

REAL ESTATE PURCHASE CONTRACT
(McDonough Lake One, LLC - 929 McDonough Lake Road)

THIS REAL ESTATE PURCHASE CONTRACT is made this ____ day of _____, 2026, between McDonough Lake One, LLC hereinafter the SELLER, and the City of Collinsville, Illinois, hereinafter the PURCHASER, WITNESSETH:

(1) **SALE.** SELLER agrees to sell and PURCHASER agrees to purchase the following described real estate, and any improvements thereon, which makes up a portion of what is commonly known as 929 McDonough Lake Road, Collinsville, Madison County, Illinois, and more particularly described as follows:

See Attached Exhibits A and B

(2) **PURCHASE PRICE.** The purchase price of real estate is EIGHT THOUSAND DOLLARS (\$8,000.00), payable to SELLER, at closing. In addition, the PURCHASER agrees to:

- a. extend its sanitary sewer line to the northernmost portion of the SELLER'S property from which the foregoing tract is being conveyed (a copy of the planned sanitary sewer line is attached as Exhibit C); and
- b. extend a water main line under McDonough Lake Road to be made available to access by the SELLER (a copy of the planned water main extension is attached as Exhibit D),

(3) **TAXES and ASSESSMENTS.** SELLER shall pay the 2025 General Real Estate Taxes on or before closing of the sale. The 2026 General Real Estate Taxes shall be pro-rated to date of closing of the sale based upon the 2025 tax bill and may be paid by SELLER deducting a sum equal to their share of said taxes from the balance of purchase money due and payable at closing. General Real Estate Taxes for year 2026 and ensuing years are assumed and shall be paid by PURCHASER as same become due and payable in 2027 and thereafter.

(4) **CLOSING.** The closing shall take place at the title company of PURCHASER'S choice within forty-five (45) days of the date hereof. At closing SELLER shall provide PURCHASER with a good and sufficient General Warranty Deed to the real estate premises. State of Illinois Revenue Transfer Tax Stamps shall be affixed thereto at PURCHASER'S expense and PURCHASER shall pay the balance of purchase money due and owing to SELLER, less prorations and adjustments for closing costs payable by SELLER. Not less than five (5) days prior to closing, SELLER shall provide PURCHASER with a completed W-9 federal tax form.

(5) **POSSESSION.** PURCHASER shall be entitled to the sole and exclusive possession of the real estate premises immediately following the closing of the sale.

(6) **DEFAULT BY SELLER.** If SELLER is unable to convey title in accordance with the terms of this contract, the amount paid on account of the purchase price and PURCHASER'S net costs, if any, of examining the title, shall be returned to PURCHASER on demand.

(7) **ASSIGNMENT.** This agreement shall not be assignable by SELLER without the prior written consent of the PURCHASER.

(8) **WAIVER OF HOMESTEAD.** SELLER expressly waives all rights under the Homestead Exemption Laws of the State of Illinois with respect to the real estate sold under this agreement.

(9) **CONFIDENTIALITY.** Until such time as the PURCHASER publicly votes on the approval of this Contract, SELLER agrees to keep strictly confidential the existence of this contract and as well as the terms herein, including the purchase price in paragraph 2. PURCHASER'S liquidated damages for the breach of this confidentiality is stipulated to be equal to the purchase price plus \$5,000.00

(10) **CLOSING COSTS.** PURCHASER shall be solely responsible and liable for the payment and discharge of all of the closing costs in connection herewith.

(11) **BINDING EFFECT.** The covenants and agreements herein contained shall inure to the benefit of and be binding upon the heirs, executors, administrators, assigns, devisees, legatees and successors of the respective parties.

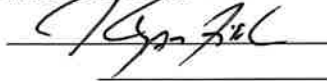
IN WITNESS WHEREOF, the parties hereto have executed this agreement on the date set forth above.

Dated: _____, 2026

_____ for

SELLER:

MCDONOUGH LAKE ONE, LLC



as

McDonough Lake One, LLC

Dated: _____, 2026

PURCHASER:

CITY OF COLLINSVILLE, ILLINOIS

City Manager

EXHIBIT A
LEGAL DESCRIPTION

Part of U.S. Survey 509, Claim 1653, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, described as follows:

Commencing at the northeast corner of said U.S. Survey 509, Claim 1653; thence on an assumed bearing of North 87 degrees 24 minutes 51 seconds West on the north line of said U.S. Survey, 65.41 feet to the centerline of Sugar Loaf Road, also known as McDonough Lake Road; thence South 22 degrees 40 minutes 52 seconds West on said centerline, 1,079.78 feet to the north line of a tract of land conveyed in the deed to Elaine Fournie, recorded in the Recorder's Office of Madison County, Illinois, in Book 4359 on Page 2709, said point being the Point of Beginning.

From said Point of Beginning; thence continuing South 22 degrees 40 minutes 52 seconds West on said centerline, 417.85 feet to the south line of said Fournie tract; thence North 87 degrees 24 minutes 51 seconds West on said south line, 110.99 feet; thence northeasterly 120.54 feet on a non-tangential curve to the right having a radius of 751.00 feet, the chord of said curve bears North 32 degrees 06 minutes 43 seconds East, 120.41 feet; thence North 36 degrees 42 minutes 36 seconds East, 101.04 feet; thence northeasterly 164.29 feet on a curve to the left having a radius of 671.00 feet, the chord of said curve bears North 29 degrees 41 minutes 44 seconds East, 163.88 feet; thence North 22 degrees 40 minutes 52 seconds East, 61.88 feet to the north line of said Fournie tract; thence South 87 degrees 24 minutes 51 seconds East on said north line, 42.59 feet to the Point of Beginning.

PPIN: 13-1-21-20-00-000-013.C03

Prior Deed: Document 2025R11663

Property Address: 929 McDonough Lake Rd., Collinsville, IL 62234