

JASPER 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 28, 2017

City of Newton
108 N Van Buren, Room A
Newton, IL 62448

Transaction Number: 0817963
Parcel Number: 90-12-01-405-005

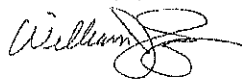
Dear Mayor Bolander,

Enclosed is a purchase contract to enable the City of Newton to acquire the requested parcel. The purchase price is based upon the minimum cost of acquisition and conveyance thru the county's Tax Liquidation Program.

Please return **the signed contract** along with a check in the amount of **\$805.00** payable to the **Jasper County Trustee Payment Account** to the address shown above. This amount is made up of \$750.00 for purchase plus \$55.00 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. 0817963

PURCHASE CONTRACT

SELLER: Jasper County, As Trustee **PURCHASER:** City of Newton

SUBJECT PROPERTY: 90-12-01-405-005

TOTAL CONSIDERATION (Purchase Price + Recording Fee): \$805.00

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 2018.

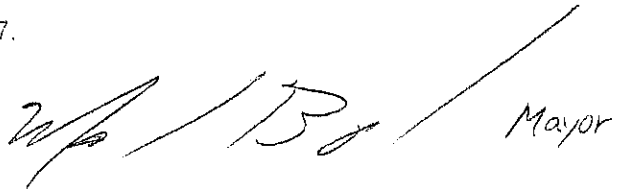
PURCHASER may, at its expense and option, obtain such title reports and surveys as to the SUBJECT PREMISES as PURCHASER may desire. PURCHASER shall advise SELLER in writing within 30 days after date hereof concerning any defect in the condition of title disclosed by such reports or surveys and rendering 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 30th day of August, 2017.

SELLER:

PURCHASER:

 Mayor

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

PURCHASER ADDRESS:
City of Newton
108 N Van Buren, Room A
Newton, IL 62448

TRANSACTION NO. 0817963

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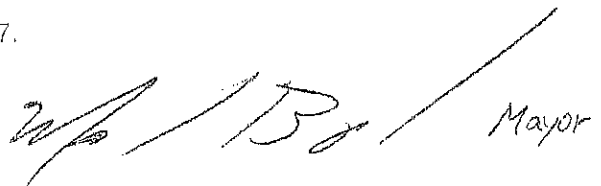
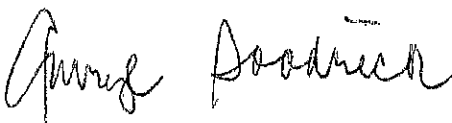
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PURCHASER:



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

PURCHASER ADDRESS:
City of Newton
108 N Van Buren, Room A
Newton, IL 62448

JASPER COUNTY TRUSTEE PAYMENT ACCOUNT

c/o County Delinquent Tax Agent

P.O. Box 96

Edwardsville, Illinois 62025

(618)656-5744 (800)248-2850

Date: **09/01/2017**

Received
From **City of Newton**
108 N Van Buren, Room A
Newton, IL 62448

Amount **\$ 805.00****Eight hundred five dollars only**

Item #	Price	Deposit
0817963	\$750.00	\$805.00

Fund Type	Amount
Check	805.00

No: 70917

Rec'd By