



CITY OF COUNTRYSIDE

PRE-SALE LETTER IN-LIEU-OF BOND



PURCHASE OF _____ COUNTRYSIDE, IL 60525 DATE _____

The attorney office _____

Phone _____ Email _____

represents the buyer(s) in the above referenced property transaction. We understand that a City pre-sale inspection was conducted on the property and there are violations that must be repaired/corrected. The buyer has agreed to take on the corrections of all violations and will undertake the corrective actions **within 90 days after the transfer stamp is obtained. The stamp will be purchased prior to closing.**

Buyer(s) Initial:

_____ I/We have received a copy of the property inspection report listing the violations. I/We agree that **all** violations are required to be corrected and the property must be re-inspected.

_____ I/We understand that before the 91st day after closing, I/We will contact the City by calling 708-354-1860 or emailing building@countryside-il.org to schedule the re-inspection. The first re-inspection does not have a fee however all subsequent re-inspections will have a \$75 fee per required inspector. An invoice will be emailed after the denied inspection and must be paid prior to the next inspection date.

_____ I/We understand that failure to acquire a remodel permit or call for a re-inspection or ask for an extension in writing/email to the building commissioner shall constitute the expiration of this pre-sale permit. If a remodel permit has been obtained, that permit shall not lapse in inspections; work must commence within 6 months and be completed within 1 year. Any exceptions to these requirements shall be in writing and approved by the building commissioner within the first 90 days.

_____ I/We and _____ as attorney understand that should the above conditions not be met, the buyer(s) will receive a **citation with a mandatory court appearance and a minimum fine of \$250.00** and the **attorney's office stated above will no longer be allowed to provide a letter-in-lieu of a cash bond** for purchase of a Countryside property.

ATTORNEY PRINTED NAME ATTORNEY SIGNATURE DATE

Buyer(s): SIGNATURES TO BE NOTARIZED OR DOCUSIGN VERIFIED

BUYER1 PRINTED NAME SIGNATURE DATE

BUYER2 PRINTED NAME SIGNATURE DATE

BUYER PHONE BUYER EMAIL

NOTARY STAMP & SIGNATURE: