



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 BEFORE THE SIGNING OF A CONTRACT. 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 THE SELLER CREATES LEGAL OBLIGATIONS ON THE SELLER; THEREFORE THE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

Property Address: 30 Wilson Ave
 City, State & Zip Code: Fairfield IL 62806
 Seller's Name: Ray Kimbrell, Yolanda Vallette, Quentin Kimbrell

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 5/7, 2026. 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, "aware" means to have actual notice or actual knowledge without any specific investigation or inquiry. In this form, "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 | |
|-----|-------------------------------------|--------------------------|--------------------------|---|
| 1. | ☒ | ☐ | ☐ | Seller has occupied the property within the last 12 months (If "no," please identify capacity or explain relationship to property). |
| 2. | ☒ | ☐ | ☐ | I currently have flood insurance on the property. |
| 3. | ☒ | ☐ | ☐ | I am aware of flooding or recurring leakage problems in the crawlspace or basement. |
| 4. | ☒ | ☐ | ☐ | I am aware that the property is located in a flood plain. |
| 5. | ☒ | ☐ | ☐ | I am aware of material defects in the basement or foundation (including cracks and bulges). |
| 6. | ☒ | ☐ | ☐ | I am aware of leaks or material defects in the roof, ceilings, or chimney. |
| 7. | ☒ | ☐ | ☐ | I am aware of material defects in the walls or floors. |
| 8. | ☒ | ☐ | ☐ | I am aware of material defects in the electrical system. |
| 9. | ☒ | ☐ | ☐ | 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). |
| 10. | ☒ | ☐ | ☐ | I am aware of material defects in the well or well equipment. |
| 11. | ☒ | ☐ | ☐ | I am aware of unsafe conditions in the drinking water. |
| 12. | ☒ | ☐ | ☐ | I am aware of material defects in the heating, air conditioning, or ventilating systems. |
| 13. | ☒ | ☐ | ☐ | I am aware of material defects in the fireplace or wood burning stove. |
| 14. | ☒ | ☐ | ☐ | I am aware of material defects in the septic, sanitary sewer, or other disposal system. |
| 15. | ☒ | ☐ | ☐ | I am aware of unsafe concentrations of radon on the premises |
| 16. | ☒ | ☐ | ☐ | I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises. |

17. ☒ 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.
18. ☒ I am aware of mine subsistence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises.
19. ☒ I am aware of current infestations of termites or other wood boring insects.
20. ☒ I am aware of a structural defect caused by previous infestations of termites or other wood boring insects.
21. ☒ I am aware of underground fuel storage tanks on the property.
22. ☒ I am aware of boundary or lot line disputes.
23. ☒ I have received notice of violation of local, state, or federal laws or regulations relating to this property, which violation has not been corrected.
24. ☒ 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:

Occupants POA completed this and has never occupied
the property

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. THE SELLER ACKNOWLEDGES THAT THE SELLER IS REQUIRED TO PROVIDE THIS DISCLOSURE REPORT TO THE PROSPECTIVE BUYER BEFORE THE SIGNING OF THE CONTRACT AND HAS A CONTINUING OBLIGATION, PURSUANT TO SECTION 30 OF THE RESIDENTIAL REAL PROPERTY DISCLOSURE ACT, TO SUPPLEMENT THIS DISCLOSURE PRIOR TO CLOSING.

Seller: Yvonne Vallente, POA Yvonne Vallente Date: 05/07/26

Seller: Quentin Kimbrell dotloop verified
05/07/26 12:28 PM
CDT
RSUK-Y3HE-RJ5-EAVB Date: 05/07/2026

THE 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. THE PROSPECTIVE BUYER IS AWARE THAT THE PROSPECTIVE BUYER MAY REQUEST AN INSPECTION OF THE PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.

Prospective Buyer: _____ Date: _____ Time: _____

Prospective Buyer: _____ Date: _____ Time: _____

**ILLINOIS RESIDENTIAL REAL PROPERTY DISCLOSURE ACT
ARTICLE 2 DISCLOSURES – 765 ILCS 77/5 et. seq.**

Sec. 30. Disclosure report supplement. If, prior to closing, any seller becomes aware of an error, inaccuracy, or omission in any prior disclosure report or supplement after delivery of that disclosure report or supplement to a prospective buyer, that seller shall supplement the prior disclosure report or supplement with a written supplemental disclosure, delivered by any method set forth in Section 50. (765 ILCS 77/30) (Source: P.A. 90-383, eff. 1-1-98; 91-357, eff. 7-29-99; 102-765, eff. 5-13-22.)

Sec. 35. Disclosure report form. The disclosures required of a seller by this Act shall be made in the following form: [See Reverse Side] (765 ILCS 77/35) (Source: P.A. 98-754, eff. 1-1-15; 102-765, eff. 5-13-22.)

Sec. 40. Material defect. (a) If a seller discloses a material defect in the Residential Real Property Disclosure Report, including a response to any statement that is answered "yes" except numbers 1 and 2, and, in violation of Section 20, it is delivered to the prospective buyer after all parties have signed a contract, the prospective buyer, within 5 business days after receipt of that report, may terminate the contract or other agreement with the return of all earnest money deposits or down payments paid by the prospective buyer in the transaction without any liability to or recourse by the seller. (b) If a seller discloses a material defect in a supplement to this disclosure report, the prospective buyer shall not have a right to terminate unless: (i) the material defect results from an error, inaccuracy, or omission of which the seller had actual knowledge at the time the prior disclosure was completed and signed by the seller; (ii) the material defect is not repairable prior to closing; or (iii) the material defect is repairable prior to closing, but within 5 business days after the delivery of the supplemental disclosure, the seller declines, or otherwise fails to agree in writing, to repair the material defect. (c) The right to terminate the contract, however, shall no longer exist after the conveyance of the residential real property. For purposes of this Act the termination shall be deemed to be made when written notice of termination is delivered to at least one of the sellers by any method set forth in Section 50, at the contact information provided by any seller or indicated in the contract or other agreement. Nothing in subsection (a) or (b) shall limit the remedies available under the contract or Section 55. (765 ILCS 77/40) (Source: P.A. 90-383, eff. 1-1-98; 102-765, eff. 5-13-22.)

Sec. 45. Other law. This Act is not intended to limit remedies or modify any obligation to disclose created by any other statute or that may exist in common law in order to avoid fraud, misrepresentation, or deceit in the transaction. (765 ILCS 77/45) (Source: P.A. 88-111; 102-765, eff. 5-13-22.)

Sec. 50. Delivery of disclosure report. Delivery of the Residential Real Property Disclosure Report provided by this Act shall be by: (1) personal delivery or facsimile, email, or other electronic delivery to the prospective buyer at the contact information provided by the prospective buyer or indicated in the contract or other agreement; (2) depositing the report with the United States Postal Service, postage prepaid, first class mail, addressed to the prospective buyer at the address provided by the prospective buyer or indicated on the contract or other agreement; or (3) depositing the report with an alternative delivery service such as Federal Express or UPS, delivery charges prepaid, addressed to the prospective buyer at the address provided by the prospective buyer or indicated on the contract or other agreement. For purposes of this Act, delivery to one prospective buyer is deemed delivery to all prospective buyers. Delivery to an authorized individual acting on behalf of a prospective buyer constitutes delivery to all prospective buyers. Delivery of the report is effective upon receipt by the prospective buyer. Receipt may be acknowledged on the report, acknowledged in an agreement for the conveyance of the residential real property, or shown in any other verifiable manner. (765 ILCS 77/50) (Source: P.A. 91-357, eff. 7-29-99; 102-765, eff. 5-13-22.)

Sec. 55. Violations and damages. If the seller fails or refuses to provide the disclosure report prior to the conveyance of the residential real property, the prospective buyer shall have the right to terminate the contract. A seller who knowingly violates or fails to perform any duty prescribed by any provision of this Act or who discloses any information on the Residential Real Property Disclosure Report that the seller knows to be false shall be liable in the amount of actual damages and court costs, and the court may award reasonable attorney's fees incurred by the prevailing party. (765 ILCS 77/55) (Source: P.A. 90-383, eff. 1-1-98; 102-765, eff. 5-13-22.)

Sec. 60. No action for violation of this Act may be commenced later than one year from the earlier of the date of possession, date of occupancy, or date of recording of an instrument of conveyance of the residential real property. (765 ILCS 77/60) (Source: P.A. 88-111.)

Sec. 65. A copy of Sections 5 through 65 of Article 2 of this Act, excluding Section 35, must be printed on or as a part of the Residential Real Property Disclosure Report form. (765 ILCS 77/65) (Source: P.A. 88-111; 102-765, eff. 5-13-22.)

Date presented to Seller: 5/7/20

Buyers Initials: _____

Disclosure of Information on 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.

Seller's Disclosure

(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).

(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 paint 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 (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 (i) or (ii) below):

(i) ☐ received a 10-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 (initial)

(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.

<u>Yvonda Valletti, FOR</u>	<u>Yvonda Valletti, FOR</u>	<u>Quentin Kimbrell</u>	dotloop verified 05/09/26 12:28 PM CDT OUML-FMNC-NRH2-FTKK	05/07/2026
Seller	Date	Seller		Date
<u>Jessica McCreary</u>	<u>5/7/26</u>			
Purchaser	Date	Purchaser		Date
Agent	Date	Agent		Date

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.
- (c) ☒ Seller has no knowledge of elevated radon concentrations in the dwelling.
- (d) ☒ Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

Purchaser's Acknowledgement (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)

- (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 provided is true and accurate.

<u>Yolanda Valente, PUA</u>	<u>5/7/26</u>	<u>Quentin Kimbrell</u>	<u>05/07/2026</u>
Seller	Date	Seller	Date
<u>Jessica McHenry</u>	<u>5/7/26</u>		
Agent	Date	Purchaser	Date
		Agent	Date

dotloop verified
05/09/26 12:28 PM CDT
QFBW-4BYI-DATT-JANR

To pay online, go to payments.municpay.com/il_edwards OR by phone at 618-445-8202

TIF TAXABLE VALUE	0	PAYABLE	2024	2025	PARCEL NUMBER	10-02-479-030	TOWNSHIP	T2S R10E	CLASS	0040	LENDING CODE	TAX CODE	10027	
FAIR CASH VALUE	31,950	2023 TAXABLE VALUE		3,590		REAL ESTATE TAX BILL				2024 TAXABLE VALUE				0
LAND/LOT	1,890	TAX RATE		TAX AMOUNT		TAX RATE		TAX AMOUNT		% OF TOTAL		PENSION AMOUNT		
+ BLDG	8,760	1.45589		\$52.27		1.37361		\$0.00		20.06		\$0.00		
= ASSESSED VALUE	10,650	0.42815		\$15.37		0.45641		\$0.00		6.66		\$0.00		
- HIE /HI VET EXEMPT	0	0.17749		\$6.37		0.19643		\$0.00		2.87		\$0.00		
= VALUE TO BE EQUALIZED	10,650	0.15082		\$5.41		0.15551		\$0.00		2.27		\$0.00		
x STATE MULTIPLIER	1.0000	3.25811		\$116.97		3.29050		\$0.00		48.05		\$0.00		
= EQUALIZED VALUE	10,650	1.09829		\$39.43		1.14465		\$0.00		16.71		\$0.00		
- OWNER OCCUPIED	6,000	0.22460		\$8.06		0.23113		\$0.00		3.38		\$0.00		
- SENIOR HOMESTEAD	3,590	6.79335		\$243.88		6.84824		\$0.00		100.00				
- SENIOR FREEZE	1,060	*TOTALS*												
- RETURNING VETERAN	0	If you have questions regarding the following please call: Name/address changes/assessments Supervisor of Assessments 618-445-3591 Lost bill/payment information County Collector/Treasurer 618-445-3581 Tax rates/redemptions County Clerk 618-445-2115												
- DISABLED VET/PERSON	0	BILLING ADDRESS KIMBRELL ROY J 30 WILSON AVE ALBION IL 62806												
+ FARM LAND / MINERAL VALUE	0	PROPERTY ADDRESS 30 WILSON AVE ALBION, IL 62806												
+ FARM BUILDINGS	0	OWNER'S NAME KIMBRELL, ROY J & VOLANDA VALLETT & QUENTIN KIMB												
= TAXABLE VALUE	0	LEGAL DESCRIPTION AL-2,Q,S,T,R,L019,B000,P213 REPLAT OF OL 19 52.10 PT SUBLT 23 24 25												
x TAX RATE	6.84824	1ST DUE DATE		08/22/2025		2ND DUE DATE		09/22/2025		LAND/LOT ACRES		FARMLAND ACRES		
= TOTAL TAX	\$0.00	1ST INSTALLMENT		\$0.00		2ND INSTALLMENT		\$0.00		0.00		0.00		
+ FORFEITED TAX		INTEREST		COSTS		INTEREST		COSTS						
- TOTAL TAX PAID	\$0.00	FIRST INSTALLMENT PAID		NO TAX		SECOND INSTALLMENT PAID		NO TAX						
= TOTAL TAX DUE	\$0.00	AMOUNT COLLECTED		\$0.00		AMOUNT COLLECTED		\$0.00						

RETURN THIS PORTION WITH YOUR FIRST PAYMENT

DUE DATE	08/22/2025	PAY TO THE ORDER OF:	EDWARDS COUNTY COLLECTOR
FIRST INSTALLMENT	\$0.00		

RETURN THIS PORTION WITH YOUR SECOND PAYMENT

DUE DATE	09/22/2025	PAY TO THE ORDER OF:	EDWARDS COUNTY COLLECTOR
SECOND INSTALLMENT	\$0.00		



INDEX #	10-02-479-030	BACK TAX	FIRST INSTALLMENT PAYMENT
IF POSTMARKED AFTER THE BELOW DATES	08/22/2025 09/22/2025	THE AMOUNT BELOW INCLUDES THE PER MONTH PENALTY	\$0.00 \$0.00
		☐ CHECK ☐ CASH	YOUR CANCELED CHECK IS YOUR RECEIPT

1

KIMBRELL ROY J
30 WILSON AVE
ALBION IL 62806



INDEX #	10-02-479-030	SECOND INSTALLMENT PAYMENT
IF POSTMARKED AFTER THE BELOW DATES	09/22/2025	THE AMOUNT BELOW INCLUDES THE PER MONTH PENALTY
		\$0.00
Tax Sale on 11/12/2025		
		☐ CHECK ☐ CASH
		YOUR CANCELED CHECK IS YOUR RECEIPT

2

KIMBRELL ROY J
30 WILSON AVE
ALBION IL 62806

Total Tax Due: \$0.00