

NOTICE AND ACKNOWLEDGEMENT OF BIDDERS

FOR ACCEPTANCE OF QUIT CLAIM DEED FOR

18519 BELLAMY RD., COUNTRY CLUB HILLS, ILLINOIS (the "PROPERTY")

FIRST BIDDER TO BID AN AMOUNT OF **TEN DOLLARS (\$10.00)** SHALL BE THE WINNING BIDDER. THE UNDERSIGNED BIDDER ACKNOWLEDGES THAT THERE ARE SUBSTANTIAL BACK REAL ESTATE TAXES FORFEITED AND OWED AGAINST THE PROPERTY IN EXCESS OF \$120,000.00 FOR WHICH BIDDER WILL BE SUBJECT WHICH PRESENTLY MAY NOT BE REDEEMED BY BIDDER OR ANY THIRD PARTY. BIDDER FURTHER ACKNOWLEDGES THAT THE COOK COUNTY LAND BANK AUTHORITY (THE "COUNTY LAND BANK") ACQUIRED THE BACK REAL ESTATE TAXES THROUGH A SCAVENGER TAX SALE AND HAS BEEN ISSUED A TAX SALE DEED FOR THE PROPERTY BUT HAS PRESENTLY ELECTED TO NOT RECORD SAID TAX DEED. THIS COULD CHANGE AS THE COUNTY LAND BANK COULD IN THE FUTURE RECORD THE TAX DEED UPON APPROVAL OF THE COURT.

THE WINNING BIDDER AGREES TO ACCEPT A QUIT CLAIM DEED FROM GRANTOR IN THE FORM PROVIDED BY AUCTIONEER THEREBY ACQUIRING WHATEVER INTEREST GRANTOR HAS (IF ANY) IN THE ABOVE DESCRIBED PROPERTY. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING THE TITLE TO THE PROPERTY. BIDDER UNDERSTANDS THAT IT WILL NEED TO CLEAR PROPER TITLE WITH THE COUNTY LAND BANK WHICH WOULD INCLUDE BIDDER PAYING OFF ALL FORFEITED BACK TAXES (INCLUDING ALL PENALTIES AND INTEREST THEREON) AND HAVING COUNTY LAND BANK CONVEY ALL OF ITS TITLE AND INTEREST IN THE PROPERTY TO THE WINNING BIDDER, ALL OF WHICH MAY NOT BE APPROVED BY THE COUNTY LAND BANK OR EVEN POSSIBLE.

GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING THE PROPERTY AND IS BEING CONVEYED IN AS-IS CONDITION IN ACCORDANCE WITH THE INDEMNITY AGREEMENT.

BIDDER SHALL ACCEPT THE QUIT CLAIM DEED WITHOUT OBTAINING GOOD AND MERCHANTIBLE TITLE AND IS ACCEPTING THE QUIT CLAIM DEED ASSUMING ALL LIABILITIES AND RISKS RELATING TO THE FORFEITED BACK TAXES AND PROPERTY. THE DELIVERY OF THE QUIT CLAIM DEED BY GRANTOR SHALL BE CONDITIONED UPON PAYMENT OF THE \$10.00 BID

TO AUCTIONEER AND BIDDER DELIVERING A SIGNED COPY OF THE GRANTOR'S INDEMNITY AGREEMENT PRESENTED BY AUCTIONEER.

BIDDER IS HIGHLY RECOMMENDED TO SEEK THE REPRESENTATION OF AN ATTORNEY BEFORE SIGNING THIS ACKNOWLEDGEMENT, ACCEPTING THE QUIT CLAIM DEED AND BEFORE SIGNING THE INDEMNITY AGREEMENT.

AGREED BY BIDDER:

SIGNATURE OF BIDDER

DATED: _____, 2023

NAME OF BIDDER (PRINT HERE)