



ILLINOIS REALTORS®

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 the most current records and reports pertaining to elevated radon concentrations within the dwelling.
- _____ (c) Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.
- _____ (d) Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

B-SIGNED
Oct 26, 2022
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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)

- _____ (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 Stephen Bridges Date Oct 26, 2022

Seller _____ Date _____

Purchaser _____ Date _____

Purchaser _____ Date _____

Agent _____ Date _____

Agent [Signature] Date Oct 26, 2022

Property Address: 2180 Oak Grove rd

City, State, Zip Code: Vienna IL 62995

PACKAGE CERTIFICATE

BROKER **MINT**

RADON DISCLOSURE (IL ONLY IF APPLICABLE)

1 page

Disclosure-of-Information-on-Radon-Hazards-for-residential-real-property-sales-or-purchase-422#.pdf

1 page

E-SIGN INFO

Status:

SIGNED

Originator:

Shane Yearian
syearian@trophypa.com
IP: 174.86.74.42
Domain: trophypa.brotermint.com
Date: Oct 26, 2022 12:05 PM



Package ID:

19721E673532D0362786DDCDF4BD78B3

Time zone:

CDT (UTC-5)

Signers:

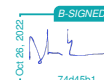
SY

Shane Yearian
Listing Agent

syearian@trophypa.com
IP: 174.86.74.42

Signed

Oct 26, 2022 12:05 PM
id: 74d45b1cb172055891429c5a992ac4d3



SB

Stephen Bridges
Seller 1

huntland@comcast.net
IP: 68.52.214.254

Signed

Oct 26, 2022 01:03 PM
id: e67800af490df90229169e7d0422eb61



HISTORY

| | | | | | | | |
|--------------|----------|----|--|-----------------------|-------------------|--------|-----------|
| Oct 26, 2022 | 12:05 PM | SY | Shane Yearian | syearian@trophypa.com | IP: 174.86.74.42 | Viewed | |
| Oct 26, 2022 | 12:05 PM | SY | Shane Yearian | syearian@trophypa.com | IP: 174.86.74.42 | Signed | |
| Oct 26, 2022 | 01:02 PM | SB | Stephen Bridges | huntland@comcast.net | IP: 68.52.214.254 | Viewed | |
| Oct 26, 2022 | 01:03 PM | SB | Stephen Bridges | huntland@comcast.net | IP: 68.52.214.254 | Signed | |
| Oct 26, 2022 | 01:03 PM | | Package has been fully signed and sealed | | | | Completed |