



James O'Shea
Chief of Police

River Forest Police Department

Community Bulletin

SUSPICIOUS MORTGAGE SOLICITATION

Incident Summary

On February 1st 2019, numerous residents received a solicitation letter by US mail attempting to purchase their property . The company **KI CHICAGO LLC** claims to be a property investment company and is seeking to purchase your property for well under market value.

The River Forest Police Department has contacted the Better Business Bureau, Illinois Attorney Generals Office, the Elder Abuse Hotline, Cook County States Attorney's Office and the US Postal Inspector regarding this letter. River Forest Police Investigators went to the business and advised business representatives to cease sending any further letters to River Forest residents.

The River Forest Police Department wants to remind residents that in the future if they receive any suspicious or fraudulent letters to not respond to the letter and contact the River Forest Police Department Detective Unit at 708-714-3549.

Below is a copy of the letter that was recently mailed to residents by US Mail.

Phone: (872) 215-2484
Fax: (360) 287-2443
admin@kellnerinvestments.com
www.kellnerinvestments.com

KI Chicago, LLC

Ref#:RFIL [REDACTED]

Phone: (872) 215-2484
Fax: (360) 287-2443

Purchase Agreement

February 1, 2019

[REDACTED]
River Forest, IL 60305-1855

Dear [REDACTED]

We would like to purchase your condo unit located in River Forest, IL, as referenced in the enclosed "Purchase Agreement." We found your mailing address and ownership record from the Cook County Assessor, as this information is public record.

KI Chicago, LLC is a property investment company that prides itself on quick, professional, easy transactions and **seller satisfaction**.

In many situations, we are able to close within a few days after we agree on the price of your property. We typically pay **all** of the associated costs of completing this transaction including back taxes within reason as well as title and escrow fees, if we choose to complete the transaction in this manner. The price we agree upon is the amount you will receive.

If you are interested in selling, please complete the attached "Purchase Agreement" and fax or scan it and e-mail it back to us to the e-mail or fax above, or simply call us at (872) 215-2484. You may also visit our website at www.kellnerinvestments.com for more information about submitting an offer online.

Feel free to contact me anytime to discuss this contemplated transaction or the sale of any other property you may own.

Sincerely,

APN [REDACTED] Address [REDACTED] River Forest IL 60305

The purchase price of \$50,501 will be paid in full at the time of closing, unless otherwise discussed. We, the buyer, will pay the cost of completing the transaction, including any outstanding property taxes within reason.

This offer is contingent upon the following terms:

1. Buyer's final approval and review, including but not limited to unit size, condition, and ownership.
2. Said property is to be sold free and clear of all encumbrances, with good and marketable title and with full possession to said property available to Buyer at date of closing.
3. Seller to provide abstract, deed, or prior owners' policy, if available.
4. This offer shall remain open until 2/27/2019, and if not accepted by then, the offer shall be rescinded, unless otherwise discussed.

KI Chicago, LLC (Buyer)

Roy Kellner

Owner (sign): _____

Owner (print) _____

Current Address: _____

Phone: _____

Email: _____

River Forest Police Department
(708) 366-7125