PURCHASER'S SALE CONTINGENCY
(SECURING A SIGNED SALES CONTRACT)

This Rider is made a part of and incorporated into that certain Real Estate Contract dated _____, 20____ for the sale of the property commonly known as _____, _____, Illinois, entered into by _____ (Seller) and _____ (Purchaser).

I. This contract is contingent upon Purchaser(s) securing a signed sales contract on Purchaser's real estate located at _____, _____ on or before _____, 20____ which provides for a closing date not later than the closing date set forth in this Contract. Purchaser(s) shall list this property (if not presently listed) for the term of this contingency with a licensed Real Estate Broker within _____ days after acceptance of this Contract.

II. If Purchaser(s) is/are unable to secure a signed sales contract to sell Purchaser's property by the dates specified herein, and so notifies/notify Seller thereof on or before said date in writing, this contract shall terminate and be of no further force and effect and the earnest money shall be refunded to Purchaser upon joint written direction of both parties to escrowee. IF PURCHASER(S) FAIL(S) TO NOTIFY SELLER WITHIN THE TIME SPECIFED HEREIN, IT SHALL BE CONCLUSIVELY PRESUMED THAT PURCHASER(S) HAS/HAVE SECURED SUCH A CONTRACT TO SELL HIS/HER/THEIR PROPERTY OR WILL PURCHASE THE REAL ESTATE WITHOUT THE SALE OF HIS/HER/THEIR PROPERTY.

THE PARTIES UNDERSTAND THAT THE SELLER'S PROPERTY SHALL REMAIN ON THE MARKET.

III. In the event Seller receives an acceptable bona fide offer to purchase the Real Estate, Seller shall serve the notice to Purchaser(s) that Seller has conditionally accepted the third party offer. Seller's notice to Purchaser(s) shall specify the person or persons (and address) to receive Purchaser's response within the time specified. Upon receipt of Seller's notice, Purchaser(s) may do one of the following within _____ hours:

a.) Remove all contingencies contained in this contract (INCLUDING MORTGAGE CONTENGENCY) by delivering a signed written notice from Purchaser(s) to Seller, and if Purchaser(s) so remove(s) said contingencies, this Contract remains in full force and effect; or,

b.) If all contingencies contained in this Contract are not so removed within said time period by Purchaser(s), THIS CONTRACT SHALL TERMINATE UPON EXPIRATION OF THE TIME PERIOD AND BE OF NO FURTHER FORCED AND EFFECT AND THE EARNEST MONEY SHALL BE REFUNDED TO PURCHASER(S) UPON JOINT WRITTEN DIRECTION OF BOTH PARTIES TO ESCROWEE.

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