

CrayCroft at South Lake Estates

LOT PURCHASE AGREEMENT

First National Bank Land Trust #4764, (Seller), agrees to sell and _____
_____, **(Buyer)**, agrees to purchase at the price of \$_____ the
following described real estate (Premises) situated in Macon County, Illinois.

Lot _____ of CrayCroft at South Lake Estates, as per plat recorded in Book 1832, Page 656
of the Records in the Recorder's office of Macon County, Illinois.

IT IS FURTHER AGREED:

1) Buyer has paid \$_____ as earnest money to be held by Macon County Title
Company in a non-interest bearing trust account for the benefit of the parties and pursuant to the
terms hereof and credited to Buyer at Settlement. If Buyer defaults, Seller may accept earnest
money as liquidated damages, or may pursue any available legal remedy. If Seller defaults, earnest
money shall be refunded to Buyer without prejudice to any legal remedy available.

2) Seller shall furnish Buyer a commitment for an owner's title insurance policy insuring
against defects in merchantability of title to the value of the purchase price at least ten (10) days
prior to Settlement. Buyer shall pay search charge as to Buyer. Title evidence shall show that there
are no financing statements of file affecting any personal property or fixtures included in the
purchase. Title may be subject to coal and mineral rights if now reserved or conveyed of record and
to all easements and building and use restrictions now of record which do not restrict reasonable use.
Buyer shall promptly advise Seller of any claimed defects in title evidence to permit resolution
before Settlement.

3) Buyer shall pay to Seller the balance of the purchase price at the office of _____
_____, on or upon mutual agreement before _____, 2004, which event
shall be called Settlement.

4) At Settlement, Seller shall deliver to Buyer a Trustees Deed to the Premises, subject only
to those matters to which the title may be subject as provided in paragraph (2) and conveying and
the benefit of all easements appurtenant of record prior to the execution of this contract, if any, in
such form and together with such documentation as shall be required for recording said deed. Seller
shall also furnish Buyer, at Settlement, all documentation necessary to protect Buyer for mechanics'
liens. Seller agrees to pay for transfer of tax stamps.

5) At or before Settlement, Seller shall pay for or give Buyer credit for general real estate
taxes for all years prior to Settlement. Buyer shall be responsible for real estate taxes for the year

of Settlement and thereafter. Seller shall further pay or give Buyer credit for all special assessments now a lien against the premises and all water bills or water main or sewer connection charges incurred and unpaid as of Settlement. Credit to Buyer for general real estate taxes shall be computed to date of Settlement upon the basis of the most current tax information available at the time of Settlement.

6) Buyer shall be entitled to possession of Premises at Settlement.

7) Buyer and Seller shall furnish all information legally required for financing or transfer of title.

8) Any notice given or required in the contract shall be given in writing either personally or by certified mail, postage prepaid with return receipt requested and addressed to **Seller at Roy Mosser & Associates, Forsyth Professional Centre, 241 West Weaver Road, Suite 265, Forsyth, Illinois 62535**, or to Buyer _____ . All such notices shall be deemed to have been given on the dated of personal service or on the date postmarked. Such notice is sufficient if served upon or addressed to any on Seller or any one Buyer.

9) This contract shall be binding upon the heirs, executors, administrators, successors and assigns of Seller and Buyer. Time is of the essence in the performance of this Contract. All agreements and warranties of this contract, unless fully performed, survive the execution and delivery of the Deed.

IN WITNESS WHEREOF, the parties have set their hands and seals this ___ day of ____, 2004.

SELLER:

BUYER:

First National Bank Land Trust #4764
Roy B. Mosser, its authorized
representative

S.S. No. _____

S.S. No. _____