

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: 311 Saint Clair St, New Athens, IL 62264				
Seller's Disclosure (initial)				
(a) Presence of lead-based paint and/or lead-based	n) 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 pain	t and/or lead-based paint hazards in the housing.			
(b) Records and Reports available to the seller (che	ck one below):			
Seller has provided the purchaser with all a lead-based paint hazards in the housing (lis	vailable records and reports pertaining to lead-based paint and/or t documents below):			
Seller has no reports or records pertaining to housing.	o lead-based paint and/or lead-based paint hazards in the			
Purchaser's Acknowledgment (initial)				
(c) Purchaser has received copies of all information	listed above.			
(d) Purchaser has received the pamphlet Protect Yo	our Family From Lead in Your Home.			
(e) Purchaser has (check one below):				
Received a 10-day opportunity (or mutually a the presence of lead-based paint or lead-ba	agreed upon period) to conduct a risk assessment or inspection of sed paint hazards; or			
Waived the opportunity to conduct a risk ass lead-based paint hazards.	essment or inspection for the presence of lead-based paint and/or			
Agent's Acknowledgment (initial)				
	ations under 42 U.S.C. 4852d and is aware of his/her			
Certification of Accuracy				
·	and certify to the best of their knowledge, that the information they			
Seller Sun Term	Purchaser			
Seller	Purchaser			
Agent (This discussive form snould be attached to the Contract to Purchase.)	Agent			



ILLINOIS REALTORS® 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	Discio	sure (<u>initial each of the following which applies)</u>
		(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 the most current records and reports pertaining to elevated radon concentrations within the dwelling.
ST		(c)	Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.
SL		(d)	Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.
	Purchas	er's A	cknowledgment (<u>initial each of the following which applies</u>)
		(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)		
		(g)	Agent has informed the seller of the seller's obligations under Illinois law.
	Certifica	tion o	f Accuracy
	The following parties have reviewed the information above, and each party certifies, to the best of his her knowledge, that the information he or she has provided is true and accurate.		
	Seller	St	Jane Date 11/8/2024
	Seller		Date
	Purchas	er	Date
	Purchas	er	Date
	Agent	Ans	Date 11/1/ w24
	Agent		Date
	F	roper	ty Address: 311 Saint Clair St
	c	City, S	tate, Zip Code: New Athens, IL 62264