



RIDER 16
CERTIFICATION OF ZONING COMPLIANCE
This Contract is Intended to be a Binding Real Estate Contract
 Rev. 01/2012



1 This Certification of Zoning Compliance Rider ("**Rider**") is made a part of and incorporated into that
 2 certain real estate contract between _____
 3 ("**Buyer**") and _____ ("**Seller**") dated
 4 _____, 20__ ("**Contract**") for the purchase and sale of the real estate commonly
 5 known as: _____
 6 ("**Property**").
 7 (address) (unit #) (city) (state) (zip)

8 **I.** Except as modified by this Rider, all of the terms and conditions contained in the Contract
 9 remain in full force and effect. In the event of any conflict between the terms and conditions of this
 10 Rider and the terms and conditions of the Contract, the terms and conditions of this Rider shall
 11 prevail. Capitalized terms used and not defined in this Rider shall have the meaning given to such
 12 terms in the Contract.

13 **II.** Seller covenants and agrees to apply for, at Seller's sole cost and expense, a Certificate of
 14 Zoning Compliance ("**Certification**") pursuant to Title 3-33, Section 045 of the Municipal Code of
 15 Chicago. Seller shall pay the administrative fee required by the City of Chicago ("**City**"), if any, and
 16 consent to an on-site inspection of the Property, if required. If the application for the Certification is
 17 denied, Seller (*strike one*) **shall / shall not** be obligated to file a request for reconsideration with the
 18 zoning administrator of the City within ____ days of receipt of such denial.

19 **III.** Seller must deliver the Certification to Buyer on or prior to _____, 20__
 20 ("**Certification Contingency Deadline**"). If Seller does not deliver the Certification to Buyer on or
 21 prior to the Certification Contingency Deadline or if the (*strike one*) **application / application for**
 22 **reconsideration** is denied, the CONTRACT SHALL AUTOMATICALLY BECOME NULL AND
 23 VOID AND OF NO FURTHER FORCE AND EFFECT AND THE EARNEST MONEY, INCLUDING
 24 ALL INTEREST ACCRUED THEREON, IF ANY, SHALL BE RETURNED TO BUYER.

25 _____
 Buyer's Signature Date

 Seller's Signature Date

26 _____
 Buyer's Signature Date

 Seller's Signature Date