



ILLINOIS REALTORS® DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS



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.

Property Address: 4390B State Forest Road, Wolf Lake, IL 62998

Seller's Disclosure (initial)

B-SIGNED
Sep 27, 2021
E.A.
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(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

- ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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(b) Records and Reports available to the seller (check one below):

- ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (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 one below):

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

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Sep 27, 2021
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(f) 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.

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.

Seller Eric Holzmueller Date Sep 27, 2021

Purchaser _____ Date _____

Seller _____ Date _____

Purchaser _____ Date _____

Agent Eric Holzmueller Date Sep 27, 2021

Agent _____ Date _____

(This disclosure form should be attached to the Contract to Purchase)
FORM 420 (7/28/16) COPYRIGHT ILLINOIS REALTORS®

PACKAGE CERTIFICATE

BROKER MINT

LEAD BASED PAINT DISCLOSURE (PRIOR TO 1978 ONLY)

1 page

Disclosure-of-Information-and-Acknowledgement-Lead-based-paint-and-or-lead-based-paint-hazards-420#.pdf

1 page

E-SIGN INFO



Status:

SIGNED

Originator:

Eric Holzmueller
eholzmueller@trophypa.com
IP: 131.230.79.216
Domain: trophypa.brokermint.com
Date: Sep 27, 2021 01:08 PM

Package ID:

3ED57604AA4EE03032787E4114ACEE51

Time zone:

CDT (UTC-5)

Signers:

EH

Eric Holzmueller
Listing Agent

eholzmueller@trophypa.com
IP: 131.230.79.216

Signed

Sep 27, 2021 01:08 PM
id: 4ca2439be213f9f7aa4dfb1fef1fe4dc

Sep 27, 2021
Eric Holzmueller
4ca2439...

EH

Eric Holzmueller
Seller 1

eholzmueller@trophypa.com
IP: 131.230.79.216

Signed

Sep 27, 2021 01:10 PM
id: 4ca2439be213f9f7aa4dfb1fef1fe4dc

Sep 27, 2021
Eric Holzmueller
4ca2439...

HISTORY

Sep 27, 2021	01:08 PM	<div>EH</div>	Eric Holzmueller	eholzmueller@trophypa.com	IP: 131.230.79.216	Viewed	
Sep 27, 2021	01:08 PM	<div>EH</div>	Eric Holzmueller	eholzmueller@trophypa.com	IP: 131.230.79.216	Signed	
Sep 27, 2021	01:10 PM	<div>EH</div>	Eric Holzmueller	eholzmueller@trophypa.com	IP: 131.230.79.216	Viewed	
Sep 27, 2021	01:10 PM	<div>EH</div>	Eric Holzmueller	eholzmueller@trophypa.com	IP: 131.230.79.216	Signed	
Sep 27, 2021	01:10 PM		Package has been fully signed and sealed				Completed