

2509 Country Club Drive North

Supplemental Package of Information November 2009

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2509 Country Club Drive North

SUMMARY OF PROPERTY FEATURES

Property Information:

John Benya, architect

Built in: 1951 for Paramore family; the Bond family, 2nd owners

Quincy Country Club subdivision

Quincy schools: Adams Elementary

½ acre lot (120'x80'x245'x220')

Single story with 2230 sq ft living space

Floorplan:

Master bedroom (12x20)

2nd bedroom (11x17)

2 ½ baths

Dining room (12x16)

Living room (24x16)

Family room (12x18)

Breakfast nook (10x8)

Kitchen (12x12)

Utility room (8x11)

Office (6x6)

Foyer (7x10)

2 car attached garage (550 sq ft) with overhead storage loft (21x8)

½ basement (31x16) with sink & shower

Fired brick exterior

Special Features:

Rear view overlooks 10th fairway and clubhouse of Quincy Country Club

Front view overlooks small triangle park in Country Club Addition

Outside dining room terrace

Backyard patio

Irrigation system

“Quality built” including built-in copper gutters, Pella windows, etc

Fireplace with gas log

Extensive built-in closets through-out

Other Facts:

2008 taxes: \$5082

Engineering report available

To be sold in closed bid auction “AS IS”

Contact Rick Pruitt @ 217-653-4508 or Rod Bond @ 512-330-0820 for additional information

Sale includes drapes, kitchen appliances (refrigerator, stove, dishwasher & disposal), utility room appliances (washer & dryer), basement dehumidifier

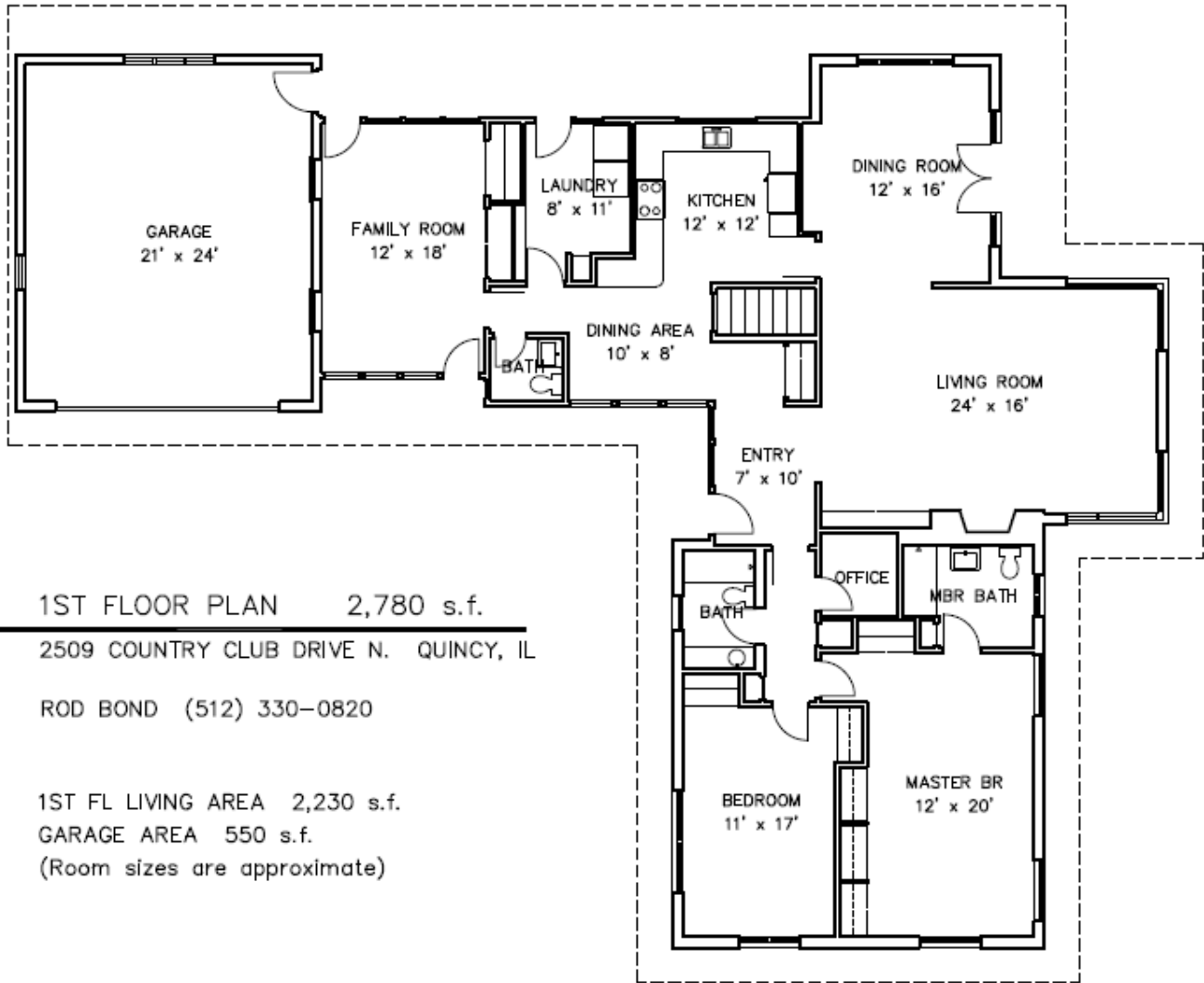
2509 Country Club Drive North

ARCHITECTURAL LIST OF FEATURES

1. QUALITY CONSTRUCTION
2. Highly Recognized Country Club Drive
3. Architecturally Designed
4. ½ Acre Lot Adjacent to Open Space
5. Walk to QCC Clubhouse and 1st Tee
6. Property Tax Assessment Reduced in 2009
7. Large Spacious Rooms
8. Designed for Family & Entertainment
9. Mature Landscaping w/ Irrigation System
10. Low Maintenance Brick Exterior
11. Living Area all on One Floor
12. Shingles w/ Copper Flashing & Downspouts
13. Pella Windows
14. Patio Adjacent to Dining Room
15. Back Patio Overlooking Golf Course
16. Wood Garage Door w/ Opener & Front Key
17. Classic Prairie-style Hip Roof & Overhangs
18. Floors with Hardwood Accents
19. Bedrooms w/solid parquet wood floors
20. Dry Basement Area w/ Interior Stairs
21. Basement includes utility sink & shower
22. Attic Storage above Garage
23. Extensive Built-in Closets
24. Kohler Polished Chrome Faucets
25. Kohler Revival Bath Fixtures
26. Built-in Murphy Bed
27. Built-In Storage Shelving
28. Gas / Wood Living Room Fireplace
29. Marble Fireplace Hearth
30. Architectural Recessed Lighting
31. Solid Brass Hardware
32. Painted Kitchen Cabinets
33. Laminate Kitchen Counters
34. Double Kitchen Sink w/ Disposal
35. Classic no-seam Linoleum
36. Under-counter Dishwasher
37. Electric 36" Range w/ Oven
38. Full-size Refrigerator w/ Freezer
39. Washer and Gas Dryer
40. Kitchen w/ built-in Recipe Counter
41. Open Kitchen to Breakfast Area
42. Formal Dining Room
43. Forced Air Gas HVAC System
44. Copper & Cast Iron Piping
45. 40 Gallon Gas Water Heater
46. All Copper Wiring w/ 200 Amp Service

2509 Country Club Drive North

ARCHITECTURAL DRAWING



1ST FLOOR PLAN 2,780 s.f.

2509 COUNTRY CLUB DRIVE N. QUINCY, IL

ROD BOND (512) 330-0820

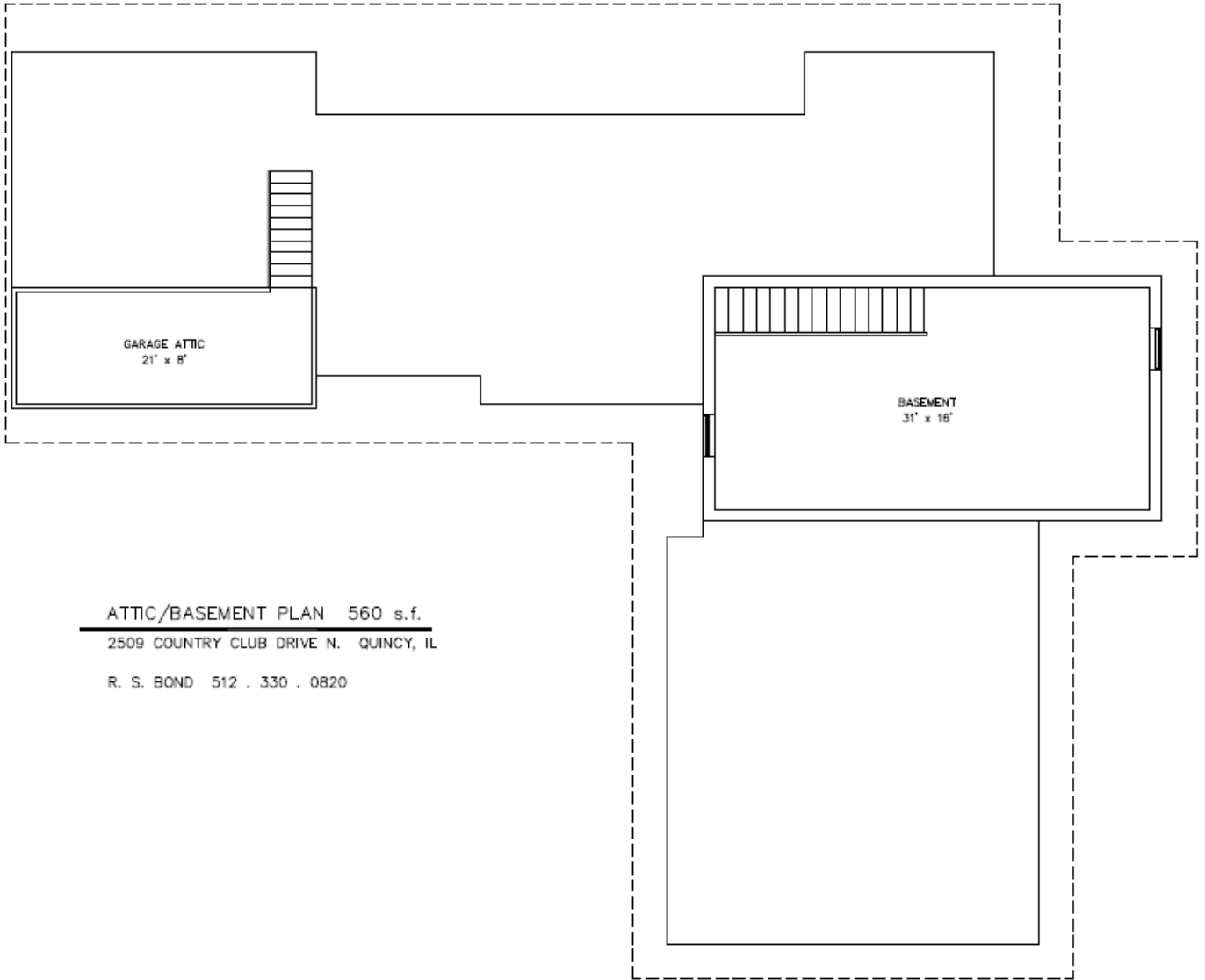
1ST FL LIVING AREA 2,230 s.f.

GARAGE AREA 550 s.f.

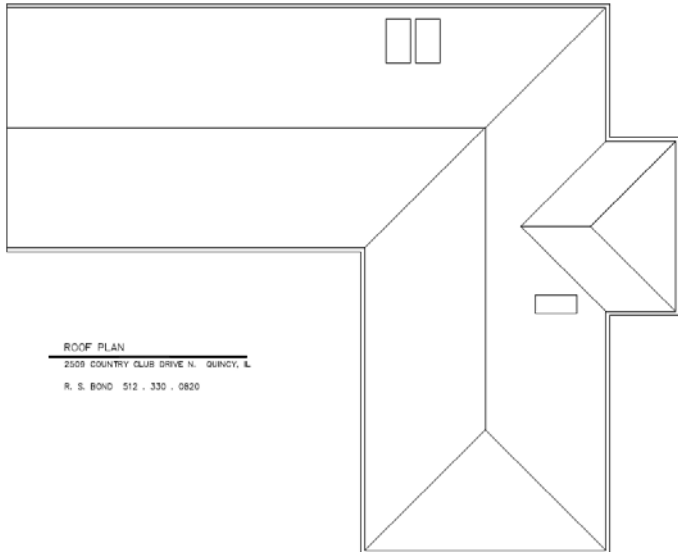
(Room sizes are approximate)

2509 Country Club Drive North

ARCHITECTURAL DRAWINGS



ATTIC/BASEMENT PLAN 560 s.f.
2509 COUNTRY CLUB DRIVE N. QUINCY, IL
R. S. BOND 512 . 330 . 0820



ROOF PLAN
2509 COUNTRY CLUB DRIVE N. QUINCY, IL
R. S. BOND 512 . 330 . 0820

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.

(c) *RSB..CPB* Seller has no knowledge of elevated radon concentrations in the dwelling.

(d) *RSB..CPB* 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 Acknowledgment (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 provided is true and accurate.

Seller <u><i>Redmy S. Bond</i></u>	Date <u><i>Oct 18, 2009</i></u>
Seller <u><i>Cheryl P. Bond</i></u>	Date <u><i>Oct 18, 2009</i></u>
Purchaser _____	Date _____
Purchaser _____	Date _____

**DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND/OR LEAD-BASED HAZARDS
FOR TARGET HOUSING SALES**

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 buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer 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

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

Purchaser's Acknowledgement (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (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-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 (initial)

- (f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C4852d and is aware of his/her responsibility to ensure compliance.

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.

<i>Richard S. Bond</i>	Oct 18, 2009	<i>Cheryl P Bond</i>	Oct 18, 2009
Signature of Seller	Date	Signature of Seller	Date
Signature of Purchaser	Date	Signature of Purchaser	Date
Signature of Agent	Date	Signature of Agent	Date

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: 2509 Country Club Drive North _____

City, State & Zip Code: Quincy, Illinois _____

Seller's Name: Cheryl & Rodney Bond, Estate of Pauline R. Bond _____

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 October 17, 2009, 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.		X		Seller has occupied the property within the last 12 months. (No explanation is needed.)
2.	X			I am aware of flooding or recurring leakage problems in the crawl space or basement.
3.		X		I am aware that the property is located in a flood plain or that I currently have flood hazard insurance on the property.
4.		X		I am aware of material defects in the basement or foundation (including cracks and bulges).
5.	X			I am aware of leaks or material defects in the roof, ceilings, or chimney.
6.		X		I am aware of material defects in the walls or floors.
7.	X			I am aware of material defects in the electrical system.
8.		X		I am aware of material defects in the plumbing system (includes such things as water heater, sump pump, water treatment system, sprinkler system and swimming pool).
9.			X	I am aware of material defects in the well or well equipment.
10.		X		I am aware of unsafe conditions in the drinking water.
11.	X			I am aware of material defects in the heating, air conditioning, or ventilating systems.
12.		X		I am aware of material defects in the fireplace or wood burning stove.
13.		X		I am aware of material defects in the septic, sanitary sewer, or other disposal system.
14.		X		I am aware of unsafe concentrations of radon on the premises.
15.		X		I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises.

16.		X		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.		X		I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises.
18.		X		I am aware of current infestations of termites or other wood boring insects.
19.		X		I am aware of a structural defect caused by previous infestations of termites or other wood boring insects.
20.		X		I am aware of underground fuel storage tanks on the property.
21.		X		I am aware of boundary or lot line disputes.
22.		X		I have received notice of violation of local, state, or federal laws or regulations relating to this property, which violation has not been corrected.
23.		X		I am aware that this property has been used for the manufacture of methamphetamine as defined in Section 10 of the Methamphetamine Control and Community Protection Act.

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 is marked "not applicable" or "yes", please explain here or use additional pages, if necessary:

Item 2. Know of 2 situations in last 24 years of some water in basement – both resolved; Item 5. Believe chimney causing minor leakage and needs to be re-tuck-pointed; Item 7. Being an older home, electrical system generally does not have grounded outlets or GFQ outlets. Item 9. Do not have well on property. Item 11. Though not thought to be "material", furnace chamber noted to have rust – needs to be checked.

Check here if additional pages are 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:	Rodney S. Bond	<i>Rodney S. Bond</i>	Date:	October 18, 2009
Seller:	Cheryl P. Bond	<i>Cheryl P. Bond</i>	Date:	October 18, 2009

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:	

MIKE LANSING HOME INSPECTION SERVICES

5709 Skyline Drive, Quincy, IL 62305 217-224-32% License #450.0000666

MEMBER OF NACHI - NATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS'
MEMBER - ILLINOIS HOME INSPECTORS' ASSOCIATION
MEMBER/CERTIFIED - PRO LAB PARTNERS
CERTIFIED - HOME ENERGY TUNE-UP

MOLD TESTING * ECOQUEST INDOOR AIR QUALITY * HOME ENERGY TUNE-UP * MAINTENANCE

February 12, 2009

CLIENT (s): Mr. and Mrs. Rodney Bond, 4908 Bull Mountain CV, Austin, TX 78746 INSPECTION
SITE: 2509 Country Club Drive North, Quincy, IL

IMPORTANT PLEASE READ: The following is a short summary of items that may warrant special attention. **It is not intended as a substitute for reading the full inspection report.** Electrical wiring and plumbing supply lines; waste lines and vents that are not visible are unable to be inspected. It is suggested you contact a certified plumber and/or licensed electrician for further information if so desired. It is suggested repairs and/or corrections be done before closing. Smoke detectors should be placed in all bedrooms and spaced strategically throughout the interior of all homes. Carbon monoxide detectors should be installed within 15 feet of all bedroom areas. SHUT OFF VALVES ARE NOT TESTED. WHEN VALVES ARE TESTED THERE CAN BE A LEAK OR POSSIBLE BREAKAGE INVOLVED. IT IS RECOMMENDED UPON PURCHING PROPERTY YOU CONSULT YOUR REAL ESTATE AGENT OR OWNER OF PROPERTY TO TEST FOR PROPER OPERATION.

After careful **visual** inspection of the above property I have reached the following conclusions.

There were cracks in the front porch ceiling; peeling paint was noted. Cracks and peeling paint were also noted on the rear of the home above the patio.

Stairs leading to the northeast patio had openings in the railing spaced at over four inches apart.

There were cracks in the mortar between the bricks on the exterior of the home. It is recommended bricks be sealed approximately every ten years to help prevent moisture intrusion. Some damage was noted on the exterior wood and window trim.

Some of the overhang (soffit and fascia) are in need of repair. Paint has peeled and cracks were found. No soffit venting was found.

The chimney, above the roof line, is in need of repair and tuck pointing. There were cracks in the chimney cap.

The gutters were debris filled and drains blocked.

Soil was high at the foundation particularly at the west side.

There were moisture stains found on the basement floor and walls. Stairs leading to the basement had an opening of over four inches apart.

There were three layers of roof shingles applied to the home. Roof shingles appeared to be nearing the end of their useful life. No roof venting was found.

The water heater did not appear to have a proper shut-off gas valve. The water heater is approximately 15 years old and had rust in the burn chamber.

The furnace is approximately 22 years old; large rust flakes were found in the burn chamber. It is suggested the furnace be cleaned, checked and serviced per manufacturer's instructions at this time and on an annual basis.

Most of the outlets in the home are not grounded. There was an exposed splice near the basement ceiling. GFQ protective outlets are recommended in rooms where water is located.

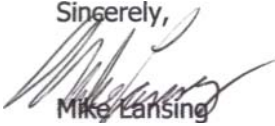
Some interior doors are in need of adjustment and some of the windows did not operate properly. A few of the windows had deteriorated caulking and glazing on the exterior.

It is recommended that the fireplace and chimney be cleaned and checked by certified personnel.

The master bathroom tub/drain stopper was not operational. Caulking had deteriorated where the ceramic tile meets the tub. The guest bathroom had minor corrosion on the sink drain line. The basement shower unit had damage and deterioration.

Thank you, Rod and Cheryl, for allowing me to be of service to you in this matter. Please feel free to call (217-224-3296) this evening if you have any questions.

Sincerely,



Mike Lansing

2509 Country Club Drive North

SEALED BID PROCEDURES

Opening of Bids on November 20th at 1:30 P.M.

The following procedure will be followed at 1:30 P.M. on November 20, 2009 for the opening of the bids for the sale of the single-family residence at 2509 Country Club Drive North in Quincy, Illinois. The owner of the property reserves the right to reject any and all bids. The property is being sold "AS IS".

1. All bids which have been received at the offices of Schmiedeskamp, Robertson, Neu & Mitchell shall be opened at 1:30 P.M on Friday, November 20, 2009.
2. All persons having previously submitted a bid are welcome and encouraged to attend the bid opening.
3. The high five (5) bidders in attendance at the bid opening will be given the opportunity to increase their bids in an atmosphere of "public auction" but attendance at which will be limited to the property owner, the attorney for the property owner and the high five bidders. Bidding will continue until there are no further bids.
4. At this time, the property owner will decide to accept or reject the highest bid received.
5. A contract will be prepared calling for a 20% nonrefundable payment with certified funds of the sales price of a successful bid on November 20, 2009 and the balance in certified funds on the date of Closing.
6. A commitment for title insurance showing title to be merchantable will be furnished and title will be conveyed by Warranty Deed and Independent Executor's Deed. Taxes for 2008 have been paid for by the seller and taxes for 2009 will be prorated to date of Closing. The Closing will be held no later than December 18, 2009 and complete and unqualified possession will be given upon Closing.