



**INTRA OFFICE AGREEMENT ADDRESS: 12600 187<sup>TH</sup> MOKENA, IL 60448 AND 18258 IMPERIAL LANE ORLAND PARK, IL 60467 OTHERWISE KNOWN AS CENTENNIAL CROSSINGS**

**RECITALS**

The "Parties" (SVN Chicago Industrial and Village of Orland Park) desire to enter into a co-marketing agreement. The Parties do not desire to enter into a co-listing agreement. The purpose of the agreement is to expand on SVN Chicago Industrial's current marketing of the property to align the Village of Orland Park's permissible land usage with the property owner's plan to sell.

1. **Exclusive Right to Sell.** SVN | Chicago Industrial is the exclusive listing agent for said property, its successors and/or assigns (the "Broker"), an exclusive right to sell the property located at 12600 187<sup>th</sup> Street Mokena, IL 60448 and 18258 Imperial Lane Orland Park, IL 60467 otherwise known as Centennial Crossings (the "Property"). References herein to the Property shall be understood to include portions of the Property. The undersigned Village of Orland Park of record (the "Village of Orland Park") hereby agrees to cooperate fully with the Broker, to promptly inform the Broker of any and all inquiries and conduct all negotiations through the Broker. The property will be offered at a "Subject To Offer" sale price.

2. **Commission for Selling the Property.** The Village of Orland Park may assist the broker in promoting the property and no commission shall be paid to The Village of Orland Park.

3. **Term of Agreement:** The term of this Agreement shall commence on the Effective Date and shall continue in full effect until the expiration of 12 months.

4. **Duties of The Village of Orland Park:** The Village of Orland Park agrees to cooperate with Broker in bringing about a sale of the Property and to refer promptly to Broker all inquiries of anyone interested in the Property. All negotiations are to be through Brokers. Broker is authorized to accept a deposit from any prospective purchaser and to handle it in accordance with the instructions of the parties unless contrary to applicable law. Broker is exclusively authorized to advertise the Property and, exclusively, to place a sign(s) on the Property if, in Broker's opinion, such would facilitate the sale of the Property. The property Owner and its counsel will be responsible for determining the legal sufficiency of a purchase and sale agreement and other documents relating to any transaction contemplated by this Agreement.

Village of Orland Park agrees to cooperate with Broker and prospective purchasers regarding obtaining information from the Village relevant to the zoning, conditions, and environmental status of the property within the guidelines of FOIA 5 ILCS 140/et seq. and all information which Village of Orland Park has regarding present and future zoning and environmental matters affecting the Property and regarding the condition of the Property.

5. **Binding Effect:** This agreement shall be binding upon and inure to the benefit of the parties hereto. Their heirs, executors, administrators, personal representatives, successors or assigns.

6. **Entire Agreement:** This agreement represents the entire agreement of the parties in regards to the subject matter hereof; all prior agreements, understandings or representations, if any are merged herein and superseded hereby and this agreement may be amended only by instrument in writing signed by the parties.

7. **Amendment / Alterations:** No amendment or alteration to the terms, with respect to the amount of commission or with respect to the time of payment of commission, shall be valid or binding unless made in writing and signed by both parties.

*[Signatures follow this page]*



The undersigned Village of Orland Park hereby acknowledges receipt of a copy of this Agreement and the Schedule.

**VILLAGE OF ORLAND PARK(S):**

**Name(s):** George J. Koczwara

**Title:** Village Manager

**Company:** Village of Orland Park

**Address:** 14700 Ravinia Avenue  
Orland Park, IL 60462

**Email:** gkoczwara@orlandpark.org

**Phone /Fax:** 708-403-6151

**REAL PROPERTY:**

**Address:** 12600 187<sup>th</sup> Street Mokena, IL 60448  
in Will County and

**Address:** 18258 Imperial Lane  
Orland Park, IL 60467  
in Will County

**State:** Illinois

**Property  
Description:** Parcels

15-08-01-106-007-0000  
19-09-06-100-011-0000  
16-05-36-400-018-0000  
15-08-01-200-008-0000

**SELLER(S)/VILLAGE OF ORLAND PARK(S):**

**NAME** George J. Koczwara

Village of Orland Park


**By:**   
As Authorized Village Officer

**Date Signed** 10/10/24

**BROKER: SVN | CHICAGO COMMERCIAL**

**Listing Agent:** John Joyce, CCIM, SIOR

**Date Signed:**

DocuSigned by:  
  
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**Managing Broker:** SVN Chicago Industrial

**Effective Date:** 10/22/2024

**CONSULT YOUR ADVISORS** – This document has legal consequences. No representation or recommendation is made by Broker as to the legal or tax consequences of this Agreement or the transaction(s) which it contemplates. These are questions for your attorney and financial advisors.