



Village of Forest Park
517 Desplaines Avenue
Forest Park, IL 60130
Phone: 708-366-2323
Fax: 708-366-6505

Building Department
Phone: 708-615-6276
Email: building@forestpark.net

Office Use Only	
CC2 - Inspection Fee \$	_____
Receipt #	_____
<input type="checkbox"/> Cash	<input type="checkbox"/> Credit <input type="checkbox"/> Check # _____
Date	_____ Initials _____
Repairs Due:	_____

CONDITIONAL CERTIFICATE OF COMPLIANCE

THIS AGREEMENT is entered into this _____ day of _____ 20 _____ between _____ herein referred to as "Seller" and _____ herein referred to as "Purchaser" in regard to the property known as _____ Forest Park, Illinois 60130.

WHEREAS, the Village of Forest Park required compliance with Village codes as applied to the building located on the property for the repair of all items listed on the attached "Order of Correction" dated _____ day of _____ 20 _____ for the property and,

WHEREAS, Purchaser has agreed to make the necessary repair of all items as indicated on the "Order of Correction" for the Village of Forest Park "Certificate of Compliance" inspection form issued by _____ Code Enforcement Officer, and/or Fire Inspector, and/or Cook County Health Department, a copy of which is attached hereto and;

WHEREAS, notwithstanding that all code violations, repairs or upgrades have not been completed, the parties agree to close the sale and Purchaser agrees to purchase the property and upon the execution of the Agreement acceptable to the Village of Forest Park the Purchaser shall complete all necessary repairs within three (3) months from the date of closing or within the time granted in any extension given by the Village and to obtain a "Certificate of Compliance" from the Village of Forest Park. If the repairs are not completed within the agreed time period, the owner agrees to vacate the property until such time that the repairs are completed and pass inspection by the Village. The parties agree to close the transaction _____, 20 _____ in reliance upon the representation of the Sellers/Purchasers agreement to comply with Village requirements.

Seller Name (Print): _____ Signature: _____ Date: _____

Purchaser Name (Print): _____ Signature: _____ Date: _____

Purchaser Address: _____

Purchaser Phone: _____

Notary Signature: _____ Stamp: _____ Date: _____

Accepted by: _____ Date: _____
Director of Public Health and Safety

Repairs made on time? <input type="checkbox"/> YES <input type="checkbox"/> NO
If no, explain with due date: _____
Refund due? <input type="checkbox"/> YES <input type="checkbox"/> NO Amount \$ _____ Initials _____

8-1-12: TRANSFER OF OWNERSHIP

B. Conditional Certificate of Compliance:

1. A Conditional Certificate of Compliance may be issued in lieu of a Certificate of Compliance if the following conditions are met:
 - a. Payment of a one hundred and fifty dollar (\$150.00) administrative fee if the estimated cost of repairs does not exceed one thousand five hundred dollars (\$1,500.00). If the estimated cost of repairs exceeds one thousand five hundred dollars (\$1,500.00) a fee of five hundred dollars (\$500.00) shall be required. After successful remediation of items noted on the Conditional Certificate of Occupancy, three hundred dollars (\$300.00) will be returned to the holder of the conditional certificate.
 - b. Written agreement between the seller and the buyer or transferee and the Village certifying that such buyer or transferee has agreed to correct and all violations, as specified in the agreement, within three (3) months of the sale of transfer of ownership of the subject property.
2. The issuance of such conditional Certificate of Compliance if wholly within the discretion of the Building Department.
3. It shall be unlawful for any person to purchase or be transferred ownership of any building in violation of this section.

C. Document Review and Stamp:

1. Submission of Documents:

The ownership of, or ownership interest in, any building in the Village shall not be sold or otherwise transferred unless that seller or agent of the seller provides to the Village Clerk a copy of the original deed and document of transfer of ownership.
2. Stamp Required:

The Village Clerk shall provide a property compliance stamp which is to be affixed upon the original deed or document prior to recording same if the subject property has passed the required inspection and obtained a Certificate of Compliance, or Conditional Certificate of Compliance as provided above, and the seller, buyer, transferor or transferee, as the case may be, has paid any and all fines, fees or penalties owed to the Village in connection with the subject property.

Questions? Contact the Building Department at building@forestpark.net or 708-615-6276.