

Letter of Intent to Purchase

201 W. Front St., Harvard, IL 60033

Dear City Managers,

This letter will serve as a non-binding Letter of Intent to purchase the building and parking lots located at 201 W. Front St., Harvard, IL 60033 under the following terms and conditions.

Buyer	300 Front LLC. 711 W. Brown St. Harvard, IL 60033 Point of Contact: Orrin Kinney
Seller	City of Harvard 201 W. Diggins St. Harvard, IL 60033
Purchase Price	Fifteen Thousand Dollars and Zero Cents (\$15,000)
Terms of Offer	Buyer to purchase property and lots as is.
Closing Date	On or before October 30 th , 2021
Escrow	Five Thousand Dollars (\$5,000) to be deposited with Preferred Title Company upon the execution of the Purchase and Sale Agreement.

Sincerely,



Orrin Kinney

Orrin Kinney

Purchase Bid for Surplus Property – 201 & 205 West
Front St.

To: City of Harvard
Attn: City Clerk
201 W. Diggins St.
Harvard, IL 60033

RE: LOTS 5, 6, 7 IN BLOCK 11 IN THE ORIGINAL
TOWN (NOW CITY) OF HARVARD, IN MCHENRY
COUNTY, ILLINOIS. PIN 01-35-406-012
Commonly known as 201 and 205 West Front St.
Harvard, Illinois

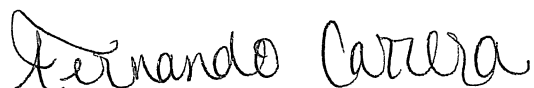
To whom it may concern,

I hereby bid \$25,000 for the above referenced
property. My name and contact information is as
follows:

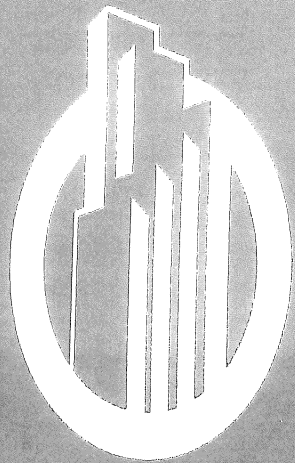
Fernando Carrera

Please do not hesitate in contacting me if you have
additional questions.

Respectfully,

A handwritten signature in cursive script that reads "Fernando Carrera".

Fernando Carrera



CAI

INVESTMENTS, LLC

Developing Trust through Transparency and Vision

CAI Investments, LLC

September 2021

Letter Of Intent

PROPERTY: 201 & 205 West Front St., Harvard, IL 60033

PURCHASE PRICE Five Thousand and NO/100 Dollars (\$5,000)

EARNEST MONEY: Initial Deposit of Five Thousand and No/100 Dollars (\$5,000.00). Initial Deposit to be placed into Escrow no later than three (3) business days after the start of the initial Due Diligence period as defined below.

DUE DILIGENCE: (60) calendar days following the mutual execution of the Purchase and Sale Agreement.

CLOSE OF ESCROW: The close of escrow shall take place (10) days following the mutual execution of the PSA. Escrow and title to be opened with the City Of Harvard's choice (the "Escrow Agent"). All closing costs shall be paid in accordance with local practices. Taxes, rent and other items shall be pro-rated by escrow at the Closing.

This letter, though not binding, is intended to serve as the basis for negotiating a final written agreement which will contain material terms not mentioned in this letter. This letter does not create an exclusive right to negotiate or an obligation to continue negotiations. Either party may terminate negotiations at any time in their sole discretion. Partial performance by either party of the terms of this letter, or the efforts by either party to perform due diligence or carry out other acts in contemplation of consummating this transaction, shall not be deemed evidence of intent by either party to be bound by the terms of this letter. The parties will not be bound to an agreement unless and until each party reviews, approves and executes a final and definitive written agreement.