



Date:
Buyer:
Seller:

ACKNOWLEDGMENT AND RELEASE ADDENDUM

THIS ACKNOWLEDGMENT AND RELEASE ADDENDUM (the "Release") is made and entered into _____ by and between _____ ("Buyer"), and _____ ("Seller") with respect to the purchase located at _____ of real estate ("Property"). Buyer and Seller may each be referred to as a "Party" and shall be collectively referred to as the "Parties"

1. **Adverse Matters.** The Seller has determined the Property may be subject to the following potential or existing title issues, liabilities, claims or responsibilities ("Adverse Matters"):

2. **Property "AS IS".** Buyer hereby assumes and accepts the Property "AS IS", including the Adverse Matters, and accepts and assumes all existing and potential title issues, liabilities, claims and responsibilities associated with or attendant to the Property.

3. **Indemnification.** Buyer agrees to indemnify and hold Seller harmless for and from any and all losses, penalties, payments, judgments, actions, causes of action, damages, levies, liabilities, fines, forfeitures, and other costs and expenses of any type or nature whatsoever arising out of or resulting from, directly or indirectly, the sale of the Property or the Adverse Matters.

4. **Counterparts.** This Release may be executed in counterparts, each of which shall be deemed an original. This Release shall be binding upon the Parties their respective heirs, successors and assigns.

Buyer initials _____

Seller initials _____

5. **Full Release.** The Parties acknowledge and agree that this Release represents the full and complete release of the Parties with respect to the Adverse Matters and this Release supersedes and replaces any prior releases, whether oral or written, and any amendments or modifications of this Release must be in writing and executed by both Parties to be effective.
6. **Construction.** This Release shall not be construed more strictly against one Party than against the other by virtue of the fact that this Release may have been drafted or prepared by counsel for one of the Parties, it being recognized that all Parties to this Release have contributed substantially and materially to the preparation of this Release.
7. **Governing Law.** This Release shall be construed in accordance with and governed by the laws of the state in which the Property is located.
8. **Captions.** The titles or captions of the paragraphs or sections contained in this Release are inserted only as a matter of convenience and for reference, and in no way define, extend or describe the scope of this Release or the intent or meaning of any provision hereof.

SIGNATURE PAGE

Dated: _____

Buyer Name (printed)

Buyer Name (signature)

Dated: _____

Buyer Name (printed)

Buyer Name (signature)

Dated:

Seller Name (printed)

Seller Name (signature)

Property Reference #:

Property Address

Summary

Summary
23 rows, 10 fields

Show Fields Download

Address	2023 Property Condition Tier	Case Number	Violation Code	Violation Code Description	Violation Grouping	Violation Resolve...	Violator Na...	Violator Na...	Violation Date
2107 CHICAGO AVE	Null	CE1311416	HS112	Paint House	Exterior	No	Violator Name	Donald Niekien	02/09/23
2107 CHICAGO AVE	Null	CE1311416	HS115	Repair Or Replace Garage/Shed	Exterior	No	Violator Name	Donald Niekien	02/09/23
2107 CHICAGO AVE	Null	CE1311416	HS132	Repair Roof Overhang	Exterior	No	Violator Name	Donald Niekien	02/09/23
2107 CHICAGO AVE	Null	CE1311416	HS136	Repair Or Replace Exterior Walls	Exterior	No	Violator Name	Donald Niekien	02/09/23
2107 CHICAGO AVE	Null	CE1311416	HS148	Repair Or Replace Exterior Doors	Exterior	No	Violator Name	Donald Niekien	02/09/23
2107 CHICAGO AVE	Null	CE1311416	HS155	Instal. Replace Or Repair Guard...	Exterior	No	Violator Name	Donald Niekien	02/09/23
2107 CHICAGO AVE	Null	CE1311416	HS158	Instal. Replace Or Repair Handr...	Exterior	No	Violator Name	Donald Niekien	02/09/23
2107 CHICAGO AVE	Null	CE1311416	HS161	Provide. Repair Or Replace Scre...	Exterior	No	Violator Name	Donald Niekien	02/09/23
2107 CHICAGO AVE	Null	CE1311416	HS164	Instal. Repair Or Replace Storm...	Exterior	No	Violator Name	Donald Niekien	02/09/23
2107 CHICAGO AVE	Null	CE1311416	HS167	Repair Or Replace Glass	Exterior	No	Violator Name	Donald Niekien	02/09/23
2107 CHICAGO AVE	Null	CE1311416	HS1701	Fire Damage (SIG)	Interior	No	Violator Name	Donald Niekien	02/09/23
2107 CHICAGO AVE	Null	CE1311416	HS1701	Repair Or Replace Windows	Interior	No	Violator Name	Donald Niekien	02/09/23
2107 CHICAGO AVE	Null	CE1311416	HS783	Keep Unit Vacant	Life Safety	No	Violator Name	Donald Niekien	02/09/23
2107 CHICAGO AVE	Null	CE1310564	DOT	Dwelling Open to Trespass	Exterior	No	Violator Name	Donald Niekien	03/16/23
2107 CHICAGO AVE	Null	CE1310578	H705	Register Your Vacant Building	Interior	No	Violator Name	Donald Niekien	03/17/23
2107 CHICAGO AVE	Null	CE1316919	DFB	Property Found Boarded	Life Safety	No	Violator Name	Donald Niekien	04/04/23
2107 CHICAGO AVE	Null	CE1317977	DOT	Dwelling Open to Trespass	Exterior	No	Violator Name	Donald Niekien	04/21/23
2107 CHICAGO AVE	Null	CE1321150	DOT	Dwelling Open to Trespass	Exterior	No	Violator Name	Donald Niekien	06/15/23
2107 CHICAGO AVE	Null	CE1322070	DOT	Dwelling Open to Trespass	Exterior	No	Violator Name	Donald Niekien	01/16/24
2107 CHICAGO AVE	Null	CE1322070	GOT	Garage Open to Trespass	Life Safety	No	Violator Name	Donald Niekien	01/16/24
2107 CHICAGO AVE	Null	CE1333443	HQ21	Remove Rubbish or Tree Parts	Nuisance	No	Violator Name	Donald Niekien	01/29/24