

Rick Levin & Associates, Inc.

PROCEDURES, TERMS AND CONDITIONS OF THE SEALED BID AUCTION

Property: 18519 Bellamy Road, Country Club Hills, IL

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1. BID DEADLINE

1:00 PM Chicago Time, **Tuesday, December 12, 2023** (the “Bid Deadline”)

2. MAIL OR DELIVER SEALED BIDS TO:

Rick Levin & Associates, Inc. (RLA)

1434 N. Astor Street

Chicago, Illinois 60610

Office: 312-440-2000

3. BIDDER'S INFORMATION

Bidder's Information containing a description of the property, and other information is available to prospective bidders on our website www.ricklevin.com. A copy of the Notice and Acknowledgement of Bidders for Acceptance of Quit Claim Deed, and Indemnity & Acceptance of Quit Claim Deed Agreement of Bidder for Sole Benefit of Record Owner that will be used to consummate the sale is available on our website www.ricklevin.com.

4. BIDDING PROCEDURES

Sealed bids must be submitted as set forth above in paragraphs 1- 3 utilizing the Notice and Acknowledgement of Bidders for Acceptance of Quit Claim Deed, and Indemnity & Acceptance of Quit Claim Deed Agreement of Bidder for Sole Benefit of Record Owner with a payment of \$10.00.

5. RESPONSE TO BIDS

The Seller's interest, if any, is being offered subject to the Auctioneer receiving a fully executed Notice and Acknowledgement of Bidders for Acceptance of Quit Claim Deed, and Indemnity & Acceptance of Quit Claim Deed Agreement of Bidder for Sole Benefit of Record Owner and payment of \$10.00 from the first Bidder.

6. PROPERTY CONDITION

The Seller's interest in the property, if any, is sold on a “as -is” and “where is” basis and the Seller and RLA make no warranties or representations whether express or implied of any kind or nature including, as to the condition thereof. Bidders are encouraged to carefully inspect the property, and all available information relating thereto, before bidding.

7. EXCLUSION OF PROPERTY

Rick Levin & Associates, Inc. and Seller each reserve the right to withdraw the property before or during the auction, and to sell the property prior to the auction without notice.

8. ADDITIONAL CONDITIONS

Seller and RLA reserve the absolute right, in their sole discretion, to amend these Procedures, Terms and Conditions on or before the Bid Deadline. To the extent there is any conflict between the provisions of these Procedures, Terms and Conditions as set forth herein and in the Form; the terms of the Form shall govern. RLA has the right, in its sole discretion, to postpone or cancel the auction in whole or in part, and to modify or add any terms and conditions of the Sealed Bid Auction and to announce such modifications or additional terms and conditions prior to the deadline for bid submission.

The accuracy and completeness of the information contained in the marketing materials and in the Bidder's Information Package cannot be guaranteed and prospective bidders are advised to independently verify any information they deem important.

EXCEPT AS EXPRESSLY STATED IN THIS PARAGRAPH, THESE PROCEDURES, TERMS AND CONDITIONS DO NOT CREATE ANY LEGAL OBLIGATIONS ON RLA OR THE SELLER. IF RLA OR THE SELLER FAILS TO COMPLY WITH ANY OF THESE PROCEDURES, TERMS AND CONDITIONS FOR ANY REASON, NEITHER RLA NOR THE SELLER SHALL

HAVE ANY LIABILITY OR OBLIGATION WHATSOEVER. THESE PROCEDURES, TERMS AND CONDITIONS NEVERTHELESS ARE BINDING UPON AND MUST BE COMPLIED WITH BY ANY PERSON OR ENTITY SUBMITTING A SEALED BID. SELLER WILL BE BOUND ONLY BY THE PROVISIONS OF THE ACTUAL FORM AS AND WHEN EXECUTED AND DELIVERED BY EACH PARTY THERETO.

DISCLAIMER. INFORMATION CONTAINED IN THE AUCTION BROCHURE, THE BIDDER'S INFORMATION PACKAGE AND WEBSITE HAS BEEN OBTAINED FROM THE SELLER AND OTHER SOURCES DEEMED TO BE RELIABLE. HOWEVER, NEITHER THE SELLER, RLA, NOR THEIR AGENTS MAKE ANY REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. NEITHER RLA OR THE SELLER SHALL BE LIABLE FOR ANY ERRORS IN OR CORRECTIONS OF ANY INFORMATION REGARDING THE PROPERTY BEING SOLD. EACH PROSPECTIVE BIDDER MUST UNDERTAKE AND RELY ON HIS OR HER OWN INVESTIGATION OF THE PROPERTY.

Rick Levin & Associates, Inc.

Tel: 1-312-440-2000 Website: www.ricklevin.com