ILLINOIS DISCLOSURE OF INFORMATION ON RADON HAZARDS

(For Residential Real Property Sales/Purchases)

Radon Warning Statement

Every buyer of any interest in residential real property is notified that such property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the 2nd leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling in the seller's possession.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase and/or taking occupancy, and mitigated if elevated levels are found. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

Seller's Disclosure (initial each of the following which applies)

(a) _____ Elevated radon concentrations (above EPA and/or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain)

_____

(b) _____ Seller has provided the purchaser with all available records and reports pertaining to radon concentrations within the dwelling.

(c) _____ Seller has no knowledge of elevated radon concentrations in the dwelling.

(d) _____ Seller has no records or reports pertaining to radon concentrations within the dwelling.

Purchaser's Acknowledgment (initial each of the following which applies)

(e) _____ Purchaser has received copies of all information listed above.

(f) _____ Purchaser has received the IEMA approved Radon Disclosure Pamphlet.

(g) Purchaser has: (check 1 or 2 below)

1. ____ received a 10-day opportunity (or mutually agreed upon period) to have an indoor radon test of the dwelling conducted.

2. ____ waived the opportunity to have a radon test conducted and assume all liability for elevated radon concentrations discovered after the transaction closes that such a test would have revealed.

Agent's Acknowledgment (initial) (if applicable)

(h) _____ Agent has informed the seller of the seller's obligations under Illinois law.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____		_____	
Seller	Date	Seller	Date
_____		_____	
Purchaser	Date	Purchaser	Date
_____		_____	
Agent	Date	Agent	Date