

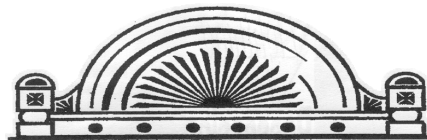
RANCH HOME FOR SALE

\$139,900

**410 S. Main Street
Pearl City, IL 61062
MLS # KKR9027**



Information thought to be accurate but not guaranteed.



Kenneth W. Kophamer Realty

Ken Kophamer

118 E. Main St.

Morrison, IL 61270

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Fax: (815) 772-8134

Mobile: (815) 631-6115

Email: kenny@kenkoprealty.com

Website: www.kenkoprealty.com

Salient Facts



Kenneth W. Kophamer

Road of Access: S. Main Street
City: Pearl City
School District: Pearl City
County: Stephenson
Lot Size: 0.37 acres
Total SF: 1,504
Zoning: Residential

Real Estate Taxes

Parcel #02-17-08-476-004
Amount: \$3,846.36
Assessed Value: \$42,518
Exemptions: Homestead

***Measurements are approximate and should be verified by buyers.**

Room Measurements:

Main Level:

Living Room: 32' x 13'
Dining Room: 13' x 10'
Kitchen: 17' x 10'
Full Bath: 10' x 7'
Master Bedroom: 13' x 13'
Bedroom: 10' x 12'
Sunroom: 10' x 14'
Laundry: 5' x 6'

Basement:

Family Room: 29' x 12'
Office: 20' x 12'
Kitchenette: 13' x 9'
3/4 Bath: 6' x 8'
Hot Tub room: 11' x 12'

COMMENTS:

Highly functional 2 bedroom ranch home with a 3 stall attached garage. All appliances are negotiable. The living room has a gas fireplace and vaulted ceiling. The kitchen has linoleum flooring and plenty of counter space. The dining room has French doors out to the sunroom. The master bedroom also has French doors leading to the deck. The walkout basement has a family room, kitchenette, 3/4 bath, hot tub room, utility room and office. The back yard has a waterfall/pond.

Amenities:

- Gas fireplace
- Vaulted ceiling
- Main floor master and laundry
- Waterfall/pond
- Central Air
- Electric heat
- Hot tub (not functional)
- 3 stalls attached garage
- Side deck
- Concrete patio
- City Water and Sewer

PICTURES



LIVING ROOM



BEDROOM



FULL BATH



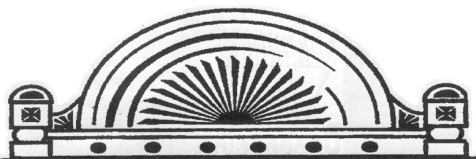
MASTER BEDROOM



DINING ROOM



SUNROOM



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PICTURES



DECK



KITCHEN



KITCHEN



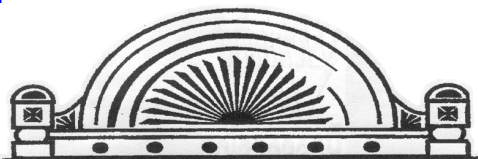
FAMILY ROOM



HOT TUB ROOM



LAUNDRY



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PICTURES



WATERFALL



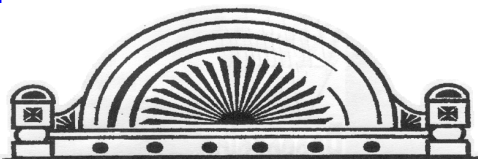
POND



YARD

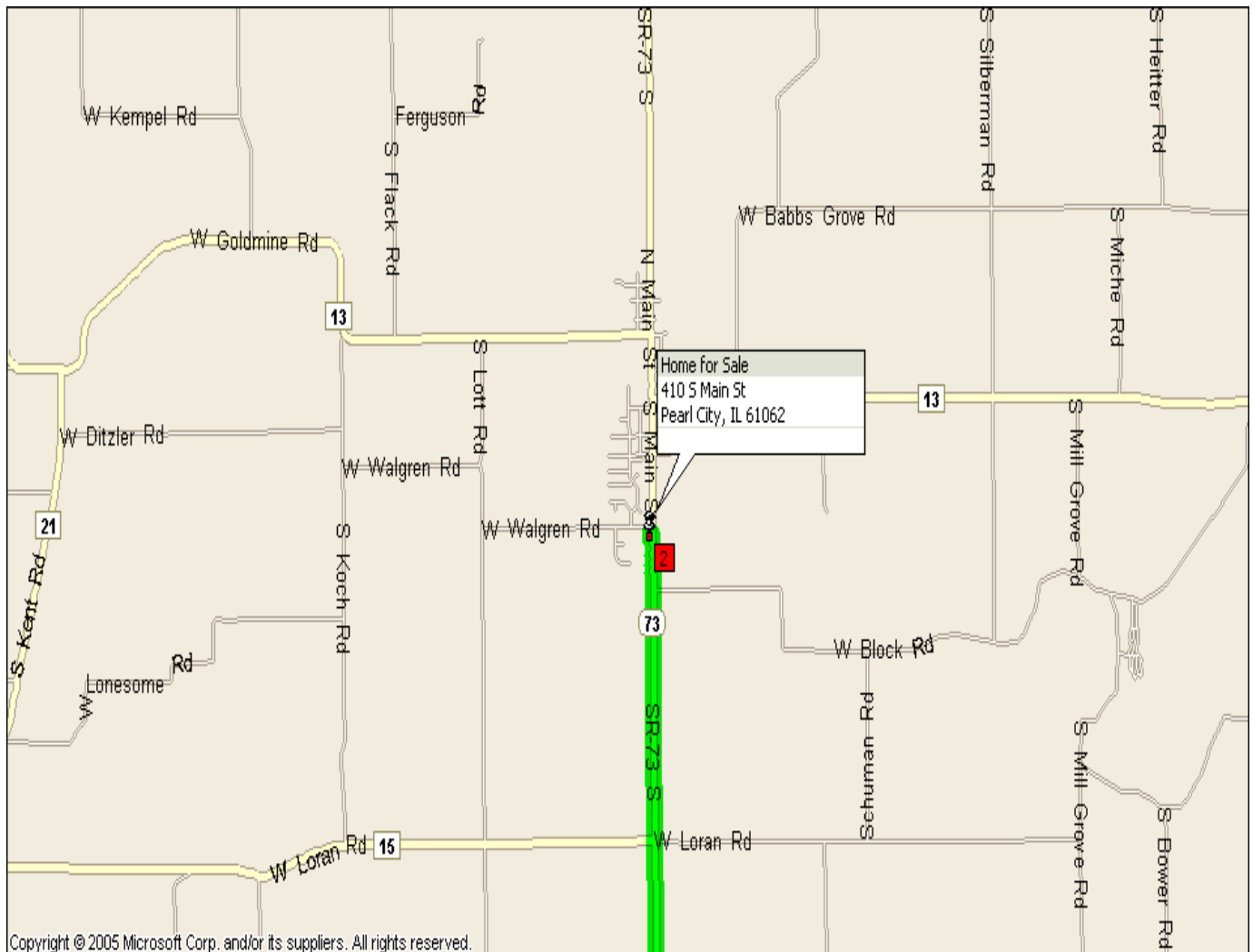


DECK

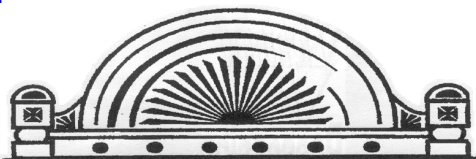


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LOCATION MAP



Directions: From Morrison go north on Route 78. Go east on US-52 (SR-64). Go north on SR-72. Changes to SR 73. Property will be on the left coming into Pearl City. Look for Realty signs.



Kenneth W. Kophamer Realty

Illinois Association of REALTORS® RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT

NOTICE: THE PURPOSE OF THIS REPORT IS TO PROVIDE PROSPECTIVE BUYERS WITH INFORMATION ABOUT MATERIAL DEFECTS IN THE RESIDENTIAL REAL PROPERTY. THIS REPORT DOES NOT LIMIT THE PARTIES RIGHT TO CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY IN "AS IS" CONDITION. UNDER COMMON LAW SELLERS WHO DISCLOSE MATERIAL DEFECTS MAY BE UNDER A CONTINUING OBLIGATION TO ADVISE THE PROSPECTIVE BUYERS ABOUT THE CONDITION OF THE RESIDENTIAL REAL PROPERTY EVEN AFTER THE REPORT IS DELIVERED TO THE PROSPECTIVE BUYER. COMPLETION OF THIS REPORT BY SELLER CREATES LEGAL OBLIGATIONS ON SELLER THEREFORE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

Property Address: 410 S Main St
City, State & Zip Code: Peoria City, IL 61602
Seller's Name: Jesse and Kari Mitchell

This report is a disclosure of certain conditions of the residential real property listed above in compliance with the Residential Real Property Disclosure Act. This information is provided as of _____, 20____, and does not reflect any changes made or occurring after that date or information that becomes known to the seller after that date. The disclosures herein shall not be deemed warranties of any kind by the seller or any person representing any party in this transaction.

In this form, "am aware" means to have actual notice or actual knowledge without any specific investigation or inquiry. In this form a "material defect" means a condition that would have a substantial adverse effect on the value of the residential real property or that would significantly impair the health or safety of future occupants of the residential real property unless the seller reasonably believes that the condition has been corrected.

The seller discloses the following information with the knowledge that even though the statements herein are not deemed to be warranties, prospective buyers may choose to rely on this information in deciding whether or not and on what terms to purchase the residential real property.

The seller represents that to the best of his or her actual knowledge, the following statements have been accurately noted as "yes", (correct), "no" (incorrect) or "not applicable" to the property being sold. If the seller indicates that the response to any statement, except number 1, is yes or not applicable, the seller shall provide an explanation, in the additional information area of this form.

	YES	NO	N/A	
1.	☒	☐	☐	Seller has occupied the property within the last 12 months. (No explanation is needed.)
2.	☒	☐	☐	I am aware of flooding or recurring leakage problems in the crawlspace or basement.
3.	☐	☒	☐	I am aware that the property is located in a flood plain or that I currently have flood hazard insurance on the property.
4.	☐	☒	☐	I am aware of material defects in the basement or foundation (including cracks and bulges).
5.	☐	☒	☐	I am aware of leaks or material defects in the roof, ceilings or chimney.
6.	☐	☒	☐	I am aware of material defects in the walls or floors.
7.	☐	☒	☐	I am aware of material defects in the electrical system.
8.	☐	☒	☐	I am aware of material defects in the the plumbing system (includes such things as water heater, sump pump, water treatment system, sprinkler system, and swimming pool).
9.	☐	☒	☐	I am aware of material defects in the well or well equipment.
10.	☐	☒	☐	I am aware of unsafe conditions in the drinking water.
11.	☐	☒	☐	I am aware of material defects in the heating, air conditioning, or ventilating systems.
12.	☐	☒	☐	I am aware of material defects in the fireplace or woodburning stove.
13.	☐	☒	☐	I am aware of material defects in the septic, sanitary sewer, or other disposal system.
14.	☐	☒	☐	I am aware of unsafe concentrations of radon on the premises.
15.	☐	☒	☐	I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises.
16.	☐	☒	☐	I am aware of unsafe concentrations of or unsafe conditions relating to lead paint, lead water pipes, lead plumbing pipes or lead in the soil on the premises.
17.	☐	☒	☐	I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises.
18.	☐	☒	☐	I am aware of current infestations of termites or other wood boring insects.
19.	☐	☒	☐	I am aware of a structural defect caused by previous infestations of termites or other wood boring insects.
20.	☐	☒	☐	I am aware of underground fuel storage tanks on the property.
21.	☐	☒	☐	I am aware of boundary or lot line disputes.
22.	☐	☒	☐	I have received notice of violation of local, state or federal laws or regulations relating to this property, which violation has not been corrected.

Note: These disclosures are not intended to cover the common elements of a condominium, but only the actual residential real property including limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit.

Note: These disclosures are intended to reflect the current condition of the premises and do not include previous problems, if any, that the seller reasonably believes have been corrected.

If any of the above are marked "not applicable" or "yes", please explain here or use additional pages, if necessary:

Seepage during heavy rains.

Check here if additional pages used: ☐

Seller certifies that seller has prepared this statement and certifies that the information provided is based on the actual notice or actual knowledge of the seller without any specific investigation or inquiry on the part of the seller. The seller hereby authorizes any person representing any principal in this transaction to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

Seller: [Signature] Date: 7/8/09
Seller: Kari Mitchell Date: 7-8-09

PROSPECTIVE BUYER IS AWARE THAT THE PARTIES MAY CHOOSE TO NEGOTIATE AN AGREEMENT FOR THE SALE OF THE PROPERTY SUBJECT TO ANY OR ALL MATERIAL DEFECTS DISCLOSED IN THIS REPORT ("AS IS"). THIS DISCLOSURE IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PROSPECTIVE BUYER OR SELLER MAY WISH TO OBTAIN OR NEGOTIATE. THE FACT THAT THE SELLER IS NOT AWARE OF A PARTICULAR CONDITION OR PROBLEM IS NO GUARANTEE THAT IT DOES NOT EXIST. PROSPECTIVE BUYER IS AWARE THAT HE MAY REQUEST AN INSPECTION OF THE PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.

Prospective Buyer: _____ Date: _____ Time: _____
Prospective Buyer: _____ Date: _____ Time: _____



DISCLOSURE OF INFORMATION ON RADON HAZARDS
(For Residential Real Property Sales or Purchases)

Radon Warning Statement

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling showing elevated levels of radon in the seller's possession.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and mitigated if elevated levels are found. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

Seller's Disclosure (initial each of the following which applies)

_____ (a) Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain).

_____ (b) Seller has provided the purchaser with all available records and reports pertaining to elevated radon concentrations within the dwelling.

• DMKM (c) Seller has no knowledge of elevated radon concentrations in the dwelling.

• DMKM (d) Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

Purchaser's Acknowledgment (initial each of the following which applies)

_____ (e) Purchaser has received copies of all information listed above.

_____ (f) Purchaser has received the IEMA approved Radon Disclosure Pamphlet.

Agent's Acknowledgement (initial if applicable)

KWK (g) Agent has informed the seller of the seller's obligations under Illinois law.

Certification of Accuracy

The following parties have reviewed the information above and each party certifies, to the best of his or her knowledge, that the information he or she has provided is true and accurate.

Seller [Signature] **Date** 7/8/09

Seller Kirill M. Ichev **Date** 7-8-09

Purchaser _____ **Date** _____

Purchaser _____ **Date** _____

Agent Kerem W. Kophanev **Date** 7/9/09

Agent _____ **Date** _____

DISCLOSURE OF INFORMATION & ACKNOWLEDGMENT FORM

Lead-Based Paint and/or Lead-Based Paint Hazards

REVISED 05-01-2007

(Seller(s) must read, initial and sign prior to signing Listing Agreement. Purchaser(s) must read, initial and sign prior to signing Purchase Agreement. Seller and Purchaser agree that this form shall be an attachment to any Purchase Agreement between them for this property.) Property Address: 410 S Main Street, Pearl City, IL 61062

LEAD WARNING STATEMENT:

Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (Seller(s) MUST Initial Both A and B, and Check (i) or (ii) under Both A and B):

DM/KM

A. Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

☐ (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

DM/KM

☒ (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

B. Records and Reports available to the Seller (check (i) or (ii) below):

☐ (i) Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

☒ (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGMENT (Purchaser(s) MUST Initial C and Check (i) or (ii) under C. Purchaser(s) MUST Initial Both D and E and Check (i) or (ii) under E):

/

C. ☐ (i) Purchaser has received copies of all information listed above, OR

☐ (ii) No records or reports were available.

/

D. Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.

/

E. Purchaser has (check (i) or (ii) below):

☐ (i) Received a 10 calendar day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR

☐ (ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT (Listing Agent (LA) and Selling Agent (SA) MUST Initial as Noted):

KWK

LA

F. Listing Agent has informed the Seller of the Seller's obligations under 42 U.S.C 4852d and is aware of his/her responsibility to ensure compliance.

LA

G. The Listing Agent and Selling Agent whose initials appear on this form have assured compliance with the Lead-Based Paint Disclosure requirements by the use and completion of this disclosure form.

CERTIFICATION OF ACCURACY:

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

[Signature]

Seller

7/8/09
Date

Purchaser

Date

[Signature]

Seller

7-8-09
Date

Purchaser

Date

[Signature]

Listing Agent

7/9/09
Date

Selling Agent

Date



ILLINOIS ASSOCIATION OF REALTORS®

MOLD DISCLOSURE



Printed Name(s) of Seller(s) Jesse & Kari Mitchell

Printed Name(s) of Buyer(s) _____

Property Address 410 S Main Street, Pearl City, IL 61062

1. **SELLER DISCLOSURE.** To the best of Seller's actual knowledge, Seller represents:

- a. The property described herein ☐ has ☒ **has not** been previously tested for molds, fungi, mildew and similar organisms ("molds");

Note: If answer to a. is "has not," then skip b. and c. and go to Section #2.
If answer to a. is "has," then complete b. and c.

- b. The molds found ☐ **were** ☐ **were not** identified as toxic or harmful molds;
- c. With regard to any molds that were found, measures ☐ **were** ☐ **were not** taken to remove those molds.

Buyers Initials



2. **MOLD INSPECTIONS.** Molds, fungi, mildew, and similar organisms may exist in the property of which the Seller is unaware and has no actual knowledge. These contaminants generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plan pots, or where there has been flooding. A professional home inspection may not disclose molds. Buyer may wish to obtain an inspection specifically for molds to more fully determine the condition of the Property and its environmental status. Neither Seller's agents nor Buyer's agents are experts in the field of mold. The Buyers are strongly encouraged to satisfy themselves as to the Property condition.

3. **RECEIPT OF COPY.** Seller and Buyer has read this Mold Disclosure and by their signatures hereon acknowledge receipt of a copy thereof.

Seller: [Signature] Date: 7/8/09

Seller: Kari Mitchell Date: 7-8-09

Buyer: _____ Date: _____

Buyer: _____ Date: _____