



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: 215 S Washington Geff, IL
City, State & Zip Code: _____
Seller's Name: Dawn Parrish

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 July 10, 2021. 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). <u>Rental property</u> |
| 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:

7- Fire in Back add on. 12- No furnace, no AC

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: Dawn Parrish

Date: July 10, 2026

Seller: _____

Date: _____

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: _____

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.

Property Address: 215 S Washington St. Geff, IL

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 the most current records and reports pertaining to elevated radon concentrations within the dwelling.
- (c) X Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.
- (d) X 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 Acknowledgment (initial) (if applicable)

- (g) AC 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.

Seller	<u>Dawn Parrish</u> Printed Name	Seller	_____ Printed Name
Seller	<u>Dawn Parrish</u> Signature	Date <u>7/10/26</u>	Seller _____ Signature
Purchaser	_____ Printed Name	Purchaser	_____ Printed Name
Purchaser	_____ Signature	Date _____	Purchaser _____ Signature
Agent	<u>Amber Cline</u> Printed Name	Agent	_____ Printed Name
Agent	<u>Amber Cline</u> Signature	Date <u>7/13/26</u>	Agent _____ Signature

Agent	Date
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WAYNE COUNTY PROPERTY TAX STATEMENT															
2024 Taxes Payable in 2025						Statement #: 26939									
YVETTE ANDERSON WAYNE COUNTY COLLECTOR 301 E MAIN ST., STE 201 FAIRFIELD, IL 62837 Phone: 618-842-5087				Property Index Number (PIN): 14-14-019-008 Property Owner: HORN00029 HORN GERALD W Township: LAMARD TOWNSHIP Property Address: 215 S WASHINGTON ST Geff, IL 62842-1028 Property Class: 0040 - Residential Improved Township: 1S Section: 14 Range: 7E Legal Description: 66' NW/4 S PT NW NW 2015-2833 WD 8-15				Alternate PIN: 1314104003 Taxing Code: 14003 Mailing Code: Land/Lot Acres: 0.25 Farmland Acres: 0.00 Total Acres: 0.25							
Mail To: HORN00029				HORN GERALD W HORN AMANDA E 747 COUNTY ROAD 1390 E FAIRFIELD, IL 62837-2637				BOR Equalization Factors: Land/Lot: 1.00000 Building: 1.00000 Farmland: 1.00000 Farm Building: 1.00000				Assessed Valuation Land/Lot: 1,111 Building: 5,039 Farmland: 0 Farm Building: 0 Mineral: 0			
Payment Information Make Checks Payable To: WAYNE COUNTY COLLECTOR Mail To: 301 E MAIN ST., STE 201, FAIRFIELD, IL 62837.				IDOR Equalization Factor: 1.00000 Fair Cash Value (Non-Farm): \$18,450				Taxable Bill Calculation Total Assd Valuation: 6,150 - Home Improvements: 0 - Disabled Veterans: 0 Adjusted AV: 6,150 X IDOR Equalization Factor: 1.00000 Equalized AV: 6,150 - General Homestead: 0 - Senior Homestead: 0 - SCAFHE: 0 - Disabled Persons: 0 - Disabled Veterans (Standard): 0 - Returning Veterans: 0 - Natural Disaster Homestead: 0 - Historical Freeze: 0 - Frat. / Vet. Org. Freeze: 0 Taxable Value: 6,150 X Tax Rate: 6.20222 Tax Amount: 381.44 + Drainage District Fees: 0.00							
Tax District Breakdown															
Taxing Districts		Prior Year		Current Year(2025)											
	Rate	Tax	Rate	Tax	%	Pension									
CNTY AMB SERV 1	0.16675	9.39	0.15177	9.33	2.45	0.00									
FAIRFIELD HS 225	1.91659	107.92	1.85062	113.81	29.84	4.72									
FAIRFIELD RUR FIRE	0.26092	14.69	0.24631	15.15	3.97	0.00									
GEFF CORP	0.29388	16.55	0.25370	15.60	4.09	0.00									
GEFF DIST 14	2.29085	129.00	2.11917	130.33	34.17	12.85									
IL EASTERN JC 529	0.43798	24.66	0.46855	28.82	7.55	0.72									
LAMARD TOWNSHIP	0.86589	48.76	0.81075	49.86	13.07	2.46									
WAYNE COUNTY	0.49180	27.69	0.30135	18.53	4.86	0.00									
Grand Totals:		6.72466	378.68	6.20222	381.44	100.0									
For a license plate discount and / or a mass transit benefit for persons with disabilities and seniors, complete the Benefit Access Application online at https://ilaging.illinois.gov/ You may be eligible for various exemptions. Please contact the County Assessment Office at 618-842-2582 for information. No Personal checks after 17 December, 2025. NSF Checks will void payment and incur a charge of \$25.00.							Final Tax Amount Due: 381.44								
First		10/03/2025		190.72		Second		11/10/2025		190.72					
Installment		Due Date		Amount Due		First		10/03/2025		190.72					
Bank		Check		Money Order		Box		Cash		Mail					
Tax Year: 2024		Property Index #: 14-14-019-008		Tax Year: 2024		Property Index #: 14-14-019-008		Tax Year: 2024		Property Index #: 14-14-019-008					
RETURN STUB WITH PAYMENT						RETURN STUB WITH PAYMENT									
Due Date: 10/03/2025 Amount Due: 190.72						Due Date: 11/10/2025 Amount Due: 190.72									
Date Paid: Amount Paid:						Date Paid: Amount Paid:									
If Paying Past the Due Date:						If Paying Past the Due Date:									
On or After 10/04/2025 193.58 First Installment						On or After 11/11/2025 193.58 Second Installment									
On or After 11/04/2025 196.44						On or After 12/11/2025 Contact Treasurer's Office									
On or After 12/04/2025 199.30															
On or After 01/04/2026 Contact Treasurer's Office															
Owner: HORN00029 HORN GERALD W County: WAYNE COUNTY						Owner: HORN00029 HORN GERALD W County: WAYNE COUNTY									
120240000026939						*220240000026939*									
Statement #: 26939						Statement #: 26939 Total Tax: 381.44									