

Donald T. Rubin

Associates

Marsha L. Kleffman
(also admitted in Ohio,
& certified in Texas)



Rubin & Associates, LLC
ATTORNEYS AT LAW

A Law Firm Concentrating in Real Estate Tax Law

www.propertytaxattorneys.com

of Counsel

Marshall A. Fleischman

Barbara S. Winer

Springfield, Illinois

James W. Chipman

November 6, 2017

Ms. Erica O'Donnell

Administrative Assistant to Mayor John Ryan

Administrative Assistant to Building Commissioner Rodger Early

Village of Alsip

4500 West 123rd Street

Alsip, Illinois 60803

Re: Resolution Supporting Class 6B Incentive for AA Jacobs Supply, Inc.

3750 West 127th Street, Alsip, Illinois 60803

PIN: 24-26-30-084-0000

Dear Ms. O'Donnell:

Enclosed is a copy of the Application for the Class 6B tax incentive for AA Jacobs Supply, Inc. (the Applicant) that was filed with the Cook County Assessor on November 3, 2017. The Applicant is seeking to have a Class 6B tax incentive approved for the above-named property for the occupation of abandoned property, no special circumstances. The property was formerly owned and used by Praxair Distribution, Inc. for \$249,900 on October 20, 2016, and has been vacant for six years. The Applicant intends to use the property for its industrial supply business.

Also enclosed is a \$500 check made out to the Village of Alsip for the processing fee for the Class 6B Application. The Applicant requests that the Village Board to approve a resolution supporting the Class 6B Tax incentive for this property.

Thank you for your consideration and please do not hesitate to contact me if you need any additional information.

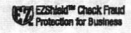
Very truly yours,
Rubin & Associates, LLC

Marsha L. Kleffman

M://Marsha/AA Jacobs_Letter to Village of Alsip 11-6-2017

A.A. Jacobs Supply, Inc.
11545 W. 183Rd Pl. Suite 121
Orland Park, IL 60467
ph 708-478-7070

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com
2-1/710



11/03/17

PAY TO THE
ORDER OF

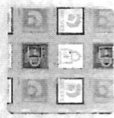
Village of Alsip

\$ **500.00

Five Hundred and 00/100*****

DOLLARS

Village of Alsip
4500 West 123rd Street
Alsip, IL 60803



AUTHORIZED SIGNATURE

MEMO

6B Application

⑈011386⑈ ⑆071000013⑆ 730713732⑈

A.A. Jacobs Supply, Inc.

11386

Village of Alsip
6000 — Operating and Administrative 6B Application

11/03/17

500.00

Chase Checking 713732 6B Application

500.00

Donald T. Rubin

Associates

Marsha L. Kleffman
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of Counsel

Marshall A. Fleischman

Barbara S. Winer

Springfield, Illinois

James W. Chipman

November 3, 2017

Jeanette Thomas

Supervisor of Incentives Department / Office of the Cook County Assessor

County Building – Room 300

Chicago, Illinois 60602

Re: Application for Class 6B Tax Incentive:

– Occupation of Abandoned Property, No Special Circumstances

AA Jacobs Supply, Inc.

3750 West 127th Street, Alsip, Illinois 60803

PIN: 24-26-300-084-0000

Dear Ms. Thomas:

Our client, AA Jacobs Supply, Inc., is seeking to have a Class 6b incentive classification approved for the occupation of abandoned property, no special circumstances, for the above-named parcel. AA Jacobs purchased the property for \$249,900 on October 20, 2016. It intends to use the property for its industrial supply business. The property was formerly owned by Praxair Distribution, Inc. It has been vacant for over six years according Strategic Advisors who was marketing the property. **We wish to have a Control Number assigned to this property so that our client can proceed with upgrading the property for re-occupancy.**

We have contacted Erica O'Donnell, Assistant to the Mayor of the Village of Alsip, and she has agreed to support a resolution consenting to the Class 6B incentive for this property. A letter from her has been requested and will be submitted as soon as it is received pending the adoption of the resolution by the Village of Alsip.

Included with this letter are the Cook County Class 6B Incentive Application and the following documents for your review and consideration along with the \$500 application fee required by the assessor:

- A:** Property Description. The property is located in the Cal Sag Enterprise Zone
- B:** Identification of Persons Having an Interest in the Property
- C:** Industrial Use – Description of AA Jacobs Supply and Website Information
- D:** Vacancy Affidavits – 2014-2017



E: Purchase and Sale Agreement

1. Closing Statement
2. Title Insurance Policy
3. Cook County Real Estate Transfer Declaration
4. PTAX-203
5. Special Warranty Deed

F. Cook County 6b Application

G: Cook County Incentives Class Living Wage Ordinance Affidavit, Cook County Minimum Wage Affidavit, Federal-State Labor Law Affidavit

H: Local Approval – Resolution to be supplied. See letter from the Village of Alsip.

I. Estimated Costs to Update the Abandoned Property for Re-occupancy - \$270,000

J. Recent Photos of the Abandoned Property

Please contact me if you have any questions or need additional information.

Very truly yours,



Donald T. Rubin

EXHIBIT A:

Property Description. The property is located in the Cal Sag Enterprise Zone

EXHIBIT A

Premises

Legal Description: The South 195.00 feet of the West 340.00 feet of Lot 1 in Alsip Industrial Park Unit Number 5, being a Subdivision of that part of Lot 2 in Raloff's Subdivision of part of the Southwest ¼ of Section 26, Township 37 North, Range 13 East of the Third Principal Meridian, lying South of the South Line of Chicago and Calumet Railroad (except the South 17 feet of the land conveyed to the State of Illinois) in Cook County, Illinois.

Address: 3750 West 127th Street
Alsip, Illinois 60803-1504

Property Index #: 24-26-300-084-0000

EXHIBIT B

Permitted Encumbrances and Easements

Easement over the West 10 feet of the land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with gas service, together with right of access to said equipment as created by grant to northern Illinois gas company and its respective successors and assigns and as shown on the Plat of Subdivision recorded January 9, 1970 as Document No. 21054633.

Easement over the West 10 feet of the land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with telephone and electrical service, together with the right to overhang aerial service wires and the right of access to such wires, as created by grant to the Illinois bell telephone company and the commonwealth Edison company and their respective successors and assigns and as shown on the Plat of Subdivision recorded January 9, 1970 as Document No. 21054633.

Utility easement over the west 10 feet of the land as shown on plat of subdivision.

PRESS RELEASE FROM:

November 17, 2016

Alsip Chamber of Commerce

708-597-2668

info@alsipchamber.org

Enterprise Zone Spurs Growth in Alsip.

Alsip is one of 17 communities in the new Cal Sag Enterprise Zone Awarded by the State of Illinois in January of 2016. Alsip has been part of an Enterprise Zone for the last 30 years, but the Zone awarded in 2016, was expanded to include new geography in Alsip, and added several neighboring towns to the Zone.

Alsip's last 4 construction projects were done using the benefits of the Enterprise Zone. Pilot opened their new Fueling Center/Arby's at 127th & Kedzie, in the fall of 2015. Taco Bell & Dunkin Donuts will open new facilities in November on Pulaski between 117th – 119th Streets. Aldi Foods at 113th & Cicero, is using Enterprise Zone benefits to expand their store, that will be ready for shopping in December. The first 3 projects returned vacant and underdeveloped property to the tax role, and all 4 add new sales tax and jobs to the Alsip economy.

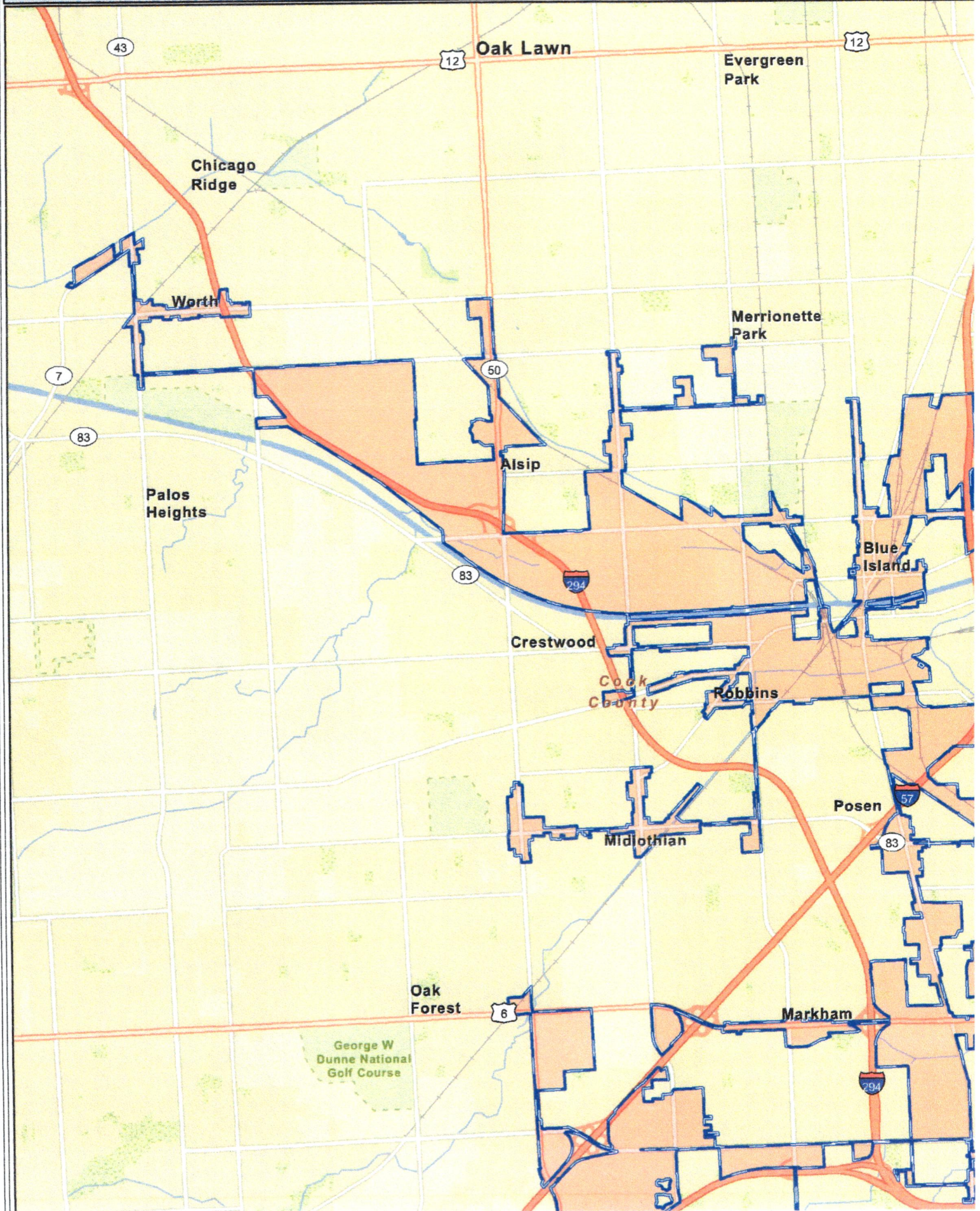
The Village of Alsip agreed to expand the Enterprise Zone boundaries in their application to the State in 2014, which was approved late in 2015 for implementation in 2016. This expansion placed the 3 newest projects in the Zone that were not previously included. Growth on Pulaski & Cicero will continue to benefit from the Enterprise Zone along with other local incentives.

Businesses in the Enterprise Zone who build new facilities or rehab or remodel their current locations, can receive sales tax abatement on building materials, discounts on local permits, and in some cases real estate tax savings.

The Cal Sag Enterprise Zone is one of 4 Zones in the Southern Suburbs that were part of an application process made possible by South Suburban Mayors & Managers, Cook County, and CNT Center For Neighborhood Technologies. These 3 groups worked with local leaders to submit applications to The Department of Commerce & Economic Opportunity for Zones that will extend for the next 15 years. Other Zones in the region are The Calumet Region Enterprise Zone, The Lincoln 394 Corridor Enterprise Zone, and The Will Cook Enterprise Zone.

For information on the Cal Sag Enterprise Zone, contact The Zone Office @ 708-653-3122 or visit their website calsagezone.org. Or e mail calsagezone@aol.com Mary Schmidt, Zone Assistant says this incentive combined with other local incentives in each town, places the Southern Suburbs in new competition for development & re development. Blue Island & Midlothian are 2 other communities in the Cal Sag Zone currently making use of this incentive to redevelop their communities. Several other towns have projects anticipated for 2017.

Cal Sag



Google Maps 3750 W 127th St



Image capture: Sep 2014 © 2017 Google

Alsip, Illinois

 Google, Inc.

Street View - Sep 2014



Google Maps 3744 W 127th St



Image capture: Sep 2014 © 2017 Google

Alsip, Illinois



Street View - Sep 2014



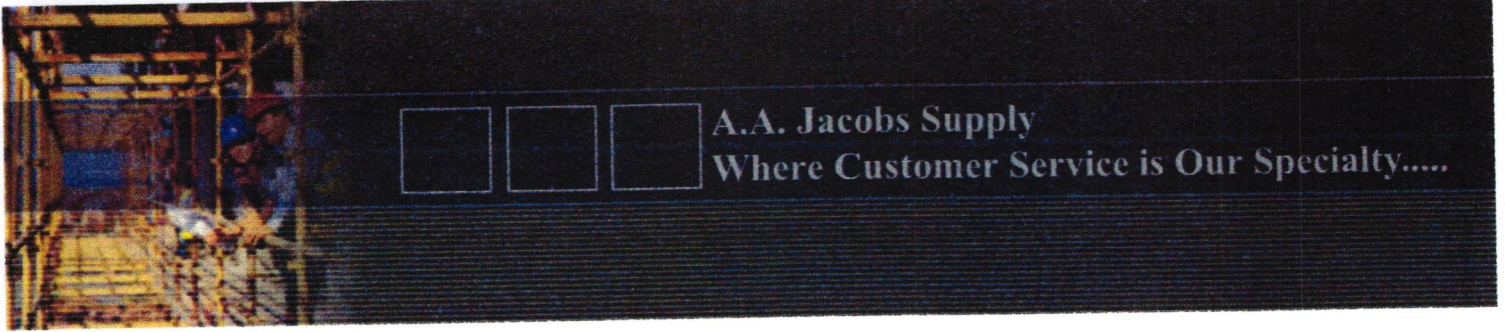
EXHIBIT B:

Identification of Persons Having an Interest in the Property

Alfonso Perez, Jr., President
AA Jacobs Supply, Inc.
11545 West 183rd Place
Orland Park, IL 60467
tito@aajacobssupply.com

EXHIBIT C:

Industrial Use – Description of AA Jacobs Supply and
Website Information


[HOME](#)
[CONTACT US](#)
[PRODUCTS](#)


A company with customer service on there minds....

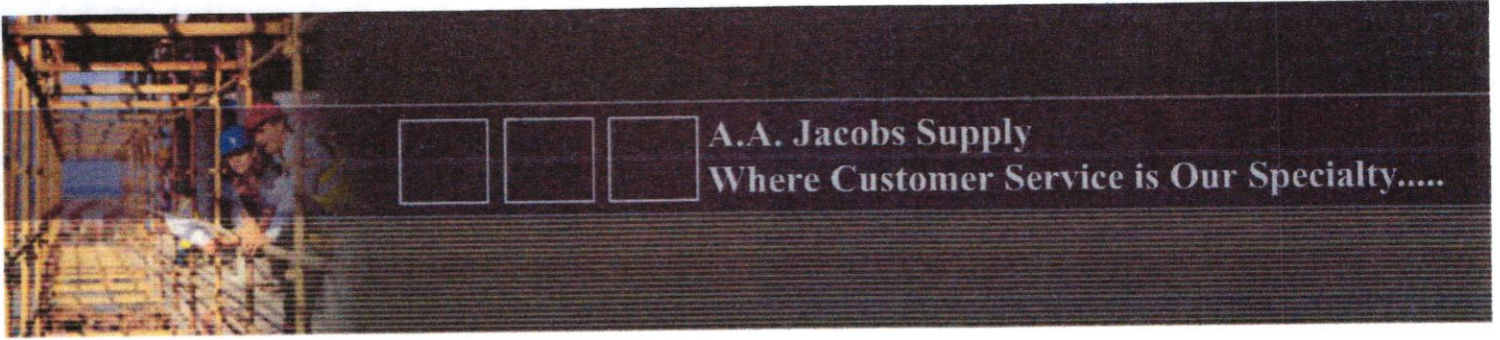
We have been in the Construction supply business for 15+ years. I believe we are safe to say we know a little something about supplying contractors with the best customer service we know how. We firmly believe that communication is the key to an end of a successful project. That is why our customers knowledge of how materials are handled and delivered is our main goal.

We strive on what you need.....

Our goal is to supply you with the best quality building materials, best service delivered to your site in a timely manner. There's no job to big or too small, that doesn't deserve the best project management that one can offer. We offer many products such as: Schlage, Von Duprin, Sargent, Dorma, Yale and ABH. We provide Hollow Metal Doors and Frames, Aluminum Doors and Frames for all your project needs.

Completed projects

We have furnished products to various customers such as law firms, retails spaces, financial institutions and condominiums. To include: Spire Sales Center, Momo Condominiums, Fidelity Investments, Drinker Biddle, Seyfarth, General Growth, Leydig Voit and Meyer, Dwayne Morris, US Cellular's, Bank of America, Goble and Goldman Sachs. These are just some of the many projects we have completed.

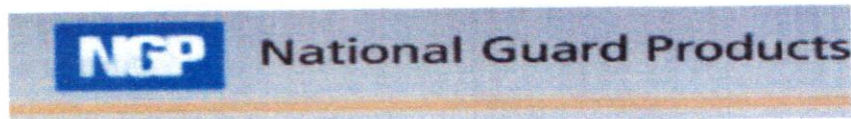


- HOME
- CONTACT US
- PRODUCTS

For more information on product's we carry please click on the links below or [contact us](#) with any questions



BALDWIN



VON DUPRIN.



EXHIBIT D:

Vacancy Affidavits – 2014-2017

Subject: [No Subject]
From: Robert Owen Barr (robertowenbarr704@gmail.com)
To: tito@aajacobssupply.com;
Date: Wednesday, May 10, 2017 2:22 PM

Alfonso Perez Jr.
A.A.Jacobs Supply Inc.
11545 W. 183rd Place Suite 121
Orland Park, Illinois 60467

To whom it may concern:

Re: 3750 W. 127th st Alsip, IL

Our firm, Strategic Advisors, handled the marketing of this property for six plus; all of which time the property has been vacant; until we arranged the sale to Alfonso's company.

Thank you

Robert O Barr CEO
Strategic Advisors
630.319.4996

Vacancy/Occupancy Affidavit

Cook County
Assessor's Office

2017 Appeal No: _____

I, Alfonzo Perez, Jr, being first duly sworn, on oath depose and say that I am the owner/managing agent of the property located at 3750 W. 127th Street 24-26-300-084-0000 in Aisip (CITY), subject of the above complaint, and that I have personal knowledge that the occupancy of the building(s) for the year 2017 is as follows:

	Total Sq. Ft. of Commercial/Industrial Area Occupied *	Total Sq. Ft. of Commercial/Industrial Area Vacant *	Total Sq. Ft. of Commercial/Industrial Area *	Condos or Apartments (Please circle)		
				Total Number of Residential Condos/Apartments <u>Occupied</u>	Total Number of Residential Condo/Apartments <u>Vacant</u>	Total Number of Residential Condo/Apartments
January						
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total						

Total annual percent weighted vacancy of Industrial/commercial space

Total annual percent weighted vacancy of Residential condo/ apartments

* Include Commercial condos here.

(Please check all boxes that apply)

1. Photos of the vacant space are included with this appeal
2. Attempts to lease the vacant space were made. _____
(list all attempts made to lease vacant space)
3. No attempts were made to lease the vacant space because: _____

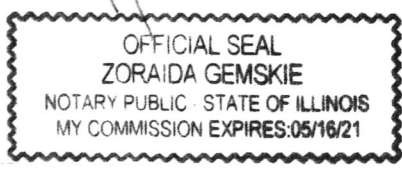
For vacancy appeals, the following information is needed: Three preceding years of actual historical income and expense information and a current year rent roll.

Subscribed and sworn before me,
this 13 day of July, 2017
Zoraida Gemskie
Notary Public
(Notary Seal or Stamp)

Further affiant sayeth not.

Affiant

SIGN HERE



Vacancy/Occupancy Affidavit

Cook County
Assessor's Office

2016 Appeal No: _____

Bryan Clark being first duly sworn, on oath depose and say that I am the owner/managing agent of the property located at 3750 W. 127th Street 24-26-300-084-0000 in Alsip (PROPERTY INDEX NUMBER(S)) subject of the above complaint, and that I have personal knowledge that the occupancy of the building(s) for the year 2016 is as follows:

	Total Sq. Ft. of Commercial/Industrial Area Occupied *	Total Sq. Ft. of Commercial/Industrial Area Vacant *	Total Sq. Ft. of Commercial/Industrial Area *	Condos or Apartments (Please circle)		
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Total	0	224,400	224,400			

Total annual percent weighted vacancy of Industrial/commercial space 100

Total annual percent weighted vacancy of Residential condo/apartments _____

*** Include Commercial condos here.**

(Please check all boxes that apply)

- Photos of the vacant space are included with this appeal
- Attempts to lease the vacant space were made. _____
(list all attempts made to lease vacant space)
- No attempts were made to lease the vacant space because: _____

For vacancy appeals, the following information is needed: Three preceding years of actual historical income and expense information and a current year rent roll.

Subscribed and sworn before me,

this _____ day of _____, 20 17

Notary Public

[Notary Seal or Stamp]

Further affirm sayeth not.

Affiant



Vacancy/Occupancy Affidavit

Cook County
Assessor's Office

2016 Appeal No: _____

Robert Barr being first duly sworn, on oath depose and say that I am the owner/managing agent of the property located at 3750 W. 127th Street 24-26-300-084-0000 in Alsip (CITY) subject of the above complaint, and that I have personal knowledge that the occupancy of the building(s) for the year 2016 is as follows:

Condos or Apartments (Please circle)

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For vacancy appeals, the following information is needed: Three preceding years of actual historical income and expense information and a current year rent roll.

Subscribed and sworn before me,

this 7 day of _____ 2017

Notary Public

[Notary Seal or Stamp]

Further affiant sayeth not.

Affiant

SIGN HERE

Vacancy/Occupancy Affidavit

Cook County
Assessor's Office

2016 Appeal No: _____

I, Ryan Clark being first duly sworn, on oath depose and say that I am the owner/managing agent of the property located at 3750 W. 127th Street 24-26-300-084-0000 in Alsip (CITY) subject of the above complaint, and that I have personal knowledge that the occupancy of the building(s) for the year 2015 is as follows:

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this 7 day of _____, 2017

Notary Public

[Notary Seal or Stamp]

Further affiant sayeth not.

Affiant



Vacancy/Occupancy Affidavit

Cook County
Assessor's Office

2016 Appeal No: _____

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Subscribed and sworn before me, this 7 day of _____ 2017

Notary Public

Further affiant sayeth not.
Robert Barr
Affiant

[Notary Seal or Stamp]

Vacancy/Occupancy Affidavit

Cook County
Assessor's Office

2016 Appeal No: _____

I, Ryan Clark being first duly sworn, on oath depose and say that I am the owner/managing agent of the property located at 3750 W. 127th Street 24-26-300-084-0000 in Alsip (CITY) subject of the above complaint, and that I have personal knowledge that the occupancy of the building(s) for the year 2014 is as follows:

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Subscribed and sworn before me, this 7 day of July 2017

Notary Public

Further affiant sayeth not.
[Signature]
Affiant



[Notary Seal or Stamp]

Vacancy/Occupancy Affidavit

Cook County
Assessor's Office

2016 Appeal No: _____

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Subscribed and sworn before me, this _____ day of _____ 2017

Notary Public

Further affiant sayeth not.
Robert Barr
Affiant

(Notary Seal or Stamp)



EXHIBIT E: Purchase and Sale Agreement

PURCHASE AND SALE AGREEMENT

AGREEMENT, made as of the last day written below, between **PRAXAIR DISTRIBUTION, INC.**, as successor-in-interest to Gas Tech, Incorporated, a Delaware corporation having offices at 10 Riverview Drive Danbury, CT 06810, Attention: Director, Corporate Real Estate ("Seller") and **A.A. JACOBS SUPPLY, INC.**, an Illinois corporation having offices at 11545 W. 183rd Place Suite 121 Orland Park, Illinois 60467 or its assignee ("Purchaser");

WITNESSETH:

WHEREAS, Seller holds fee title to certain land, together with the buildings and certain improvements located thereon, located along **3750 West 127th Street, Alsip, Cook County, Illinois 60803**, as more particularly identified in **Exhibit A** attached hereto (hereinafter called the "Premises"); and

WHEREAS, Seller no longer requires use of, and is willing to sell, the Premises upon the terms and conditions as set forth below;

NOW, THEREFORE, in consideration of the earnest money payment made by Purchaser as provided in Paragraph 1, Seller hereby agrees to sell and convey unto Purchaser, and Purchaser agrees to purchase and accept from Seller, subject to the terms, covenants, conditions and provisions hereinafter set forth, the Premises; and Seller and Purchaser covenant and agree as follows:

1. Purchase Price.

(a) The purchase price for the Premises shall be **TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED DOLLARS (\$249,900.00)** which Purchaser shall pay

to Seller as follows: (i) an earnest money payment of **TWENTY FIVE THOUSAND DOLLARS AND NO CENTS (\$25,000.00)** paid to the Closing Agent (as defined below) and made simultaneously with the execution hereof; and (ii) the balance of **TWO HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED DOLLARS (\$224,900.00)**, plus or minus prorations, at Closing (as defined below), delivered by wire transfer of immediately available Federal Reserve funds.

2. Due Diligence - Surveys and Inspections.

For the thirty (30) day period immediately following the date hereof (the "Due Diligence Period"), upon prior written notice to Seller, Purchaser or its agents shall have the right to enter upon the Premises at all reasonable times for the purposes of making any inspections and engineering tests which Purchaser may deem necessary at the Purchasers sole cost. Purchaser and his agents shall not prevent or interfere with Seller's use of the Premises during these inspections. Purchaser shall provide an ALTA/ACSM Land Title Survey ("Survey") which shall be at the Purchaser's sole cost and certified to Purchaser and Seller. Purchaser assumes all risks and shall indemnify and hold harmless Seller from all claims, losses, damages, and liability for bodily injury, death or property damage or destruction, including any damage to or destruction of the Premises, arising out of or in any way connected with Purchaser's exercise of the foregoing rights. At any time during the Due Diligence Period, Purchaser may, at its sole and absolute discretion, terminate this Agreement whereupon the earnest money deposited by it shall be returned to it forthwith by the Closing Agent

3. Title.

(a) At Closing, Seller shall convey good and marketable fee title to the Premises to Purchaser, free and clear of all liens and encumbrances. Nevertheless, Seller shall not be obligated to cure or remove nor shall any of the following matters be deemed defects or objections to title (the "Permitted Encumbrances"):

(i) any existing reservations, exceptions, conditions, restrictions, covenants or easements (whether or not of record) as set forth in **Exhibit B** attached hereto;

(ii) zoning, land use and building statutes, ordinances, regulations, and restrictions;

(iii) ad valorem taxes and assessments, both general and special, not due and payable prior to Closing; and

(iv) any state of facts which a survey or inspection of the Premises would show provided the same do not render title unmarketable.

(b) Seller shall order an updated title commitment from Stewart Title Guaranty Company (the "Closing Agent") within seven (7) days of the date hereof, and shall forward a copy to Purchaser upon receipt. Within fifteen (15) days after the date hereof, Purchaser shall give written notice to Seller of any defects or objections to title which are not permitted pursuant to Paragraph 3(a) (i) through (iv), above. If Seller cannot remove or otherwise satisfy such defects or objections to title prior to Closing, Seller shall be entitled to a reasonable extension of Closing not to exceed thirty (30) days, to remove or satisfy said defects or objections to title. If Seller is unable to remove said defects within said thirty (30) day period, Purchaser may either (i) accept title to the Premises subject to said defects; or (ii) terminate this Agreement upon written notice to Seller and Seller shall promptly refund all payments made

hereunder. Notwithstanding the foregoing, Seller will be obligated to discharge of record upon or prior to Closing any and all existing mortgage liens, income tax liens or judgments.

5. Closing.

(a) Closing of title ("Closing") shall take place via escrow with the Closing Agent, on or before twenty one (21) days after the completion of the Due Diligence Period, whichever is later, at a date and time mutually agreeable to Seller and Purchaser. Seller shall be entitled to a delay of Closing as provided in Paragraph 3(b). Prior to Closing, Seller shall deposit with the Closing Agent a Special Warranty Deed to the Premises and Purchaser shall deposit with the Closing Agent the balance of the Purchase Price. At the Closing, upon Seller's acknowledgment of receipt of the balance of the Purchase Price as provided in Paragraph 1, title shall transfer to Purchaser by the recording of the deed by the Closing Agent.

(b) At Closing, the Purchaser shall pay all transfer taxes applicable to the conveyance of the Premises, and shall be liable for all title insurance, survey, environmental testing, and the Closing Agent fees. Any and all escrow fees or closing costs incurred with the Closing Agent shall be paid by Purchaser. Purchaser shall be solely responsible for any environmental auditing costs. As noted above, Purchaser shall be responsible for obtaining a current Survey of the Premises. At Closing, the parties shall apportion all ad valorem taxes and assessments based upon one hundred ten (110%) percent of the most recent levy and assessment against the Premises and all water and sewer fees and charges.

(c) Possession of the Premises shall be delivered to Purchaser at Closing, free and clear of all tenancies and parties in possession. Formal tender of an executed deed and purchase money is hereby waived.

6. Mechanics Liens.

Seller represents that at Closing all materialmen, contractors, laborers, and suppliers who have furnished any labor or materials to the Premises at the request or on behalf of Seller for the performance or furnishing of which a lien may be filed, shall have been paid and satisfied in full and Seller shall indemnify Purchaser against all amounts paid by Purchaser to satisfy liens or claims on account of such work or services. The obligations of Seller under this Paragraph 6 shall survive the Closing.

7. Condition of the Subject Property.

Purchaser has inspected the Premises and agrees to accept the same "AS IS" and "where is" on the date hereof without reliance upon any representations, warranties or guarantees, either express or implied, of Seller, its employees or agents, as to the condition of the Premises, except as set forth in this Paragraph 6. Seller represents and warrants to Purchaser as follows:

- (i) Except as set forth in Paragraph 3(b), hereto, Seller has no notice or knowledge of any other agreements affecting title to the Premises.
- (ii) To the best of Seller's knowledge, there are no written or threatened title claims or demands against the Premises.

The foregoing representations and warranties shall be deemed to be accurate and complete as of the date of Closing as though made on such date; provided, however, that Seller shall disclose to Purchaser by written notice delivered to Purchaser prior to closing any information which affects the accuracy or completeness of said representations and warranties.

8. Authority

(i) Seller is a corporation duly organized, validly existing, and in good standing under the laws of the State of Delaware with the full power and authority to enter into and fulfill the terms and conditions of this Agreement.

(ii) Purchaser has the full right and authority and has obtained any and all consents required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby. This Agreement has been, and all of the documents to be delivered by Purchaser at the Closing will be, authorized and properly executed and constitute, or will constitute, as appropriate, the valid and binding obligation of Purchaser.

9. Environmental Inspections

Purchaser is not to conduct any environmental assessment or testing without the written permission of the Seller which shall be unreasonably withheld. If such permission is granted by Seller, a separate contract addendum will be drafted by Seller detailing the conditions and restrictions associated with any testing, site assessments, borings or drilling. The addendum will also restrict any release of information or reports associated with the assessment. Seller shall provide the UST closure report to purchaser within seven (7) days following contract signing

10. Default.

If Purchaser defaults with respect to its obligations under this Agreement, then upon ten (10) days' prior written notice to Purchaser, Seller may cancel and terminate this Agreement and retain the earnest money payment made by Purchaser pursuant to Paragraph 1 as liquidated damages. If Seller defaults with respect to its obligations under this Agreement, then upon ten (10) days' prior written notice to Seller, Purchaser may cancel and terminate this Agreement, whereupon Seller shall refund to Purchaser the earnest money payment made

pursuant to Paragraph 1 and Purchaser may pursue any rights or claims which it may have at law or in equity, except consequential damages.

11. Notices.

All notices, demands or communications required or permitted to be given hereunder shall be in writing and shall be delivered either by facsimile transmission with another copy sent by United States Postal Service, certified mail, return receipt requested, or by overnight commercial courier service, at the following addresses:

if to Seller **PRAXAIR DISTRIBUTION, INC.**
39 Old Ridgebury Road
Danbury, Connecticut 06810-5113
Attention: Director, Corporate Real Estate
Telephone: 203-837-2061

if to Purchaser **A.A. JACOBS SUPPLY, INC.**
11545 W. 183rd Place Suite 121
Orland Park, Illinois 60467
Attention: Alfonso Perez, JR.
Fax: 708-478-7078
Telephone: 708-478-7070

And a copy to: **MELTZER, PURTILL & STELLE LLC**
1515 E. Woodfield Road, Second Floor
Schaumburg, Illinois 60173
Attention: Roger T. Stelle
Fax: 847-330-1231
Email: rstelle@mpslaw.com

12. Brokerage Commissions.

Seller and Purchaser acknowledge that no real estate broker, salesperson or finder, other than Robert Barr of Strategic Advisors, who shall be paid by Seller under a separate agreement, brought about this transaction. Each party shall be liable for, and shall indemnify and hold harmless the other party from, any claims, damages, loss, liability or obligation, including reasonable attorney's fees, for any real estate fees or commissions or any finder's fees due to any

alleged dealings by the indemnifying party with any finder, broker or agent, except as provided herein, as to the Premises.

13. Risk of Loss.

(a) The risk of damage to or destruction of the premises prior to Closing is assumed by Seller. In the event that prior to Closing the Premises shall suffer any substantial structural damage, or destruction beyond the scope of its currently known faults, Purchaser shall have the right to elect either of the following alternatives: (i) Close "AS-IS" or (ii) terminate the contract and Seller shall promptly refund to Purchaser the earnest money made pursuant to Paragraph 1.

(b) In the event of any condemnation or other taking or any part of the Premises prior to Closing by any governmental or quasi-governmental authority exercising the power of eminent domain (i) Purchaser can Close "AS-IS" (ii) Purchaser can terminate the contract and Seller shall promptly refund to Purchaser the earnest money made pursuant to Paragraph 1.

14. Assignment.

This Agreement may not be assigned or otherwise transferred by Purchaser without the prior written consent of Seller, which consent shall not be unreasonably withheld or delayed.

15. Entire Agreement.

This Agreement contains the entire agreement and understanding between the parties hereto as to the sale of the Premises and there are no other understandings or agreements between the parties, either oral or written, concerning the Premises. This Agreement shall not be amended or modified, except by a written agreement executed by both parties.

16. Governing Law.


The validity, interpretation, and performance of this Agreement shall be governed according to the laws of the Illinois without reference to its conflicts of laws principles.

17. Binding Effect.

The terms, covenants, conditions and provisions of this Agreement shall inure to and be binding upon the parties hereto and their respective successors and permitted assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be
duly executed as of the day and year first above written.

SELLER:
PRAXAIR DISTRIBUTION, INC.

By: 
Title: **Director, Corporate Real Estate**
Date: 10/20/2016

PURCHASER:
A.A. JACOBS SUPPLY, INC.

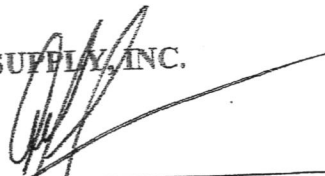
By: 
Title: **Vice President**
Date: 10/20/2016

EXHIBIT A

Premises

Legal Description: The South 195.00 feet of the West 340.00 feet of Lot 1 in Alsip Industrial Park Unit Number 5, being a Subdivision of that part of Lot 2 in Raloff's Subdivision of part of the Southwest ¼ of Section 26, Township 37 North, Range 13 East of the Third Principal Meridian, lying South of the South Line of Chicago and Calumet Railroad (except the South 17 feet of the land conveyed to the State of Illinois) in Cook County, Illinois.

Address: 3750 West 127th Street
Alsip, Illinois 60803-1504

Property Index #: 24-26-300-084-0000

Permitted Encumbrances and Easements

EXHIBIT B

Easement over the West 10 feet of the land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with gas service, together with right of access to said equipment as created by grant to northern Illinois gas company and its respective successors and assigns and as shown on the Plat of Subdivision recorded January 9, 1970 as Document No. 21054633.

Easement over the West 10 feet of the land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with telephone and electrical service, together with the right to overhang aerial service wires and the right of access to such wires, as created by grant to the Illinois bell telephone company and the commonwealth Edison company and their respective successors and assigns and as shown on the Plat of Subdivision recorded January 9, 1970 as Document No. 21054633.

Utility easement over the west 10 feet of the land as shown on plat of subdivision.

EXHIBIT E: 1. Closing Statement

STEWART TITLE GUARANTY COMPANY

Real partners. Real possibilities.

Commercial Services Division - Boston, MA

Escrow No. 15000070740

PROPERTY:	3750 West 127th Street
SELLER:	Alsip, IL 60803
BUYER:	PRAXAIR DISTRIBUTION, INC
CLOSING DATE:	A.A. JACOBS SUPPLY, INC.
	Thursday, December 15, 2016

	<u>BUYER FIGURES</u>	<u>SELLER FIGURES</u>
PURCHASE PRICE	\$ 249,900.00	\$ 249,900.00
DEPOSIT	(25,000.00)	
MORTGAGE PAYOFF 1		-
MORTGAGE PAYOFF 2		-
NEW LOAN		-
Third Party Deposits	-	
Commitment Fee Deposit	-	
Loan Origination Fee	-	
Fannie Mae Large Loan Fee	-	
Processing Fee	-	
Interest from Funding through 4/30	-	
Appraisal	-	
Engineering	-	
Seismic Fee	-	
Zoning Report	-	
Tax/Flood Service Fee	-	
Insurance Review Fee	-	
TITLE/INSURANCE CHARGES		
Premium - Stewart Title OP	1,249.50	-
Endorsements	-	-
Simultaneous Issue Policy	-	
Search/exam/misc. costs	353.00	
Municipal Lien Certificate	-	
Fedex/Messenger Fees Etc	75.00	-
Escrow and Wire Fees	500.00	-
RECORDING COSTS	75.00	-
TRANSFER TAXES	1,250.50	-
PRORATIONS		
Sellers Credits		-
		-
Buyer's Credits		
RE Taxes 2016	(\$42,484.55)	(42,484.55)
		-
SELLER DISBURSEMENTS		
Strategic Advisors		(17,493.00)
		-
BUYERS DISBURSEMENTS		
		-
		-
TOTAL DUE FROM BUYER	\$ <u>185,918.45</u>	
PROCEEDS TO SELLER		\$ <u>189,922.45</u>

STEWART TITLE GUARANTY COMPANY

Real partners. Real possibilities.

Commercial Services Division - Boston, MA
Escrow No. 15000070740

PROPERTY: 3750 West 127th Street
Alsip, IL 60803
SELLER: PRAXAIR DISTRIBUTION, INC
BUYER: A.A. JACOBS SUPPLY, INC.
CLOSING DATE: Thursday, December 15, 2016

DISBURSEMENT SHEET

FUNDS RECEIVED IN ESCROW

Deposit	\$	25,000.00	
Interest poc		-	
Buyers funds		185,918.45	
Lenders funds		-	
TOTAL			\$ 210,918.45

FUNDS DISBURSED

MORTGAGE PAYOFF 1	\$	-	
MORTGAGE PAYOFF 2			
RECORDING COSTS		75.00	
TRANSFER TAXES		1,250.50	
TITLE/INSURANCE CHARGES			
Premium - Stewart Title OP		1,249.50	
Endorsements		-	
Simultaneous Issue Policy		-	
Search/exam/misc. costs		353.00	
Municipal Lien Certificate		-	
Fedex/Messenger Fees Etc		75.00	
Escrow and Wire Fees		500.00	

SELLER DISBURSEMENTS

Strategic Advisors 17,493.00

BUYERS DISBURSEMENTS

PROCEEDS TO SELLER		189,922.45	
TOTAL DISBURSEMENTS			<u>210,918.45</u>

BALANCE \$ -

PRORATIONS

<u>Sellers Credits</u>	<u>Begin Date</u>	<u>End Date</u>	<u>Amount</u>	<u>Sale Date</u>	<u># of Days to Prorate</u>	<u>Proration period</u>	<u>Buyers Proration Amount</u>	<u>Sellers Proration Amount</u>
	1/1/2016	12/31/2016	\$0.00	12/15/2016	366	17	\$0.00	\$0.00
	12/1/2016	12/31/2016	\$0.00	12/15/2016	31	17	\$0.00	\$0.00
	12/1/2016	12/31/2016	\$0.00	12/15/2016	31	17	\$0.00	\$0.00
	12/1/2016	12/31/2016	\$0.00	12/15/2016	31	17	\$0.00	\$0.00
	12/1/2016	12/31/2016	\$0.00	12/15/2016	31	17	\$0.00	\$0.00
			<u>\$0.00</u>				<u>\$0.00</u>	<u>\$0.00</u>

<u>Buyers Credits</u>	<u>Begin Date</u>	<u>End Date</u>	<u>Amount</u>	<u>Sale Date</u>	<u># of Days to Prorate</u>	<u>Buyers Proration period</u>	<u>Buyers Proration Amount</u>	<u>Sellers Proration Amount</u>
RE Taxes 2016	1/1/2016	12/31/2016	\$44,554.00	12/15/2016	366	17	\$2,069.45	\$42,484.55
	12/1/2016	12/31/2016	\$0.00	12/15/2016	31	17	\$0.00	\$0.00
	12/1/2016	12/31/2016	\$0.00	12/15/2016	31	17	\$0.00	\$0.00
	12/1/2016	12/31/2016	\$0.00	12/15/2016	31	17	\$0.00	\$0.00
	12/1/2016	12/31/2016	\$0.00	12/15/2016	31	17	\$0.00	\$0.00
			<u>\$44,554.00</u>				<u>\$2,069.45</u>	<u>\$42,484.55</u>


STEWART TITLE GUARANTY COMPANY

Real partners. Real possibilities.
Commercial Services Division - Boston, MA
Escrow No. 15000070740

PROPERTY: 3750 West 127th Street
Alsip, IL 60803
SELLER: PRAXAIR DISTRIBUTION, INC
BUYER: A.A. JACOBS SUPPLY, INC.
CLOSING DATE: Thursday, December 15, 2016

Buyer and Sellers understand that Stewart Title Guaranty Company assembled the information shown on this Disbursement Closing Statement from the best information available from the parties, and therefore, cannot guarantee the accuracy thereof. Buyer and Sellers hereby approve the expenditures and disbursements shown in this Closing Statement and authorize Stewart Title Guaranty Company to make said expenditures and disbursements.

BUYER:
A.A. JACOBS SUPPLY, INC.

By: 
Name: Michael
Title: Vice President

SELLER:
PRAXAIR DISTRIBUTION, INC

By: _____
Name: _____
Title: _____

STEWART TITLE GUARANTY COMPANY

Real partners. Real possibilities.
Commercial Services Division - Boston, MA
Escrow No. 15000070740

PROPERTY: 3750 West 127th Street
Alsip, IL 60803
SELLER: PRAXAIR DISTRIBUTION, INC
BUYER: A.A. JACOBS SUPPLY, INC.
CLOSING DATE: Thursday, December 15, 2016

Buyer and Sellers understand that Stewart Title Guaranty Company assembled the information shown on this Disbursement Closing Statement from the best information available from the parties, and therefore, cannot guarantee the accuracy thereof. Buyer and Sellers hereby approve the expenditures and disbursements shown in this Closing Statement and authorize Stewart Title Guaranty Company to make said expenditures and disbursements.

BUYER:
A.A. JACOBS SUPPLY, INC.

By: _____

Name: _____

Title: _____

SELLER:
PRAXAIR DISTRIBUTION, INC

By: Vipin Shrivastava

Name: Vipin Shrivastava

Title: Director, Executive Staff

ADDENDUM TO SETTLEMENT STATEMENT

Escrow Agent has deposited the earnest money that it has received in a demand deposit account that is federally insured to the maximum extent permitted by law. Demand deposit accounts are non interest-bearing pursuant to federal law, but offer immediately available funds for withdrawal after a check has cleared.

Escrow Agent may receive other benefits from the financial institution where the funds are deposited. Based upon the deposit of escrow funds in demand deposit accounts and other relationships with the financial institution, Escrow Agent is eligible to participate in a program whereby it may (i) receive favorable loan terms and earn income from the investment of loan proceeds and (ii) receive other benefits offered by the financial institution.

EXHIBIT E: 2. Title Insurance Policy

If you want information about coverage or need assistance to resolve complaints, please call our toll free number: 1-800-729-1902. If you make a claim under your policy, you must furnish written notice in accordance with Section 3 of the Conditions. Visit our World-Wide Web site at <http://www.stewart.com>.
ALTA Owner's Policy (6/17/06)

**OWNER'S POLICY OF TITLE INSURANCE
ISSUED BY
STEWART TITLE GUARANTY COMPANY**

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

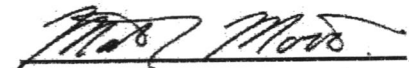
SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation, (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.

Countersigned by:



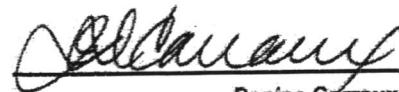
stewart
title guaranty company



Matt Morris
President and CEO

Authorized Countersignature

Stewart Title Guaranty Company
One Washington Mall Suite 1400
Boston, MA 02108



Denise Carraux
Secretary

Agent ID: 13E013

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File No. 15000070740

Page 1 of Policy Serial No.: O-9301-004062741

AMERICAN
LAND TITLE
ASSOCIATION



COVERED RISKS (Continued)

9. Title being vested other than as stated in Schedule A or being defective
- (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
- (i) to be timely; or
(ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
- The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) the term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured.
 - (2) if the grantee wholly owns the named Insured.
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) with regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.



CONDITIONS (Continued)

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the

Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance. To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
- (i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
- (ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.



CONDITIONS (Continued)

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by 10%, and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at Claims Department at P.O. Box 2029, Houston, TX 77252-2029.



SCHEDULE A

**Name and Address of
Title Insurance Company:**

Stewart Title Guaranty Company
P.O. Box 2029, Houston, TX 77252

File No.: 15000070740

Policy No.: O-9301-004062741

Address Reference: 4101 West 127th Street, Alsip, IL
(For Company Reference Purposes Only)

Amount of Insurance: \$249,900.00

Premium: \$1,249.50

Date of Policy: December 19, 2016 at 2:32 p.m.

1. Name of Insured:

A.A. JACOBS SUPPLY, INC., AN ILLINOIS CORPORATION

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

A.A. JACOBS SUPPLY, INC., AN ILLINOIS CORPORATION

4. The Land referred to in this policy is described as follows:

THE SOUTH 195.00 FEET OF THE WEST 340.00 FEET OF LOT 1 IN ALSIP INDUSTRIAL PARK UNIT NUMBER 5, BEING A SUBDIVISION OF THAT PART OF LOT 2 IN RALOFF'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF CHICAGO AND CALUMET RAILROAD (EXCEPT THE SOUTH 17 FEET OF THE LAND CONVEYED TO THE STATE OF ILLINOIS) IN COOK COUNTY, ILLINOIS.

SCHEDULE B

File No.: 15000070740

Policy No.: O-9301-004062741

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2016 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.

PERMANENT INDEX NUMBER: 24-26-300-084-0000 (VOLUME NUMBER 247)

2. EASEMENT OVER THE THE WEST 10 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JANUARY 9, 1970 AS DOCUMENT 21054633.
3. EASEMENT OVER THE THE WEST 10 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JANUARY 9, 1970 AS DOCUMENT 21054633.
4. UTILITY EASEMENT OVER THE WEST 10 FEET OF THE LAND AS SHOWN ON PLAT OF SUBDIVISION.
5. SUBJECT TO ENCROACHMENTS, OVERLAPS, UNRECORDED EASEMENTS AND OTHER ADVERSE MATTERS, WHICH MAY BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND MADE IN ACCORDANCE WITH ILLINOIS SURVEY AND ALTA/ACSM SURVEY STANDARDS.

stewart title

ALTA ENDORSEMENT 17-06 (ACCESS AND ENTRY) ATTACHED TO POLICY NUMBER O-9301-004062741

ISSUED BY
STEWART TITLE GUARANTY COMPANY

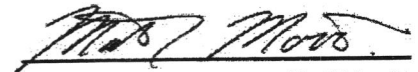
File No.: 15000070740

Charge: \$0.00

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) the Land does not abut and have both actual vehicular and pedestrian access to and from 127th Street (the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Land.

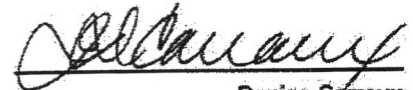
This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Countersigned by:



Matt Morris
President and CEO

Authorized Countersignature



Denise Carraux
Secretary

Stewart Title Guaranty Company
One Washington Mall Suite 1400
Boston, MA 02108
Agent ID: 13E013

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

**Endorsement
Serial No.**

E-9361-004062741

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File No. 15000070740 / Policy Number: O-9301-004062741

ALTA Endorsement 17-06 (Access and Entry) (6/17/06)

Page 1 of 1

AMERICAN
LAND TITLE
ASSOCIATION



stewart title

ARBITRATION ENDORSEMENT LP
ATTACHED TO POLICY NUMBER O-9301-004062741

ISSUED BY
STEWART TITLE GUARANTY COMPANY

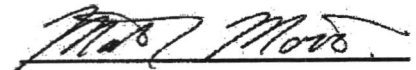
File No.: 15000070740

Charge: \$0.00

Any provisions in the Conditions of this policy referring to Arbitration are hereby deleted.

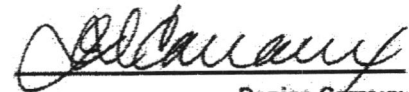
This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Countersigned by:



Matt Morris
President and CEO

Authorized Countersignature



Denise Carraux
Secretary

Stewart Title Guaranty Company
One Washington Mall Suite 1400
Boston, MA 02108
Agent ID: 13E013

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**Endorsement
Serial No.**

E-9504-004062741

**EXHIBIT E: 3. Cook County Real Estate Transfer
Declaration**

COOK COUNTY



REAL ESTATE TRANSFER DECLARATION

The following is required by the Cook County Real Property Tax Ordinance effective September 1, 1993. Any transferor of transferee who fails to file with the Recorder a real property transfer declaration as required by Section 7 of this ordinance or a supplemental transfer declaration as required by Section 10 of this ordinance or willfully falsifies the value of transferred real estate, shall be subject to a penalty equal to the amount of the applicable tax; and shall be fined an amount not to exceed \$1000.00 or imprisoned for a period not to exceed six months, or both.

Except as to Exempt Transactions, the Recorder is prohibited by law from accepting any deed, assignment or other instrument of transfer for recordation unless it is accompanied by a declaration containing all of the information requested therein.

Recorder's Validation

PROPERTY IDENTIFICATION:

Address of Property 3750 West 127th Street AISIP, IL 60803
Street or Rural Route City Zip Code
Permanent Real Estate Index No. 24-26-300-084-0000 Township Worth
Date of Deed Type of Deed Special Warranty Deed

TYPE OF PROPERTY:

- Single Family, Condo, co-op, 4 or more units (residential), Mixed use (commer. & resid.)
Commercial, Industrial, Vacant Land, Other (attach description)

INTEREST TRANSFERRED

- Fee title, Beneficial interest in a land trust, Lessee interest in a ground lease
Controlling interest in real estate entity (ord. Sec. 2), Other (attach description)

LEGAL DESCRIPTION:

Sec. 26 Twp. 37 North Range 13 East
(Use additional sheet, if necessary)
Full description attached

COMPUTATION OF TAX:

Full actual consideration \$ 249,900.00
Less amount of personal property included in purchase \$
Net consideration for real estate \$
Less amount of mortgage to which property remains subject \$
Net taxable consideration \$ 249,900.00
Amount of tax stamps (\$.25 per \$500 or part thereof) \$ 125.00

ATTESTATION OF PARTIES: We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Praxair Distribution, Inc. 10 River View Drive Danbury, CT 06810
Name and Address of Seller (Please Print) Street or Rural Route City Zip Code
Signature: Vipin Sher
Seller or Agent
Name and Address of Buyer (Please Print) 11545 W. 130th Pl. Suite 211 O'Fallon, IL 62456
Street or Rural Route City Zip Code
Signature:
Buyer or Agent

Use space below for tax mailing address, if different from above.

EXHIBIT E: 4. PTAX-203



PTAX-203

Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form. This form can be completed electronically at tax.illinois.gov/retd.

Step 1: Identify the property and sale information.

1 3750 WEST 127TH STREET
Street address of property (or 911 address, if available)

ALSIP 60803
City or village ZIP

WORTH
Township

2 Write the total number of parcels to be transferred. 1

3 Write the parcel identifying numbers and lot sizes or acreage.

Property index number (PIN)	Lot size or acreage
a <u>24-26-300-084-0000</u>	<u>1.39</u>
b _____	_____
c _____	_____
d _____	_____

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 1 / 2 / 20 1 6
Month Year

5 Type of instrument (Mark with an "X"):
 Warranty deed
 Quit claim deed Executor deed Trustee deed
 Beneficial interest Other (specify): SPECIAL WARRANTY

6 Yes No Will the property be the buyer's principal residence?

7 Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.
Current Intended (Mark only one item per column with an "X")

a <input type="checkbox"/>	<input type="checkbox"/>	Land/lot only
b <input type="checkbox"/>	<input type="checkbox"/>	Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/>	<input type="checkbox"/>	Mobile home residence
d <input type="checkbox"/>	<input type="checkbox"/>	Apartment building (6 units or less) No. of units: _____
e <input type="checkbox"/>	<input type="checkbox"/>	Apartment building (over 6 units) No. of units: _____
f <input type="checkbox"/>	<input type="checkbox"/>	Office
g <input type="checkbox"/>	<input type="checkbox"/>	Retail establishment
h <input type="checkbox"/>	<input type="checkbox"/>	Commercial building (specify): _____
i <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Industrial building
j <input type="checkbox"/>	<input type="checkbox"/>	Farm
k <input type="checkbox"/>	<input type="checkbox"/>	Other (specify): _____

Do not write in this area. County Recorder's Office use.

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.
Date of significant change: _____ / _____ / _____
Month Year

(Mark with an "X")
 Demolition/damage Additions Major remodeling
 New construction Other (specify): _____

10 Identify only the items that apply to this sale. (Mark with an "X")

a Fulfillment of installment contract —
year contract initiated: _____

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Short sale

h Bank REO (real estate owned)

i Auction sale

j Seller/buyer is a relocation company

k Seller/buyer is a financial institution or government agency

l Buyer is a real estate investment trust

m Buyer is a pension fund

n Buyer is an adjacent property owner

o Buyer is exercising an option to purchase

p Trade of property (simultaneous)

q Sale-leaseback

r Other (specify): _____

s Homestead exemptions on most recent tax bill:

1 General/Alternative	\$	<u>0.00</u>
2 Senior Citizens	\$	<u>0.00</u>
3 Senior Citizens Assessment Freeze	\$	<u>0.00</u>

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11	Full actual consideration	\$	<u>249,900.00</u>
12a	Amount of personal property included in the purchase	\$	<u>0.00</u>
12b	Was the value of a mobile home included on Line 12a? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	\$	<u>249,900.00</u>
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	\$	<u>0.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	\$	<u>0.00</u>
16	If this transfer is exempt, use an "X" to identify the provision. <input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> r		
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	\$	<u>249,900.00</u>
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., \$1.002 rounds to \$2).		<u>500.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	\$	<u>250.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	\$	<u>125.00</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	\$	<u>375.00</u>

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional property index numbers, lots sizes or acreage from Step 1, Line 3.

THE SOUTH 195.00 FEET FO THE WEST 340.00 FEET OF LOT 1 IN ALSIP INDUSTRIAL PARK UNIT NUMBER 5, BEING A SUBDIVISION OF THAT PART OF LOT 2 IN RALOFF S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF CHICAGO AND CALUMET RAILROAD (EXCEPT THE SOUTH 17 FEET OF THE LAND CONVEYED TO THE STATE OF ILLINOIS) IN COOK COUNTY, ILLINOIS.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

PRAKXAIR DISTRIBUTION, INC
 Seller's or trustee's name
10 RIVERVIEW DRIVE DANBURY CT 06810
 Street address (after sale) City State ZIP
 (203) 837-2061 Ext.
 Seller's or agent's signature Seller's daytime phone

Buyer Information (Please print.)

A.A. JACOBS SUPPLY, INC.
 Buyer's or trustee's name
11545 W. 183RD PLACE SUITE 121 ORLAND PARK IL 60467
 Street address (after sale) City State ZIP
 (708) 478-7070 Ext.
 Buyer's or agent's signature Buyer's daytime phone
 Mail tax bill to:
A.A. JACOBS SUPPLY, INC. 11545 W. 183RD PLACE SUITE 121 ORLAND PARK IL 60467
 Name or company Street address City State ZIP

Preparer Information (Please print.)

RYAN A CLARK PRAKXAIR, INC.
 Preparer's and company's name
10 RIVERVIEW DRIVE DANBURY CT 06810
 Street address City State ZIP
 (203) 837-2061 Ext.
 Preparer's signature Preparer's daytime phone
Ryan A Clark@praxair.com
 Preparer's e-mail address (if available)

Identify any required documents submitted with this form. (Mark with an "X.") Extended legal description Form PTAX-203-A
 Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 County Township Class Cook-Minor Code 1 Code 2

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

Land

Buildings

Total

3 Year prior to sale

4 Does the sale involve a mobile home assessed as real estate? Yes No

5 Comments

Illinois Department of Revenue Use Tab number

EXHIBIT E: 5. Special Warranty Deed

Document No.	Executed	Recorded	Document Type	Case No.	Amount
1635434075	12/15/2016	12/19/2016	SPECIAL WARRANTY DEED		\$250,000.00

PIN(s) - 1

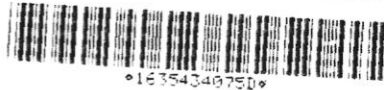
PIN	Prop. Type	Condo Unit Num.	S-T-R	Sub Div-Condo	Lot	Block	Part of Lot	Building
24-26-300-084-0000	S		26-37-13	ALSIPIPU/5#2	1		P	

Grantor(s) - 1

Grantor(s)	Trust #
PRAXAIR DISTRIBUTION INC	

Grantee(s) - 1

Grantee(s)	Trust #
A A JACOBS SPLY INC	



Doc# 1635434075 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/19/2016 02:32 PM PG: 1 OF 4

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

THAT PRAXAIR DISTRIBUTION, INC,

Successor in interested to Gas Tech, Inc., a Delaware corporation having offices at 10 Riverview Drive Danbury, Connecticut 06810 (the "Grantor") for the consideration of \$249,900.00 in hand paid does hereby grant, bargain and sell to A.A. JACOBS SUPPLY, INC., an Illinois corporation having offices at 11545 W. 183rd Place Suite 121 Orland Park, Illinois 60467 (the "Grantee") that certain parcel or tract of land, situated in the City of Alsip, County of Cook, and State of Illinois, as more particularly described and identified in Schedule A attached hereto (the "Premises") (being the same premises acquired by Grantor by deed dated September 21, 1995 and recorded as instrument no. 95667093).

Together with any and all of Grantor's right, title and interest in and to all and singular the buildings, improvements, ways, streets, alley's, passages, waters, water courses, rights, liberties, privileges, hereditaments, and appurtenances whatsoever thereunto belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof.

Subject, however, to the following matters:

1. All existing reservations, exceptions, conditions, restrictions, covenants or easements (whether or not of record)

- 2. Zoning, land use and building statutes, ordinances, regulations, restrictions or any matters a survey would show
- 3. All taxes and assessments, both general and special not due and payable prior to closing
- 4. All applicable zoning, subdivision and land use statues, ordinances and regulations.

Grantor hereby covenants that the premises are free and clear of all liens and encumbrances created or arising by, from, through or under Grantor, except as set forth above, and that Grantor will warrant and defend title to the Premises unto Grantee against all lawful claims and demands whatsoever from all persons claiming by, from, through or under Grantor, except as set forth above.

IN WITNESS WHEREOF, Grantor has executed this Deed dated as of the 15 day of December, 2016 (the date of closing).


Signed, sealed and delivered in the presence of:

PRAXAIR DISTRIBUTION, INC.

By: *Vipin Sher*
 Vipin Sher
 Director, Executive Staff

This instrument was prepared by and should be returned to:

Brian C. Morgan
 Director, Corporate Real Estate
 Praxair Distribution, Inc.
 10 Riverview Drive
 Danbury, CT 06810

STATE TAX	STATE OF ILLINOIS	# 0000027180	REAL ESTATE TRANSFER TAX
			DEC. 19. 16
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		00250.00
			FP 103037

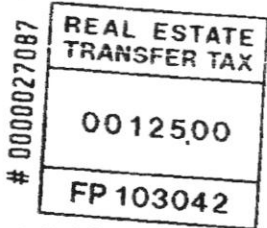
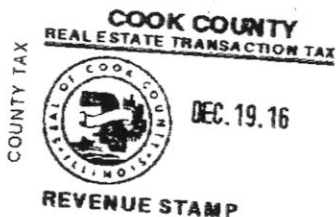
State of Connecticut)

1ss.: Danbury

County of Fairfield)

Before me, notary public in and for said county and state, personally appeared Vipin Sher, Director, Executive Staff., to be known to be the person who executed the foregoing instrument and acknowledged to me that they executed the foregoing instrument on behalf of such corporation, that the same is the free act and deed of said corporation and of said officers for the uses and purposes therein set forth, and that said officers were duly authorized to execute the same.

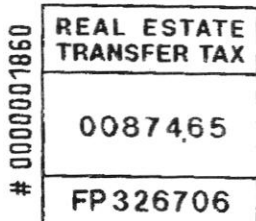
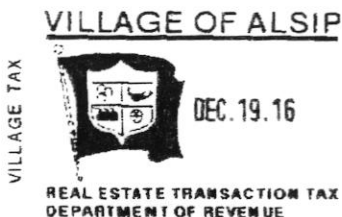
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 14th day of December, 2016.



Paula J. Cleary

Notary Public

Commission Expires Sept 30, 2020



Schedule A

THE SOUTH 195.00 FEET OF THE WEST 340.00 FEET OF LOT 1 IN ALSIP INDUSTRIAL PARK UNIT NUMBER 5, BEING A SUBDIVISION OF THAT PART OF LOT 2 IN RALOFF'S SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF CHICAGO AND CALUMET RAILROAD (EXCEPT THE SOUTH 17 FEET OF THE LAND CONVEYED TO THE STATE OF ILLINOIS) IN COOK COUNTY, ILLINOIS.

ADDRESS: 3750 WEST 127TH STREET ALSIP, IL

PERMANENT INDEX NUMBER: 24-26-300-084-0000

PURCHASE AND SALE AGREEMENT

AGREEMENT, made as of the last day written below, between **PRAXAIR DISTRIBUTION, INC.**, as successor-in-interest to Gas Tech, Incorporated, a Delaware corporation having offices at 10 Riverview Drive Danbury, CT 06810, Attention: Director, Corporate Real Estate ("Seller") and **A.A. JACOBS SUPPLY, INC.**, an Illinois corporation having offices at 11545 W. 183rd Place Suite 121 Orland Park, Illinois 60467 or its assignee ("Purchaser");

WITNESSETH:

WHEREAS, Seller holds fee title to certain land, together with the buildings and certain improvements located thereon, located along 3750 West 127th Street, Alsip, Cook County, Illinois 60803, as more particularly identified in Exhibit A attached hereto (hereinafter called the "Premises"); and

WHEREAS, Seller no longer requires use of, and is willing to sell, the Premises upon the terms and conditions as set forth below;

NOW, THEREFORE, in consideration of the earnest money payment made by Purchaser as provided in Paragraph 1, Seller hereby agrees to sell and convey unto Purchaser, and Purchaser agrees to purchase and accept from Seller, subject to the terms, covenants, conditions and provisions hereinafter set forth, the Premises; and Seller and Purchaser covenant and agree as follows:

1. Purchase Price.

(a) The purchase price for the Premises shall be **TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED DOLLARS (\$249,900.00)** which Purchaser shall pay

to Seller as follows: (i) an earnest money payment of **TWENTY FIVE THOUSAND DOLLARS AND NO CENTS (\$25,000.00)** paid to the Closing Agent (as defined below) and made simultaneously with the execution hereof; and (ii) the balance of **TWO HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED DOLLARS (\$224,900.00)**, plus or minus prorations, at Closing (as defined below), delivered by wire transfer of immediately available Federal Reserve funds.

2. Due Diligence - Surveys and Inspections.

For the thirty (30) day period immediately following the date hereof (the "Due Diligence Period"), upon prior written notice to Seller, Purchaser or its agents shall have the right to enter upon the Premises at all reasonable times for the purposes of making any inspections and engineering tests which Purchaser may deem necessary at the Purchaser's sole cost. Purchaser and his agents shall not prevent or interfere with Seller's use of the Premises during these inspections. Purchaser shall provide an ALTA/ACSM Land Title Survey ("Survey") which shall be at the Purchaser's sole cost and certified to Purchaser and Seller. Purchaser assumes all risks and shall indemnify and hold harmless Seller from all claims, losses, damages, and liability for bodily injury, death or property damage or destruction, including any damage to or destruction of the Premises, arising out of or in any way connected with Purchaser's exercise of the foregoing rights. At any time during the Due Diligence Period, Purchaser may, at its sole and absolute discretion, terminate this Agreement whereupon the earnest money deposited by it shall be returned to it forthwith by the Closing Agent

3. Title.

(a) At Closing, Seller shall convey good and marketable fee title to the Premises to Purchaser, free and clear of all liens and encumbrances. Nevertheless, Seller shall not be obligated to cure or remove nor shall any of the following matters be deemed defects or objections to title (the "Permitted Encumbrances"):

- (i) any existing reservations, exceptions, conditions, restrictions, covenants or easements (whether or not of record) as set forth in **Exhibit B** attached hereto;
- (ii) zoning, land use and building statutes, ordinances, regulations, and restrictions;
- (iii) ad valorem taxes and assessments, both general and special, not due and payable prior to Closing; and
- (iv) any state of facts which a survey or inspection of the Premises would show provided the same do not render title unmarketable.

(b) Seller shall order an updated title commitment from Stewart Title Guaranty Company (the "Closing Agent") within seven (7) days of the date hereof, and shall forward a copy to Purchaser upon receipt. Within fifteen (15) days after the date hereof, Purchaser shall give written notice to Seller of any defects or objections to title which are not permitted pursuant to Paragraph 3(a) (i) through (iv), above. If Seller cannot remove or otherwise satisfy such defects or objections to title prior to Closing, Seller shall be entitled to a reasonable extension of Closing not to exceed thirty (30) days, to remove or satisfy said defects or objections to title. If Seller is unable to remove said defects within said thirty (30) day period, Purchaser may either (i) accept title to the Premises subject to said defects; or (ii) terminate this Agreement upon written notice to Seller and Seller shall promptly refund all payments made

hereunder. Notwithstanding the foregoing, Seller will be obligated to discharge of record upon or prior to Closing any and all existing mortgage liens, income tax liens or judgments.

5. Closing.

(a) Closing of title ("Closing") shall take place via escrow with the Closing Agent, on or before twenty one (21) days after the completion of the Due Diligence Period, whichever is later, at a date and time mutually agreeable to Seller and Purchaser. Seller shall be entitled to a delay of Closing as provided in Paragraph 3(b). Prior to Closing, Seller shall deposit with the Closing Agent a Special Warranty Deed to the Premises and Purchaser shall deposit with the Closing Agent the balance of the Purchase Price. At the Closing, upon Seller's acknowledgment of receipt of the balance of the Purchase Price as provided in Paragraph 1, title shall transfer to Purchaser by the recording of the deed by the Closing Agent.

(b) At Closing, the Purchaser shall pay all transfer taxes applicable to the conveyance of the Premises, and shall be liable for all title insurance, survey, environmental testing, and the Closing Agent fees. Any and all escrow fees or closing costs incurred with the Closing Agent shall be paid by Purchaser. Purchaser shall be solely responsible for any environmental auditing costs. As noted above, Purchaser shall be responsible for obtaining a current Survey of the Premises. At Closing, the parties shall apportion all ad valorem taxes and assessments based upon one hundred ten (110%) percent of the most recent levy and assessment against the Premises and all water and sewer fees and charges.

(c) Possession of the Premises shall be delivered to Purchaser at Closing, free and clear of all tenancies and parties in possession. Formal tender of an executed deed and purchase money is hereby waived.

6. Mechanics Liens.

Seller represents that at Closing all materialmen, contractors, laborers, and suppliers who have furnished any labor or materials to the Premises at the request or on behalf of Seller for the performance or furnishing of which a lien may be filed, shall have been paid and satisfied in full and Seller shall indemnify Purchaser against all amounts paid by Purchaser to satisfy liens or claims on account of such work or services. The obligations of Seller under this Paragraph 6 shall survive the Closing.

7. Condition of the Subject Property.

Purchaser has inspected the Premises and agrees to accept the same "AS IS" and "where is" on the date hereof without reliance upon any representations, warranties or guarantees, either express or implied, of Seller, its employees or agents, as to the condition of the Premises, except as set forth in this Paragraph 6. Seller represents and warrants to Purchaser as follows:

(i) Except as set forth in Paragraph 3(b), hereto, Seller has no notice or knowledge of any other agreements affecting title to the Premises.

(ii) To the best of Seller's knowledge, there are no written or threatened title claims or demands against the Premises.

The foregoing representations and warranties shall be deemed to be accurate and complete as of the date of Closing as though made on such date; provided, however, that Seller shall disclose to Purchaser by written notice delivered to Purchaser prior to closing any information which affects the accuracy or completeness of said representations and warranties.

8. Authority

(i) Seller is a corporation duly organized, validly existing, and in good standing under the laws of the State of Delaware with the full power and authority to enter into and fulfill the terms and conditions of this Agreement.

(ii) Purchaser has the full right and authority and has obtained any and all consents required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby. This Agreement has been, and all of the documents to be delivered by Purchaser at the Closing will be, authorized and properly executed and constitute, or will constitute, as appropriate, the valid and binding obligation of Purchaser.

9. Environmental Inspections

Purchaser is not to conduct any environmental assessment or testing without the written permission of the Seller which shall be unreasonably withheld. If such permission is granted by Seller, a separate contract addendum will be drafted by Seller detailing the conditions and restrictions associated with any testing, site assessments, borings or drilling. The addendum will also restrict any release of information or reports associated with the assessment. Seller shall provide the UST closure report to purchaser within seven (7) days following contract signing

10. Default.

If Purchaser defaults with respect to its obligations under this Agreement, then upon ten (10) days' prior written notice to Purchaser, Seller may cancel and terminate this Agreement and retain the earnest money payment made by Purchaser pursuant to Paragraph 1 as liquidated damages. If Seller defaults with respect to its obligations under this Agreement, then upon ten (10) days' prior written notice to Seller, Purchaser may cancel and terminate this Agreement, whereupon Seller shall refund to Purchaser the earnest money payment made

pursuant to Paragraph 1 and Purchaser may pursue any rights or claims which it may have at law or in equity, except consequential damages.

11. Notices.

All notices, demands or communications required or permitted to be given hereunder shall be in writing and shall be delivered either by facsimile transmission with another copy sent by United States Postal Service, certified mail, return receipt requested, or by overnight commercial courier service, at the following addresses:

if to Seller **PRAXAIR DISTRIBUTION, INC.**
59 Old Ridgebury Road
Danbury, Connecticut 06810-5113
Attention: Director, Corporate Real Estate
Telephone: 203-837-2061

if to Purchaser **A.A. JACOBS SUPPLY, INC.**
11545 W. 183rd Place Suite 121
Orland Park, Illinois 60467
Attention: Alfonso Perez, JR.
Fax: 708-478-7078
Telephone: 708-478-7078

And a copy to: **MELTZER, PURTILL & STELLE LLC**
1515 E. Woodfield Road, Second Floor
Schaumburg, Illinois 60173
Attention: Roger T. Stelle
Fax: 847-330-1231
Email: rstelle@mpslaw.com

12. Brokerage Commissions.

Seller and Purchaser acknowledge that no real estate broker, salesperson or finder, other than Robert Barr of Strategic Advisors, who shall be paid by Seller under a separate agreement, brought about this transaction. Each party shall be liable for, and shall indemnify and hold harmless the other party from, any claims, damages, loss, liability or obligation, including reasonable attorney's fees, for any real estate fees or commissions or any finder's fees due to any

alleged dealings by the indemnifying party with any finder, broker or agent, except as provided herein, as to the Premises.

13. Risk of Loss.

(a) The risk of damage to or destruction of the premises prior to Closing is assumed by Seller. In the event that prior to Closing the Premises shall suffer any substantial structural damage, or destruction beyond the scope of its currently known faults, Purchaser shall have the right to elect either of the following alternatives: (i) Close "AS-IS" or (ii) terminate the contract and Seller shall promptly refund to Purchaser the earnest money made pursuant to Paragraph 1.

(b) In the event of any condemnation or other taking or any part of the Premises prior to Closing by any governmental or quasi-governmental authority exercising the power of eminent domain (i) Purchaser can Close "AS-IS" (ii) Purchaser can terminate the contract and Seller shall promptly refund to Purchaser the earnest money made pursuant to Paragraph 1.

14. Assignment.

This Agreement may not be assigned or otherwise transferred by Purchaser without the prior written consent of Seller, which consent shall not be unreasonably withheld or delayed.

15. Entire Agreement.

This Agreement contains the entire agreement and understanding between the parties hereto as to the sale of the Premises and there are no other understandings or agreements between the parties, either oral or written, concerning the Premises. This Agreement shall not be amended or modified, except by a written agreement executed by both parties.

16. Governing Law.


The validity, interpretation, and performance of this Agreement shall be governed according to the laws of the Illinois without reference to its conflicts of laws principles.

17. Binding Effect.

The terms, covenants, conditions and provisions of this Agreement shall inure to and be binding upon the parties hereto and their respective successors and permitted assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be
duly executed as of the day and year first above written.

SELLER:
PRAXAIR DISTRIBUTION, INC.

By: 
Title: **Director, Corporate Real Estate**
Date: 10/20/2016

PURCHASER:
A.A. JACOBS SUPPLY, INC.


By: 
Title: **Vice President**
Date: 10/20/2016

EXHIBIT A

Premises

Legal Description: The South 195.00 feet of the West 340.00 feet of Lot 1 in Alsip Industrial Park Unit Number 5, being a Subdivision of that part of Lot 2 in Raloff's Subdivision of part of the Southwest $\frac{1}{4}$ of Section 26, Township 37 North, Range 13 East of the Third Principal Meridian, lying South of the South Line of Chicago and Calumet Railroad (except the South 17 feet of the land conveyed to the State of Illinois) in Cook County, Illinois.

Address: 3750 West 127th Street
Alsip, Illinois 60803-1504

Property Index #: 24-26-300-084-0000

EXHIBIT B

Permitted Encumbrances and Easements

Easement over the West 10 feet of the land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with gas service, together with right of access to said equipment as created by grant to northern Illinois gas company and its respective successors and assigns and as shown on the Plat of Subdivision recorded January 9, 1970 as Document No. 21054633.

Easement over the West 10 feet of the land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with telephone and electrical service, together with the right to overhang aerial service wires and the right of access to such wires, as created by grant to the Illinois bell telephone company and the commonwealth Edison company and their respective successors and assigns and as shown on the Plat of Subdivision recorded January 9, 1970 as Document No. 21054633.

Utility easement over the west 10 feet of the land as shown on plat of subdivision.

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

THAT PRAXAIR DISTRIBUTION, INC,

Successor in interested to Gas Tech, Inc., a Delaware corporation having offices at 10 Riverview Drive Danbury, Connecticut 06810 (the "Grantor") for the consideration of \$249,900.00 in hand paid does hereby grant, bargain and sell to A.A. JACOBS SUPPLY, INC., an Illinois corporation having offices at 11545 W. 183rd Place Suite 121 Orland Park, Illinois 60467 (the "Grantee") that certain parcel or tract of land, situated in the City of Alsip, County of Cook, and State of Illinois, as more particularly described and identified in Schedule A attached hereto (the "Premises") (being the same premises acquired by Grantor by deed dated September 21, 1995 and recorded as instrument no. 95667093).

Together with any and all of Grantor's right, title and interest in and to all and singular the buildings, improvements, ways, streets, alley's, passages, waters, water courses, rights, liberties, privileges, hereditaments, and appurtenances whatsoever thereunto belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof.

Subject, however, to the following matters:

1. All existing reservations, exceptions, conditions, restrictions, covenants or easements (whether or not of record)

2. Zoning, land use and building statutes, ordinances, regulations, restrictions or any matters a survey would show
3. All taxes and assessments, both general and special not due and payable prior to closing
4. All applicable zoning, subdivision and land use statues, ordinances and regulations.

Grantor hereby covenants that the premises are free and clear of all liens and encumbrances created or arising by, from, through or under Grantor, except as set forth above, and that Grantor will warrant and defend title to the Premises unto Grantee against all lawful claims and demands whatsoever from all persons claiming by, from, through or under Grantor, except as set forth above.

IN WITNESS WHEREOF, Grantor has executed this Deed dated as of the ____ day of December, 2016 (the date of closing).

Signed, sealed and delivered in the presence of:

PRAXAIR DISTRIBUTION, INC.

By: _____

Vipin Sher

Director, Executive Staff

This instrument was prepared by and should be returned to:

Brian C. Morgan
Director, Corporate Real Estate
Praxair Distribution, Inc.
10 Riverview Drive
Danbury, CT 06810

State of Connecticut)

) ss. :

County of Fairfield)

Before me, notary public in and for said county and state, personally appeared Vipin Sher, Director, Executive Staff., to be known to be the person who executed the foregoing instrument and acknowledged to me that they executed the foregoing instrument on behalf of such corporation, that the same is the free act and deed of said corporation and of said officers for the uses and purposes therein set forth, and that said officers were duly authorized to execute the same.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this _____ day of December, 2016.

Notary Public

Schedule A

THE SOUTH 195.00 FEET OF THE WEST 340.00 FEET OF LOT 1 IN ALSIP INDUSTRIAL PARK UNIT NUMBER 5, BEING A SUBDIVISION OF THAT PART OF LOT 2 IN RALOFF'S SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF CHICAGO AND CALUMET RAILROAD (EXCEPT THE SOUTH 17 FEET OF THE LAND CONVEYED TO THE STATE OF ILLINOIS) IN COOK COUNTY, ILLINOIS.

ADDRESS: 3750 WEST 127TH STREET ALSIP, IL

PERMANENT INDEX NUMBER: 24-26-300-084-0000

EXHIBIT F:

Cook County 6b Application



CLASS 6B
ELIGIBILITY APPLICATION

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, **a filing fee of \$500.00**, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: Alfonso Perez, Jr., President Telephone: (708) 285-3735
Address: AA Jacobs Supply, Inc., 11545 W. 183rd Place
City: Orland Park State: IL Zip Code: 60487

Contact Person (if different than the Applicant)

Name: Donald T. Rubin Telephone: (312) 263-1360
Address: 205 West Wacker Drive, Suite 205
City: Chicago State: IL Zip Code: 60606
Email: dtrubin@propertytaxattorneys.com; RA@propertytaxattorneys.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 3750 West 127th Street
Permanent Real Estate Index Number: 24-26-300-084-0000
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____
City: Alsip State: IL Zip Code: 60803
Township: Worth Existing Class: 5-93

INCENTIVES DEPT.
NOV 05 2017
COUNTY ASSESSOR
RECEIVED

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Identification of Person Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest.

Industrial Use

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- New Construction (**Read and Complete Section A**)
- Substantial Rehabilitation (**Read and Complete Section A**)
Incentive only applied to the market value attributable to the rehabilitation
- Occupation of Abandoned Property - No Special Circumstance
(Read and Complete Section B)
- Occupation of Abandoned Property - With Special Circumstance
(Read and Complete Section C)
- Occupation of Abandoned Property - (**TEERM Supplemental Application**)
(Read and Complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (*excluding demolition, if any*): _____

Estimated date of construction completion: _____

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 24 continuous months prior to the purchase for value?

YES [] NO

When and by whom was the subject property last occupied prior to the purchase for value?

Praxair Distribution, Inc.

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
 - (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy
2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation:	December 2017
Date of Purchase:	October 20, 2016
Name of purchaser:	AA Jacobs Supply, Inc.
Name of seller:	Praxair Distribution, Inc.
Relationship of purchaser to seller:	None

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of *abandonment prior to purchase was less than 24 months*, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 24 continuous months or greater**, complete section (2).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application was greater than 12 continuous months and less than 24 continuous month**, complete section (2) and the **TEERM Supplemental Application**.

1. How long was the period of abandonment prior to the purchase for value? _____

When and by whom was the subject property last occupied prior to the purchase for value?

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting “abandonment” as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 24-month abandonment period.*

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: _____
Date of purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- 24 or greater continuous months (*Eligible for Special Circumstance*)
- 12 continuous months but less than 24 continuous months (*Eligible for Special Circumstance under TEERM*) - **Complete TEERM Supplemental Application**
- Less than 12 continuous months (*Not Eligible for Special Circumstance*)

When and by whom was the subject property last occupied prior to the filing of this application?

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting “abandonment” as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

TEERM SUPPLEMENTAL APPLICATION

(This form will ONLY be utilized for applicants who specifically elect for TEERM)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) for at least 12 continuous months and less than 24 continuous months with no purchase taking place.

Under the TEERM Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. The terms of this program are Not Renewable.

No applications will be taken after November 30, 2018.

I _____ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **TEERM** program.

Further affiant sayeth not.

Agent's Signature

Agent's Name & Title

Agent's Mailing Address

Agent's Telephone Number

Applicant's Name

Applicant's Mailing Address

Applicant's e-mail address

Subscribed and sworn before me this _____ day of _____, 20 _____

Signature of Notary Public

EMPLOYMENT OPPORTUNITIES

How many construction jobs will be created as a result of this development? 8-10

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 12 Part-time: 2

How many new permanent full-time jobs will be created as a result of this proposed development?

7-8

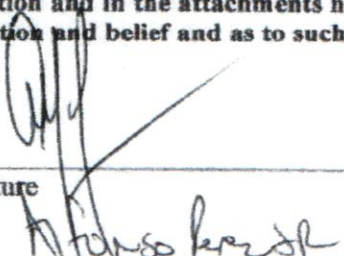
How many new permanent full-time jobs will be created as a result of this proposed development?

7-8

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B Application and that it finds Class 6B necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.



Signature

Print Name

November 2, 2017

Date

President

Title

EXHIBIT G:

Cook County Incentives Class Living Wage Ordinance
Affidavit, Cook County Minimum Wage Affidavit, Federal-
State Labor Law Affidavit

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Alfonso Perez, Jr. as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (*circle as appropriate*) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:

Class 6B ___ Class 8 (*Industrial property*) ___ Class 9

3. I have reviewed the Code of Ordinances of Cook County, Chapter 34, Article IV, Division 1 and The Cook County Living Wage Ordinance, Sec. 34-127 et seq., as amended (*the "Ordinance"*), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (*check as appropriate*):

Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

___ Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affirmeth not.

Agent's Signature

205 W. Wacker Dr. #705, Chicago, IL (attys.)

Agent's Mailing Address

AA Jacobs Supply, Inc.

Applicant's Name

tito@ajacobssupply.com

Applicant's e-mail address

Alfonso Perez Jr., President

Agent's Name & Title

(312) 263-1360 (Rubin & Associates, LLC)

Agent's Telephone Number

11545 W. 183rd Pl., Orland Park, IL 60487

Applicant's Mailing Address

Subscribed and sworn before me this 2nd day of November, 2017

Signature of Notary Public



COOK COUNTY ASSESSOR
JOSEPH BERRIOS



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

FEDERAL/STATE LABOR LAW AFFIDAVIT

Introduction

This affidavit arises from Sections 74-71, 74-72, 74-74. Please see the following website for the Cook County Ordinances: Municode.com

Instructions

Recipients of Incentives: all recipients of an incentive are required to submit this affidavit.

Applications: all new applicants are required to submit this affidavit with their eligibility application and their appeal for class change.

Renewals: all renewal applicants are required to submit this affidavit with their renewal application.

All Substantial owners, owners, occupiers (includes all tenants) must file this affidavit.

Mail each office an original completed affidavit:

Cook County Assessor's Office
Incentives Department
118 North Clark, 3rd Floor
Chicago, Illinois 60602

Cook County Bureau of Economic Development
Department of Planning and Development
69 West Washington, Suite 2900
Chicago, Illinois 60602

Definitions

A substantial owner means: "any person who owns or holds a 25 percent or more percentage of interest in any business entity seeking a County privilege, including those shareholders, general or limited partners, beneficiaries and principals; except where a business entity is an individual or sole proprietorship, substantial owner means that individual or sole proprietor." See Section 34-367.

Five Years prior to application means: five years prior to the 10-year term of the incentive. That means if you are on a renewal term, your time frame for the statement is 5 years prior to the renewal of the current incentive term. Five years prior to the application shall also mean (365 x 5) days prior to the date stamp on your application.

SWORN STATEMENT

I Alfonso Perez, Jr. (print your name) as agent for the applicant set for the below, who is seeking a classification Incentive as referenced below and having personal knowledge of all facts stated herein, I do hereby state under oath subject to penalties of perjury as follows:

The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of this **Application** / ~~XXXXX~~ (circle as appropriate) for one of the following Development Incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, as amended (circle all that apply to your property):

- Class 6 (all)** **Class 7 (all)** **Class 8 (all)** **Class S** **Class SRO**
 Class 9 **Class S** **Class L** **Class C**

NO VIOLATION OF ANY LABOR LAWS


1. The Cook County Assessor's Office has issued the following Control Number regarding this **Application** / ~~XXXXX~~ (circle as appropriate) _____ and the application was submitted on November ____, 2017.

A. If you are **applying for an Incentive**, the applicant (circle one) ~~Has~~ / **Has Not** violated the Illinois Wage Payment and Collection Act, The Illinois Minimum Wage Act, the Illinois Worker Adjustment Retraining Notification Act, the Illinois Employee Classification Act, the Federal Worker Adjustment and Retraining Notification Act, the Federal Fair Labor Standards Act and/or any comparable state statute or regulation of **any** state and including **five years prior to the application** of the Incentive. If you state a violation, you are not qualified to receive an Incentive class and you should not continue the application process.

B. If you are an **existing Incentive**, the applicant (circle one) **Has** / **Has Not** violated the Illinois Wage Payment and Collection Act, The Illinois Minimum Wage Act, the Illinois Worker Adjustment Retraining Notification Act, the Illinois Employee Classification Act, the Federal Worker Adjustment and Retraining Notification Act, the Federal Fair Labor Standards Act and/or any comparable state statute or regulation of **any** state and including **five years prior to the application** of the Incentive.

C. If after having received the Incentive classification, you have violated any labor law anywhere in the United States, state that the applicant (*circle one*) **Has** / **Has Not** cured the violation within 45 days of receiving this affidavit. If you did not cure within 45 days, you must request that the Incentive be terminated. Failure to return the affidavit within 45 days of mailing shall result in an automatic termination of the Incentive for failure to state compliance.

Further affiant sayeth not.


Agent's Signature
205 W. Wacker Dr., #705, Chicago, IL (attys.)
Agent's Mailing
AA Jacobs Supply, Inc.
Applicant's Name
tito@ajacobssupply.com
Applicant's E-Mail Address

Alfonso Perez Jr., President
Agent's Name & Title
(312) 263-1360 (Rubin & Associates, LLC)
Address Agent's Telephone Number
11545 W. 183rd Pl., Orland Park, IL 60487
Applicant's Mailing Address

Subscribed and sworn before me this 2nd day of November, 20 17.


Signature of Notary Public



COOK COUNTY ASSESSOR
JOSEPH BERRIOS



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

COOK COUNTY MINIMUM WAGE AFFIDAVIT

Introduction

This affidavit arises from section 74-74. Please see the following website for the Cook County Ordinances: Municode.com

Instructions

Applications: all new applicants are required to submit this affidavit with their eligibility application and their appeal for class change.

Renewals: all renewal applicants are required to submit this affidavit with their renewal application.

Annual Affidavit: all incentives classes are required to submit this affidavit on an annual basis.

Original applicant occupied incentive property must sign the affidavit.

Non-original applicant occupied incentive property requires that the owner(s) and tenant(s) are required to submit this affidavit.

All Substantial owners must file this affidavit.

Mail each office an original completed affidavit:

Cook County Assessor's Office
Incentives Department
118 North Clark, 3rd Floor
Chicago, Illinois 60602

Cook County Bureau of Economic Development
Department of Planning and Development
69 West Washington, Suite 2900
Chicago, Illinois 60602

Definitions

A substantial owner means: "any person who owns or holds a 25 percent or more percentage of interest in any business entity seeking a County privilege, including those shareholders, general or limited partners, beneficiaries and principals; except where a business entity is an individual or sole proprietorship, substantial owner means that individual or sole proprietor." See Section 34-367.

If you have any questions regarding this affidavit you should contact the Cook County Department of Human Rights.

SWORN STATEMENT

I Alfonso Perez, Jr. (print your name) as agent for the applicant set for the below, who is seeking a classification Incentive as referenced below and having personal knowledge of all facts stated herein, I do hereby state under oath subject to penalties of perjury as follows:

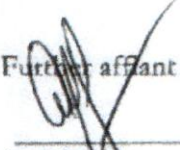
The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of this **Application / ~~Renewal~~** (circle as appropriate) for one of the following Development Incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, as amended (circle all that apply to your property):

- Class 6 (all)
- Class 7 (all)
- Class 8 (all)
- Class S
- Class SRO
- Class 9
- Class L
- Class C

COOK COUNTY MINIMUM WAGE COMPLIANCE

- The Cook County Assessor's Office has issued the following Control Number regarding this **Application / ~~Renewal~~** (circle as appropriate), _____ and the application was submitted on November 2017.
- The applicant (circle one) ~~Has~~ / **Has Not** violated the Cook County Minimum Wage Ordinance, Chapter 42, Division 2 as amended. If you claim a violation, you must request that the Incentive be terminated.

Further affiant sayeth not.


 Agent's Signature
205 W. Wacker Dr., Chicago, IL (attys.)
 Agent's Mailing
AA Jacobs Supply, Inc.
 Applicant's Name
tito@aajacobssupply.com
 Applicant's E-Mail Address

Alfonso Perez, Jr., President
 Agent's Name & Title
(312) 263-1360 (Rubin & Associates, LLC)
 Address Agent's Telephone Number
11545 W. 183rd Pl., Orland Park, IL 60487
 Applicant's Mailing Address

Subscribed and sworn before me this 2nd day of November, 2017.

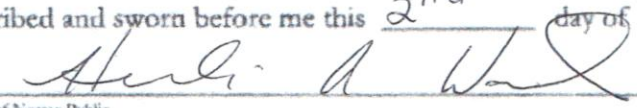

 Signature of Notary Public



EXHIBIT H:

Local Approval – Resolution to be supplied. See letter from the Village of Alsip



Marsha Kleffman <mkleffman@propertytaxattorneys.com>

Class 6B for AA Jacobs Supply, Inc.

1 message

Marsha Kleffman <mkleffman@propertytaxattorneys.com>

Thu, Nov 2, 2017 at 4:04 PM

To: eodonnell@villageofalsip.org

Cc: Don Rubin <dtrubin@propertytaxattorneys.com>

Hi Erica,

I left a message earlier today regarding supporting a Class 6B Tax Incentive for AA Jacobs Supply, Inc. AA Jacobs has purchased and is intending to re-occupy the old Praxair Distribution facility located at 3750 West 127th Street, Alsip. The property has been vacant for many years and AA Jacobs wishes to move its current operations from Orland Park to Alsip, but it does need the 6B tax incentive and the support of the Village of Alsip to go forward with its planned relocation.

I believe that you talked to Don Rubin several weeks ago regarding the Class 6B and indicated that you wanted to see the application for AA Jacobs. We will be filing the 6B application with the Cook County Assessor tomorrow, but I have attached it and the supporting documents to this email for your review. The assessor will need a resolution from the Village of Alsip approving the Class 6B, but in the interim the assessor will accept a letter from the Village that supports the 6B incentive for AA Jacobs until it can be presented to and reviewed by the Economic Development Committee.

Please do not hesitate to contact me or Don if you have any questions. Thank you for your assistance.

Regards,
Marsha

--

*Marsha L. Kleffman**Rubin & Associates, LLC**205 W. Wacker Drive - Ste. 705**Chicago, IL 60606**P: 312/263-1360 x 19**F: 312/263-1368**mkleffman@propertytaxattorneys.com*

 **AA Jacobs 6B Application and Exhibits.pdf**
6760K

Meetings & Events

Get Connected... Village Of Alsip Social Networking



MENU ☰

Economic Development



Economic Development

Erica O'Donnell
 Assistant to the Mayor
 708-385-6902 x317
 Email

Mayor John Ryan
 Email

Economic Development Committee

EXHIBIT I:

Estimated Costs to Update the Abandoned Property for
Re-occupancy - \$270,000

MIDWAY 3 CONSTRUCTION

Quote # 050517-02

1305 S. SchoolHouse RD
New Lenox IL. 60451
Phone: (815)717-6333
Fax: (815)717 6036

AA Jacobs Supply Inc.
Attn: Alfonso Perez Jr
11545 W. 183rd Place Suite
Orland Park, Illinois 60467
Ph: 708-478-7070
Fx: 708-478-7078

Re: A.A. Jacobs Supply Office
3750 W. 127th Street
Alsip, Illinois 60803

Dear Alfonso,

Per e-mail dated May 5, 2017 we are sending you this quote to supply the following materials/Labor:

Electric Labor \$ 28,750.00 This price will include installation of wiring from panel to inside of building, rewiring of inside panels and fuses.

Carpeting Labor: \$ 7,500.00 This price will include installation of carpet and moulding.

Carpentry/Labor: \$ 28,000.00 This price is for installation of drywall/Insulation and patching,

Painting: \$ 10,500.00 This price is for painting of building 7,500 square feet excludes warehouse.

Carpet: \$ 9,500.00. This price is for carpet 3,200 square feet, and moulding.

Total Package: \$84,250.00

*** All quotes are good for 35 days. Terms are net 30 days with no retention.**

*** Lead times are as follows: 8-10- weeks, from approvals.**

Thank you for the opportunity to service you, it is always our Pleasure.

Sincerely,

Terry Germany

***** Please sign and date upon approval X_____**

MIDWEST INDUSTRIAL FLOORS, INC – SUPERIOR SURFACES

STRUCTURAL CONCRETE / REPAIR - CONCRETE COATINGS – POLISHING - GRINDING

PROPOSAL

DATE: 4/24/2017
CLIENT: TITO / SARAI
ADDRESS: ALSIP IL
PHONE:
EMAIL: tito@aajacobssupply.com sarai@aajacobssupply.com
JOBSITE:
INSPECTION:
SQ FT:
EVALUATION:

SCOPE OF WORK 1: METALLIC INFUSED EPOXY

- Machine grind entire floor surface to remove all sealers, contaminants, coatings etc and mechanically abrade or profile floor to CSP3 for new coating installation
- Perimeter grind entire floor
- Minimal patch and repair surface as required
- Thoroughly vacuum floor
- Install one coat of VAPOR SOLVE moisture vapor barrier across entire floor surface, allow to cure
- Install one pigmented primer coat of two part 100% solids commercial grade epoxy
- Inspect for any surface outgassing and patch as needed
- Install one heavy mil coat of two part 100% solids metallic infused epoxy across entire floor, allow to cure 24 hours
- Machine sand entire surface prior to next step, vacuum and solvent wipe surface
- Install one top coat of commercial grade urethane in satin finish

PRICE WITH VAPOR BARRIER (RECOMMENDED)

\$19,500 ✓

SCOPE OF WORK 2:

- Diamond machine grind / shot blast entire garage floor to meet CSP3 profile to prep for new epoxy coatings
- Perimeter grind entire floor to the stem walls or footing
- Skim out any surface pitting or damage with ARDEX or similar, regrind flat to surface
- Vacuum and clean entire floor prior to installation of epoxy
- Install one coat of VAPOR SOLVE moisture vapor barrier across entire floor surface, allow to cure
- Apply one base coat of fast cure pigmented, low viscosity two part 100% solids commercial grade epoxy to the floor
- Apply one full broadcast of AGSCO / TORGINOL in stock flake across entire floor, cure
- Hard scrape and vacuum entire floor to eliminate any standing flake prior to next step
- Apply one top coat of UV resistant two part 100% solids commercial grade epoxy to the floor
- Back roll for final finish
- SHARK GRIP added to top coat for anti slip
- Grind, skim, stain and seal apron area
- Sand, prime, coat, flake and seal wood steps

PRICE

\$12,500

MIDWEST INDUSTRIAL FLOORS – SUPERIOR SURFACES
CHICAGO – MILWAUKEE

773-341-6950 262-744-4186 630-333-6716

WEBSITE www.midwestindustrialfloors.com EMAIL midwestindustrialfloors@gmail.com

WEBSITE

www.tristatestructural.com

www.midwestindustrialfloors.com

**MIDWEST INDUSTRIAL FLOORS / SUPERIOR SURFACES PHOTO SITE
PAST AND CURRENT PROJECTS**

<https://www.flickr.com/photos/midwestindustrialfloors/>

**TRI STATE STRUCTURAL PHOTO SITE
PAST AND CURRENT PROJECTS**

<https://www.flickr.com/photos/lwcontracting/>

CHICAGO RIDGE

6646 West 99th Street
 Chicago Ridge, IL 60415
 PHONE (708) 599-2992
 FAX (708) 599-0502

COTTAGE SHEET METAL, LLC
 HEATING & COOLING
CREST HILL

2001 Weber Road
 Crest Hill, IL 60403
 PHONE (815) 741-3995
 FAX (815) 741-3972

PROPOSAL

DATE: MARCH 16, 2017
 Proposal Submitted To: **ALFONSO PEREZ**
 A.A. JACOBS SUPPLY INC
 11545 W. 183RD PL. SUITE 121
 ORLAND PARK, IL. 60467
 708-478-7070 tito@aaajacobssupply.com

Work To Be Performed At:

3750 W. 127TH ST.
 ALSIP, IL.

CB

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of:
 REPLACE (3) EXISTING ROOFTOP UNITS – (2) 5 TON HIGH EFFICIENT BRYANT HEAT/COOL UNITS WITH
 MOTORIZED ECONOMIZER & PROGRAMMABLE THERMOSTATS AND (1) 7.5 TON UNIT WITH ECONOMIZER.
 RECONNECT GAS PIPING TO UNITS. **\$ 18,000.00** 13,500
 DEDUCT \$4,500.00 IF 7.5 TON UNIT IS NOT REPLACED NOW ✓
 TO INSTALL AT LATER DATE ADD \$600.00 FOR CRANE

DUCTWORK REVISIONS AND NEW GRILLS TO BE FIGURED AFTER NEW OFFICE LAYOUT IS AVAILABLE

SERVICE ON INDOOR HEATERS BASED AT \$150.00 PER HOUR, IF NEEDED

SOME ELECTRIC HAS TO BE REWORKED BY JOB SITE ELECTRICIAN (POWER WIRING MISSING TO REAR ROOFTOP UNIT)

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications
 submitted for above work and completed in a substantial workmanlike manner for the sum of (SEE ABOVE)

OPTIONS to this contract are as follows:**OMISSIONS:**

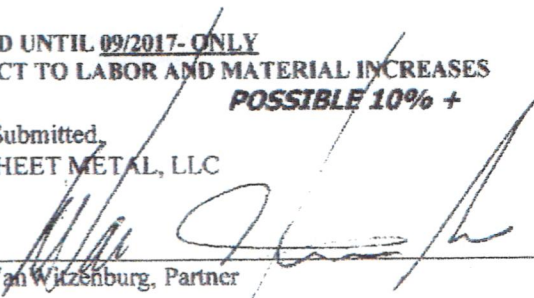
Any alteration or deviation from plans and specifications involving extra costs, will be executed only upon written orders, and will
 become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.
 Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance
 on above work to be taken out by Cottage Sheet Metal.

TERMS:

PRICES GOOD UNTIL 09/2017- ONLY
 THEN SUBJECT TO LABOR AND MATERIAL INCREASES
POSSIBLE 10% +

AS NEGOTIATED
PROGRESS PAYMENTS
IN FULL ON OUR COMPLETION

Respectfully Submitted,
 COTTAGE SHEET METAL, LLC

Per: 
 Donald Van Wizenburg, Partner

**Note – This proposal may be withdrawn by us if not accepted within 30 days. – We reserve the right to correct
 typographical errors and to recoup extraordinary license, insurance, and permit fees.**

** IF MANUAL J IS REQUIRED, A CHARGE WILL BE MADE BASED ON COMPLEXITY. A MINIMUM CHARGE OF \$200.00 WILL OCCUR**
 ♦ A SERVICE CHARGE OF 1.5% PER MONTH WILL BE ADDED TO ALL PAST DUE ACCOUNTS. ♦♦

♦♦COTTAGE SHEET METAL, LLC SHALL BE ENTITLED TO RECOVER ALL COSTS OF COLLECTIONS, INCLUDING ATTORNEY'S FEES AND
 COURT COST FOR PAST DUE ACCOUNTS.♦♦

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as
 specified. Our Purchase Order number is _____

Accepted _____ Date _____ Signature _____



Climate Master Mechanical Contractors, Inc.

19133 South 85th Court
Mokena, IL 60448
815-469-0307 815-469-0160 (fax)
www.climatemastermechanical.com



June 26 2017

A A Jacobs Supply Incorporated
11545 West 183rd Place
Suite 121
Orland Park Illinois 60467

RE: 3750 West 127th Street
Alsip Illinois 60803
CMMC Job No.: RA-7273

- Total \$24,325-

WE PROPOSE TO FURNISH AND INSTALL ALL THE NECESSARY MATERIAL AND LABOR TO COMPLETE THE FOLLOWING IN A NEAT, PROFESSIONAL AND SAFE MANNER:

- * New spiral supply air ductwork and central return air ductwork for existing showroom packaged rooftop unit 1 as discussed.
- * Custom spiral saddle style supply air diffusers with birdscreen return.
- * Honeywell touchscreen thermostat.
- * New filters and belts for RTU.
- * System start up and check out. Additional repairs if required not included.

TOTAL: \$5,900.00

- * New spiral supply air ductwork and central return air ductwork for existing main office packaged rooftop units 2 and 3 as discussed.
- * Custom spiral saddle style supply air diffusers with birdscreen return.
- * Two Honeywell touchscreen thermostats.
- * New filters and belts for RTU 2 and 3.

* System start up and check out. Additional repairs if required not included.

TOTAL: \$15,750.00

* Four ceiling mounted exhaust fan packages with dedicated ductwork as needed.

* Restroom to be powered by wall switch or occupancy sensor provided by electricians.

* Data closet fan to have wall mounted thermostat provided by CMMC.

TOTAL: \$2,675.00 ✓

* American Standard model 4UXL2042A10N0A ceiling mounted cassette style ductless mini split with matching American Standard model 4TXU2036A10N0A roof mounted heat pump.

* All refrigeration and condensate piping included. No-

TOTAL: \$7,400.00

Payment to be made as follows:

Full payment due upon completion of installation. Customer responsible for all legal fees incurred by CMMC for failure to adhere to payment terms. No set-back clause applies. 1.5% monthly service charge applies to all outstanding balances commencing 30 days after the date of service. CMMC retains ownership of all installed equipment and material until balance paid in full.

FINANCING OPTIONS ARE AVAILABLE TO QUALIFIED BUYERS!

Add 9% bank charges to all quoted pricing for credit card and financed purchases.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Property owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance. We carry a \$1 million general liability insurance, with an additional \$1 million umbrella policy. If additional insureds, endorsements, waiver of subrogation, etc. are required by the client all additional charges will be add ons to this contract.

Authorized Signature: *CHUCK CARROLL*

This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____

Right of Recision

I have been informed that I have 3 business days to cancel for cause any and all contracts with CMMC pursuant to Illinois law, from the date of acceptance.

Date _____ Signature: _____



Quote: PG17-197760-6

Quote

PG enlighten
 500 Quail Ridge Drive
 Westmont, IL 60559
 Send quotes to: quotes@pg-enlighten.com
 Send orders to: orders@pg-enlighten.com

Project: AA JACOB SUPPLY
 Location:

From: Jimmy Oukrust
 Date: Sep 7, 2017

To: Maureen Lea
 PG

Bid Date Aug 31, 2017
 Expires Sep 30, 2017

QTY	Type	MFG	Part	Price	ExtPrice
4		IMPACT	P4909-35HI-AP-SBPC-BL Line Note: 3-4 WEEK LEAD TIME	\$581.25	\$2,325.00
4		IMPACT	P4909-35HI-AP-SBPC Line Note: 3-4 WEEK LEAD TIME	\$518.75	\$2,075.00
1		FOCLPNT	FSDL-33-CX-5000L-35K-1C-120V-L11-C48-WH Line Note: 5 WEEK LEAD TIME	\$1,399.00	\$1,399.00
10		NULITE	RP4-4D-03L35-UNV-D(0-10V)-1C-FRF-WH-SR48-4 Line Note: 3-4 WEEK LEAD TIME	\$328.00	\$3,280.00
8		NULITE	RP4-4D-05L35-UNV-D(0-10V)-1C-FRF-WH-SR48-4 Line Note: 3-4 WEEK LEAD TIME	\$328.00	\$2,624.00
1		NULITE	RP4-4D-05L35-UNV-D(0-10V)-1C-FRF-WH-SR48-12 Line Note: 3-4 WEEK LEAD TIME	\$819.50	\$819.50
43		NULITE	RP4-4D-06L35-UNV-D(0-10V)-1C-FRF-WH-SR48-4 Line Note: 3-4 WEEK LEAD TIME	\$328.00	\$14,104.00
8		HLOL	SG2-80-4K-PCU	\$262.50	\$2,100.00

Total: **\$28,726.50**

Terms and conditions of sale:

1. QUOTE SUBJECT TO APPROVAL. NOT RESPONSIBLE FOR ERRORS OR OMISSIONS.
2. REQUESTED BALLAST MANUFACTURER QUOTED ONLY WHERE INDICATED.
3. ONLY OPTIONS LISTED ARE INCLUDED UNLESS OTHERWISE NOTED.
4. ALL UNIT PRICING BASED ON ORDERING COMPLETE PG ENLIGHTEN SPECIFIED PACKAGE.
5. ANY DEVIATION SUBJECT TO REQUOTE.
6. TERMS AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
7. STANDARD FINISHES QUOTED UNLESS OTHERWISE INDICATED.
8. ALL MATERIAL QUOTED WITH MANUFACTURERS STANDARD WARRANTIES.
9. ORDERS MUST INCLUDE ONE OF THE FOLLOWING: APPROVED DRAWINGS, WAIVER OF APPROVED DRAWINGS, OR INDICATE DRAWINGS NOT REQUIRED. IF NONE OF THE ABOVE IS STATED, ORDER WILL BE PROCESSED AS NO DRAWINGS REQUIRED / WAIVED.

Mfg Terms:

FOCAL POINT LIGHTS Net 30 - \$5000 - no min order
 HUBBELL LIGHTING INC Net 30 -\$1000-\$50 min order
 IMPACT ARCH LTG Net 30 - no freight allowed - \$250 min order, \$1000 for special items, \$500 for HFR orders
 NULITE LIGHTING 1% 10 Net 30 - \$3000 - no mini order

MIDWAY III

Construction, Inc.

1305 S. Schoolhouse Rd., Unit 1
 New Lenox, IL 60451
 Office: 815.717.6333
 Fax: 815.717.6036
 www.midway3.com

Commercial Construction & Development Company

Proposal

Date	Estimate #
4/12/2017	2713

Name / Address
Jacobs Supply 3750 West 127th Street Alsip, Illinois

Visit us @ (midway3.com)

Project
Glass Block

Description	Item	Total
Scope of Work: 23 each existing window openings. Client to remove existing frame and glass. Midway to supply and install the following. 24" x 32" x 4" Split face CMU block - Base. 24" x 112" x 3 7/8" Glass Block (Decora Blend) total 42 Blocks - 8" x 8". Demolition: Midway to demolish, transport and dispose existing window systems. Payment Terms: Execution of Proposal \$4,500.00 Balance within 30 days of completion.	Service	15,500.00
	Service	2,800.00

The following items are excluded from this proposal: Permits, Bonds, Architectural, Civil & MEP Drawings, Hazardous Waste Removal, Prevailing Wage, Builders Risk Insurance and RETAINAGE on Payouts - Unless Specifically Noted.

Total \$18,300.00

Print Name

Sign Name:

Accepted Date:

Payment Terms, Payments Due: Invoices are payable upon their delivery to you. Payments will be considered delinquent if not received within 30 days from the date of issue. Delinquent Invoices Shall Be Subject to 1 1/2% Interest Charge Per Month, Beginning Immediately 30 days from the date of issue. Customer Agrees And Shall Be Responsible For Reasonable Attorney's Fees Incurred In The Enforcement Of Any Of The Provisions Of This Contract.



12630 Hamlin Ct.
Aisip, IL 60803
Phone: 708-396-8000
Fax: 708-388-9498

Order
ORIGINAL



MR Lee Building Materials
12630 Hamlin Ct.
Aisip, IL 60803

REMIT TO

Customer No.	Date	Order Number
1001		103794-00

Order Date	Customer P.O. Number	Customer Job No.	Ordered By	Entered By	Reqd Ship Date	Date Shipped	Sales Rep	Page No.
05/26/17				rjd	05/26/17		MRL	1 of 1

Special Instructions [3]
ALFONSO 708-285-3735

SOLD TO

SHIP TO

COD
COD SALES

COD
AA JACOBS SUPPLY
3750 W 127TH ST
ALSIP, IL .

ALSIP, IL 60803

Product No.	Quantity	Units	Description	U/M	Extension	Unit price	Amount
58SHG08-N	2	PCS	5/8" X 8' EXP SHEATHING	MSF	64	860.00	55.04
362S125-20-08	10	PCS	3-5/8" 20GA DWS 8'	MLF	80	366.00	29.28
362T125-20-10	4	PCS	3-5/8" 20GA TRACK 10'	MLF	40	360.00	14.40
250S125-20-10	40	PCS	2-1/2" 20GA DWS 10'	MLF	400	312.00	124.80
250T125-20-10	10	PCS	2-1/2" 20GA TRACK 10'	MLF	100	306.00	30.60
162S125-20-10	40	PCS	1-5/8" 20GA DWS 10'	MLF	400	252.00	100.80
162T125-20-10	20	PCS	1-5/8" 20GA TRACK 10'	MLF	200	246.00	49.20
10CB	100	PCS	10' CORNER BEADMETAL	MLF	1000	135.00	135.00
58TB	100	PCS	5/8 TEARAWAY BEAD10' #9110	MLF	1000	152.00	152.00
UP3T-4B	30	BOX	BOX RM JOINT TINTEDUSG PLUS 3	BOX	30	11.25	337.50
UAP-5P	10	PAIL	5-GAL. RM JOINT USG	PAIL	10	13.75	137.50
500PT	3	ROLL	PROFORM 500' JOINT TAPE	ROLL	3	3.00	9.00
USCL45	5	BAG	LIGHTWEIGHT DURABOND 45(18LB)	BAG	5	7.80	39.00
300FT	2	ROLL	ROLL 300' FIBERGLASS DWTAPE	ROLL	2	5.50	11.00
M39Q	12	BAG	R8 X 16 UNFACED OWENSCORNING 213.33 SQFT	MSF	2559.96	169.00	432.63
12V	2	ROLL	12X100 4 MIL VISQUEEN	ROLL	2	37.25	74.50
			Total Wallboard = 64 Square Ft				
			Total Drywall Stud = 1220 Lineal Ft				

Tax Details	Received By	Sign & Date	Totals
Taxable: Yes IL - State COOK - Cou	SIGNATURE _____ DATE _____ I CERTIFY THAT THE MATERIALS LISTED ON THIS DELIVERY RECEIPT WERE DELIVERED TO THE LOCATION INDICATED AND THE QUANTITIES ARE CORRECT.	LOADED BY _____ CHECKED BY _____ DELIVERED BY _____	SUBTOTAL 1732.25 TAX 173.23 ADD'L CHARGES 0.00 TOTAL 1905.48
1. TERMS: interest at a rate of 18% per year computed monthly will be charged on the unpaid balance. 2. All Claims must be made within 24 hours of receipt of goods. We do not accept merchandise returns without written approval. 3. 20% Restocking charge will be made on all saleable merchandise returned.			Payments

Thank You



12630 Hamlin Ct.
Alsip, IL 60803
Phone: 708-396-8000
Fax: 708-388-9498

Order
CUSTOMER



MR Lee Building Materials
12630 Hamlin Ct.
Alsip, IL 60803



Customer No.	Date	Order Number
1001		103465-00

Order Date	Customer P.O. Number	Customer Job No.	Ordered By	Entered By	Reqd Ship Date	Date Shipped	Sales Rep	Page No.
04/28/17		AA Jacobs Remodel		jgk	04/28/17		MRL	1 of 1

Special Instructions [2]
Alfonso Perez 708-285-3735

SOLD TO

COD
COD SALES

ALSIP, IL 60803

SHIP TO

AA Jacobs Office Remodel
3750 W. 127th Street
COD Sales
ALSIP, IL 60803

Product No.	Quantity	Units	Description	U/M	Extension	Unit price	Amount
58fc10	250	PCS	5/8" X 10 FIRE-CODE	MSF	10000	255.00	2550.00
250s125-20-10	300	PCS	2-1/2" 20GA DWS 10'	MLF	3000	312.00	936.00
250s125-20-12	300	PCS	2-1/2" 20GA DWS 12'	MLF	3600	312.00	1123.20
250t125-20-10	200	PCS	2-1/2" 20GA TRACK 10'	MLF	2000	306.00	612.00
114s	2	BOX	1-1/4" TYPE S SCREWS(8000)	BOX	2	38.00	76.00
m39q	22	BAG	R8 X 16 UNFACED OWENSCORNING 213.33 SQFT	MSF	4693.26	161.00	755.61
sf	10000	SF	SQUARE FOOT DELIVERYCHARGE	MSF	10000	55.01	550.10
			Total Wallboard = 10000 Square Ft				
			Total Drywall Stud = 8600 Lineal Ft				

Tax Details	Received By	Sign & Date	Totals
Taxable: Yes IL - State COOK - Cou	SIGNATURE _____ DATE _____ I CERTIFY THAT THE MATERIALS LISTED ON THIS DELIVERY RECEIPT WERE DELIVERED TO THE LOCATION INDICATED AND THE QUANTITIES ARE CORRECT.	LOADED BY _____ CHECKED BY _____ DELIVERED BY _____	SUBTOTAL 6602.9 TAX 605.2 ADD'L CHARGES 0.0 TOTAL 7208.1
<p>1. TERMS: Interest at a rate of 18% per year computed monthly will be charged on the unpaid balance. 2. All Claims must be made within 24 hours of receipt of goods. We do not accept merchandise returns without written approval. 3. 20% Restocking charge will be made on all saleable merchandise returned.</p>			Payments 7208.1

Thank You



D&M Fabrications, Inc.

2640 Condit St.
Highland, IN 46322
Voice: (219) 237-6322
Fax: (219) 315-0196

AA Jacobs Supply
11545 183rd PL
Orland Park, Il. 60467

March 22, 2017
Phone 708-478-7070
Fax «FAX»

Att: Mr. Tito Perez

Subject: Aluminum Storefront & Entrances

We hereby propose to furnish all supervision, labor, tools, material and equipment to remove existing and to fabricate and install new aluminum storefront & entrances for the subject project per the following appendices:

- APPENDIX A: SCOPE
- APPENDIX B: QUALIFICATIONS
- APPENDIX C: EXCLUSIONS
- APPENDIX D: ALTERNATE PRICING

FRONT ENTRANCE FOR THE SUM OF \$7,300.00 ✓

APPENDIX A: SCOPE

- 1) REMOVE EXISTING STOREFRONT ENTRANCE. REMOVE AND REINSTALL GRID CEILING AS NECESSARY
- 2) ALUMINUM STOREFRONT ENTRANCE 96" x 120" WITH ONE 3' x 8' WIDE STILE ALUMINUM & GLASS DOOR CENTERED IN FRAME WITH TWO SIDELITES AND 96" x 19" TRANSOM. SIDELITE HORIZONTALS AT 32 1/4 AFF, 64 1/8" AFF AND 96" AFF. DOOR TO HAVE THE FOLLOWING HARDWARE
 - a) SELECT CONTINUOUS GEARED HINGE CLEAR ANODIZED
 - b) MORTISED CYLINDRICAL LOCK FURNISHED BY OWNER
 - c) SURFACE MOUNTED CLOSER FURNISHED BY OWNER
 - d) 1/2" x 5: MILL FINISH ALUMINUM THRESHOLD

APPENDIX B: QUALIFICATIONS

- 1) EXTERIOR STOREFRONT FRAMING TO BE 2" x 4 1/2" CENTER GLAZED THERMAL SERIES T14000 BY TUBELITE
- 2) METAL FINISH TO BE CHAMPAGNE ANODIZED
- 3) ALUMINUM DOORS TO HAVE WIDE (5") STILES. 6 1/2" BOTTOM RAIL
- 4) VISION TO BE 1" INSULATED, TINTED GUARDIAN SN68 LOW "E" GLASS, TEMPERED WHERE REQUIRED.
- 5) TRANSOM PANEL TO BE 1" INSULATED WATER RESISTANT GLAZEGUARD PANELS. EXTERIOR FINISH TO BE SMOOTH FACED CHAMPAGNE ANODIZED, INTERIOR TO BE UNFINISHED.
- 6) ALL SEALANTS TO BE SILICONE
- 7) SUITABLE SPACE INSIDE THE BUILDING SHALL BE PROVIDED FOR STORAGE OF OUR MATERIAL.
- 8) ALL WORK TO BE PERFORMED ON STRAIGHT TIME HOURS.
- 9) ADEQUATE ELECTRICAL POWER TO BE PROVIDED BY OTHERS.
- 10) ADEQUATE SUPPORT FOR FRAME ANCHORAGE BY OTHERS.
- 11) THIS QUOTE PROVIDES FOR A SINGLE MOBILIZATION, DELAYS IN MATERIAL OR PREPARATION BY OTHERS WILL RESULT IN AN ADDITIONAL COST, TO BE NEGOTIATED AT THE TIME OF DELAY.



D&M Fabrications, Inc.

2640 Condit St.
Highland, IN 46322
Voice: (219) 237-6322
Fax: (219) 315-0196

- 12) ALL BILLED WORK TO BE PAID WITHIN 30 DAYS OF INVOICE, ANY INVOICE OVER 30 DAYS SHALL BE SUBJECT TO A 1-1/2% INTEREST CHARGE PER MONTH. CUSTOMER AGREES AND SHALL BE RESPONSIBLE FOR REASONABLE ATTORNEYS FEES INCURRED IN THE ENFORCEMENT OF THIS CONTRACT.
- 13) THIS QUOTE MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

APPENDIX C: EXCLUSIONS

- 1) PATCHING OR REPAIRING OF EXISTING STRUCTURE OR FINISHES.
- 2) DUMPSTERS, PERMITS, BARRICADES OR TEMPORARY WALLS.
- 3) ANY ADDITIONAL WORK NOT CONTAINED IN THE BODY OF THIS QUOTE OR CHANGE OF MATERIALS WITHOUT WRITTEN CHANGE ORDER.
- 4) FINAL CLEANING OF GLASS OR METAL
- 5) REPLACEMENT OF ANY GLASS OR MATERIALS DAMAGED OR BROKEN BY OTHERS.
- 6) PROTECTION OF OUR MATERIALS DURING ONSITE STORAGE OR AFTER INSTALLATION.

APPENDIX D: ALTERNATE PRICING

- 1) FURNISH ALUMINUM STOREFRONT IN DARK BRONZE ANODIZED IN LIEU OF CHAMPAGNE ANODIZED
DEDUCT (\$365.00)

We appreciate the opportunity to submit our proposal for this work and look forward to working with you on this project.

Yours truly,

Daniel Lang
Project Manager



SOLD TO AA Jacobs Supply
 11545 W. 183rd Pl.
 Orland Park, IL 60467

Service Location Service Call 2017

ACCOUNT NO	PO/ JOB NUMBER		TERMS	INVOICE DATE	PAGE
AAJACOBS					1

Location of service: AA Jacobs Supply
 3750 West 127th Street
 Alsip, IL

Date of service: 3/14- & 3/20/17

Work completed: Installed missing sump pump for dock drain
 Replaced split valve and piping by water meter
 Repiped split piping above water heater, removed and replaced water heater.
 Repaired several leaks; in the kitchen, in the shower in mens bathroom & in front of store.
 Replaced the diaphragm on the urinal
 Replaced split line behind the toilet in the womens bathroom.

ITEM NO	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED
PLUMBING SVCS	1	Full invoice amount due equipment/material/labor	4,835.00	4,835.00

We appreciate your business!

TOTAL AMOUNT 4,835.00

All invoices are due upon receipt *Past due invoices are subject to service charges of 1.5% per month

5717 West 120th Street • Alsip, IL 60803
 Phone (708) 597-9663 • Fax (708) 597-9763
 www.birkplumbinginc.com

All Season Landscape
11535 West 183rd Place
Suite # 103
Orland Park 60467
(815) 301-7750
jay@allseasonnow.com
http://www.allseasonnow.com



INVOICE

INVOICE # 7972
DATE 04/11/2017
DUE DATE 04/11/2017
TERMS Due on receipt

BILL TO
Alphonso
Jacobs Supply
3750 W 127th St
Alsip IL, 60803

Please detach top portion and return with your payment.

ACTIVITY

04/11/2017

Services

Uproot and haul away 21 large shrubs @\$55 each

AMOUNT

1,050.00

Services

Deliver and install hardwood mulch w/Preen weed preventer

450.00

Services

(16) Boxwoods 5 gal

1,359.84

Services

Deliver and install (16) boxwoods

680.00

Please contact me with any questions at (815) 301-7750, or feel free to email me at jay@allseasonnow.com

BALANCE DUE

\$3,539.84

Proposal

Date: 3/20/2017
Bill To: AA Jacobs Supply
3750 W 127th St
Alsip, IL 60803
Authorizer: John Perez
Phone: (708) 277-4030
Email: quikkidd@msn.com
Fax:

Bid No: DM3-20-17-2
Job Site: AA Jacobs Supply
3750 W 127th St
Alsip, IL 60803
Site Contact: John Perez
Phone: (708) 277-4030

Door Systems respectfully submits the following solution for your review and approval:
We will provide labor and/or materials to perform the following:

- Overhead Door Replacement - Install Two (2) Overhead Doors \$10,344.00

Two (2) 12'2" Wide x 14'0" High Insulated Overhead Sectional Doors
- East & West Elevations

- Insulated steel panels - White in color - CHI 3285
- Heavy industrial duty galvanized steel track and hardware
- Steel ball bearing rollers - Designed for high cycle
- Torsion spring counter balance assembly - Solid shafts for the West door
- Vinyl perimeter weather seals
- Both doors will have two (2) 24" x 6" insulated windows installed in the third section

Industrial Duty Motor Operator & Controls
LiftMaster Logic 5 Commercial Operators, safety photo eyes, and controls
- Provide and program two (2) transmitters for radio control

- Includes scissor lift rental
- Adjust and set the doors for proper operation
- Haul away the old doors

*** One year parts and labor warranty ***

Total Investment Required to Implement the Proposed Solution

\$10,344.00

Exceptions/Exclusions:

1. Door Systems shall be allowed uninterrupted and exclusive access to the appropriate openings and work areas
2. All work is to be performed during normal business hours unless otherwise stated above
3. Any additional work and/or recommendations identified before, during or after the execution of the above scope will be quoted separately
4. Pricing and acceptance are based upon the Terms and Conditions which are attached.

Billing Terms: **50% billed upon acceptance, balance billed when completed**
This proposal expires on: *June 12, 2017*

Accepted By:

Submitted By:

STEINER

STEINER ELECTRIC COMPANY

- Electrical Supplies
- Automation Products
- Generator Systems
- Energy Management Solutions
- Motors, Motor Repair & Drives
- Energy Efficient Lighting & Controls
- Metalworking & Industrial Supplies
- Barcode & RFID Mobility Solutions
- Structured Cabling
- Network Infrastructure Products
- Safety & Janitorial Products

Ship Ticket



S005603674.003

ISO 9001:2008 Registered Firm

1-800-STEINER (783-4637) • www.steinerelectric.com

18600 NORTHSTAR CT
TINLEY PARK, IL 60487-6263
708-802-6400

Northern Illinois
ELK GROVE - Corporate Headquarters
1250 Touhy Avenue, Elk Grove Village, Illinois 60007
847-228-0400 • 847-228-1352 Fax
ROCKFORD 315-533-2900
815-282-2922 Fax
ST. CHARLES 630-377-6600
830-377-7952 Fax
GURNEE 847-823-2028
847-823-7007 Fax
CHICAGO 312-421-7220
312-866-5027 Fax
TINLEY PARK 708-802-6400
708-429-0300 Fax
CRYSTAL LAKE 815-261-3400
815-459-1500 Fax

Northwest Indiana
HOBART 219-947-8800
219-947-2300 Fax
Wisconsin
STATE ELECTRICAL SUPPLY
608-752-9451
608-752-9485 Fax

SHIP VIA	
WILL CALL	
REQ'D DATE	PAGE
01/14/2017	1 of 1

CASH SALES - TINLEY PARK
TINLEY PARK CASH
TINLEY PARK, IL 60487

SHIP TO:
SHAWN RYAN
815-630-1910
TINLEY PARK, IL 60487-6263

** C.O.D. ** C.O.D. ** C.O.D. **

CUSTOMER NUMBER		CUSTOMER ORDER NUMBER		JOB NAME		ROUTE		
41120		SEAN 815-630-1910		SEAN 815-630-1910				
WRITER			ORDERED BY			WAREHOUSE		SHIP DATE
DINARDO, CHRIS			Sean .			Shp 80 Prc 80		01/14/17
ORDER QTY	SHIP QTY	UM	DESCRIPTION			Unit Price		Ext. Prc
1	1	ea	68785525108 NER ECO-108 3-1/2 CLAMP-ON ENT CAP **Procured Item** <<** 1 Tagged to T001361269 **>>			4781.270/c		47.81
280	280	ft	98010023443 THHN 500MCM STR BLACK CUTS **Procured Item** <<** 280 Tagged to T001361269 **>>			5897.600/m		1651.33
2017/01/14 09:58:46 AM S005603674.003								
SHAWN						Subtotal		1699.14
						S&H CHGS		0.00
						Sales Tax		131.69
						Payments		-51.52
						Amount Due		1779.31

Totals:

CTN	PALL	WIRE	BNDL
2	0	0	0

Staging Location: WC

TERMS & CONDITIONS

Merchandise listed on this order has been produced in accordance with the Fair Labor Standards Act of 1938 as amended. Material not returnable without permission. Terms and Conditions copy may be obtained by calling 847.228.0400 or at www.steinerelectric.com, which provisions shall govern in the event of any conflict with any Terms or Conditions of Purchaser's proposal, purchase order or other document. If you make a tax-free purchase that is later determined by Department of Revenue to be a taxable purchase, you are responsible for all applicable taxes, interest, and penalties. 1.50% PER MONTH FINANCE CHARGE WILL BE ADDED TO ALL PAST DUE INVOICES. THIS IS AN ANNUAL RATE OF 18.00%



Oldcastle Building Envelope®

4161 South Morgan St - Chicago, Illinois 60609
obe.com - Phone (773) 523-8400 - Fax (773) 523-7068

QUOTATION NO. 85134

For: **A A JACOBS SUPPLY INC ++**
11545 183RD PL STE 121
ORLAND PARK IL 60467-4908

Sales Rep: 102 JOHN ARVETIS
Job Name: NEW BUILDING
Required For: 4Q 2017
Contact: KATHY
Quoted by: NCDENISED

Phone: 708-478-7070
Fax: 708-478-7078
Date: 10/24/17

Description	Units	Price	U/M	Total
3/8 CLEAR TP ALB Y				
1 Pcs 18"W X 104"H	13.00	7.00	SF	91.00
1 Pcs 38"W X 106"H	27.97	7.00	SF	195.79
3 Pcs 46"W X 106"H	101.58	7.00	SF	711.06
3 Pcs 58"W X 106"H	128.07	7.00	SF	896.49
SUBTOTAL	714.75	7.00	SF	5003.25
PRODUCT TOTAL				5003.25
<i>clear</i> 3/8 GRAY TP ALB Y				
1 Pcs 26"W X 106"H	19.14	17.00	SF	325.38
1 Pcs 26"W X 106"H	19.14	17.00	SF	325.38
SUBTOTAL	38.28	17.00	SF	650.76
PRODUCT TOTAL				650.76
TOTAL JOB SQUARE FOOTAGE: 753.03				
MONO TEMP , ANN INS, & TEMP INS HAVE A 3 SQ FT MINIMUM SPANDREL, LAMY INS, & BULLET RESISTANT HAVE A 5 SQ FT MINIMUM Quote Valid For 90 Days.			Setup	.00
			Boxing	.00
			Freight	.00
			Quote Total	5654.01



Oldcastle Building Envelope

4161 South Morgan St - Chicago, Illinois 60609
obe.com - Phone (773) 523-8400 - Fax (773) 523-7068

QUOTATION NO. 85134

For: **A A JACOBS SUPPLY INC ++**
11545 183RD PL STE 121
ORLAND PARK IL 60467-4908

Sales Rep: 102 JOHN ARVETIS
Job Name: NEW BUILDING
Required For: 4Q 2017
Contact: KATHY
Quoted by: NCDENISED

Phone: 708-478-7070
Fax: 708-478-7078
Date: 10/24/17

Description	Units	Price	U/M	Total
<p>*** NOTE *** FUEL SURCHARGE AND SALES TAX ARE NOT INCLUDED IN QUOTE *****CHANGES IN QUANTITIES MAY AFFECT PRICING***** QUOTE NUMBER MUST BE REFERENCED WHEN ORDERIN NOTE---ANY QUOTES RESULTING IN ORDERS OVER \$5000.00 NOW REQUIRE JOB SHEETS SPANDREL GLASS IS DESIGNED FOR *NON VISION AREAS* THIS PRODUCT SHOULD BE GLAZED AGAINST A DARK BACKGROUND VOID OF LIGHT AND MUST BE TEMPERED KERALITE REQUIREMENTS FOR 90 MINUTE RATINGS THAT EXCEED 1393 SQUARE INCHES ALL PRODUCTS MUST BE GLAZED WITH FG 3000 GLAZING TAPE SUPPLIED BY OTHERS PLEASE SPECIFY RATING ON ALL KERALITE PRODUCTS \$125.00 CHARGE PER DELIVERY WILL APPLY TO ALL JOBSITE DELIVERIES 3/8 CLEAR TP ALB Y</p>				
2 Pcs 56"W X 106"H	82.44	7.00	SF	577.08
1 Pcs 18"W X 114"H	14.25	7.00	SF	99.75
4 Pcs 46"W X 106"H	135.44	7.00	SF	948.08
3 Pcs 54"W X 106"H	119.25	7.00	SF	834.75
2 Pcs 54"W X 106"H	79.50	7.00	SF	556.50
1 Pcs 18"W X 106"H	13.25	7.00	SF	92.75
			Setup	
			Boxing	
			Freight	
Quote Valid For 90 Days.				Quote Total CONTINUED



June 19, 2017

A.A. Jacobs
3750 W. 127th St.
Alsip, IL 60803
Attn: Alfonso Perez

Proposal

C&C Communications will install the following for the Voice and Data Cabling.

Run 1 Voice and 1 Data cable for 30 locations back to the phone closet.
Run 1 Cat 6 cable from the conference table to the tv.
Terminate cabling on both ends. Label and test.

Material

8 boxes Cat5e cabling @ \$100.00 = \$800.00
1- 48 port Cat5e patch panel = \$100.00
3 - 66 blocks with 89B Brackets @ \$18.00 = \$54.00
1 Cat6 cable and jacks \$25.00
60 - Cat 5e jacks @ \$6.50 = \$390.00
30 - 2 port face plates @\$2.00 = \$60.00
1 - HDMI converter over Cat6 adapter = \$80.00
2- HDMI cables 6' = \$30.00
Misc Material \$100.00

Labor hours 43@ \$110.00 = \$4,730.00

C&C Communications will warranty the equipment for two years against normal usage. C&C Communications will provide training and programming the day of the cutover.

Total cost of installed: \$6,369.00
Payable: On half down, balance in 30 days

Joe Bohaczek ACCEPTED _____ DATE _____
Account Executive

9910 W. 191st St. Unit J Mokena, IL 60448 Phone 708-478-7400 Fax 708-478-7417



June 19, 2017

A.A. Jacobs
3750 W. 127th St.
Alsip, IL 60803
Attn: Alfonso Perez

Proposal

C&C Communications will install the following for the Paging System.

Run cable for 2 paging horns in the ware house back to the phone closet.
Terminate the cabling and mount both speakers.
Install amp and connect to the phone system.

Material

1 Bogen 20 Watt Paging Amp \$270.00
2 Bogen 70 V horns @ \$130.00 = \$260.00
18/2 cable \$100.00
1/8" Cable \$10.00
Labor 4 hours @ \$110.00 = \$440.00

C&C Communications will warranty the equipment for two years against normal usage. C&C Communications will provide training and programming the day of the cutover.

Total cost of installed: \$1,080.00
Payable: On half down, balance in 30 days

Joe Bohaczek ACCEPTED _____ DATE _____
Account Executive

9910 W. 191st St. Unit J Mokena, IL 60448 Phone 708-478-7400 Fax 708-478-7417



June 19, 2017

A.A. Jacobs
3750 W. 127th St.
Alsip, IL 60803
Attn: Alfonso Perez

Proposal

C&C Communications will install the following for the Camera System.

Run cable for 5 outdoor and 3 indoor cameras.
Terminate the cabling and mount all cameras.
Install NVR program. Then aim and focus cameras.

Material

1 Hikvision 16 port NVR \$852.00
5 Bullet IP Cameras @ \$182.00 = \$910.00
3 Dome IP Cameras @ \$182.00 = \$546.00
Cat 5e cable \$100.00
Labor 20 hours @ \$110.00 = \$2,200.00

C&C Communications will warranty the equipment for two years against normal usage. C&C Communications will provide training and programming the day of the cutover.

Total cost of installed: \$4,608.00
Payable: On half down, balance in 30 days

Joe Bohaczek ACCEPTED _____ DATE _____
Account Executive

9910 W. 191st St. Unit J Mokena, IL 60448 Phone 708-478-7400 Fax 708-478-7417



Wilson Partitions
 Interior Aluminum Doors, Frames
 & Glazing Systems
www.wilsonpart.com

Date: 5/17/2017
 Quote No. CM-1071

2301 E. Vernon Avenue
 Vernon, California 90058
 Tel 866.443.7258
 Fax 323.908.5451

2221 Manana Dr, Suite 150
 Dallas, Texas 75220
 Tel 214.295.2165
 Fax 214.496.0156

60 Bonner Street
 Stamford, Connecticut 06902
 Tel 203.316.8033
 Fax 203.316.0019

CUSTOMER: A.A. JACOBS SUPPLY
 PHONE: _____ fx: _____
 REQUESTED BY: TITO
 PROJECT: OFFICE

ITEM	QTY.	WIDTH	HEIGHT	THROAT	FINISH	TRIM	RATING	SIDELITE/BORROWED LITE (SIZE)	SPECIAL INSTRUCTIONS	UNIT PRICE	TOTAL	
1	1	3'4"	8'10"	3-3/4"	AB-6	1-1/2"	NR	BDS, 13' SL W/ 3 VERTS.	WS ALUM DOOR BY WILSON	\$1,795.00	\$1,795.00	
2	1	3'	8'10"	3-3/4"	AB-6	1-1/2"	NR	13' SL W/ 2 VERTS, 15' BL W/ 3 VERTS.	** BUTT JOINT **	\$1,113.00	\$1,113.00	
3	1	3'	8'10"	3-3/4"	AB-6	1-1/2"	NR	9'4" SL W/ 2 VERTS.		\$521.00	\$521.00	
3	1	3'	8'10"	3-3/4"	AB-6	1-1/2"	NR	17' SL W/ 3 VERTS.		\$731.00	\$731.00	
5	1	3'	8'10"	3-3/4"	AB-6	1-1/2"	NR	10' SL W/ 2 VERTS.	CC, EH	\$549.00	\$549.00	
6	2	3'	8'10"	3-3/4"	AB-6	1-1/2"	NR	3' SL		\$279.00	\$558.00	
7	1	3'	8'10"	3-3/4"	AB-6	1-1/2"	NR		CC	\$154.00	\$154.00	
8	6			3-3/4"	AB-6	1-1/2"	NR	2'2" X 8'10" BL		\$166.00	\$996.00	
9	7	3'	8'10"		AB-6		NR	WIDE STILE ALUMINUM DOOR	PREP FOR HINGES & LOCKSET ONLY	\$515.00	\$3,605.00	
10	1								DISCOUNT	(\$2,600.00)	(\$2,600.00)	
11												
12					** AB-6 DARK BRONZE ANODIZED FINISH **							
13					** STANDARD 1-1/2" TRIM **							
14					** MATERIAL TO BE SENT LONG AT THE BUTT JOINT CONDITION FOR FIELD CUTTING/LAYOUT **							
15												
16												
17												
18												
19												
20												

NOTES:

- HARDWARE** - Frames to be prepped for 4-1/2" x 4-1/2" standard weight (.134) hinges and a 4-7/8" strike. Extended lip strike plate (by others) required for 1-1/2" trim.
 All other hardware excluded unless noted.
- FREIGHT** - Two ground shipments are included.
- LEAD TIME** - 10-12 working days to ship from approvals.
- EXCLUSIONS** - Wood doors, hardware, glass and installation are excluded.
- This quotation is valid for 45 Days. Price protection beyond 45 days is available upon request.

SUB TOTAL	\$7,422.00
TAX	
FREIGHT	\$575.00
TOTAL	\$7,997.00

Series: 375 W/ 1-1/2" TRIM
Profile: SNAP ON TRIM (TYPE 2)
Finish: AB-6 DARK BRONZE ANODIZED

Thank you, Chastayn Meierhoff cmeierhoff@wilsonpart.com

PROPOSAL SUBMITTED TO: AAJacobs Supply

ATT: Alfonso Perez

STREET: 3750 W 127th St.

JOB NAME: AAJacobs Office

CITY ZIP: Alsip IL. 60803

JOB LOCATION: Alsip IL 60803

ARCHITECT:

PROPOSAL #1712

Date: 05-18-17

PHONE 708-285-3735

We hereby propose to furnish material and labor for the completion of the following work at work sites listed below. Steps in doing so are as follows...

Cleaning:

- Clean entire lot of vegetation, dirt, dust and debris

Asphalt Repair

- Fill low areas of asphalt near drains with bituminous asphalt mix ,
- Then compact newly installed asphalt

Sealcoating

- Apply coal tar emulsion sealer meeting all state and federal specifications
- The sealer will be applied at a rate of 60 sq. ft. per gallon, according to manufacturer's Recommendations, with 3-5 lbs. sand load and 1% polymer additive.
- Barricade freshly sealed area to direct traffic to stay off area.

Striping:

- Re-stripe lot according to current configuration.
- The material used meets OSHA and Illinois State Specifications.
- he material will be applied with a Graco 3900 Line Lazer Airless Striper

\$9,300.00

Additional comments and requirements

For labor and material and the completion of said work in accordance with above specifications, total sum **\$9,300.00** and 1/3 down payment to begin work. Balance to be paid upon completion. All checks to be made payable to **Franklin Paving**

- Bid is valid 30 from the date of the estimate, or until the end of the work season (usually November)
- Bid is based on current material prices at the date of the proposal. Should price of said material change the bid will also change accordingly.
- **Franklin Paving and sealcoating** is not responsible for delays in work due to weather, Acts of God, Governmental restrictions and or regulations, local labor shortages, shortages of raw material, supplies, fuel, or any other result out of the control of **Franklin Paving and sealcoating**.
- All material is guaranteed to be as specified. All labor and material for all completed work guaranteed for **1 year**
- All work will be completed in a professional and time efficient manner according to the specifications submitted.
- Any deviation from the above specifications resulting in extra cost will be executed only upon written orders, and will become an additional charge over the above estimate.
- 3% additional processing fee of total amount due for all payments made with credit card.

Authorized signature: _____ Date: _____

Angelo Ristich –Project Manager: Franklin Paving Sealcoating

Acceptance of proposal: The above prices, specifications are satisfactory and are hereby accepted. Franklin Paving and Sealcoating has authorization to begin work. Payment will be made as outlined above.

Signature: _____ Date: _____

EXHIBIT J:

Recent Photos of the Abandoned Property

