

FOR SALE

\$79,000

Boss Office Supplies

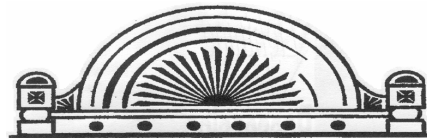
121 E. Main Street

Morrison, IL 61270

MLS #116956



Information thought to be accurate but not guaranteed.



Kophamer & Blean Realty

Ken Kophamer, Licensed IL Real Estate Broker

118 E. Main St.

Morrison, IL 61270

Office Phone: (815) 772-2728

Fax: (815) 772-8134

Mobile: (815) 631-6115

Email: kenny@kenkoprealty.com

Website: www.kenkoprealty.com

Salient Facts



Kophamer & Blean

Road of Access: Main & Market Street
City: Morrison
County: Whiteside
Zoning: Commercial
Lot Size: 52 x 27.88 (1,449 SF)
Main Floor SF: 1,326 SF
Second Floor SF: 1,326 SF
TOTAL SF: 2,652 SF

2010 Real Estate Taxes Payable 2011

Parcel #: 09-18-264-009
Amount: \$1,466.80
Assessed Value: \$16,824

Brief Legal : CITY OF MORRISON W 1/2 LOT 4 & E 11.88 LOT 5 BLK 16

Measurements:

Office/Retail Space: 26' x 51'
1/2 Bath: 4' x 6'4"
Small Office: 7'5" x 7'5"

Comments:

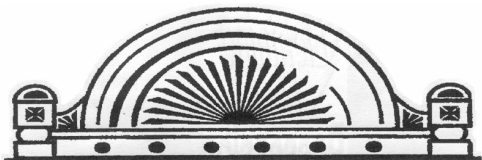
Downtown Main Street building in Morrison, IL. It consists of 2 stories, the second floor being an apartment and the main level used as office/retail space. The large windows in the front are great for displays. There is an entrance on both Main Street and Market Street for the main level. The apartment is accessed by a Main Street entrance. The building has central air conditioning, gas forced air heat and city water/sewer. Each unit has a separate central air unit, water heater and furnace. The exterior of the building is stone in the front and stucco in the back. The full basement has a sandstone foundation. The main floor features tin ceilings, overhead florescent lighting and a display window that measures at 14'7" long and 6'7" high. There is a small office and a half bath on the main level, leaving the rest of the space open. Flooring is carpet. The main level is currently vacant, the asking price for rent is \$500/month. Ask a Realtor for more information. The attached shelving is negotiable.

Potential Income Information:

Apartment: \$350/month
Main Level: \$500/month
Total: \$850/month

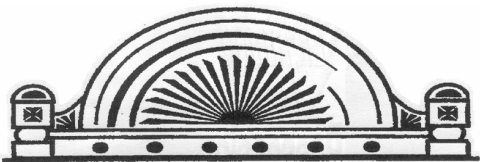
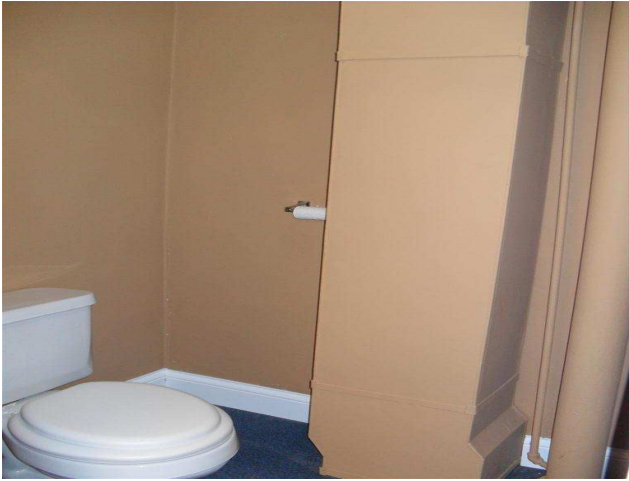
Yearly Potential Gross Income: \$10,200

PICTURES



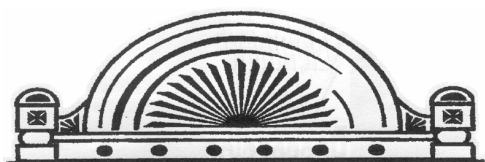
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PICTURES



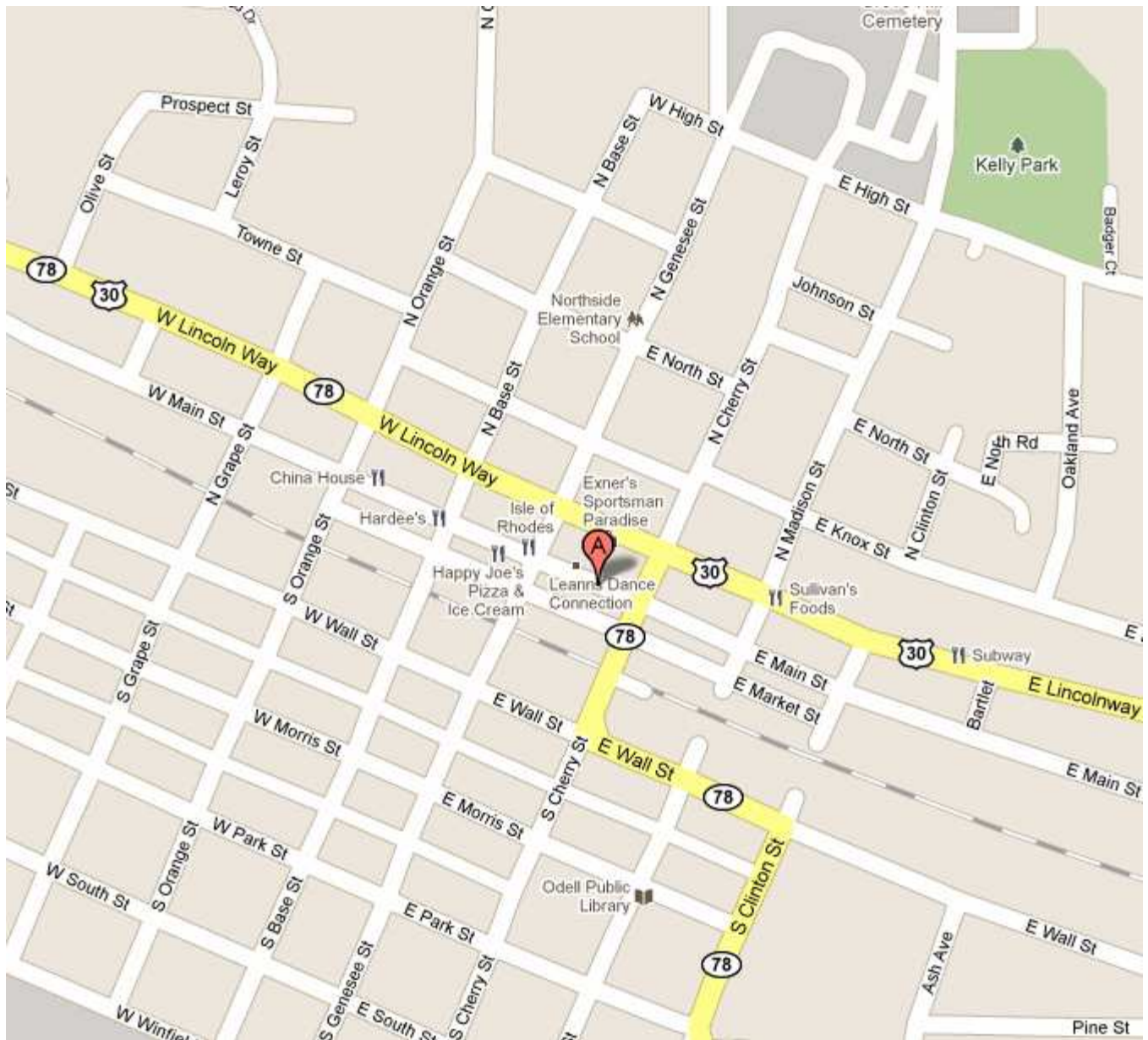
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AERIAL

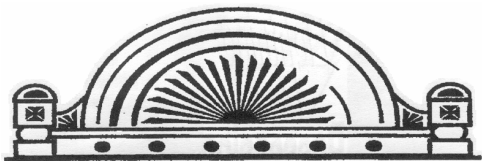


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LOCATION MAP



Directions: From Rte. 30 take Cherry Street (78) south to Main Street west. The building is on the south side of the street—5 storefronts down.



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Illinois Association of REALTORS® 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: 121 East Main Street

City, State & Zip Code: Morrison, IL 61270

Seller's Name: Brad Seibel

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 May 26, 2011, 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	
	☒		Seller has occupied the property within the last 12 months. (No explanation is needed.)
	☒		I am aware of flooding or recurring leakage problems in the crawlspace or basement
	☒		I am aware that the property is located in a flood plain or that I currently have flood hazard insurance on the property.
	☒		I am aware of material defects in the basement or foundation (including cracks and bulges)
	☒		I am aware of leaks or material defects in the roof, ceilings or chimney.
	☒		I am aware of material defects in the walls or floors.
	☒		I am aware of material defects in the electrical system.
	☒		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).
	☒	☒	I am aware of material defects in the well or well equipment.
	☒		I am aware of unsafe conditions in the drinking water.
	☒		I am aware of material defects in the heating, air conditioning, or ventilating systems.
	☒	☒	I am aware of material defects in the fireplace or woodburning stove.
	☒		I am aware of material defects in the septic, sanitary sewer, or other disposal system
	☒		I am aware of unsafe concentrations of radon on the premises.
	☒		I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises.
	☒		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.
	☒		I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises.
	☒		I am aware of current infestations of termites or other wood boring insects.
	☒		I am aware of a structural defect caused by previous infestations of termites or other wood boring insects.
	☒		I am aware of underground fuel storage tanks on the property.
	☒		I am aware of boundary or lot line disputes.
	☒		I have received notice of violation of local, state or federal laws or regulations relating to this property, which violation has not been corrected.
	☒		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 are marked "not applicable" or "yes", please explain here or use additional pages, if necessary:

Check here if additional pages 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: Brad Seibel Date: 5-26-11
Seller: _____ Date: _____

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: _____



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.

RL (c) Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.

RL (d) 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 Acknowledgement (initial IF APPLICABLE)

KWK (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 RL Smith

Date 5-26-2011

Seller _____

Date _____

Purchaser _____

Date _____

Purchaser _____

Date _____

Agent Kenneth W. Kephemer

Date 5-26-2011

Agent _____

Date _____

Property Address 121 East Main St

City, State, Zip Code Morrison, IL 61270



ILLINOIS ASSOCIATION OF REALTORS®
DISCLOSURE AND CONSENT TO DUAL AGENCY
(DESIGNATED AGENCY)



NOTE TO CONSUMER: THIS DOCUMENT SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION. SECOND, THIS DOCUMENT EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS DOCUMENT SEEKS YOUR CONSENT TO ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED.

The undersigned Kenneth W. Kophamer, ("Licensee"),
(insert name(s) of Licensee undertaking dual representation)

may undertake a dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property. The undersigned acknowledge they were informed of the possibility of this type of representation. Before signing this document please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

1. Treat all clients honestly.
2. Provide information about the property to the buyer or tenant.
3. Disclose all latent material defects in the property that are known to the Licensee.
4. Disclose financial qualification of the buyer or tenant to the seller or landlord.
5. Explain real estate terms.
6. Help the buyer or tenant to arrange for property inspections.
7. Explain closing costs and procedures.
8. Help the buyer compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

1. Confidential information that Licensee may know about a client, without that client's permission.
2. The price or terms the seller or landlord will take other than the listing price without permission of the seller or landlord.
3. The price or terms the buyer or tenant is willing to pay without permission of the buyer or tenant.
4. A recommended or suggested price or terms the buyer or tenant should offer.
5. A recommended or suggested price or terms the seller or landlord should counter with or accept.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

CLIENT: [Signature]

Date: 5-26-2011

Document presented on May 26, 2011

By: KWK
(Broker/Licensee Initials)

CLIENT: _____

Date: _____

LICENSEE: Kenneth W. Kophamer

Date: 5-26-2011



ILLINOIS ASSOCIATION OF REALTORS®
MOLD DISCLOSURE



Printed Name(s) of Seller(s) Brad Seibel

Printed Name(s) of Buyer(s) _____

Property Address 121 East Main Street, Morrison, IL 61270

1. SELLER DISCLOSURE. To the best of Seller's actual knowledge, Seller represents:

a. The property described herein ☐ has ~~has~~ **has not** been previously tested for molds, fungi, mildew and similar organisms ("molds");

Note: If answer to a. is "has not," then skip b. and c. and go to Section #2.
If answer to a. is "has," then complete b. and c.

b. The molds found ☐ were ☐ were not identified as toxic or harmful molds;

c. With regard to any molds that were found, measures ☐ were ☐ were not taken to remove those molds.

Buyers Initials

☐ ☐ **2. MOLD INSPECTIONS.** Molds, fungi, mildew, and similar organisms may exist in the property of which the Seller is unaware and has no actual knowledge. These contaminants generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plan pots, or where there has been flooding. A professional home inspection may not disclose molds. Buyer may wish to obtain an inspection specifically for molds to more fully determine the condition of the Property and its environmental status. Neither Seller's agents nor Buyer's agents are experts in the field of mold. The Buyers are strongly encouraged to satisfy themselves as to the Property condition.

3. RECEIPT OF COPY. Seller and Buyer has read this Mold Disclosure and by their signatures hereon acknowledge receipt of a copy thereof.

Seller:  Date: _____

Seller: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____

DISCLOSURE OF INFORMATION & ACKNOWLEDGMENT FORM

Lead-Based Paint and/or Lead-Based Paint Hazards

REVISED 05-01-2007

(Seller(s) must read, initial and sign prior to signing Listing Agreement. Purchaser(s) must read, initial and sign prior to signing Purchase Agreement. Seller and Purchaser agree that this form shall be an attachment to any Purchase Agreement between them for this property.) Property Address: 121 East Main Street, Morrison IL 61270

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 Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser 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 (Seller(s) MUST Initial Both A and B, and Check (i) or (ii) under Both A and B):

- W ☒ 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 are present in the housing (explain):

- W ☒ (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):
☐ (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 below):

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

PURCHASER'S ACKNOWLEDGMENT (Purchaser(s) MUST Initial C and Check (i) or (ii) under C. Purchaser(s) MUST Initial Both D and E and Check (i) or (ii) under E):

- / ☐ C. (i) Purchaser has received copies of all information listed above, OR
☐ (ii) No records or reports were available.
/ 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 calendar 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 (Listing Agent (LA) and Selling Agent (SA) MUST Initial as Noted):

- KWK F. Listing 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.
KWK G. The Listing Agent and Selling Agent whose initials appear on this form have assured compliance with the Lead-Based Paint Disclosure requirements by the use and completion of this disclosure form.
LA SA

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.

W 5-26-2011
Seller Date

Purchaser Date

KWK 5/26/2011
Seller Date
KWK
Listing Agent Date

Purchaser Date

Selling Agent Date