOULET N.A.
 78 N. CHICAGO STREET,
 JOULET, ILLINOIS 60435

Karen M. Teedie
 Karen M. Teedie

STATE OF ILLINOIS))
 COUNTY OF WILL))
 I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Carol D. Lindorcken AND Karen M. Teedie OF HARRIS BANK JOULET N.A., PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH Vice President AND Vice President RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH; AND THAT THE SAID Loan Officer DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE/SHE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION DID AFFIX SAID SEAL TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF APRIL, 2002.

Theretha A. Fleming
 THERETHA A. FLEMING
 Notary Public, State of Illinois
 My Commission Expires 02/28/04

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT HARRIS BANK JOULET N.A., AS TRUSTEE UNDER TRUST NUMBER HJ8030, AND NOT PERSONALLY THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THE ATTACHED PLAT OF SUBDIVISION WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND
2. TO THE BEST OF THE TRUSTEE'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE SUBDIVISION LIES IS:

TROY SCHOOL DISTRICT 300
 JOULET TOWNSHIP HIGH SCHOOL DISTRICT 204

DATED THIS 3rd DAY OF APRIL, A.D. 2002.

Carol D. Lindorcken ATTEST: *Melvin D. Nelson*
 Carol D. Lindorcken Melvin D. Nelson
 Vice President Vice President

STATE OF ILLINOIS))
 COUNTY OF WILL))
 I, Richard A. Loomis, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT, THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP # 6-11 CE DW AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEMNITY NUMBER (PIN) # of: 06-11-300-012 all of: 06-11-300-024

DATED THIS 3rd DAY OF JUNE, 2002.

Richard A. Loomis
 DIRECTOR

STATE OF ILLINOIS))
 COUNTY OF WILL))
 APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOULET ON October 1, 2001.

Bob Schuber 4/19/02
 Bob Schuber 4/19/02
 Mayor City Clerk

STATE OF ILLINOIS))
 COUNTY OF WILL))
 RECOMMENDED FOR APPROVAL BY THE JOULET CITY PLAN COMMISSION ON September 20, 2001.

Mary F. Lutz 4/18/02
 Mary F. Lutz 4/18/02
 Plan Commission Chairman Plan Commission Secretary

STATE OF ILLINOIS))
 COUNTY OF WILL))
 I SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF APRIL, 2002.

Theretha A. Fleming
 THERETHA A. FLEMING
 Notary Public, State of Illinois
 My Commission Expires 02/28/04

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO WHOMsoever IS HERETOBY REFERRED TO AS THE GRANTEE FOR THE USES AND PURPOSES SET FORTH IN THE ATTACHED PLAT AND TO HIS/HER SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM SAID EASEMENT THE FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND DISTRIBUTION AND TRANSMISSION OF ELECTRICITY AND GAS, AND TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM SAID EASEMENT THE FACILITIES USED IN CONNECTION WITH THE COLLECTION OF WASTEWATER AND SEWAGE, AND TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM SAID EASEMENT THE FACILITIES USED IN CONNECTION WITH THE COLLECTION OF RAIN WATER AND TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM SAID EASEMENT THE FACILITIES USED IN CONNECTION WITH THE COLLECTION OF STORM WATER.

THE GRANTEE SHALL NOT BE BOUND BY THE TERMS OF THIS EASEMENT UNLESS HE/SHE HAS RECEIVED A COPY OF THIS EASEMENT AND HAS REVIEWED THE SAME AND HAS AGREED TO THE SAME IN WRITING. THE GRANTEE SHALL NOT BE BOUND BY THE TERMS OF THIS EASEMENT UNLESS HE/SHE HAS RECEIVED A COPY OF THIS EASEMENT AND HAS REVIEWED THE SAME AND HAS AGREED TO THE SAME IN WRITING.

CITY OF JOULET EASEMENT PROVISIONS

A SUBDIVISION PUBLIC UTILITY EASEMENT OVER THOSE AREAS MARKED AS PUBLIC UTILITY EASEMENT AREAS ON THE PLAT HEREOF IS HEREBY RESERVED AND GRANTED TO THE CITY OF JOULET, ILLINOIS, AND ITS SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN AND OPERATE VARIOUS UTILITIES, INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY OF JOULET, ALONG UNDER AND THROUGH SAID EASEMENT AREAS, TOGETHER WITH RIGHT OF ACCESS AND EGRESS TO DO ANY OF THE ABOVE WORK, NO EASEMENT UNLESS APPROVED BY THE CITY, BUT SAME MAY BE USED FOR GASOLINE, DIESEL, LUBRICANTS AND OTHER PURPOSES THAT DO NOT POSE A HAZARD TO THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE CITY OF JOULET.

STATE OF ILLINOIS))
 COUNTY OF WILL))
 I, JAN GOULD, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT TAXES, OR UNPAID CURRENT TAXES AGAINST THE PROPERTY DESCRIBED IN THE PLAT TO WHICH THIS CERTIFICATE IS ATTACHED.

DATED THIS 3rd DAY OF JUNE, 2002.

Jan Gould
 WILL COUNTY CLERK

STATE OF ILLINOIS))
 COUNTY OF WILL))
 I, RICHARD A. LOOMIS, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT, THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP # 6-11 CE DW AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEMNITY NUMBER (PIN) # of: 06-11-300-012 all of: 06-11-300-024

DATED THIS 3rd DAY OF JUNE, 2002.

Richard A. Loomis
 DIRECTOR

STATE OF ILLINOIS))
 COUNTY OF WILL))
 THIS INSTRUMENT NUMBER R2002-092877 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY AFORESAID, ON THIS 3rd DAY OF JUNE, 2002, AT 11:40 O'CLOCK P.M. AND MICROFILMED.

Mary Ann Stuebel
 MARY ANN STUEBEL
 WILL COUNTY RECORDER

Latest Revision: 03-27-2002
 Date Prepared: 12-23-2002

RUETTIGER, TONELLI & ASSOCIATES, INC.
 Land Surveyors/Engineers/Planners/Landscapers/Architects/G.I.S. Consultants

2174 ONEIDA STREET
 JOULET, ILLINOIS 60435
 PH. (815) 744-6600

SHEET 2 OF 2
 398-1174-R



The following Terms and Conditions apply to all properties offered in this auction. Seven Hills Auctions, LLC hereinafter "Auctioneer", shall be construed to apply to all officers, principals, employees, agents and/or any other representatives hired or contracted with the Auctioneer. Anyone participating in the auction by registering for the auction, placing a bid or bidding on behalf of another person or entity with a Power of Attorney shall hereafter be referred to as a "Bidder".

All Bidders are required at the time of registration to acknowledge that they have reviewed and accepted the Terms and Conditions. Additionally, by placing a bid the bidder is specifically acknowledging and accepting the conditions stated in these Terms and Conditions as well as the provisions in the Purchase and Sale Agreement.

Agency: The Auctioneer is acting as an exclusive agent for the Seller in this transaction. The Auctioneer does not represent the Bidder.

Due Diligence: All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

Inspection: Each Bidder is encouraged to inspect the property prior to Bidding. When shown, contact the listing agent for scheduled inspection times or for an appointment. Where no listing agent is identified, contact the auctioneer for information on how to obtain access to a property. If a property is identified as "Occupied" contact the auctioneer or listing agent to see if times are available for inspection and do not disturb the tenant.

Buyer's Premium: The successful bidder will be required to pay a buyer's premium of 10% of the final accepted bid price. The buyer's premium shall become part of the total purchase price in the Purchase and Sale Agreement.

Escrow Deposit & Contract Execution: The Purchase and Sale Agreement, wiring instructions and closing information will be emailed to the successful Bidder immediately following the ending of the auction or upon bid acceptance by the seller. The successful bidder must within 48 hours execute the Purchase and Sale Agreement and remit an earnest deposit. The earnest deposit is calculated from the total purchase price (i.e. high bid amount plus the buyer's premium). For properties with a total purchase price of \$2,499 or less the full purchase price is due, for properties selling for \$2,500 to \$100,000 the greater of \$2,500 or 20% is due, for properties selling for \$100,001 to \$200,000 15% is due and for properties selling from \$200,001 or greater 10% is due.

Closing: All properties must close within thirty (30) days of the "binding agreement date", unless otherwise stated in the Purchase and Sale Agreement. The "binding agreement date" is the date in which the last signatory party executes the Purchase and Sale Agreement. The closing will be conducted by the firm shown on the individual property specific web page at 7hauctions.com. All closing cost will be paid by the successful Bidder including, but not limited to, attorneys' fees to prepare the closing documents and deed, closing coordination fee, title examination, transfer tax and purchaser's legal fees. Taxes and property owner association dues will be prorated as of the date of closing. Title Insurance will be available for purchase.

Broker Participation: Broker Participation is encouraged by the Auctioneer. A commission of 2% of the highest accepted bid (before adding a buyer's premium) will be paid to any qualified licensed real estate broker that holds a current and valid license in the state where the property is located. Commissions will only be paid at closing. In order to qualify the broker must submit the Broker/Bidder Participation Form, prior to the bidder placing a bid or by 3:00 P.M. eastern time on the day preceding the auction, whichever comes first. UNDER NO CIRCUMSTANCE WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. A bidder is only allowed to be registered by one broker.

Non-Compliance: If a participant is the successful high bidder and fails to execute the Purchase and Sale Agreement and/or remit the earnest deposit with 3 days of the Purchase and Sale Agreement being delivered, the participant will be responsible for a Non-Compliance Fee of \$5,000. This Non-Compliance Fee is a penalty for failing to abide by the Terms and Conditions of the auction. Auctioneer at its discretion shall charge the credit card on file or use any other means necessary to collect such fees. Any bidder that fails to execute a Purchase and Sale Agreement and/or remit an earnest

deposit may also be prohibited from bidding on future auctions conducted by the Auctioneer. The Seller and Auctioneer, upon Non-Compliance by a bidder, reserves the right to immediately offer the property for sale.

Successful Bidder Default: A successful bidder that fails to close per the specific terms of the Purchase and Sale Agreement for any reason shall be required to release their earnest deposit to the Seller as nonexclusive liquidated damages as fully outlined in the Purchase and Sale Agreement.

Extended Bidding: All online auctions include an EXTENDED BIDDING feature. If a bid is placed on any property within the last five (5) minutes of the auction the ending time of the auction for ALL properties will be extended for five (5) minutes. The bidding on ALL properties will remain open until no further bids have been placed on ALL properties for five (5) minutes.

Bid Increments: The bidding increments for all properties will be as follows:

<i>Amount Up To</i>	<i>Bid Increments</i>
\$2,500	\$100
\$10,000	\$250
\$50,000	\$500
\$100,000	\$1,000
\$250,000	\$2,500
\$500,000	\$5,000
\$1,000,000	\$10,000
\$1,000,000+	\$25,000

Technical Problems: The auction will be conducted using online bidding. Any technical problem that may arise from internet connectivity, hardware, software, human error, or any other such issue whether on behalf of the Bidder or Auctioneer may arise at any time without notice. In the event such technical problems arise, neither Auctioneer nor the Seller shall be responsible. Auctioneer, reserves the right to cancel, postpone and/or extend the bidding time in the event of such technical problems. Any actions the Auctioneer takes shall be final.

Additional Terms: All property is being sold "As-Is, Where-Is" with all faults and is selling subject to any existing restrictions, conditions, easements, zoning, property owners associations fees and all matters that may be revealed in a current survey, inspection and/or title examination. No warranty is expressed or implied as to the improvements, soil, environmental, wetlands, zoning or any other matters. The Auctioneer reserves the right to cancel the auction at any time, add properties or delete properties without notice. The seller reserves the right to reject any bid unless the property is selling "Absolute". The Seller and their agents reserve the right to place bids on the property up to the Seller's reserve. Any acceptance of a winning bid maybe rescinded by the Seller, in the seller's sole discretion, for any reason prior to the Purchase and Sale Agreement being executed by the Seller, unless selling "Absolute". Neither the Auctioneer nor Seller will be responsible for any omissions or errors related to this auction, these terms and conditions, the Purchase and Sale Agreement and/or the closing documents. All bidders shall carefully review, inspect, analyze, perform any test or other necessary due diligence prior to bidding. Bidders shall make their own determination as to the accuracy of any due diligence or information provided by the Auctioneer or Seller. No personal property will be conveyed unless specifically denoted in the Purchase and Sale Agreement. Auctioneer cannot guarantee the performance of the seller or seller obligations on any transaction. The terms of the Purchase and Sale Agreement shall prevail in the event of any inconsistencies between the terms and conditions of the auction, announcements, communications by the Auctioneer and/or the Purchase and Sale Agreement. The Auctioneer is not responsible for any technical issues, missed bids or bids placed after the closing of the auction. The Auctioneer reserves the right, in its sole discretion, to revoke the bidding privileges of any bidder at any time for any reason.

Seven Hills Auctions, LLC:

Auction License: TN: 7182, GA: AU-C003134, FL: AB3765, AL:C-253, A5495, MS: #1613;

William C. Lee III, Broker, Firm GA-77326. FL-CQ1057830. AL-000147503-0. MS-23814

Kansas Properties Selling in Association with

Classic Real Estate Inc. CO90018360, Broker, H Craig Ablah 00033366

Illinois Properties Selling in Association of Rick Levin and Associates.