

STATE OF ILLINOIS
LAND SALES REGISTRATION ACT OF 1999
[765 ILCS 86]

PUBLIC PROPERTY REPORT

FILED BY:

FOR:

DATE OF THIS REPORT: _____

THIS REPORT HAS BEEN FILED WITH THE STATE OF ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION, AS REQUIRED BY LAW. THE DEPARTMENT DOES NOT APPROVE OR RECOMMEND THE PURCHASE OF ANY LAND DESCRIBED IN THIS REPORT AND ADVISES PROSPECTIVE PURCHASERS TO VISIT THE SUBDIVISION BEFORE PURCHASING OR ENTERING ANY CONTRACT TO PURCHASE ANY PROPERTY IN THE SUBDIVISION.

PART 1 GENERAL INFORMATION

1. Name of developer: _____

Principal address: _____

2. Name of subdivision: _____

3. Location or principal address of the subdivision: _____

a) Nearest city with population of 10,000 or more: _____

4. This offering consists of _____ lots.

5. The specific lot numbers included in this offering are: _____

6. Type of offering:

Improved Acreage

Home Site

Unimproved Acreage

Other: _____

PART 2 LAND USE

1. Give a brief description of the overall subdivision, including the present topographical characteristics of the land and whether or not subsurface improvements or special foundation work will be required to construct residential or commercial structures on the land: _____

2. List all permissible uses of the property based upon local zoning ordinances: _____

3. List all existing or proposed unusual conditions, material circumstances, or features relating to the location of the subdivision: _____

4. What is the average annual rainfall and, if applicable, the average annual snowfall for the area in which the subdivision is located: _____

5. Does the developer have a comprehensive program to control soil erosion, sedimentation, and flooding throughout the entire subdivision? *Explain:* _____

6. State the temperature ranges for the summer and winter seasons:

	Summer	Winter
Low Temperature	_____	_____
High Temperature	_____	_____

PART 3 IMPROVEMENTS

1. Indicate the promised improvements in this filing, the percentage completed and the expected completion date.

	Percentage Completed	Expected Completion Date		Percentage Completed	Expected Completion Date
Graded Roads			Curbs and Gutters		
Paved Streets			Sidewalks		
Electricity			Street Lighting		
Central Water			Gas		
Sewage Disposal			Garbage Disposal		
Drainage			Telephone		

2. Indicate the extent to which financial arrangements have been provided for the completion of all promised improvements: _____

PART 4 BUILDINGS, UNITS AND AREA FACILITIES

1. Number of homes constructed or under construction as of the cover date: _____

a) Average square footage of these homes: _____

2. What common areas and facilities will be available? _____

3. Are common facilities physically accessible for handicapped persons? Yes No

4. Are the following available in the subdivision? If not, state the distance from the subdivision.

a) Schools: _____

b) Medical facilities (hospitals, doctors, dentists): _____

c) Shopping facilities: _____

d) Churches: _____

e) Fire and police protection: _____

f) Public Transportation: _____

PART 5 TITLE

1. Describe any liens, defects or encumbrances on or affecting the title to the property:

a) Does the encumbrance contain random release clauses upon payment of the purchase price for individual lots? _____

2. Summarize all restrictions and easements affecting the property: _____

PART 6 CONTRACT/DEED/METHOD OF SALES

1. Describe any financing that is offered by or is available through the developer: _____

2. State prepayment privileges or penalties, if any: _____

3. Is there a refund privilege? If so, explain: _____

4. Is there any initial or special fee due from the purchaser at closing? _____

a) Describe the purpose of the fee: _____

b) Describe the method of calculating the fee: _____

5. Describe the manner by which title, use or other interest contracted for, is to be conveyed to the purchaser: _____

6. Has an escrow account been established for purchaser's deposits? Yes No

If yes, where: _____



ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION
 DIVISION OF PROFESSIONAL REGULATION
 320 WEST WASHINGTON STREET
 SPRINGFIELD, ILLINOIS 62786

STATE OF ILLINOIS
 LAND SALES REGISTRATION ACT OF 1999

RECEIPT OF
 PUBLIC PROPERTY REPORT

On this _____ day of _____, 20_____, the undersigned acknowledges receiving a copy of the Illinois Public Property Report furnished by _____.

NOTE: The Illinois Land Sales Registration Act of 1999 [765 ILCS 86] provides that if an Illinois Public Property Report was received by a purchaser prior to the execution of a contract, a purchaser has an unconditional right to rescind the contract by giving notice to the seller any time before midnight of the seventh day following the signing of the contract or agreement.

If the purchaser did not receive this report before signing a contract or agreement, the purchaser may cancel the contract or agreement any time within 2 years from the date of signing.

 (Signature of Prospective Purchaser)

 (Signature of Salesperson)

 (Typed or printed name of Prospective Purchaser)

 (Typed or printed name of Salesperson)

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