

[VILLAGE LETTERHEAD]

[Full Name]

[Mailing Address]

Re: South Chicago Heights Abandoned Property Acquisition Program (APAP)
Property Address: [Street], South Chicago Heights, IL 60411

Dear [Name]

You have recently submitted an application to the Village of South Chicago Heights to acquire the above captioned abandoned property from the Village through the Village's Abandoned Property Acquisition Program ("APAP"). As you know, the Village does not own the property you wish to acquire. However, the APAP does offer a process whereby the Village will attempt to acquire the property for you through various legal mechanisms with the intention of conveying the property to you if and when the Village acquires the deed to the property. The APAP requires you to post an advance escrow with the Village in the amount of \$5,000.00 to pay for legal expenses incurred in filing and prosecuting the lawsuit that will allow us to acquire the deed to the property. Typically, the entire process takes about 8–9 months to complete. At the conclusion, the Village should have ownership of the property with a title clear of encumbrances including delinquent taxes. We will then close on the sale of the property to you. The final sale price shall be determined by agreement after the acquisition of the deed by the Village and the same shall be reflected in the purchase and sale agreement executed by both parties.

The APAP is designed for individuals or businesses that intend to rehabilitate the property for an intended use, such as personal occupancy, rental or sale. **APAP IS NOT intended for those who seek to get ownership and the quickly sell the property without first rehabilitating it.** In fact, the contract and Redevelopment Agreement that you will sign as part of the process strictly prohibit "flipping" the property. The contracts also provide for an immediate reversion of ownership to the Village in the event a flip is attempted. **Therefore, please do not submit an application for the program if "flipping" is your intent!**

Enclosed is a copy of the APAP Agreement and Application for you to review. Please read it carefully and make sure that you understand every aspect of the Agreement. If you are uncertain about anything, please take the document to an attorney for review. The Agreement does not guarantee that the Village will be able to acquire the deed to the property simply because the Village does not make the final decision on that issue. A court or other government body will make that decision. The escrow you post will be used to pay for legal fees and other expenses the Village incurs in trying to get title to the property as those fees and expenses come due. The Village is usually successful in

its efforts to acquire a deed. However, there may be occasions when the Village's efforts are denied by the court. Accordingly, understand that if the Village's efforts to get the deed you seek are denied, you will neither get ownership of the property nor, a refund for you escrow funds that have already been spent.

If you wish to proceed with your APAP Application, please call the **Village Administrator** at (708) 755-1880 to make an appointment. At that time, you should be ready to return the enclosed Application, APAP Agreement and a check made payable to the "Village of South Chicago Heights" in the amount of \$5,000.00. The Village Administrator will be available to answer your questions.

We look forward to working with you to keep our neighborhoods clean and safe.

Sincerely,

Terry Matthews
Mayor of South Chicago Heights