

**Memorandum
Community Economic Development Department**



To: Thomas Thomas, City Manager
Subject: 1st Street TIF 2015 County Tax Auction Purchases
Date: August 28, 2015

Rock Island County as recently offered the City the option to purchase a number of properties through the annual county tax auction. After careful review of the list of available properties, the City has selected to purchase the following eight properties located within the new 1st Street TIF district. Each of these properties is part of the former Norcross development; acquisition of which will enable the City to quickly and strategically initiate redevelopment in the 1st Street TIF district. These purchases are also adjacent to all of the City-owned lots within the TIF district.

Property Address	Parcel #	Purchase Price
739 2nd Street	09-4268	\$3,183.00
709 2nd Street	09-2863	\$898.00
705 2nd Street	09-2864	\$1,118.00
701 2nd Street	09-2866	\$1,123.00
601 2nd Street	09-2865	\$1,123.00
1219 2nd Street	09-6754	\$933.00
1217 2nd Street	09-6753	\$933.00
1136 2nd Street	09-6086	\$265,468.00
Total		\$274,779.00

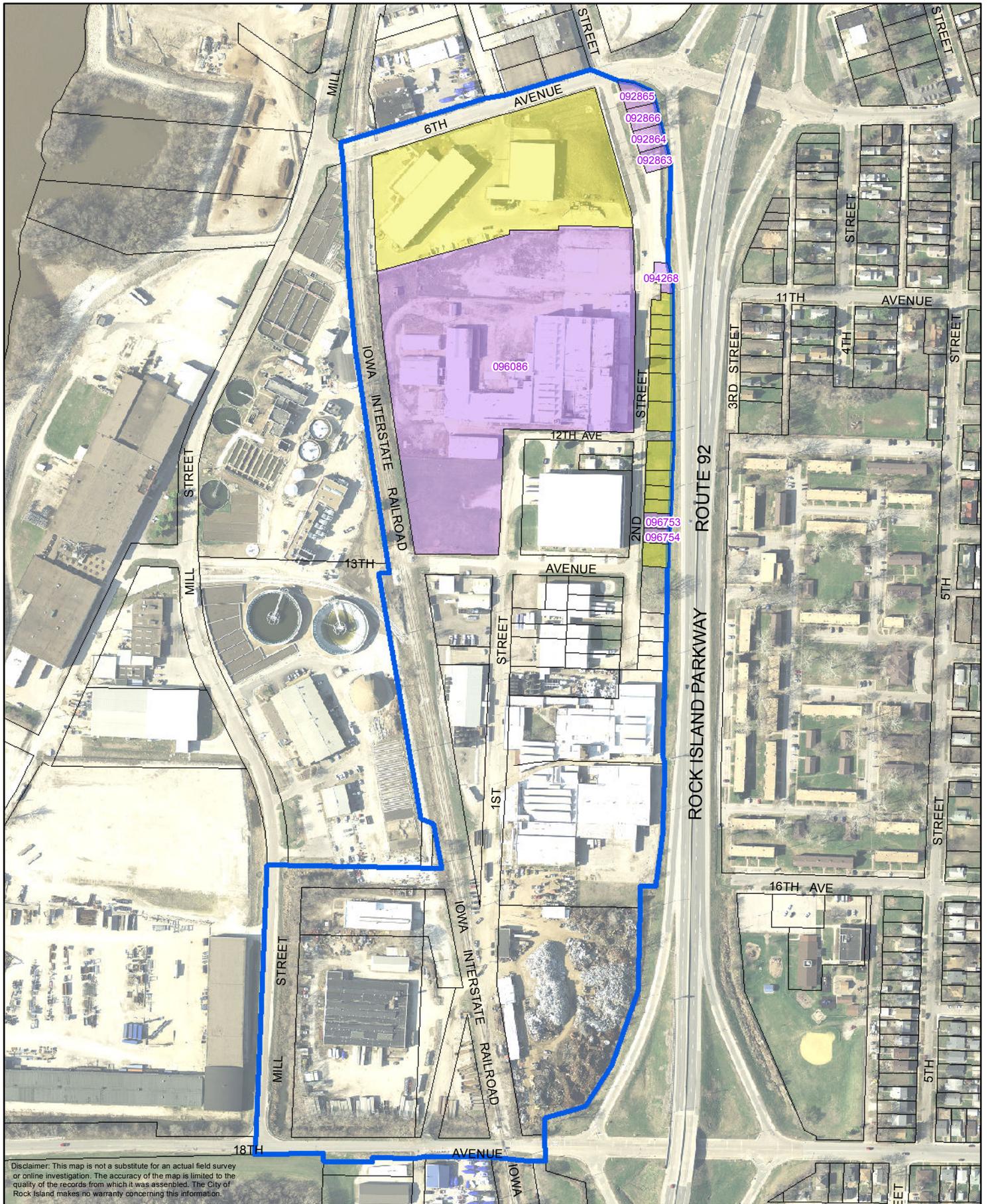
Vendor: City Attorney
Payment Amount: \$274,779
Fund: 213
Department: 312 Economic Development
Cost Center: 801 General Development
Object Code: 55301 CED Land Purchase
Project: 000
Requisition Number: TBD

RECOMMENDATION:

Authorize the purchase of the above listed properties, authorize the City Manager to execute the contract documents, and refer to the City Attorney to prepare an ordinance.

Submitted by: Jeffery A. Eder, Assistant City Manager/CED Director
Brandy Howe, AICP, Urban Planner

Approved by: Thomas Thomas, City Manager



Disclaimer: This map is not a substitute for an actual field survey or online investigation. The accuracy of the map is limited to the quality of the records from which it was assembled. The City of Rock Island makes no warranty concerning this information.

1st STREET TIF TAX AUCTION PROPERTIES

- City Owned Properties within 1st Street TIF
- 1st Street TIF Tax Auction Properties
- 1st Street TIF Boundary
- Parcels



City of Rock Island,
Community and Economic Development Department
 Drawn By: KDouglas
 Date Created: August 2015
 0 50 100 200 300 feet

ROCK ISLAND COUNTY TAX AGENT

TELEPHONE (618) 656-5744
TOLL FREE (800) 248-2850
FACSIMILE (618) 656-5094

141 ST. ANDREWS AVENUE
P.O. BOX 96
EDWARDSVILLE, ILLINOIS 62025

August 17, 2015

City of Rock Island
1528 Third Ave
Rock Island, IL 61201

Transaction Number: 0815923
Parcel Number: (09) 4268 1603201001

Dear Mr. Eder,

Enclosed is a purchase contract to enable the City of Rock Island to acquire the requested parcel. The purchase price is made up of the agreed price to pay all back taxes through the year 2014.

Please return **the signed contract** along with a check in the amount of **\$3,183.00** payable to the **Rock Island County Trustee Payment Account** to the address shown above. This amount is made up of \$3,125.00 for purchase plus \$58.00 for recording.

Upon approval by the County Board Chairman, we will return an acknowledged copy of the purchase contract and process the conveyance. If this property is being purchased for demolition, please notify the Assessor in your county and apply for an exemption when the demolition is complete. If you have any questions, please contact me.

Sincerely yours,



Bill Krieger

TRANSACTION NO. 0815923

PURCHASE CONTRACT

SELLER: Rock Island County, As Trustee

PURCHASER: City of Rock Island

SUBJECT PROPERTY: (09) 4268 1603201001

TOTAL CONSIDERATION (Purchase Price + Recording Fee): \$3,183.00

SELLER agrees to sell and PURCHASER agrees to purchase, the SUBJECT PROPERTY for the TOTAL CONSIDERATION payable on execution hereof.

SELLER will convey and quitclaim the SUBJECT PROPERTY to PURCHASER within 90 days after the date hereof. The deed will be returned to PURCHASER directly from the Office of the Recorder of Deeds after recording.

SELLER makes no warranty or representation, of any kind or nature, as to the condition of title to the SUBJECT PROPERTY or as to the physical condition of any improvement thereon, each of which PURCHASER accepts "as is" and with all faults.

SELLER hereby grants to PURCHASER all of SELLER'S right of possession of the SUBJECT PROPERTY and any improvement thereon, and PURCHASER assumes such right of possession and the risk of loss or damage to any such improvement, and agrees to hold SELLER harmless and indemnified from any claim arising out of the condition thereof, as of this date. No personal property is sold or purchased hereunder.

PURCHASER hereby assumes all taxes and assessments upon the SUBJECT PREMISES beginning January 1 of the year 2016.

PURCHASER may, at its expense and option, obtain such title reports and surveys as to the SUBJECT PREMISES as PURCHASER may desire. PURCHASER shall advise SELLER in writing within 30 days after date hereof concerning any defect in the condition of title disclosed by such reports or surveys and rendering the title unmarketable. In the event of such notice, the conveyance to PURCHASER shall be delayed pending SELLER'S efforts to resolve the same. In event SELLER is unable or unwilling to cure such defects within a reasonable time after notice thereof, PURCHASER may elect to cancel and terminate this agreement and the rights and obligations of the parties hereunder; and in such event, SELLER shall refund to PURCHASER all sums paid hereunder if PURCHASER shall so elect. Failure to notify SELLER of any objectionable title defect as above said shall constitute a waiver thereof.

Neither of the parties hereto may assign or delegate the rights or obligations of such party hereunder without the prior express written consent of the other. All notices to the parties concerning the subject hereof shall be transmitted to the addresses set forth below their respective signatures.

Dated this _____ day of _____, 2015.

SELLER:

PURCHASER:

SELLER ADDRESS:
c/o Delinquent Tax Agent
P. O. Box 96
Edwardsville, IL 62025-0096

PURCHASER ADDRESS:
City of Rock Island
1528 Third Ave
Rock Island, IL 61201

ROCK ISLAND COUNTY TAX AGENT

TELEPHONE (618) 656-5744
TOLL FREE (800) 248-2850
FACSIMILE (618) 656-5094

141 ST. ANDREWS AVENUE
P.O. BOX 96
EDWARDSVILLE, ILLINOIS 62025

August 17, 2015

City of Rock Island
1528 Third Ave
Rock Island, IL 61201

Transaction Number: 0815918
Parcel Number: (09) 2863 0734417004

Dear Mr. Eder,

Enclosed is a purchase contract to enable the City of Rock Island to acquire the requested parcel. The purchase price is based upon the agreed upon price to pay all back and current taxes through 2014.

Please return **the signed contract** along with a check in the amount of **\$898.00** payable to the **Rock Island County Trustee Payment Account** to the address shown above. This amount is made up of \$840.00 for purchase plus \$58.00 for recording.

Upon approval by the County Board Chairman, we will return an acknowledged copy of the purchase contract and process the conveyance. If this property is being purchased for demolition, please notify the Assessor in your county and apply for an exemption when the demolition is complete. If you have any questions, please contact me.

Sincerely yours,



Bill Krieger

TRANSACTION NO. 0815918

PURCHASE CONTRACT

SELLER: Rock Island County, As Trustee

PURCHASER: City of Rock Island

SUBJECT PROPERTY: (09) 2863 0734417004

TOTAL CONSIDERATION (Purchase Price + Recording Fee): \$898.00

SELLER agrees to sell and PURCHASER agrees to purchase, the SUBJECT PROPERTY for the TOTAL CONSIDERATION payable on execution hereof.

SELLER will convey and quitclaim the SUBJECT PROPERTY to PURCHASER within 90 days after the date hereof. The deed will be returned to PURCHASER directly from the Office of the Recorder of Deeds after recording.

SELLER makes no warranty or representation, of any kind or nature, as to the condition of title to the SUBJECT PROPERTY or as to the physical condition of any improvement thereon, each of which PURCHASER accepts "as is" and with all faults.

SELLER hereby grants to PURCHASER all of SELLER'S right of possession of the SUBJECT PROPERTY and any improvement thereon, and PURCHASER assumes such right of possession and the risk of loss or damage to any such improvement, and agrees to hold SELLER harmless and indemnified from any claim arising out of the condition thereof, as of this date. No personal property is sold or purchased hereunder.

PURCHASER hereby assumes all taxes and assessments upon the SUBJECT PREMISES beginning January 1 of the year 2016.

PURCHASER may, at its expense and option, obtain such title reports and surveys as to the SUBJECT PREMISES as PURCHASER may desire. PURCHASER shall advise SELLER in writing within 30 days after date hereof concerning any defect in the condition of title disclosed by such reports or surveys and rendering the title unmarketable. In the event of such notice, the conveyance to PURCHASER shall be delayed pending SELLER'S efforts to resolve the same. In event SELLER is unable or unwilling to cure such defects within a reasonable time after notice thereof, PURCHASER may elect to cancel and terminate this agreement and the rights and obligations of the parties hereunder; and in such event, SELLER shall refund to PURCHASER all sums paid hereunder if PURCHASER shall so elect. Failure to notify SELLER of any objectionable title defect as above said shall constitute a waiver thereof.

Neither of the parties hereto may assign or delegate the rights or obligations of such party hereunder without the prior express written consent of the other. All notices to the parties concerning the subject hereof shall be transmitted to the addresses set forth below their respective signatures.

Dated this _____ day of _____, 2015.

SELLER:

PURCHASER:

SELLER ADDRESS:
c/o Delinquent Tax Agent
P. O. Box 96
Edwardsville, IL 62025-0096

PURCHASER ADDRESS:
City of Rock Island
1528 Third Ave
Rock Island, IL 61201

ROCK ISLAND COUNTY TAX AGENT

TELEPHONE (618) 656-5744
TOLL FREE (800) 248-2850
FACSIMILE (618) 656-5094

141 ST. ANDREWS AVENUE
P.O. BOX 96
EDWARDSVILLE, ILLINOIS 62025

August 17, 2015

City of Rock Island
1528 Third Ave
Rock Island, IL 61201

Transaction Number: 0815919
Parcel Number: (09) 2864 0734417003

Dear Mr. Eder,

Enclosed is a purchase contract to enable the City of Rock Island to acquire the requested parcel. The purchase price is made up of the agreed price to pay all back taxes through the year 2014.

Please return **the signed contract** along with a check in the amount of **\$1,118.00** payable to the **Rock Island County Trustee Payment Account** to the address shown above. This amount is made up of \$1,060.00 for purchase plus \$58.00 for recording.

Upon approval by the County Board Chairman, we will return an acknowledged copy of the purchase contract and process the conveyance. If this property is being purchased for demolition, please notify the Assessor in your county and apply for an exemption when the demolition is complete. If you have any questions, please contact me.

Sincerely yours,



Bill Krieger

TRANSACTION NO. 0815919

PURCHASE CONTRACT

SELLER: Rock Island County, As Trustee

PURCHASER: City of Rock Island

SUBJECT PROPERTY: (09) 2864 0734417003

TOTAL CONSIDERATION (Purchase Price + Recording Fee): \$1,118.00

SELLER agrees to sell and PURCHASER agrees to purchase, the SUBJECT PROPERTY for the TOTAL CONSIDERATION payable on execution hereof.

SELLER will convey and quitclaim the SUBJECT PROPERTY to PURCHASER within 90 days after the date hereof. The deed will be returned to PURCHASER directly from the Office of the Recorder of Deeds after recording.

SELLER makes no warranty or representation, of any kind or nature, as to the condition of title to the SUBJECT PROPERTY or as to the physical condition of any improvement thereon, each of which PURCHASER accepts "as is" and with all faults.

SELLER hereby grants to PURCHASER all of SELLER'S right of possession of the SUBJECT PROPERTY and any improvement thereon, and PURCHASER assumes such right of possession and the risk of loss or damage to any such improvement, and agrees to hold SELLER harmless and indemnified from any claim arising out of the condition thereof, as of this date. No personal property is sold or purchased hereunder.

PURCHASER hereby assumes all taxes and assessments upon the SUBJECT PREMISES beginning January 1 of the year 2016.

PURCHASER may, at its expense and option, obtain such title reports and surveys as to the SUBJECT PREMISES as PURCHASER may desire. PURCHASER shall advise SELLER in writing within 30 days after date hereof concerning any defect in the condition of title disclosed by such reports or surveys and rendering the title unmarketable. In the event of such notice, the conveyance to PURCHASER shall be delayed pending SELLER'S efforts to resolve the same. In event SELLER is unable or unwilling to cure such defects within a reasonable time after notice thereof, PURCHASER may elect to cancel and terminate this agreement and the rights and obligations of the parties hereunder; and in such event, SELLER shall refund to PURCHASER all sums paid hereunder if PURCHASER shall so elect. Failure to notify SELLER of any objectionable title defect as above said shall constitute a waiver thereof.

Neither of the parties hereto may assign or delegate the rights or obligations of such party hereunder without the prior express written consent of the other. All notices to the parties concerning the subject hereof shall be transmitted to the addresses set forth below their respective signatures.

Dated this _____ day of _____, 2015.

SELLER:

PURCHASER:

SELLER ADDRESS:
c/o Delinquent Tax Agent
P. O. Box 96
Edwardsville, IL 62025-0096

PURCHASER ADDRESS:
City of Rock Island
1528 Third Ave
Rock Island, IL 61201

ROCK ISLAND COUNTY TAX AGENT

TELEPHONE (618) 656-5744
TOLL FREE (800) 248-2850
FACSIMILE (618) 656-5094

141 ST. ANDREWS AVENUE
P.O. BOX 96
EDWARDSVILLE, ILLINOIS 62025

August 17, 2015

City of Rock Island
1528 Third Ave
Rock Island, IL 61201

Transaction Number: 0815922
Parcel Number: (09) 2866 0734417002

Dear Mr. Eder,

Enclosed is a purchase contract to enable the City of Rock Island to acquire the requested parcel. The purchase price is made up of the agreed price to pay all back taxes through the year 2014.

Please return **the signed contract** along with a check in the amount of **\$1,123.00** payable to the **Rock Island County Trustee Payment Account** to the address shown above. This amount is made up of \$1,065.00 for purchase plus \$58.00 for recording.

Upon approval by the County Board Chairman, we will return an acknowledged copy of the purchase contract and process the conveyance. If this property is being purchased for demolition, please notify the Assessor in your county and apply for an exemption when the demolition is complete. If you have any questions, please contact me.

Sincerely yours,



Bill Krieger

TRANSACTION NO. 0815922

PURCHASE CONTRACT

SELLER: Rock Island County, As Trustee

PURCHASER: City of Rock Island

SUBJECT PROPERTY: (09) 2866 0734417002

TOTAL CONSIDERATION (Purchase Price + Recording Fee): \$1,123.00

SELLER agrees to sell and PURCHASER agrees to purchase, the SUBJECT PROPERTY for the TOTAL CONSIDERATION payable on execution hereof.

SELLER will convey and quitclaim the SUBJECT PROPERTY to PURCHASER within 90 days after the date hereof. The deed will be returned to PURCHASER directly from the Office of the Recorder of Deeds after recording.

SELLER makes no warranty or representation, of any kind or nature, as to the condition of title to the SUBJECT PROPERTY or as to the physical condition of any improvement thereon, each of which PURCHASER accepts "as is" and with all faults.

SELLER hereby grants to PURCHASER all of SELLER'S right of possession of the SUBJECT PROPERTY and any improvement thereon, and PURCHASER assumes such right of possession and the risk of loss or damage to any such improvement, and agrees to hold SELLER harmless and indemnified from any claim arising out of the condition thereof, as of this date. No personal property is sold or purchased hereunder.

PURCHASER hereby assumes all taxes and assessments upon the SUBJECT PREMISES beginning January 1 of the year 2016.

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Dated this _____ day of _____, 2015.

SELLER:

PURCHASER:

SELLER ADDRESS:
c/o Delinquent Tax Agent
P. O. Box 96
Edwardsville, IL 62025-0096

PURCHASER ADDRESS:
City of Rock Island
1528 Third Ave
Rock Island, IL 61201

ROCK ISLAND COUNTY TAX AGENT

TELEPHONE (618) 656-5744
TOLL FREE (800) 248-2850
FACSIMILE (618) 656-5094

141 ST. ANDREWS AVENUE
P.O. BOX 96
EDWARDSVILLE, ILLINOIS 62025

August 17, 2015

City of Rock Island
1528 Third Ave
Rock Island, IL 61201

Transaction Number: 0815921
Parcel Number: (09) 2865 0734417001

Dear Mr Eder,

Enclosed is a purchase contract to enable the City of Rock Island to acquire the requested parcel. The purchase price is made up of the agreed price to pay all back taxes through the year 2014.

Please return **the signed contract** along with a check in the amount of **\$1,123.00** payable to the **Rock Island County Trustee Payment Account** to the address shown above. This amount is made up of \$1,065.00 for purchase plus \$58.00 for recording.

Upon approval by the County Board Chairman, we will return an acknowledged copy of the purchase contract and process the conveyance. If this property is being purchased for demolition, please notify the Assessor in your county and apply for an exemption when the demolition is complete. If you have any questions, please contact me.

Sincerely yours,



Bill Krieger

TRANSACTION NO. 0815921

PURCHASE CONTRACT

SELLER: Rock Island County, As Trustee

PURCHASER: City of Rock Island

SUBJECT PROPERTY: (09) 2865 0734417001

TOTAL CONSIDERATION (Purchase Price + Recording Fee): \$1,123.00

SELLER agrees to sell and PURCHASER agrees to purchase, the SUBJECT PROPERTY for the TOTAL CONSIDERATION payable on execution hereof.

SELLER will convey and quitclaim the SUBJECT PROPERTY to PURCHASER within 90 days after the date hereof. The deed will be returned to PURCHASER directly from the Office of the Recorder of Deeds after recording.

SELLER makes no warranty or representation, of any kind or nature, as to the condition of title to the SUBJECT PROPERTY or as to the physical condition of any improvement thereon, each of which PURCHASER accepts "as is" and with all faults.

SELLER hereby grants to PURCHASER all of SELLER'S right of possession of the SUBJECT PROPERTY and any improvement thereon, and PURCHASER assumes such right of possession and the risk of loss or damage to any such improvement, and agrees to hold SELLER harmless and indemnified from any claim arising out of the condition thereof, as of this date. No personal property is sold or purchased hereunder.

PURCHASER hereby assumes all taxes and assessments upon the SUBJECT PREMISES beginning January 1 of the year 2016.

PURCHASER may, at its expense and option, obtain such title reports and surveys as to the SUBJECT PREMISES as PURCHASER may desire. PURCHASER shall advise SELLER in writing within 30 days after date hereof concerning any defect in the condition of title disclosed by such reports or surveys and rendering the title unmarketable. In the event of such notice, the conveyance to PURCHASER shall be delayed pending SELLER'S efforts to resolve the same. In event SELLER is unable or unwilling to cure such defects within a reasonable time after notice thereof, PURCHASER may elect to cancel and terminate this agreement and the rights and obligations of the parties hereunder; and in such event, SELLER shall refund to PURCHASER all sums paid hereunder if PURCHASER shall so elect. Failure to notify SELLER of any objectionable title defect as above said shall constitute a waiver thereof.

Neither of the parties hereto may assign or delegate the rights or obligations of such party hereunder without the prior express written consent of the other. All notices to the parties concerning the subject hereof shall be transmitted to the addresses set forth below their respective signatures.

Dated this _____ day of _____, 2015.

SELLER:

PURCHASER:

SELLER ADDRESS:
c/o Delinquent Tax Agent
P. O. Box 96
Edwardsville, IL 62025-0096

PURCHASER ADDRESS:
City of Rock Island
1528 Third Ave
Rock Island, IL 61201

ROCK ISLAND COUNTY TAX AGENT

TELEPHONE (618) 656-5744
TOLL FREE (800) 248-2850
FACSIMILE (618) 656-5094

141 ST. ANDREWS AVENUE
P.O. BOX 96
EDWARDSVILLE, ILLINOIS 62025

August 17, 2015

City of Rock Island
1528 Third Ave
Rock Island, IL 61201

Transaction Number: 0815926
Parcel Number: (09) 6754 1603202006

Dear Mr Eder,

Enclosed is a purchase contract to enable the City of Rock Island to acquire the requested parcel. The purchase price is made up of the agreed price to pay all back taxes through the year 2014.

Please return **the signed contract** along with a check in the amount of **\$933.00** payable to the **Rock Island County Trustee Payment Account** to the address shown above. This amount is made up of \$875.00 for purchase plus \$58.00 for recording.

Upon approval by the County Board Chairman, we will return an acknowledged copy of the purchase contract and process the conveyance. If this property is being purchased for demolition, please notify the Assessor in your county and apply for an exemption when the demolition is complete. If you have any questions, please contact me.

Sincerely yours,



Bill Krieger

TRANSACTION NO. 0815926

PURCHASE CONTRACT

SELLER: Rock Island County, As Trustee

PURCHASER: City of Rock Island

SUBJECT PROPERTY: (09) 6754 1603202006

TOTAL CONSIDERATION (Purchase Price + Recording Fee): \$933.00

SELLER agrees to sell and PURCHASER agrees to purchase, the SUBJECT PROPERTY for the TOTAL CONSIDERATION payable on execution hereof.

SELLER will convey and quitclaim the SUBJECT PROPERTY to PURCHASER within 90 days after the date hereof. The deed will be returned to PURCHASER directly from the Office of the Recorder of Deeds after recording.

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SELLER:

PURCHASER:

SELLER ADDRESS:
c/o Delinquent Tax Agent
P. O. Box 96
Edwardsville, IL 62025-0096

PURCHASER ADDRESS:
City of Rock Island
1528 Third Ave
Rock Island, IL 61201

ROCK ISLAND COUNTY TAX AGENT

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141 ST. ANDREWS AVENUE
P.O. BOX 96
EDWARDSVILLE, ILLINOIS 62025

August 17, 2015

City of Rock Island
1528 Third Ave
Rock Island, IL 61201

Transaction Number: 0815925
Parcel Number: (09) 6753 1603202005

Dear Mr. Eder,

Enclosed is a purchase contract to enable the City of Rock Island to acquire the requested parcel. The purchase price is made up of the agreed price to pay all back taxes through the year 2014.

Please return **the signed contract** along with a check in the amount of **\$933.00** payable to the **Rock Island County Trustee Payment Account** to the address shown above. This amount is made up of \$875.00 for purchase plus \$58.00 for recording.

Upon approval by the County Board Chairman, we will return an acknowledged copy of the purchase contract and process the conveyance. If this property is being purchased for demolition, please notify the Assessor in your county and apply for an exemption when the demolition is complete. If you have any questions, please contact me.

Sincerely yours,



Bill Krieger

TRANSACTION NO. 0815925

PURCHASE CONTRACT

SELLER: Rock Island County, As Trustee

PURCHASER: City of Rock Island

SUBJECT PROPERTY: (09) 6753 1603202005

TOTAL CONSIDERATION (Purchase Price + Recording Fee): \$933.00

SELLER agrees to sell and PURCHASER agrees to purchase, the SUBJECT PROPERTY for the TOTAL CONSIDERATION payable on execution hereof.

SELLER will convey and quitclaim the SUBJECT PROPERTY to PURCHASER within 90 days after the date hereof. The deed will be returned to PURCHASER directly from the Office of the Recorder of Deeds after recording.

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PURCHASER:

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P. O. Box 96
Edwardsville, IL 62025-0096

PURCHASER ADDRESS:
City of Rock Island
1528 Third Ave
Rock Island, IL 61201

ROCK ISLAND COUNTY TAX AGENT

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P.O. BOX 96
EDWARDSVILLE, ILLINOIS 62025

August 17, 2015

City of Rock Island
1528 Third Ave
Rock Island, IL 61201

Transaction Number: 0815924
Parcel Number: (09) 6086 1603102001

Dear Mr. Eder,

Enclosed is a purchase contract to enable the City of Rock Island to acquire the requested parcel. The purchase price is made up of the agreed price to pay all back taxes through the year 2014.

Please return **the signed contract** along with a check in the amount of **\$265,468.00** payable to the **Rock Island County Trustee Payment Account** to the address shown above. This amount is made up of \$265,410.00 for purchase plus \$58.00 for recording.

Upon approval by the County Board Chairman, we will return an acknowledged copy of the purchase contract and process the conveyance. If this property is being purchased for demolition, please notify the Assessor in your county and apply for an exemption when the demolition is complete. If you have any questions, please contact me.

Sincerely yours,



Bill Krieger

TRANSACTION NO. 0815924

PURCHASE CONTRACT

SELLER: Rock Island County, As Trustee

PURCHASER: City of Rock Island

SUBJECT PROPERTY: (09) 6086 1603102001

TOTAL CONSIDERATION (Purchase Price + Recording Fee): \$265,468.00

SELLER agrees to sell and PURCHASER agrees to purchase, the SUBJECT PROPERTY for the TOTAL CONSIDERATION payable on execution hereof.

SELLER will convey and quitclaim the SUBJECT PROPERTY to PURCHASER within 90 days after the date hereof. The deed will be returned to PURCHASER directly from the Office of the Recorder of Deeds after recording.

SELLER makes no warranty or representation, of any kind or nature, as to the condition of title to the SUBJECT PROPERTY or as to the physical condition of any improvement thereon, each of which PURCHASER accepts "as is" and with all faults.

SELLER hereby grants to PURCHASER all of SELLER'S right of possession of the SUBJECT PROPERTY and any improvement thereon, and PURCHASER assumes such right of possession and the risk of loss or damage to any such improvement, and agrees to hold SELLER harmless and indemnified from any claim arising out of the condition thereof, as of this date. No personal property is sold or purchased hereunder.

PURCHASER hereby assumes all taxes and assessments upon the SUBJECT PREMISES beginning January 1 of the year 2016.

PURCHASER may, at its expense and option, obtain such title reports and surveys as to the SUBJECT PREMISES as PURCHASER may desire. PURCHASER shall advise SELLER in writing within 30 days after date hereof concerning any defect in the condition of title disclosed by such reports or surveys and rendering the title unmarketable. In the event of such notice, the conveyance to PURCHASER shall be delayed pending SELLER'S efforts to resolve the same. In event SELLER is unable or unwilling to cure such defects within a reasonable time after notice thereof, PURCHASER may elect to cancel and terminate this agreement and the rights and obligations of the parties hereunder; and in such event, SELLER shall refund to PURCHASER all sums paid hereunder if PURCHASER shall so elect. Failure to notify SELLER of any objectionable title defect as above said shall constitute a waiver thereof.

Neither of the parties hereto may assign or delegate the rights or obligations of such party hereunder without the prior express written consent of the other. All notices to the parties concerning the subject hereof shall be transmitted to the addresses set forth below their respective signatures.

Dated this _____ day of _____, 2015.

SELLER:

PURCHASER:

SELLER ADDRESS:
c/o Delinquent Tax Agent
P. O. Box 96
Edwardsville, IL 62025-0096

PURCHASER ADDRESS:
City of Rock Island
1528 Third Ave
Rock Island, IL 61201