



TOWN OF CICERO
BUILDING DEPARTMENT
4949 West Cermak
Cicero, Illinois 60804

Application for "As Is Property Transfer"

1. Property Address and Type: _____ Cicero, IL
60804

Please check the type of property:

☐ Single Family ☐ 2-Unit ☐ 3-Unit ☐ Commercial

2. Buyers Contact Information (Complete for all names on title, submit extra sheet if needed):

Name: _____ Name: _____

Phone: _____ Phone: _____

Email: _____ Email: _____

3. Buyers Statement:

This application is for the purpose of processing an "As-Is" property transfer. Per the Town of Cicero Code, no property is to be transferred unless the property has undergone a Compliance Inspection, and received a Certificate of Compliance. Applicant hereby submits this application as attestation they accept the property with the violations listed on the Compliance Inspection Report, and will make all necessary repairs in the timeline of the approved and executed Repair Agreement. Buyer understands Repair Agreements are valid for 9 months, and may only be extended in the Town of Cicero's discretion, when a request for extension has been submitted prior to the expiration of the Repair Agreement. By signing below, applicant certifies the above information is correct, and buyer understands requirements for "As-Is" property transfers. Buyer understands there is a \$100 non-refundable application fee for the processing of the Repair Agreement.

Buyer 1 Signature

Date

Buyer 2 Signature

Date



Town of Cicero Building Department

AS IS REPAIR AGREEMENT

I /We _____ purchaser(s) of the
property located at _____, agree to the following in order to
comply with the Town of Cicero Compliance Codes for the process of purchasing the aforementioned property:

1. I/We agree we have received a copy of the Town Of Cicero Compliance Inspection report, and agree to complete all necessary repairs required, as well as any repairs that become necessary prior to expiration date of this agreement;
2. I/We agree that I/we will apply for and pay for all necessary fees and permits in order to complete the repairs required by the Town of Cicero Compliance Inspection;
3. I/We agree that any and all Contractor(s)/Electrician(s) hired to make these repairs must be licensed and bonded with the Town of Cicero and must apply for their own permits;
4. I/We agree that all condition reports [Roof, Heating, Electrical and/or Plumbing] must be submitted to the Town as soon as possible. Until then, the property is not considered habitable;
5. I/We understand that working smoke/CO detectors must be installed throughout where needed, including all bedrooms and hallways. Until then, the property is not considered habitable;
6. I/We agree that the repairs will be completed within nine (9) months after closing;
7. I/We agree that if an extension is needed, I/we must submit a signed and notarized letter to the Building Commissioner stating that an extension is needed, the reason for the request of extension and an estimate as to how much more time is needed. I/We further understand that extension requests are not guaranteed;
8. I/We understand that it is my/our responsibility to contact the Building Department to schedule an inspection following the completion of repairs;
9. I/we understand that there is a \$50.00 [fifty dollars and zero cents] re-inspection fee for every inspection after the first recheck;
10. I/We understand that a \$100.00 [one hundred dollars and zero cents] non-refundable service charge will be assessed, payable at the time this agreement is entered;
11. To the fullest extent permitted by law, I agree to defend, indemnify and hold harmless the Town of Cicero, its officials, agents and employees from and against any and all claims for injuries, deaths, damages, losses, suits, liabilities, judgments, economic losses and expenses, including but not limited to attorney's fees arising out of our resulting from the performance of work under this and all costs and other expenses arising therefrom, or in connection therewith, and if any judgment shall be rendered against the Town of Cicero, its officials, agents or employees, I shall at my expense satisfy and discharge the same.
12. I/We understand that if I sell this property, and have not completed this agreement, a \$250 impact fee will be levied upon me, which must be paid in full prior to the issuance of any transfer stamps for this property.

13. I/We understand that if the work is not completed in the timeline of this agreement, citations will be issued for the incomplete violation(s) on the Compliance Inspection report;
14. I/We understand that under Cicero Town Ordinance, ARTICLE VI, Chapter 22, Sec. 22-284, entitled Certificates of Compliance, I/we will be fined \$250.00 and up to \$1,000.00 per day should I/we fail to comply with the aforementioned agreement.

Date: _____

Signature _____

I.D. # _____

Phone: _____

APPROVED:

Building Commissioner
Town of Cicero

Signature _____

I.D. # _____

Phone: _____

Agreement Expires: ____/____/____

Final Recheck Date: ____/____/____ @ ____
Time