

ESTIMATE OF VALUE BY THE DIRECT SALES COMPARISON APPROACH

*I checked
Quest
Building*

Improved Sale Number 1	
Location:	366 Park Avenue Glencoe, Illinois
Description:	This is a multi-tenant retail storefront and office building.
Date of Sale:	August 2007
Sale Price:	\$1,200,000
Price Per Sq. Ft.:	\$203.05
Document Number:	0717233034
Permanent Real Estate Index Number:	05-07-205-034
Age:	Reported to be constructed in 2006 ✓
Land Area:	0.04 acre or 1,742 square feet <i>1,870 sr</i>
Building Area:	5,910 square feet <i>- ok</i>
Land-to-Building Ratio:	0.29 to 1
Zoning:	B-1, Business
Financing:	Conventional
Grantor:	Chicago Title Land Trust Company, Trust Number 4442324 <i>366 PARK LLC</i>
Grantee:	Glencoe/Park Avenue, LLC
Source:	Public Record
Comments:	None

SIMPLE VERIFICATION SHEET

Property Address: 366 PARK Blended.				
Verification				
	Comps	MLS	Green Sheet	Deed
Address	✓		✓	✓
Sale Date	✓		✓	
Sale Price	✓		✓	
Document Number	✓		✓	
Grantee				
<u>Grantor</u>			366 PARK LLC	
Other				
Notes on discrepancies:				
LAND - OK Bldg? COSTAR 5,910 LAND 1,742 Bldge. 5,910 COSTAL ASSES 1,870 mcs 1,978				
Source document:				



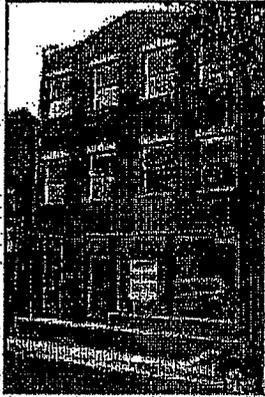
05072050340000 04/18/2007

366 Park Ave

SOLD

1

Glencoe, IL 60022 - Central North Submarket
Sale on 06/08/2007 for \$1,200,000 (\$203.05/SF) - Research Complete
5,910 SF Retail, Storefront Retail/Office Building Built in 2006



Buyer & Seller Contact Info

Recorded Buyer: Glencoe Of Park Avenue Llc

Recorded Seller: Chicago Title Land Trust Company T# 1112321

True Buyer: Job Youshaei Rug Company Inc
Ayoub Youshaei
2540 Skokie Valley Rd
Highland Park, IL 60035
(847) 432-8100

True Seller: K R Architectural Concepts Inc
1009 Sheridan Rd
Glencoe, IL 60022
(847) 835-7400

Buyer Broker: No Buyer Broker on Deal

Listing Broker: Coldwell Banker Commercial NRT
Richard Wolk
(847) 313-4666

Transaction Details

ID: 135192

Sale Date: 06/08/2007 (108 days on market)
Escrow Length: -
Sale Price: \$1,200,000-Confirmed
Asking Price: \$1,295,000
Price/SF: \$203.05
Price/AC Land Gross: \$30,000,000.00

Sale Type: Investment
Bldg Type: Retail - Storefront Retail/Office
Year Built/Age: Built in 2006 Age: 1
GLA: 6,910 SF
Land Area: 0.04 AC (1,742 SF)

Percent Leased: -
Tenancy: Multi
Transfer Tax: \$1,800

Percent Improved: 85.6%
Total Value Assessed: \$34,882 In 2005
Improved Value Assessed: \$29,871
Land Value Assessed: \$5,011
Land Assessed/AC: \$125,275

Legal Desc: Lot 3 (exc S 30') Flether's Subdiv Lot 1, N 50' Lot 2 blk 32 sec 5 thur 8 T42N R13E
Parcel No: 05-07-205-034-0000
Document No: 0717233034

366 Park Ave

SOLD

5,910 SF Retail Storefront Retail Office Building Built in 2006 (cont)

Transaction Notes

The listing broker reported that the property was vacant at time of sale.

Income Expense Data

Expenses	- Taxes	\$33,497
	- Operating Expenses	
	Total Expenses	

Current Retail Information

D: 5698820

Property Type:	Retail - Storefront Retail/Office	GLA:	5,910 SF
Center Name:	-	Total Avail:	1,970 SF
Bldg Status:	Built in 2006	% Leased:	66.7%
Owner Type:	-	Bldg Vacant:	1,970 SF
Zoning:	-	Land Area:	0.04 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	3.39
Rent/SF/Yr:	\$19.79	No. of Stores:	-
CAM:	-		
Street Frontage:	32 feet on Park Ave		
Expenses:	2007 Tax @ \$5.67/sf		
Features:	Mixed Use, Street parking only		

Location Information

Metro Market: Chicago
Submarket: North/Central North
County: Cook
CBSA: Chicago-Joliet-Naperville, IL-IN-WI
CSA: Chicago-Naperville-Michigan City, IL-IN-WI
DMA: Chicago, IL-IN

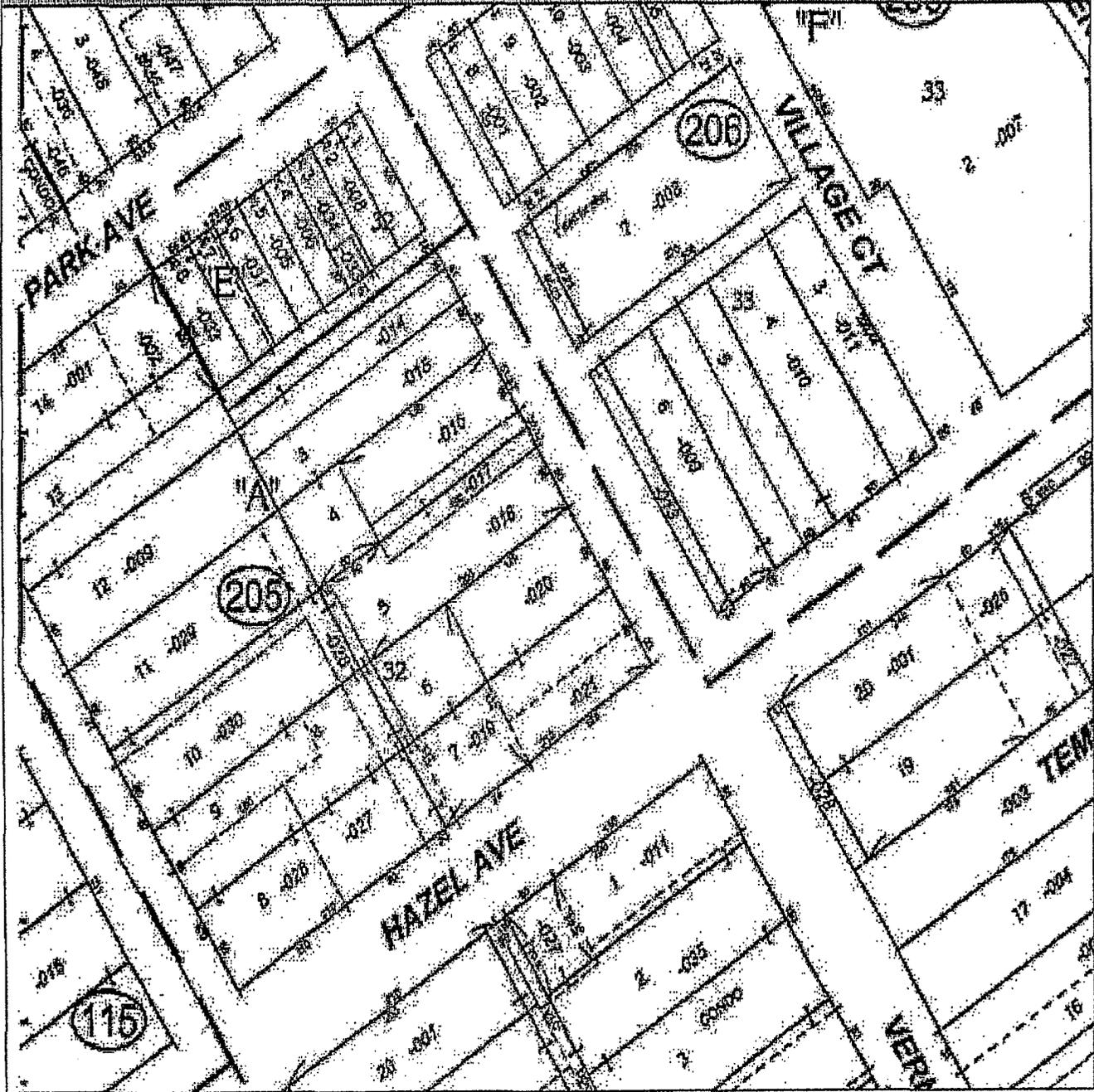
366 Park Ave

SOLD

© 2010 SE Real Estate, Inc. All Rights Reserved. Office Building Built in 2008 (Cont.)

Parcel Number: 05-07-205-034-0000
Legal Description: -
County: Cook

Plat Map: 366 Park Ave





Cook County Assessor's Office
Joseph Berrios

366 Park Ave

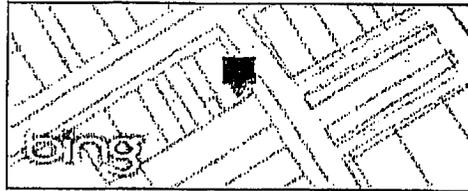
PIN **05-07-205-034-0000**

Property	Appeals	Exemptions	Certificate Of Error	Property Details												
This property is currently being reviewed by the Assessor's Office for possible improvements.																
<h1 style="font-size: 2em; margin: 0;">Click Here to View Image</h1>				<p>City Glencoe</p> <p>Township New Trier</p> <p>NBHD. 43</p> <p>Taxcode 23006</p> <p>Class 5-92</p>												
VIEW LARGER IMAGE																
<p>Assessed Valuation</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 20%; text-align: center;">2010 Assessor Certified Assessment</th> <th style="width: 20%; text-align: center;">2009 Board of Review Certified</th> </tr> </thead> <tbody> <tr> <td>Land Assessed Value</td> <td style="text-align: center;">7,246</td> <td style="text-align: center;">7,246</td> </tr> <tr> <td>Building Assessed Value</td> <td style="text-align: center;">134,833</td> <td style="text-align: center;">47,567</td> </tr> <tr> <td>Total Assessed Value</td> <td style="text-align: center;">142,079</td> <td style="text-align: center;">54,813</td> </tr> </tbody> </table>						2010 Assessor Certified Assessment	2009 Board of Review Certified	Land Assessed Value	7,246	7,246	Building Assessed Value	134,833	47,567	Total Assessed Value	142,079	54,813
	2010 Assessor Certified Assessment	2009 Board of Review Certified														
Land Assessed Value	7,246	7,246														
Building Assessed Value	134,833	47,567														
Total Assessed Value	142,079	54,813														
<p>Property Characteristics</p> <table style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 30%;">Description</td> <td>Two or three story building containing part or all retail and/or commercial space</td> </tr> <tr> <td>Age:</td> <td>5</td> </tr> <tr> <td>Land Square Footage</td> <td>1,870</td> </tr> <tr> <td>Note</td> <td>Partial Assessment</td> </tr> </tbody> </table>					Description	Two or three story building containing part or all retail and/or commercial space	Age:	5	Land Square Footage	1,870	Note	Partial Assessment				
Description	Two or three story building containing part or all retail and/or commercial space															
Age:	5															
Land Square Footage	1,870															
Note	Partial Assessment															

Property Detail Report

Subject Property

366 Park Ave
 Glencoe, IL 60022-1557
 New Trier - Cook County



Owner Info:

Owner Name : Glencoe Pk Ave Llc	Tax Billing Zip : 60035
Tax Billing Address : 2540 Skokie Valley Rd	Tax Billing Zip+4 : 1739
Tax Billing City & State : Highland Park IL	

Location Info:

Parcel ID : 05072050340000	Flood Zone Panel Date : 11/06/2000
School District : New Trier Twp Hsd 203	Flood Zone Code : X
Subdivision : Fletchers	Elementary School District : Glencoe Sd 35
Census Tract : 8002.00	HS District : New Trier Township H
Carrier Route : C007	Tax Code : 23006
Flood Zone Panel : 1700950094F	Lot # : 3

Tax Info:

Tax ID : 05-07-205-034-0000	Improved Assessment : \$47,567
Tax Year : 2009	Total Assessment : \$54,813
Annual Tax : \$10,110	% Improv : 87%
Assessment Year : 2009	Tax Area : 23006
Land Assessment : \$7,246	Lot Number : 3

Assessment & Tax:

Assessment

Assessment Year :	2007	2008	2009
Assessment Type :	Certified	Certified	Certified
Assd Value - Total :	\$205,164	\$49,843	\$54,813
Assd Value - Land :	\$11,014	\$11,014	\$7,246
Assd Value - Improved :	\$194,150	\$38,829	\$47,567
Yr-to-Yr Assd Value Change (\$):		-\$155,321	\$4,970
Yr-to-Yr Assd Value Change (%):		-75.7%	9.9%

Tax

Jurisdiction	Type	Tax Year	Tax Amount	Chg (\$)	Chg (%)
Total Tax :	Actual	2007	\$33,497		
Total Tax :	Actual	2008	\$8,447	-\$25,050	-74.7%
Total Tax :		2009	\$10,110	\$1,663	19.6%

Characteristics:

County Use Code : Comm 2-3 Stry Retail	Universal Land Use : Retail Trade
Lot Frontage : 70	Lot Depth : 25
Lot Sq Ft : 1978.1551	Lot Acres : .0454
Style : Multi-Family	Stories : 2
Total Units : 4	Other Rooms : Attic

Sales History:

Recording Date : 06/21/2007	12/15/2003	11/20/1998	04/28/1998
Sale Price : \$1,200,000	\$350,000	\$237,300	\$150,000

Buyer Name : Glencoe Of Park Avenue Llc	Trust 1112321	Okner Debra J	Trust 119439
Seller Name : Trust 1112321	Okner Debra J	Trust 119439	Erpelding Marjory
Document No : 17233034	34940038	52925	340047
Document Type : Trustee Deed	Warranty Deed	Trustee Deed	Grant Deed

Mortgage History:

Mortgage Date :	10/05/2006	09/07/2005	01/02/2004
Mortgage Amt :	\$285,474	\$1,053,350	\$224,000
Mortgage Lender :	Cole Taylor Bk	Cole Taylor Bk	Cole Taylor Bk
Document No :	000027826064	000025033160	000000242279
Mortgage Type :	Conventional		Conventional
Borrower 1 :	Trust 1112321	Trust 1112321	Trust 1112321

Courtesy of Dale Kleszynski
MRED

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



Doc#: 0717233034 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/21/2007 07:31 AM Pg: 1 of 2

TRUSTEE'S DEED

This indenture made this 8th day of June, 2007, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 7th day of August, 2003, and known as Trust Number 1112321, party of the first part, and

GLENCOE/PARK AVENUE LLC, an Illinois limited liability company

whose address is :

2540 Skokie Valley Road
Highland Park, IL 60035

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

LOT 3 (EXCEPT THE SOUTHERLY 30 FEET (AS MEASURED ON THE SOUTHWESTERLY LINE) OF THE WESTERLY 21 FEET (AS MEASURED ON THE SOUTHEASTERLY LINE) OF LOT 3 IN FLETCHER'S SUBDIVISION OF LOT 1 AND THE NORTHERLY 50 FEET OF LOT 2 IN BLOCK 32 IN GLENCOE IN SECTIONS 5 TO 8, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Tax Number: 05-07-205-034-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

BOX 333-CT

J SA2286565 / 27044247 1 of 1

2
D

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Lynnda S. Barrie*
Assistant Vice President

State of Illinois
County of Cook SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 8th day of June, 2007.



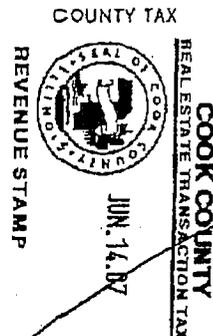
Nancy A. Carlin
NOTARY PUBLIC

PROPERTY ADDRESS:
366 Park
Glencoe, IL 60022

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
171 N. Clark Street
ML04LT
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

NAME Jane E. HARRIS
ADDRESS P.O. Box 888 OR BOX NO. _____
CITY, STATE Joliet, IL 60434-0888
SEND TAX BILLS TO: Glencoe / Park Avenue LLC
2540 Skokie Valley Road
Highland Park, IL
60035



0000040514

FP 103034	0060000	REAL ESTATE TRANSFER TAX
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STATE OF ILLINOIS



JUN. 14. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

9170700000 #	REAL ESTATE TRANSFER TAX
	01200.00
	FP 103032



PTAX-203

Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form. This form can be completed electronically at tax.illinois.gov/retd.

Step 1: Identify the property and sale information.

1 366 PARK
 Street address of property (or 911 address, if available)
GLENCOE 60022
 City or Village ZIP
NEW TRIER
 Township

2 Write the total number of parcels to be transferred. 1

3 Write the parcel identifying numbers and lot sizes or acreage.

Parcel Identifying number	Lot size or acreage
a <u>05-07-205-034</u>	<u>25 X 70'</u>
b _____	_____
c _____	_____
d _____	_____

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of instrument: 0 6 / 2 0 0 7
 Month Year

5 Type of instrument (Mark with an "X"):
 Warranty deed
 Quit claim deed Executor deed Trustee deed
 Beneficial interest Other (specify): _____

6 Yes No Will the property be the buyer's principal residence?

7 Yes No Was the property advertised for sale?
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.
 Current Intended (Mark only one item per column with an "X")

a <input type="checkbox"/>	Land/lot only
b <input type="checkbox"/>	Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/>	Mobile home residence
d <input type="checkbox"/>	Apartment building (6 units or less) No. of units: _____
e <input type="checkbox"/>	Apartment building (over 6 units) No. of units: _____
f <input type="checkbox"/>	Office
g <input type="checkbox"/>	Retail establishment
h <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Commercial building (specify): <u>VACANT</u>
i <input type="checkbox"/>	Industrial building
j <input type="checkbox"/>	Farm
k <input type="checkbox"/>	Other (specify): _____

Do not write in this area. County Recorder's Office use.



Doc#: 0717233034 Fee: \$.00
 Eugene "Gene" Moore
 Cook County Recorder of Deeds
 Date: 08/21/2007 07:31 AM Pg: 1 of 3

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.

Date of significant change: _____ / _____ / _____
 Month Year

(Mark with an "X.")
 Demolition/damage Additions Major remodeling
 New construction Other (specify): _____

10 Identify only the items that apply to this sale. (Mark with an "X.")

a Fulfillment of installment contract — year contract initiated: _____

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest

d Court-ordered sale

e Sale in lieu of foreclosure

f Condemnation

g Auction sale

h Seller/buyer is a relocation company

i Seller/buyer is a financial institution or government agency

j Buyer is a real estate investment trust

k Buyer is a pension fund

l Buyer is an adjacent property owner

m Buyer is exercising an option to purchase

n Trade of property (simultaneous)

o Sale-leaseback

p Other (specify): _____

q Homestead exemptions on most recent tax bill:

1 General/Alternative	\$	<u>0.00</u>
2 Senior Citizens	\$	<u>0.00</u>
3 Senior Citizens Assessment Freeze	\$	<u>0.00</u>

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	\$	<u>1,200,000.00</u>
12a Amount of personal property included in the purchase	12a	\$	<u>0.00</u>
12b Was the value of a mobile home included on Line 12a?	12b	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>1,200,000.00</u>
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	\$	<u>0.00</u>
15 Outstanding mortgage amount to which the transferred real property remains subject	15	\$	<u>0.00</u>
16 If this transfer is exempt, use an "X" to identify the provision.	16	<input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m	
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	<u>1,200,000.00</u>
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18		<u>2,400.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	<u>1,200.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20	\$	<u>600.00</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>1,800.00</u>

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

LOT 3 (EXCEPT THE SOUTHERLY 30 FEET (AS MEASURED ON THE SOUTHWESTERLY LINE) OF THE WESTERLY 21 FEET (AS MEASURED ON THE SOUTHEASTERLY LINE) OF LOT 3) IN FLETCHER'S SUBDIVISION OF LOT 1 AND THE NORTHERLY 50 FEET OF LOT 2 IN BLOCK 32 IN GLENCOE IN SECTIONS 5 TO 8, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

366 PARK LLC

Seller's or trustee's name

1009 SHERIDAN ROAD

Street address (after sale)

Mitchell B. Bishler, manager

Seller's or agent's signature

Seller's trust number (if applicable - not an SSN or FEIN)

GLENCOE IL 60022

City State ZIP

(847) 835-7400 Ext.

Seller's daytime phone

Buyer Information (Please print.)

GLENCOE/PARK AVENUE LLC

Buyer's or trustee's name

2540 SKOKIE VALLEY ROAD

Street address (after sale)

[Signature]

Buyer's or agent's signature

Buyer's trust number (if applicable - not an SSN or FEIN)

HIGHLAND PARK IL 60035

City State ZIP

(815) 436-0998 Ext.

Buyer's daytime phone

Mail tax bill to:

GLENCOE/PARK AVENUE LLC 2540 SKOKIE VALLEY ROAD

Name or company

Street address

HIGHLAND PARK

IL 60035

City

State ZIP

Preparer Information (Please print.)

MITCHELL J. MELAMED

Preparer's and company's name

330 N. WABASH, SUITE 3000

Street address

[Signature]

Preparer's signature

Preparer's file number (if applicable)

CHICAGO IL 60611

City State ZIP

(312) 828-9600 Ext.

Preparer's daytime phone

Preparer's e-mail address (if available)

Identify any required documents submitted with this form. (Mark with an "X") Extended legal description Form PTAX-203-A Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1	County	Township	Class	Cook-Minor	Code 1	Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.					
	Land					
	Buildings					
	Total					

- 3 Year prior to sale _____
- 4 Does the sale involve a mobile home assessed as real estate? Yes No
- 5 Comments

Illinois Department of Revenue Use

Tab number



PTAX-203-A

Illinois Real Estate Transfer Declaration Supplemental Form A

(Non-residential: sale price over \$1 million)

File this form with Form PTAX-203, Illinois Real Estate Transfer Declaration, and the original deed or trust document at the County Recorder's office within the county where the property is located if the following conditions are met:

- On Form PTAX-203, Line 11 the sale price is over \$1 million, and
- On Form PTAX-203, Line 8 the property's current use is marked "Apartment building (over 6 units)," "Office," "Retail establishment," "Commercial building," "Industrial building," or "Other."

Please read the instructions on the back of this form.

Do not write in this area.
This space is reserved for the County Recorder's Office use.

County:

Date:

Doc. No.:

Vol.:

Page:

Recorder's Office:

Step 1: Identify the property and sale information.

1 Write the property's street address, city or village, and township, (From Line 1 of Form PTAX-203)

366 PARK GLENCOE NEW TRIER
Street address of property (or 911 address, if available) City or village Township

2 Write the parcel identifying number from Line 3a of Form PTAX-203.

Parcel Identifier: 05-07-205-034

3 Write the total number of months the property was for sale on the market.*

0 0 Months

4a Was the improvement occupied on the sale date? * A "No" response means that all improvements were totally unoccupied.

 Yes X No

If the answer is "No," write the total number of months all improvements were unoccupied before the sale date. Go to Line 5.

0 0 Months

4b Write the approximate percentage of total square footage of improvements occupied or leased on the sale date. Include all improvements.

0 Percent

4c Did the buyer occupy the property on the sale date?

 Yes X No

If the answer is "No," go to Line 5.

4d Will the buyer continue to occupy part or all of the property after the sale?

 Yes No

4e Write the beginning and ending dates of the buyer's lease agreement.

Lease dates: / to /
Month Year Month Year

4f Briefly describe any renewal options.

5 If the buyer owns other properties within an approximate one-half mile radius of the property, complete the following information for the two closest properties owned by the buyer.

Property 1	Property 2	City or village	Parcel identifying number
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

6 Did Line 12a of Form PTAX-203 include an amount for a transfer of personal property?

 Yes X No

If the answer is "Yes," submit a list of personal property transferred.*

7 Did the seller's financing arrangements affect the sale price on Line 11 of Form PTAX-203?*

 Yes X No

If the answer is "Yes," please explain how the financing affected the sale price.

8 In your opinion, is the net consideration for real property entered on Line 13 of Form PTAX-203 a fair reflection of the market value on the sale date?

X Yes No

If the answer is "No," please explain.

Step 2: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the facts stated in this form are true and correct. Any person who willfully falsifies or omits any information required in this form shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

Seller's or trustee's name: 366 PARK LLC

Seller's daytime phone: (847) 835-7400

Address: 1009 SHERIDAN ROAD

GLENCOE IL 60022

Street address

City State ZIP

Seller's or agent's signature: *Michael B. Bell, manager*

Date: 6-13-07

Buyer's or trustee's name: GLENCOE/PARK AVENUE LLC

Buyer's daytime phone: (815) 436-0488

Address: 2540 SKOKIE VALLEY ROAD

HIGHLAND PARK IL 60035

Street address

City State ZIP

Buyer's or agent's signature: *[Signature]*

Date: 6-13-07

* See Instructions.

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227

ID:INT

ESTIMATE OF VALUE BY THE DIRECT SALES COMPARISON APPROACH



*Have not checked
I estimate
B, B*

Improved Sale Number 2	
Location:	340 - 344 Park Avenue Glencoe, Illinois
Description:	This is a multi-tenant retail strip center building.
Date of Sale:	August 2006
Sale Price:	\$1,150,000
Price Per Sq. Ft.:	\$261.36
Document Number:	0622633092
Permanent Real Estate Index Number:	05-07-206-003
Age:	Reported to be constructed in 1926
Land Area:	0.13 acre or 5,545 square feet
Building Area:	4,400 square feet <i>GOOGLE EARTH = (55 x 40) x 2 = 4,400</i>
Land-to-Building Ratio:	1.26 to 1
Zoning:	B-1
Financing:	Conventional
Grantor:	Carl W. Peterson, as Trustee
Grantee:	Glencoe Building III, LLC
Source:	Public Record
Comments:	Features include 27 parking spaces.

*2011
28
1926*

SIMPLE VERIFICATION SHEET

Property Address: 346-344 PARK
GLENCOR

Verification				
	Comps	MLS	Green Sheet	Deed
Address				
Sale Date				
Sale Price				
Document Number				
Grantee				
Grantor				
Other				

Notes on discrepancies:

	<u>COSTAR</u>	<u>Assessor</u>	<u>MLS</u>
LAND	5,545 (0.13)	5,500	5,900
Bldg	4,400		

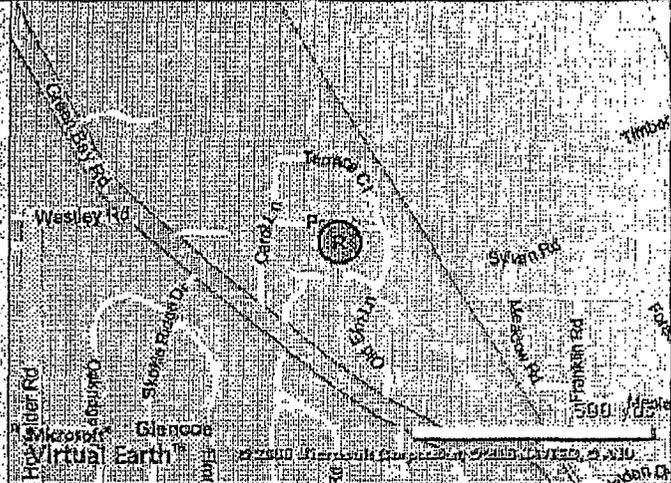
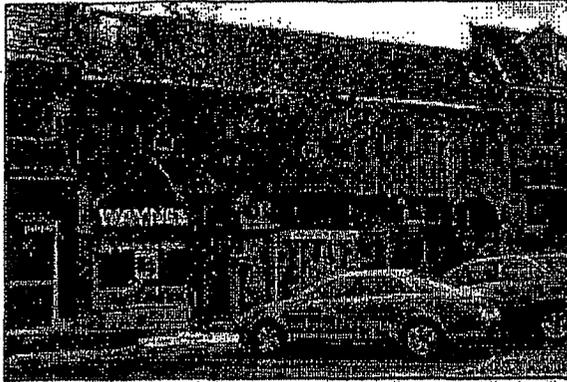
Green sheet OK

Source document:

340-344 Park Ave

SOLD

Glencoe, IL 60022 - Central North Submarket
Sale on 08/04/2006 for \$1,150,000 (\$261.36/SF) - Research Complete
4,400 SF Retail (Strip Center) Building



Buyer & Seller Contact Info

Recorded Buyer: Glencoe Building III, LLC

Recorded Seller: Carl W Peterson, Trustee of the Carl W Peterson Tr
231 W Main St
Barrington, IL 60010
(847) 382-9130

True Buyer: Beal Properties, LLC,
2320 N Damen Ave
Chicago, IL 60647
(773) 862-5200

Seller Contact: Kathryn F. McDonough, Atty

Buyer Type: Individual

Transaction Details

D: 153303

Sale Date: 08/04/2006
Escrow Length: -
Sale Price: \$1,150,000-Declaration
Asking Price: -
Price/SF: \$261.36
Price/AC Land Gross: \$9,033,778.48

Sale Type: Investment
Bldg Type: Retail - (Strip Center)
Year Built/Age: -
GLA: 4,400 SF
Land Area: 0.13 AC (5,545 SF)

Percent Leased: 100.0%

Percent Improved: 68.4%
Total Value Assessed: \$102,599 in 2004
Improved Value Assessed: \$70,204
Land Value Assessed: \$32,396
Land Assessed/AC: \$254,477

No. of Tenants: 6
Tenants at time of sale: Brian Beasley; Marcus Opticians; Norman Bloch; Shirise; Teresa Lupa Sripada; Wayne's Lake Shore Cleanse
Financing: Down payment of \$205,000.00 (17.8%)
\$945,000.00 from First Bank of Highland Pr.: 7.13%; 30 yr amt.; due in 6 yrs
Legal Desc: Lot 10, Resubdiv blk 33 in Glencoe, W2, NE4, sec 7, T42N, R13E.
Parcel No: 05-07-206-003-0000

340-344 Park Ave

SOLD

4,400 SF Retail (Strip Center) Building (cont)

Document No: 0622633092

Transaction Notes

Income/Expense:
Property taxes for 2004 were \$18,958.30.

Glencoe Building III, LLC c/o Thomas B. Silverstein
Carl W Peterson, Trustee of the Car c/o Kathryn F. McDonough, Atty

The subject property also has one residential unit.

Current Retail Information

ID: 4806818

Property Type:	Retail - (Strip Center)	GLA:	4,400 SF
Center Name:	-	Total Avail:	1,400 SF
Bldg Status:	Existing	% Leased:	68.2%
Owner Type:	-	Bldg Vacant:	1,400 SF
Zoning:	B-1, Glencoe	Land Area:	0.13 AC
Owner Occupied:	-	Lot Dimensions:	
		Building FAR:	0.79
Rent/SF/Yr:	\$30.00	No. of Stores:	-
CAM:	-		
Street Frontage:	44 feet on Park Avenue		
Expenses:	2007 Tax @ \$4.74/sf		
Parking:	27 Surface Spaces are available		

Location Information

Metro Market: Chicago
Submarket: North/Central North
County: Cook
CBSA: Chicago-Joliet-Naperville, IL-IN-WI
CSA: Chicago-Naperville-Michigan City, IL-IN-WI
DMA: Chicago, IL-IN
Map(Page): Rand McNally 18-06W17N

Property Notes

Property Description: Storefront Retail/Office

340-344 Park Ave

SOLD

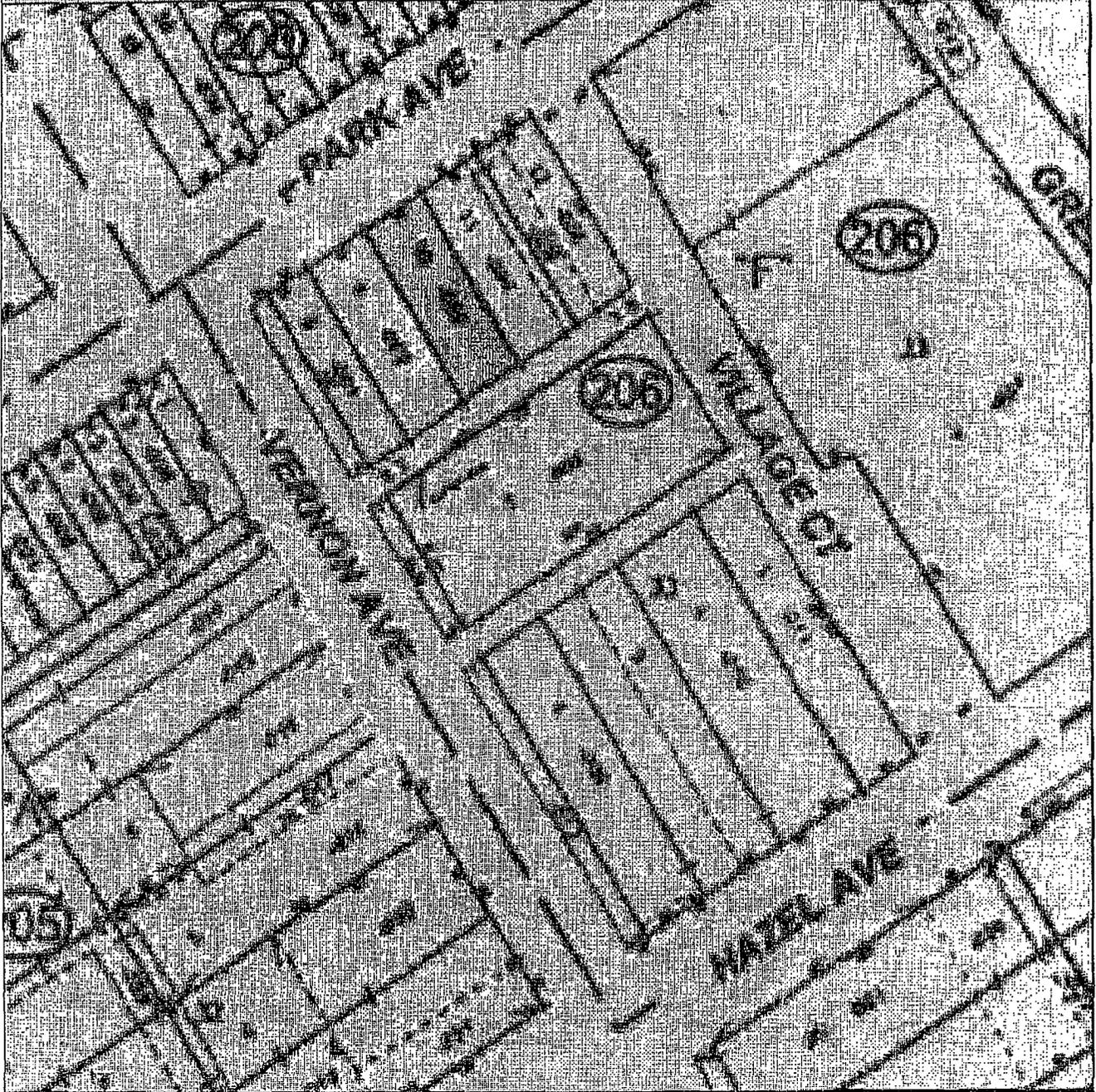
4,400 SF Retail / Strip Center Building (cont)

Parcel Number: 05-07-206-003-0000

Legal Description: Lot 10, Resubdiv blk 33 in Glencoe, W2, NE4, sec 7, T42N, R13E.

County: Cook

Plat Map: 340-344 Park Ave





PTAX-203

Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form. This form can be completed electronically at tax.illinois.gov/retd.

Step 1: Identify the property and sale information.

1 340-344 PARK AVENUE
Street address of property (or 911 address, if available)

GLENCOE 60022
City or village ZIP

NEW TRIER
Township

2 Write the total number of parcels to be transferred. 1

3 Write the parcel identifying numbers and lot sizes or acreage.

Parcel identifying number	Lot size or acreage
a <u>05-07-206-003-0000</u>	<u>44 V 125 FT</u>
b _____	_____
c _____	_____
d _____	_____

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of instrument: 0 / 7 / 2 0 0 6
Month Year

5 Type of instrument (Mark with an "X"):
 Warranty deed
 Quit claim deed Executor deed Trustee deed
 Beneficial interest Other (specify): _____

6 Yes No Will the property be the buyer's principal residence?

7 Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.
Current Intended (Mark only one item per column with an "X")

- | | |
|---------------------------------------|---|
| a <input type="checkbox"/> | Land/lot only |
| b <input type="checkbox"/> | Residence (single-family, condominium, townhome, or duplex) |
| c <input type="checkbox"/> | Mobile home residence |
| d <input type="checkbox"/> | Apartment building (6 units or less) No. of units: _____ |
| e <input type="checkbox"/> | Apartment building (over 6 units) No. of units: _____ |
| f <input type="checkbox"/> | Office |
| g <input type="checkbox"/> | Retail establishment |
| h <input type="checkbox"/> | Commercial building (specify): _____ |
| i <input type="checkbox"/> | Industrial building |
| j <input type="checkbox"/> | Farm |
| k <input checked="" type="checkbox"/> | Other (specify): <u>Apartment and Retail</u> |

Do not write in this area. County Recorder's Office use.



County: _____
 Date: _____
 Doc. No. 0622633092 Fee: \$0.00
 Eugene "Gene" Moore
 Cook County Recorder of Deeds
 Date: 08/14/2006 09:25 AM Pg: 1 of 3

Received

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.
 Date of significant change: _____ / _____ / _____
 (Mark with an "X") Month Year

Demolition/damage Additions Major remodeling
 New construction Other (specify): _____

10 Identify only the items that apply to this sale. (Mark with an "X")

- a Fulfillment of installment contract — year contract initiated: _____
- b Sale between related individuals or corporate affiliates
- c Transfer of less than 100 percent interest
- d Court-ordered sale
- e Sale in lieu of foreclosure
- f Condemnation
- g Auction sale
- h Seller/buyer is a relocation company
- i Seller/buyer is a financial institution or government agency
- j Buyer is a real estate investment trust
- k Buyer is a pension fund
- l Buyer is an adjacent property owner
- m Buyer is exercising an option to purchase
- n Trade of property (simultaneous)
- o Sale-leaseback
- p Other (specify): _____
- q _____ Homestead exemptions on most recent tax bill:
- | | | |
|-------------------------------------|----|-------------|
| 1 General/Alternative | \$ | <u>0.00</u> |
| 2 Senior Citizens | \$ | <u>0.00</u> |
| 3 Senior Citizens Assessment Freeze | \$ | <u>0.00</u> |

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	\$	<u>1,150,000.00</u>
12a Amount of personal property included in the purchase	12a	\$	<u>0.00</u>
12b Was the value of a mobile home included on Line 12a?	12b	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>1,150,000.00</u>
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	\$	<u>0.00</u>
15 Outstanding mortgage amount to which the transferred real property remains subject	15	\$	<u>0.00</u>
16 If this transfer is exempt, use an "X" to identify the provision.	16	<input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m	
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	<u>1,150,000.00</u>
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18		<u>2,300.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	<u>1,150.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20	\$	<u>575.00</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>1,725.00</u>

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

LOT 10 IN THE RESUBDIVISION OF BLOCK 33 IN GLENCOE IN THE WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

CARL W. PETERSON, AS TRUSTEE

Seller's or trustee's name

1000 GARLANDS LANE, #1333

Street address (after sale)

Carl W Peterson

Seller's or agent's signature

Seller's trust number (if applicable - not an SSN or FEIN)

BARRINGTON IL 60010

City State ZIP

(847) 382-9130 Ext.

Seller's daytime phone

Buyer Information (Please print.)

GLENCOE BUILDING III, LLC

Buyer's or trustee's name

2320 N. DAMEN, SUITE 1D

Street address (after sale)

[Signature] *att by dr [Signature]*

Buyer's or agent's signature

Buyer's trust number (if applicable - not an SSN or FEIN)

CHICAGO IL 60647

City State ZIP

(773) 862-5208 Ext.

Buyer's daytime phone

Mail tax bill to:

GLENCOE BUILDING III, LLC 2320 N. DAMEN, SUITE 1D

Name or company

Street address

CHICAGO IL 60647

City State ZIP

Preparer Information (Please print.)

KELLEHER & BUCKLEY, LLC

Preparer's and company's name

231 W. MAIN STREET

Street address

Katherine Melton

Preparer's signature

Preparer's file number (if applicable)

BARRINGTON IL 60010

City State ZIP

(847) 382-9130 Ext.

Preparer's daytime phone

Preparer's e-mail address (if available)

Identify any required documents submitted with this form. (Mark with an "X") Extended legal description Form PTAX-203-A Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer						
1	County	Township	Class	Cook-Minor	Code 1	Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.					
	Land					
	Buildings					
	Total					
Illinois Department of Revenue Use				Tab number		

Trustee's Deed



Doc#: 0822633092 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/14/2006 09:26 AM Pg: 1 of 2

ILLINOIS

ST 5089751 COOL
26065324007/6/4

Above Space for Recorder's Use Only

This AGREEMENT between CARL W. PETERSON, as Trustee of the Carl W. Peterson Trust dated November 20, 1970, Grantor, of the Village of Barrington, County of Lake, State of Illinois, and Grantee, GLENCOE BUILDING III, LLC, an Illinois limited liability company, of Chicago, Illinois.

WITNESSES: The Grantor in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby CONVEY and QUITCLAIM unto the Grantee in fee simple the following described real estate, situated in the County of Lake, State of Illinois, to wit:

(See page 2 for legal description attached here to and made part here of) together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

~~SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed, unperfected special governmental taxes or assessments; and general real estate taxes for the year 2005 and subsequent years.~~

Permanent Real Estate Index Numbers: 05-07-206-003-0000

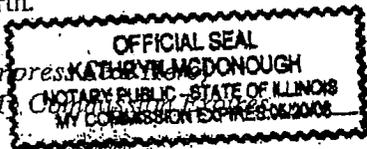
Address of Real Estate: 340-344 Park Avenue, Glencoe, Illinois, 60022

The date of this deed of conveyance is ^{August 4th} ~~July~~, 2006

Carl W. Peterson

(SEAL) Carl W. Peterson, as Trustee of the Carl W. Peterson Trust dated November 20, 1970

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carl W. Peterson, as Trustee of the Carl W. Peterson Trust dated November 20, 1970, is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, as such Trustee, for the uses and purposes therein set forth.



Given under my hand and official seal ^{August 4th} ~~July~~, 2006

Kathryn McDonough
Notary Public

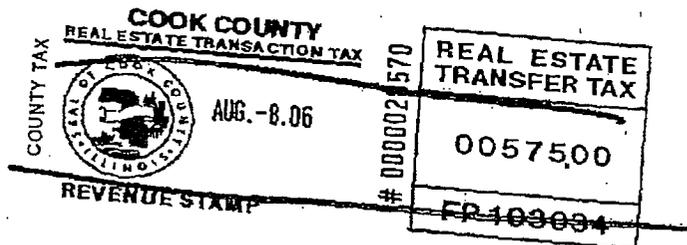
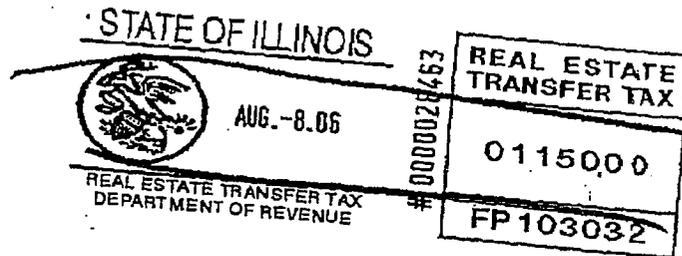
BOX 334 CTI

219

LEGAL DESCRIPTION

For the premises commonly known as: 340-344 Park Avenue, Glencoe, Illinois, 60022

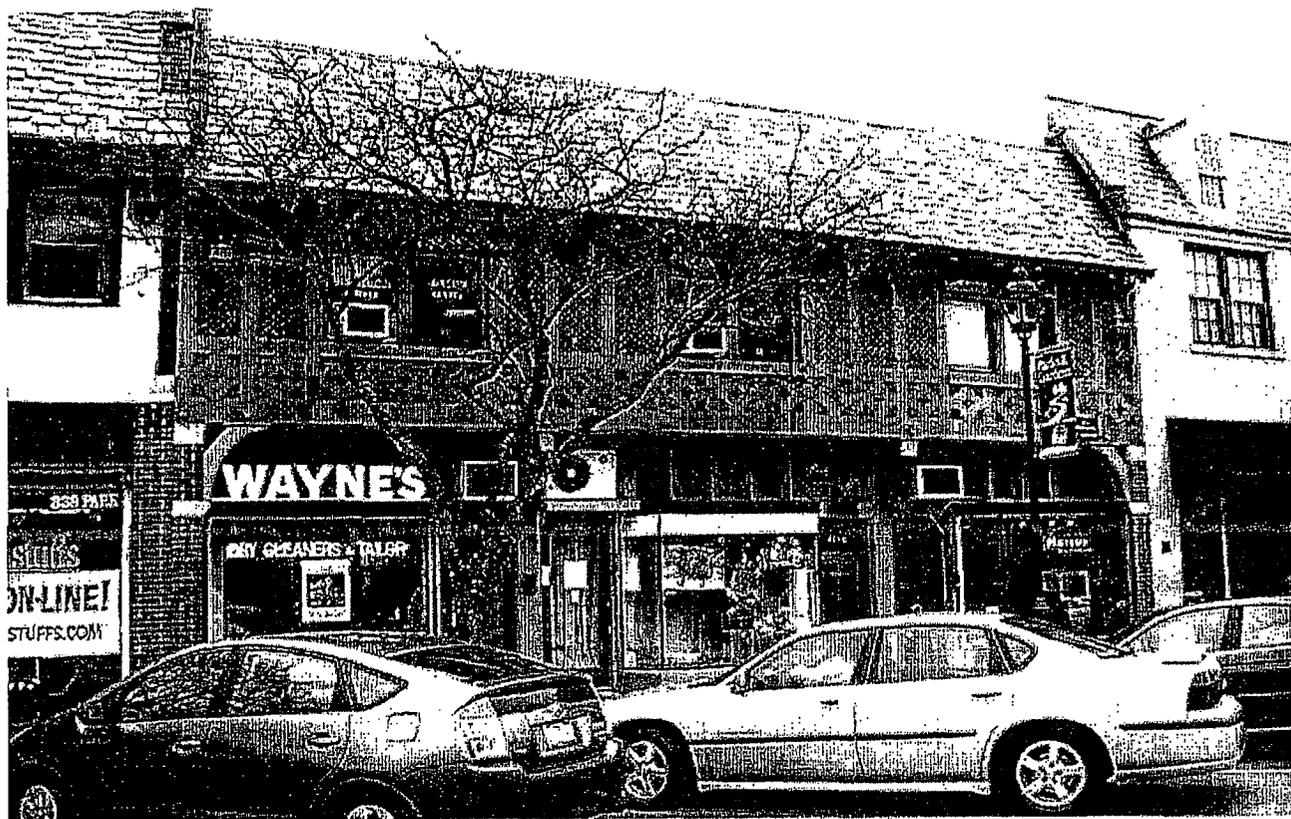
LOT 10 IN THE RESUBDIVISION OF BLOCK 33 IN GLENCOE IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



This instrument was prepared by:
 Kathryn F. McDonough
 Kelleher & Buckley, LLC
 231 W. Main St.
 Barrington, IL 60010

Send subsequent tax bills to:
 Glencoe Building III, LLC
 2320 N. Damen, Suite 1D
 Chicago, Illinois 60647

Recorder-mail recorded document to:
 Samuel I. Tamkin
 165 N. Canal Street, Suite 1425
 Chicago, Illinois 60606



05072060030000 04/18/2007



COOK COUNTY RECORDER OF DEEDS

EUGENE "GENE" MOORE

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Result For: [0622633092]

Document No.	Executed	Recorded	Document Type	Case No.	Amount
0622633092	08/04/2006	08/14/2006	TRUSTEES DEED		\$1,150,000.00

Legal Description	
Section-Township: 07-42-13	SubDiv-Condo: GLENCOER/B/33#1
Lot #: 10	Block #: Part of Lot:

Property Description	
05-07-206-003-0000 UPIN	

Grantor(s)	Name: <u>PETERSON CARL W TRUST</u> Trust Number:-
	Name: <u>CARL W PETERSON TRUST</u> Trust Number:-
Grantee(s)	Name: <u>GLENCOE BLDG III LLC</u> Trust Number:-
Prior Document	

COOK COUNTY RECORDER OF DEEDS DISCLAIMER

While the Cook County Recorder of Deeds (CCRD) attempts to keep this website up to date with existing law and policies, the CCRD does not guarantee the accuracy of any of the information contained herein, including, but not limited to, database information and document images. CCRD also does not guarantee the legality of the documents and database information contained herein and accepts no liability for any damages incurred, whether directly, indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this website or any use of this website, including, but not limited to use of on-line forms or affidavits.

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Please Call 312-603-5050 if you have general information questions (such as which is my deed, how can I look up a property, etc.).
At the end of the message a live operator will assist you.
 For assistance with computer problems associated with the use of our website (such as document not displaying or not printing), please click here rodsupport@cookcounty.gov or call 312-603-4777 or 312-603-5070 Monday - Friday between the hours of 8:30 a.m. and 4:30 p.m. CDT.



Cook County Assessor's Office
Joseph Berrios

344 Park Ave

PIN **05-07-206-003-0000**

<p>Property</p> <p>Appeals Exemptions Certificate Of Error</p>	<p>Property Details</p> <p>City Glencoe</p> <p>Township New Trier</p> <p>NBHD. 43</p> <p>Taxcode 23006</p> <p>Class 5-92</p>												
<p>Click Here to View Image</p>													
<p> VIEW LARGER IMAGE</p>													
<p>Assessed Valuation</p> <table border="1"> <thead> <tr> <th></th> <th style="text-align: center;">2010 Assessor Certified Assessment</th> <th style="text-align: center;">2009 Board of Review Certified</th> </tr> </thead> <tbody> <tr> <td>Land Assessed Value</td> <td style="text-align: center;">21,312</td> <td style="text-align: center;">21,312</td> </tr> <tr> <td>Building Assessed Value</td> <td style="text-align: center;">182,979</td> <td style="text-align: center;">111,336</td> </tr> <tr> <td>Total Assessed Value</td> <td style="text-align: center;">204,291</td> <td style="text-align: center;">132,648</td> </tr> </tbody> </table>			2010 Assessor Certified Assessment	2009 Board of Review Certified	Land Assessed Value	21,312	21,312	Building Assessed Value	182,979	111,336	Total Assessed Value	204,291	132,648
	2010 Assessor Certified Assessment	2009 Board of Review Certified											
Land Assessed Value	21,312	21,312											
Building Assessed Value	182,979	111,336											
Total Assessed Value	204,291	132,648											
<p>Property Characteristics</p> <table border="1"> <tr> <td>Description</td> <td>Two or three story building containing part or all retail and/or commercial space</td> </tr> <tr> <td>Age:</td> <td>85</td> </tr> <tr> <td>Land Square Footage</td> <td>5,500</td> </tr> </table>		Description	Two or three story building containing part or all retail and/or commercial space	Age:	85	Land Square Footage	5,500						
Description	Two or three story building containing part or all retail and/or commercial space												
Age:	85												
Land Square Footage	5,500												

Property Detail Report

Subject Property

**344 Park Ave
Glencoe, IL 60022-1554
New Trier - Cook County**



Owner Info:

Owner Name : Glencoe Bldg Iii	Tax Billing Zip : 60647
Tax Billing Address : 2320 N Damen Ave #1d	Tax Billing Zip+4 : 3367
Tax Billing City & State : Chicago IL	

Location Info:

Parcel ID : 05072060030000	Flood Zone Panel Date : 11/06/2000
School District : New Trier Twp Hsd 203	Flood Zone Code : X
Subdivision : Glencoe	Elementary School District : Glencoe Sd 35
Census Tract : 8002.00	HS District : New Trier Township H
Carrier Route : C007	Tax Code : 23006
Flood Zone Panel : 1700950094F	Lot # : 10

Tax Info:

Tax ID : 05-07-206-003-0000	Improved Assessment : \$111,336
Tax Year : 2009	Total Assessment : \$132,648
Annual Tax : \$24,466	% Improv : 84%
Assessment Year : 2009	Tax Area : 23006
Land Assessment : \$21,312	Lot Number : 10

Assessment & Tax:

Assessment

Assessment Year :	2007	2008	2009
Assessment Type :	Certified	Certified	Certified
Assd Value - Total :	\$127,610	\$96,522	\$132,648
Assd Value - Land :	\$32,395	\$32,395	\$21,312
Assd Value - Improved :	\$95,215	\$64,127	\$111,336
Yr-to-Yr Assd Value Change (\$):		-\$31,088	\$36,126
Yr-to-Yr Assd Value Change (%):		-24.3%	37.4%

Tax

Jurisdiction	Type	Tax Year	Tax Amount	Chg (\$)	Chg (%)
Total Tax :	Actual	2007	\$20,835		
Total Tax :	Actual	2008	\$16,359	-\$4,476	-21.4%
Total Tax :		2009	\$24,466	\$8,107	49.5%

Characteristics:

County Use Code : Comm 2-3 Stry Retail	Universal Land Use : Retail Trade
Lot Sq Ft : 5900.8028	Lot Acres : .1355

Sales History:

More History

Recording Date : 08/14/2006	10/15/2001	06/08/2001	02/02/2001
Sale Price : \$1,150,000			\$112,500
Buyer Name : Glencoe Building Iii Llc	Peterson, Carl W Trust	Peterson Carl W	Peterson Carl W Trust
Seller Name : Peterson Carl W Trust	Peterson Carl W	Peterson Virginia L	Peterson Mary A

Document No : 22633092	10956712	10495790	10090396
Document Type : Trustee Deed	Deed (Reg)	Executor's Deed	Warranty Deed

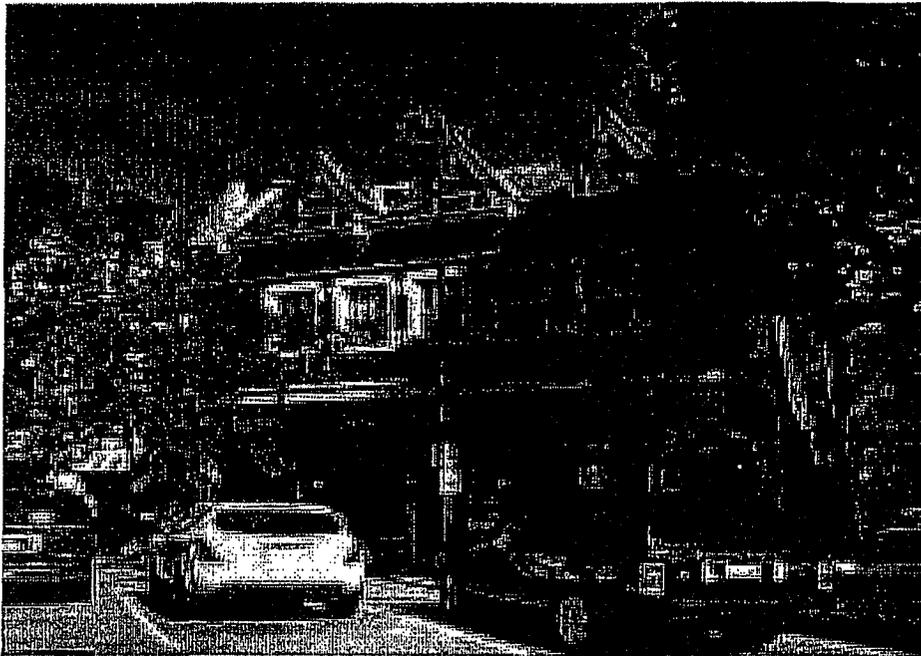
Mortgage History:

Mortgage Date : 08/14/2006	02/02/2001	09/27/2000	12/22/1999
Mortgage Amt : \$945,000	\$90,000	\$90,000	\$90,000
Mortgage Lender : First Bk/Highland Park			
Document No : 000022633093	000000090397	000000753138	000000186911
Mortgage Type : Conventional	Private Party Lender	Private Party Lender	Private Party Lender
Borrower 1 : Glencoe Building Iii Llc	Peterson Carl W Trust	Peterson Carl W Trust	Peterson Carl W Trust Pt

 Courtesy of Dale Kleszynski
 MRED

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

ESTIMATE OF VALUE BY THE DIRECT SALES COMPARISON APPROACH



Improved Sale Number 3	
Location:	735 Elm Street Winnetka, Illinois
Description:	This is a multi-tenant mixed-use building.
Date of Sale:	May 2008
Sale Price:	\$2,200,000
Price Per Sq. Ft.:	\$218.77
Document Number:	0814041190
Permanent Real Estate Index Numbers:	05-20-204-011 and 013
Age:	Reported to be constructed in 1950
Land Area:	0.26 acre or 11,138 square feet
Building Area:	10,056 square feet / <i>MCS = 11,000 / GE = 9,948</i>
Land-to-Building Ratio:	1.11 to 1
Zoning:	C-2
Financing:	Conventional
Grantor:	735 Elm, LLC
Grantee:	TBS Elm, LLC
Source:	Public Record
Comments:	None

SIMPLE VERIFICATION SHEET

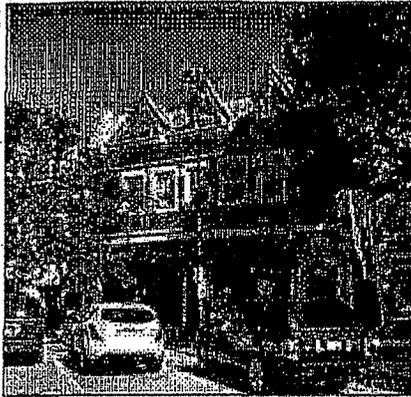
Property Address: 735 ELM WINNETKA				
Verification				
	Combs	MLG	Green Sheet	Deed
Address				✓
Sale Date				✓
Sale Price				✓
Document Number				✓
Grantee				✓
Grantor				✓
Other				
Notes on discrepancies:				
	COST TAX		ASSESSOR	TR. C.S.
LAND -	11,138 (0.26)		9,140 +	4,023
Bldg.	10,056		4,000 =	11,140
				7,100
				11,123
Source document:				
				SIDWELL 10,850

735 Elm St

SOLD

1

Winnetka, IL 60093 - Central North Submarket
Sale on 05/15/2008 for \$2,200,000 (\$218.77/SF) - Research Complete
10,056 SF Retail Storefront Retail/Residential Building Built in 1950



Buyer & Seller Contact Info

Recorded Buyer: TBS Elm LLC
True Buyer: TBS Properties
Ted Silverstein
3754 N Southport Ave
Chicago, IL 60613
(773) 327-4444
Buyer Broker: No Buyer Broker on Deal

Recorded Seller: 735 Elm Llc
True Seller: Michael Zucker
Michael Zucker
735 Elm St
Winnetka, IL 60093
(847) 784-6917
Listing Broker: Marcus & Millichap
Stephen Rachman
(312) 327-5444
Kyle Stengle
(312) 327-5455

Transaction Details

ID: 1535254

Sale Date: 05/15/2008
Escrow Length: -
Sale Price: \$2,200,000-Full Value
Asking Price: -
Price/SF: \$218.77
Price/AC Land Gross: \$8,603,832.62
Percent Leased: -
Tenancy: Multi
Financing: Down payment of \$0.00 (0.0%)
\$2,765,000.00 from First Midwest Bank:: 5.28%,: due in 5 yrs
Document No: 0814041190
Sale History: Sold for \$2,200,000 (\$218.77/SF) on 05/15/2008
Sold for \$1,100,000 (\$109.39/SF) on 04/12/2001
Sale Type: Investment
Bldg Type: Retail - Storefront Retail/Residential
Year Built/Age: Built in 1950 Age: 58
GLA: 10,056 SF
Land Area: 0.26 AC (11,138 SF)

Transaction Notes

*Property was verified from public record.

735 Elm St

SOLD

10,056 SF Retail Storefront Retail/Residential Building Built in 1950 (cont)

Current Retail Information

ID: 4562524

Property Type:	Retail - Storefront Retail/Residential	GLA:	10,056 SF
Center Name:	-	Total Avail:	0 SF
Bldg Status:	Built in 1950	% Leased:	100.0%
Owner Type:	-	Bldg Vacant:	0 SF
Zoning:	C-2, Winnetka	Land Area:	0.26 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.90
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		

Location Information

Metro Market: Chicago
Submarket: North/Central North
County: Cook
CBSA: Chicago-Joliet-Naperville, IL-IN-WI
CSA: Chicago-Naperville-Michigan City, IL-IN-WI
DMA: Chicago, IL-IN
Map(Page): Rand McNally 19-05W15N

Property Notes

Property Description: Storefront Retail/Residential

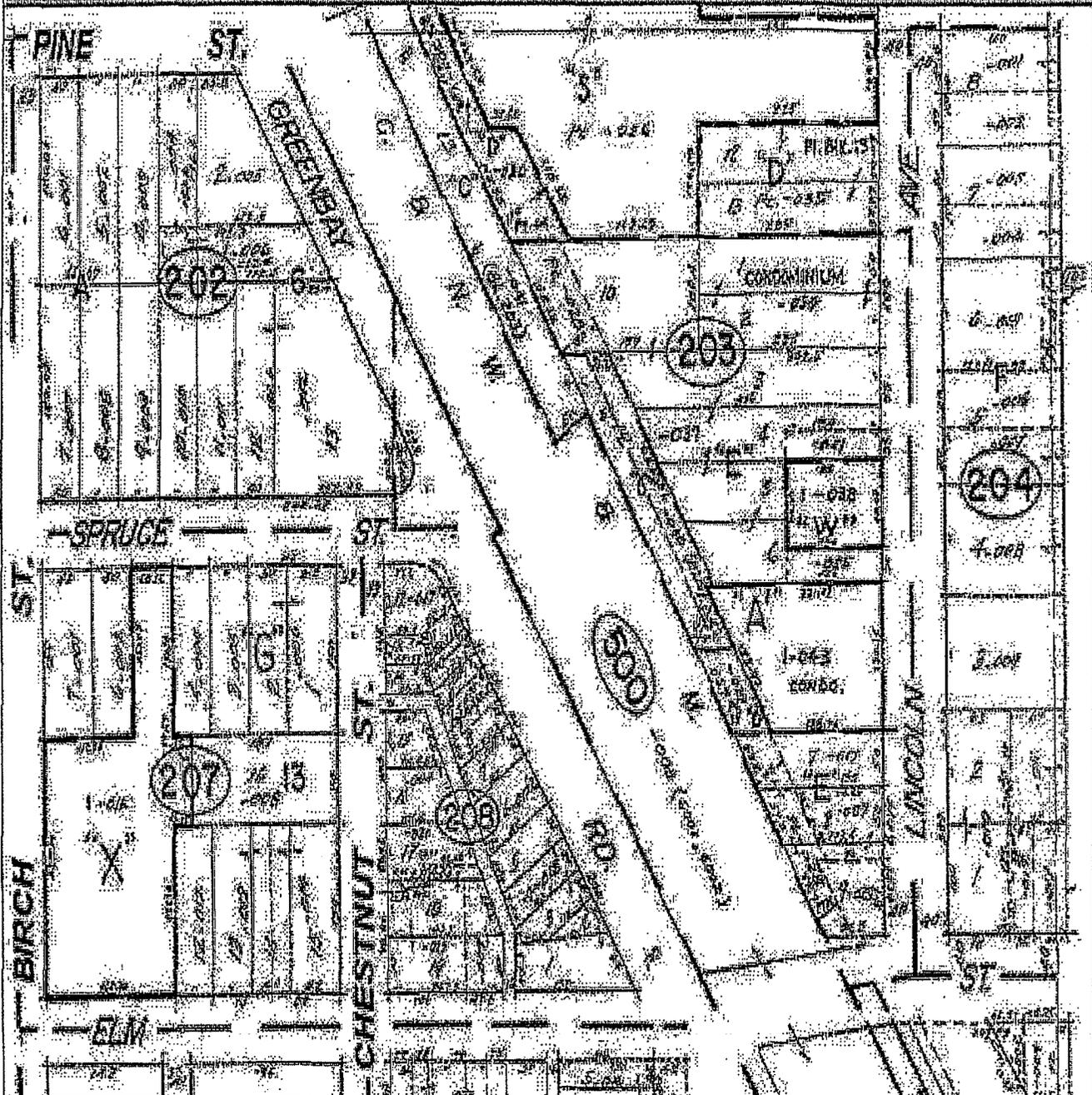
735 Elm St

SOLD

10,058 SF Retail Storefront Retail/Residential Building Built in 1950 (cont)

Parcel Number: -
Legal Description: Por lots 1, 2 McGuire and Orr's Arbor Vitae Subdly NE4 sec 20, NW4 sec 21 T42N R13E & easement
County: Cook

Plat Map: 735 Elm St



②

**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**



Doc#: 0814041190 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/19/2008 03:38 PM Pg: 1 of 4

20777041190

THIS AGREEMENT, made this 15th day of May, 2008 by 735 Elm, LLC, an Illinois limited liability company, Grantor, and TBS Elm, LLC, an Illinois limited liability company, 3754 N. Southport, Chicago, Illinois 60613, Grantee **WITNESSETH**, that the Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, and to its heirs and assigns, **FOREVER**, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

M.G.R. TITLE

SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that with respect to the said premises, Grantor will Warrant and Defend against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but no other, subject to: **SEE ATTACHED EXHIBIT "B"**

Permanent Real Estate Index Number: 05-20-204-011-0000 and 05-20-204-013-0000
Address of Real Estate: 735 Elm Street, Winnetka, Illinois 60093

(Signature appears on following page)

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



HAY. 16. 08

REVENUE STAMP

# 000041935	REAL ESTATE TRANSFER TAX
	01100.00
	FP 103042

STATE TAX

STATE OF ILLINOIS



HAY. 16. 08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

# 0000029672	REAL ESTATE TRANSFER TAX
	02200.00
	FP 103037

①

**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**



Doc#: 0814041190 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/19/2008 03:38 PM Pg: 1 of 4

20777041190

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M.G.R. TITLE

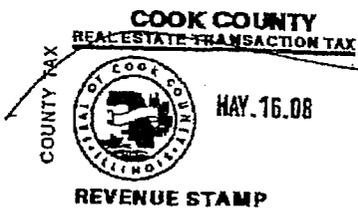
SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that with respect to the said premises, Grantor will Warrant and Defend against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but no other, subject to: **SEE ATTACHED EXHIBIT "B"**

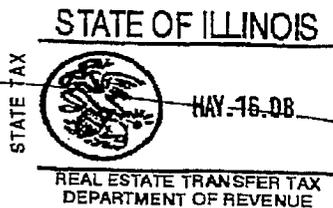
Permanent Real Estate Index Number: 05-20-204-011-0000 and 05-20-204-013-0000
Address of Real Estate: 735 Elm Street, Winnetka, Illinois 60093

(Signature appears on following page)



000007935

REAL ESTATE TRANSFER TAX
01100.00
FP 103042



0000029672

REAL ESTATE TRANSFER TAX
02200.00
FP 103037

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

PARTS OF LOTS 1 AND 2 IN MCGUIRE AND ORR'S ARBOR VITAE SUBDIVISION OF ALL OF BLOCK 4 AND THAT PART OF BLOCK 5, LYING EAST OF THE EAST LINE OF LINCOLN AVENUE, AS NOW OPENED AND OCCUPIED IN WINNETKA, MORE SPECIFICALLY DESCRIBED AS THE EAST 72 FEET OF LOT 1, AND THE EAST 67 FEET OF LOT 2, ALSO THAT PART OF LOT 2, AFORESAID, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE LOT 2 AFORESAID, 67 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH 30 FEET; THENCE WEST 5 FEET; THENCE SOUTH 30 FEET TO THE SOUTH LINE OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2, 5 FEET TO THE PLACE OF BEGINNING,

ALL IN MCGUIRE AND ORR'S ARBOR VITAE ROAD SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5, LYING EAST OF THE EAST LINE OF LINCOLN AVENUE IN WINNETKA, SAVING AND EXCEPTING HOWEVER FROM THE ABOVE DESCRIBED REAL ESTATE, THE FOLLOWING PART AND PORTION THEREOF:

BEGINNING, AT A POINT IN THE SOUTH LINE OF LOT 1, AFORESAID, 72 FEET WEST OF THE EAST LINE THEREOF; THENCE NORTH 42 FEET; THENCE EAST 5 FEET; THENCE NORTH 58 FEET; THENCE EAST 27 FEET; THENCE SOUTH 100 FEET; THENCE WEST 32 FEET TO THE PLACE OF BEGINNING, ALL IN THE NORTHEAST 1/4 OF SECTION 20, AND THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 05-20-204-011-0000; 05-20-204-013-0000

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT OF INGRESS AND EGRESS OVER THE PRIVATE ALLEY PER THE DOCUMENT RECORDED January 20, 1920 AS DOCUMENT 6725766 FOR THE BENEFIT OF PARCEL 1 AND ADJOINING PROPERTY OWNERS OVER THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT IN THE SOUTH LINE OF LOT 1, AFORESAID, 72 FEET WEST OF THE EAST LINE THEREOF; THENCE NORTH 42 FEET; THENCE EAST 5 FEET; THENCE NORTH 88 FEET; THENCE WEST 15 FEET; THENCE SOUTH 130 FEET TO THE SOUTH LINE OF LOT 1; THENCE EAST 10 FEET TO THE POINT OF BEGINNING.

Exhibit "B"

Permitted Exceptions

1. Ad valorem taxes not yet due and payable.
2. Terms and conditions contained in the No Further Remediation Letter dated August 28, 2000 executed by the director of the Illinois Environmental Protection Agency, a copy of which was recorded August 31, 2000 as Document 00676191.
3. Terms and conditions contained in document recorded as number 6725766 creating a private alley over part of the land.
4. A) Terms, provisions, and conditions relating to the easement described as parcel 2 contained in the instrument creating said easement.
B) Rights of adjoining owners to the concurrent use of said easement.
5. Encroachment of the building located mainly on the land over and onto private alley west and adjoining by .07 feet as disclosed by survey made by B.H. Suhr & Company dated April 21, 2004 as Number 04-221.



PTAX-203 2

Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form. This form can be completed electronically at tax.illinois.gov/retd.

Step 1: Identify the property and sale information.

1 735 ELM STREET
Street address of property (or 911 address, if available)

WINNETKA 60093
City or village ZIP

NEW TRIER
Township

2 Write the total number of parcels to be transferred. 2

3 Write the parcel identifying numbers and lot sizes or acreage.

Parcel identifying number	Lot size or acreage
a <u>05202040110000</u>	<u>507 sq</u>
b <u>02202040130000</u>	
c _____	
d _____	

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of instrument: 0 5 / 2 0 0 8
Month Year

5 Type of instrument (Mark with an "X"):
 Warranty deed
 Quit claim deed Executor deed Trustee deed
 Beneficial interest Other (specify): SPECIAL WARRANTY

6 Yes No. Will the property be the buyer's principal residence?

7 Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.
Current Intended (Mark only one item per column with an "X.")

- a Land/lot only
- b Residence (single-family, condominium, townhome, or duplex)
- c Mobile home residence
- d Apartment building (6 units or less) No. of units: _____
- e Apartment building (over 6 units) No. of units: _____
- f Office
- g Retail establishment
- h Commercial building (specify): _____
- i Industrial building
- j Farm
- k Other (specify): MIXED USE COMMERCIAL, MIXED USE

Do not write in this area. County Recorder's Office use.

County: Eugene "Gene" Moore Fee: \$2,200.00
Cook County Recorder of Deeds
Date: 05/16/2008 01:28 PM

Date: _____
Doc. No.:

Vol.: _____
Page: _____
Doc#: 0814041190 Fee: \$0.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 05/19/2008 03:39 PM Pg: 1 of 4
Received by: _____

9 Identify any sign January 1 of the _____ nge.
Date of significance _____

(Mark with an "X")
 Demolition/damage Additions Major remodeling
 New construction Other (specify): _____

10 Identify only the items that apply to this sale. (Mark with an "X.")

- a Fulfillment of installment contract — year contract initiated: _____
- b Sale between related individuals or corporate affiliates
- c Transfer of less than 100 percent interest
- d Court-ordered sale
- e Sale in lieu of foreclosure
- f Condemnation
- g Auction sale
- h Seller/buyer is a relocation company
- i Seller/buyer is a financial institution or government agency
- j Buyer is a real estate investment trust
- k Buyer is a pension fund
- l Buyer is an adjacent property owner
- m Buyer is exercising an option to purchase
- n Trade of property (simultaneous)
- o Sale-leaseback
- p Other (specify): _____
- q Homestead exemptions on most recent tax bill:

1 General/Alternative	\$	0.00
2 Senior Citizens	\$	0.00
3 Senior Citizens Assessment Freeze	\$	0.00

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	\$	<u>2,200,000.00</u>
12a Amount of personal property included in the purchase	12a	\$	<u>0.00</u>
12b Was the value of a mobile home included on Line 12a?	12b		<u>Yes</u> <input type="checkbox"/> <u>No</u> <input checked="" type="checkbox"/>
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>2,200,000.00</u>
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	\$	<u>0.00</u>
15 Outstanding mortgage amount to which the transferred real property remains subject	15	\$	<u>0.00</u>
16 If this transfer is exempt, use an "X" to identify the provision.	16		<u>b</u> <input type="checkbox"/> <u>k</u> <input type="checkbox"/> <u>m</u> <input type="checkbox"/>
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	<u>2,200,000.00</u>
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18		<u>4,400.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	<u>2,200.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20	\$	<u>1,100.00</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>3,300.00</u>

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.
 SEE ATTACHED EXHIBIT "A".

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

735 ELM, LLC		Seller's trust number (if applicable - not an SSN or FEIN)	
Seller's or trustee's name		CHICAGO	IL 60618
2201 W. ROSCOE STREET		City	State ZIP
Street address (after sale)		(312) 656-9565	Ext.
Seller's or agent's signature		Seller's daytime phone	

Buyer Information (Please print.)

TBS ELM, LLC		Buyer's trust number (if applicable - not an SSN or FEIN)	
Buyer's or trustee's name		CHICAGO	IL 60613
3754 N. SOUTHPORT AVENUE		City	State ZIP
Street address (after sale)		(630) 548-5800	Ext.
Buyer's or agent's signature		Buyer's daytime phone	

Mail tax bill to:		CHICAGO		IL 60613	
TBS ELM, LLC	3754 N. SOUTHPORT AVENUE	City	State	ZIP	
Name or company	Street address				

Preparer Information (Please print.)

ELIZABETH B. ZYDEL		35033-18	
Preparer's and company's name		Preparer's file number (if applicable)	
222 N. LASALLE ST., STE. 1910		CHICAGO	IL 60601
Street address		City	State ZIP
Preparer's signature		(312) 422-7681	Ext.
Preparer's e-mail address (if available)		Preparer's daytime phone	

ezydel@schainlaw.com

Identify any required documents submitted with this form. (Mark with an "X") Extended legal description Form PTAX-203-A
 Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer					
1	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land				
	Buildings				
	Total				
3	Year prior to sale _____				
4	Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No				
5	Comments				

Illinois Department of Revenue Use	Tab number
------------------------------------	------------

Exhibit "A"**LEGAL DESCRIPTION****PARCEL 1:**

PARTS OF LOTS 1 AND 2 IN MCGUIRE AND ORR'S ARBOR VITAE SUBDIVISION OF ALL OF BLOCK 4 AND THAT PART OF BLOCK 5, LYING EAST OF THE EAST LINE OF LINCOLN AVENUE, AS NOW OPENED AND OCCUPIED IN WINNETKA, MORE SPECIFICALLY DESCRIBED ON THE EAST 72 FEET OF LOT 1, AND THE EAST 67 FEET OF LOT 2, ALSO THAT PART OF LOT 2, AFORESAID, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 2 AFORESAID, 67 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE NORTH 30 FEET; THENCE WEST 5 FEET; THENCE SOUTH 30 FEET TO THE SOUTH LINE OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2, 5 FEET TO THE PLACE OF BEGINNING.

ALL IN MCGUIRE AND ORR'S ARBOR VITAE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5, LYING EAST OF THE LINCOLN AVENUE IN WINNETKA, SAVING AND EXCEPTING HOWEVER FROM THE ABOVE DESCRIBED REAL ESTATE, THE FOLLOWING PART AND PORTION THEREOF;

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PIN: 05-20-204-011-0000; 05-20-204-013-0000

PARCEL 2:

PERPETUAL NON-EXCLUSIVE BASEMENT OF INGRESS AND EGRESS OVER THE PRIVATE ALLEY PER THE DOCUMENT RECORDED JANUARY 20, 1920 AS DOCUMENT 6725766 FOR THE BENEFIT OF PARCEL 1 AND ADJOINING PROPERTY OWNERS OVER THE FOLLOWING DESCRIBED LAND:

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PTAX-203-A

Illinois Real Estate Transfer Declaration Supplemental Form A

(Non-residential; sale price over \$1 million)

File this form with Form PTAX-203, Illinois Real Estate Transfer Declaration, and the original deed or trust document at the County Recorder's office within the county where the property is located if the following conditions are met:

- On Form PTAX-203, Line 11 the sale price is over \$1 million, and
- On Form PTAX-203, Line 8 the property's current use is marked "Apartment building (over 6 units)," "Office," "Retail establishment," "Commercial building," "Industrial building," or "Other."

Please read the instructions on the back of this form.

Do not write in this area. This space is reserved for the County Recorder's Office use.

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

Step 1: Identify the property and sale information.

1 Write the property's street address, city or village, and township. (From Line 1 of Form PTAX-203)

735 ELM STREET WINNETKA NEW TRIER
 Street address of property (or 911 address, if available) City or village Township

2 Write the parcel identifying number from Line 3a of Form PTAX-203.

Parcel identifier: 05202040110000

3 Write the total number of months the property was for sale on the market.*

0 6 Months

4a Was the improvement occupied on the sale date? * A "No" response means that all improvements were totally unoccupied.

Yes No

If the answer is "No," write the total number of months all improvements were unoccupied before the sale date. Go to Line 5.

0 0 Months

4b Write the approximate percentage of total square footage of improvements occupied or leased on the sale date. Include all improvements.

100 Percent

4c Did the buyer occupy the property on the sale date?

Yes No

If the answer is "No," go to Line 5.

4d Will the buyer continue to occupy part or all of the property after the sale?

Yes No

4e Write the beginning and ending dates of the buyer's lease agreement.

Lease dates: _____ / _____ / _____ to _____ / _____ / _____
Month Year Month Year

4f Briefly describe any renewal options.

5 If the buyer owns other properties within an approximate one-half mile radius of the property, complete the following information for the two closest properties owned by the buyer.

Property	Street address	City or village	Parcel identifying number
Property 1	_____	_____	_____
Property 2	_____	_____	_____

6 Did Line 12a of Form PTAX-203 include an amount for a transfer of personal property?

Yes No

If the answer is "Yes," submit a list of personal property transferred.*

7 Did the seller's financing arrangements affect the sale price on Line 11 of Form PTAX-203?*

Yes No

If the answer is "Yes," please explain how the financing affected the sale price.

8 In your opinion, is the net consideration for real property entered on Line 13 of Form PTAX-203 a fair reflection of the market value on the sale date?

Yes No

If the answer is "No," please explain.

Step 2: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the facts stated in this form are true and correct. Any person who willfully falsifies or omits any information required in this form shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

Seller's or trustee's name: 735 ELM, LLC

Seller's daytime phone: (312) 656-9565

Address: 2201 W. ROSCOE STREET

CHICAGO IL 60618
City State ZIP

Street address

Seller's or agent's signature: _____

Date: _____

Buyer's or trustee's name: TBS ELM, LLC

Buyer's daytime phone: (630) 548-5800

Address: 3754 N. SOUTHPORT AVENUE

CHICAGO IL 60613
City State ZIP

Street address

Buyer's or agent's signature: _____

Date: _____

* See Instructions.
PTAX-203-A (N-9/99)

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-482-0227

ID:INT



Cook County Assessor's Office
Joseph Berrios

735 Elm St

PIN 05-20-204-011-0000

Property	Appeals Exemptions Certificate Of Error	Property Details												
This property is currently being reviewed by the Assessor's Office for possible improvements.														
		City Winnetka Township New Trier NBHD. 22 Taxcode 23008 Class 5-22												
VIEW LARGER IMAGE														
Assessed Valuation <table style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 30%; text-align: center;">2010 Assessor Certified Assessment</th> <th style="width: 30%; text-align: center;">2009 Board of Review Certified</th> </tr> </thead> <tbody> <tr> <td>Land Assessed Value</td> <td style="text-align: center;">35,700</td> <td style="text-align: center;">33,022</td> </tr> <tr> <td>Building Assessed Value</td> <td style="text-align: center;">40,380</td> <td style="text-align: center;">32,956</td> </tr> <tr> <td>Total Assessed Value</td> <td style="text-align: center;">76,080</td> <td style="text-align: center;">65,978</td> </tr> </tbody> </table>				2010 Assessor Certified Assessment	2009 Board of Review Certified	Land Assessed Value	35,700	33,022	Building Assessed Value	40,380	32,956	Total Assessed Value	76,080	65,978
	2010 Assessor Certified Assessment	2009 Board of Review Certified												
Land Assessed Value	35,700	33,022												
Building Assessed Value	40,380	32,956												
Total Assessed Value	76,080	65,978												
Property Characteristics <table style="width: 100%; margin-top: 10px;"> <tbody> <tr> <td style="width: 40%;">Description</td> <td colspan="2">One story non-fireproof public garage</td> </tr> <tr> <td>Age:</td> <td colspan="2">63</td> </tr> <tr> <td>Land Square Footage</td> <td colspan="2">7,140</td> </tr> <tr> <td>Note</td> <td colspan="2">Partial Assessment</td> </tr> </tbody> </table>			Description	One story non-fireproof public garage		Age:	63		Land Square Footage	7,140		Note	Partial Assessment	
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Age:	63													
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Note	Partial Assessment													



Cook County Assessor's Office
Joseph Berrios

735 Elm St

PIN **05-20-204-013-0000**

<p>Property</p> <p>Appeals Exemptions Certificate Of Error</p>	<p>Property Details</p> <p>City Winnetka</p> <p>Township New Trier</p> <p>NBHD. 22</p> <p>Taxcode 23008</p> <p>Class 3-18</p>												
<p>Click Here to View Image</p>													
<p> VIEW LARGER IMAGE</p>													
<p>Assessed Valuation</p> <table border="1"> <thead> <tr> <th></th> <th style="text-align: center;">2010 Assessor Certified Assessment</th> <th style="text-align: center;">2009 Board of Review Certified</th> </tr> </thead> <tbody> <tr> <td>Land Assessed Value</td> <td style="text-align: center;">10,400</td> <td style="text-align: center;">11,840</td> </tr> <tr> <td>Building Assessed Value</td> <td style="text-align: center;">125,850</td> <td style="text-align: center;">121,135</td> </tr> <tr> <td>Total Assessed Value</td> <td style="text-align: center;">136,250</td> <td style="text-align: center;">132,975</td> </tr> </tbody> </table>			2010 Assessor Certified Assessment	2009 Board of Review Certified	Land Assessed Value	10,400	11,840	Building Assessed Value	125,850	121,135	Total Assessed Value	136,250	132,975
	2010 Assessor Certified Assessment	2009 Board of Review Certified											
Land Assessed Value	10,400	11,840											
Building Assessed Value	125,850	121,135											
Total Assessed Value	136,250	132,975											
<p>Property Characteristics</p> <table border="1"> <tbody> <tr> <td>Description</td> <td>Mixed use commercial/residential with apts. above seven units or more or building sq. ft. over 20,000</td> </tr> <tr> <td>Estimated Building Sq. Ft</td> <td style="text-align: center;">13,112</td> </tr> <tr> <td>Estimated Building Units</td> <td style="text-align: center;">9</td> </tr> <tr> <td>Age:</td> <td style="text-align: center;">91</td> </tr> <tr> <td>Land Square Footage</td> <td style="text-align: center;">4,000</td> </tr> <tr> <td>Note</td> <td>Partial Assessment</td> </tr> </tbody> </table>		Description	Mixed use commercial/residential with apts. above seven units or more or building sq. ft. over 20,000	Estimated Building Sq. Ft	13,112	Estimated Building Units	9	Age:	91	Land Square Footage	4,000	Note	Partial Assessment
Description	Mixed use commercial/residential with apts. above seven units or more or building sq. ft. over 20,000												
Estimated Building Sq. Ft	13,112												
Estimated Building Units	9												
Age:	91												
Land Square Footage	4,000												
Note	Partial Assessment												



05202040110000 04/15/2007



05202040130000 04/15/2007



Mixed Use
 Status:CLSD
 Area:93
 Address:735 Elm ST , Winnetka, Illinois 60093
 Directions:Green Bay Road to Elm east to 735
 Sold by:Non Member (99999) / NON MEMBER (NONMEMBER)
 MLS #:06818877
 List Date:03/03/2008
 List Dt Rec:03/04/2008
 Lst Price:\$2,349,000
 Orig List Price:\$2,349,000
 Sold Price:\$2,200,000

Closed Date:05/15/2008
 Off Mkt Date:03/29/2008
 Township:New Trier
 Coordinates:N:600 W:735
 Year Built:1922
 Zoning Type:Other
 Actual Zoning:C2
 Subtype:AS
 Contract:03/29/2008
 Points:
 Unincorporated:No
 Subdivision:
 Built Before 78:Yes
 PIN #:05202040130000
 County:Cook
 Rented Price:
 Lease Price SF/Y:\$22
 Mthly. Rnt. Price:
 CTGF:
 # Stories:2
 Multiple PINs:Yes
 Owners Assoc:No
 Lease Type:Modified Gross

Lot Dimensions:40X67X200
 Land Sq Ft:8900
 Apx. Total SF:11000
 Estimated Cam/SF:
 Est Tax per SF/Y:

Remarks: Beautiful vintage mixed use property in prime downtown Winnetka. Restaurant occupies double storefront (sep HVAC) with 8 apts up and separate 3-5 space brick warehouse and garage in rear. 7-1 Brs & 1 studio most have been renovated with new kitchens and baths, windows, & porches. Fully sprinklered! Short walk to train station & lake. Excellent opportunity to own this one-of-a-kind property.

Total # Units:14	Total # Tenants:12	Total # Apartments:8	Total # Offices:0	Total # Stories:2
# Dishwashers:	# Washers:2	# Dryers:2	W/D Leased?:No	# Ranges:8
# Disposals:	# Fireplaces:	# Refrigerators:8	# Window AC:	

Approx Age:New Rehab	Roof Structure:Flat	Water Drainage:
Type Ownership:Limited Liability Corp	Roof Coverings:	Utilities To Site:
Frontage/Access:City Street	Docks/Delivery:	Tenant Pays:Electric, Operating Stops
Current Use:	Misc. Outside:	Equlptment:
Potential Use:	# Parking Spaces:3	HERS Index Score:
Client Needs:	# Garages:1	Green Disc:
Client Will:	Indoor Parking:	Green Rating Source:
Known Encumbrances:	Outdoor Parking:	Green Feats:
Location:	Misc. Inside:	Backup Info:
Geographic Locale:North Suburban	Floor Finish:	Sale Terms:
Construction:Brick, Stone	Air Conditioning:Central Air	Possession:
Exterior:	Electricity:	
Foundation:Concrete	Heat/Ventilation:Forced Air, Gas	
	Fire Protection:	

Total Monthly Income:17453	Individual Spaces (Y/N):	Electricity Expense (\$/src):\$1,200/Actual
Real Estate Taxes:\$52,553	Total Annual Income:209436	Water Expense (\$/src):\$2,000/Owner Projection
Expense Source:Owner Projection	Tax Year:2006	Scavenger Expense (\$/src):\$1,000/Actual
Annual Net Operating Income:\$132,163	Expense Year:	Insurance Expense (\$/src):\$5,000/Actual
Cap Rate:6	Fuel Expense (\$/src):\$11,000/Actual	Other Expense (\$/src):\$4,520/

Agent Remarks:

Internet Listing:All	Remarks on Internet?:Yes	Agent Owned/Interest:No
VOW-AVM:	VOW Comments/Reviews:	Lock Box:
Listing Type:Exclusive Agency	Address on Internet:Yes	Special Comp Info:Variable
Coop Comp:2.5 - 100	Other Compensation:	Call for Rent Roll Info:
Information:24-Hr Notice Required		Expiration Date:
Broker:Landstar Realty Group, Inc (14590)	Ph #:(847) 677-5050	Team:
List Agent:Hans Hintzen (108690)	Ph #:	Agent Addn'l Info:
Email:hans@landstarrealty.com	Agent Alt Ph #:(312) 388-6908	
Co-lister:Samuel Gross	Ph #:	

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MLS #: 06818877

Prepared By: Dale Kleszynski | Associated Property Counselors | 04/13/2011 11:31 AM

Listing & Property History Report

Address: 735 Elm ST

Total Days on Market: 27

Listing Summary

MLS No: 0681887Z
 Cur. Status: CLSD
 Type: Mixed Use
 List Price: \$2,349,000
 Orig. LP: \$2,349,000
 Sold Price: \$2,200,000
 Rental Price: \$22
 Orig. RP: \$22
 Rented Price:
 List Date: 03/03/2008.
 List Agent: 108690
 List Office: 14590
 LMT: 27

Listing History

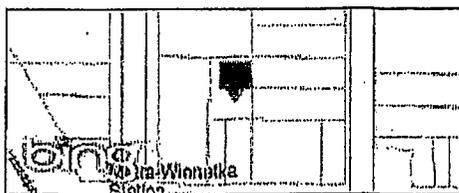
Change Description	Status	Price	Modified Date	Updated By
STATUS: PEND -> CLSD	CLSD	\$2,349,000/ \$22	05/20/2008	Call Broker
STATUS: CTG -> PEND	PEND	\$2,349,000/ \$22	04/22/2008	Call Broker
STATUS: ACTV -> CTG	CTG	\$2,349,000/ \$22	04/10/2008	Call Broker
STATUS: NEW -> ACTV	ACTV	\$2,349,000/ \$22	03/10/2008	Call Broker
STATUS: DRF -> NEW	NEW	\$2,349,000/ \$22	03/04/2008	Call Broker

*Listings that closed or went off-market prior to 01/01/2005 are not included in this report.

Property Detail Report

Subject Property

735 Elm St
Winnetka, IL 60093-2524
New Trier - Cook County



Owner Info:

Owner Name : Tbs Elm Llc	Tax Billing Zip : 60613
Tax Billing Address : 3754 N Southport Ave	Tax Billing Zip+4 : 3719
Tax Billing City & State : Chicago IL	

MLS Listing Info:

Listing Number : 06818877	Closed Date : 05/15/2008
Status : Closed	Original List Price : \$2,349,000
Status Date : 05/20/2008	List Price : \$2,349,000
Area : WINNETKA	Sold Price : \$2,200,000
List Date : 03/03/2008	

Location Info:

Parcel ID : 05202040110000	Flood Zone Panel Date : 11/06/2000
School District : New Trier Twp Hsd 203	Flood Zone Code : X
Subdivision : Arbor Vitae Sub/Mcguire & Orr	Elementary School District : Winnetka Sd 36
Census Tract : 8004.00	HS District : New Trier Township H
Carrier Route : C030	Tax Code : 23008
Flood Zone Panel : 1701760251F	Lot # : 1,2

Tax info:

Tax ID : 05-20-204-011-0000	Improved Assessment : \$32,956
Tax Year : 2009	Total Assessment : \$65,978
Annual Tax : \$11,511	% Improv : 50%
Assessment Year : 2009	Tax Area : 23008
Land Assessment : \$33,022	Lot Number : 1,2

Assessment & Tax:

Assessment

Assessment Year :	2007	2008	2009
Assessment Type :	Certified	Certified	Certified
Assd Value - Total :	\$81,247	\$81,247	\$65,978
Assd Value - Land :	\$50,194	\$50,194	\$33,022
Assd Value - Improved :	\$31,053	\$31,053	\$32,956
Yr-to-Yr Assd Value Change (\$):			-\$15,269
Yr-to-Yr Assd Value Change (%):			-18.7%

Tax

Jurisdiction	Type	Tax Year	Tax Amount	Chg (\$)	Chg (%)
Total Tax :	Actual	2007	\$12,470		
Total Tax :	Actual	2008	\$12,933	\$463	3.7%
Total Tax :		2009	\$11,511	-\$1,422	-10.9%

Characteristics:

County Use Code : Comm 1 Story Bldg	Basement Type : Concrete
-------------------------------------	--------------------------

(MLS data below displayed in grey)

Universal Land Use : Commercial Building
 Lot Acres : .163
 Stories : 2

Lot Sq Ft : 7099.6116
 Style : Unknown
 Year Built : 1922

Sales History:

Recording Date : 05/19/2008	06/14/2004	04/16/2001
Sale Price : \$2,200,000	\$1,450,000	\$1,100,000
Buyer Name : Tbs Elm Llc	735 Elm Llc	Cokefair Jeffrey M & Bridget M
Buyer Name 2 :		Cokefair Bridget M
Seller Name : 735 Elm Llc	Cokefair Jeffery M & Bridget M	Eckart Hardware Co
Document No : 14041190	16641084	10303526
Document Type : Special Warranty Deed	Warranty Deed	Warranty Deed

Mortgage History:

Mortgage Date : 05/19/2008	09/30/2004	08/06/2004	06/14/2004
Mortgage Amt : \$2,765,000	\$1,450,000	\$50,000	\$1,212,000
Mortgage Lender : First Midwest Bk	Hyde Park Bk&Tr	Mb Fin'l Bk Na	Mb Fin'l Bk Na
Document No : 000014041191	000027402316	000021916126	000016641085
Mortgage Type : Conventional	Conventional		Conventional
Borrower 1 : Tbs Elm Llc	735 Elm Llc	735 Elm Llc	735 Elm Llc

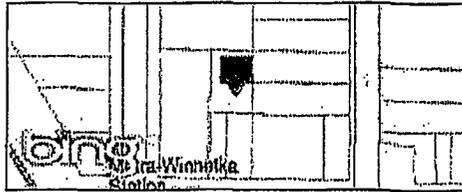
Courtesy of Dale Kieszynski
 MRED

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail Report

Subject Property

**735 Elm St
Winnetka, IL 60093-2524
New Trier - Cook County**



Owner Info:

Owner Name : Tbs Elm Llc
Tax Billing Address : 3754 N Southport Ave
Tax Billing City & State : Chicago IL
Tax Billing Zip : 60613
Tax Billing Zip+4 : 3719

Location Info:

Parcel ID : 05202040130000
School District : New Trier Twp Hsd 203
Subdivision : Windmill Estates 02
Census Tract : 8004.00
Carrier Route : C030
Flood Zone Panel : 1701760251F
Flood Zone Panel Date : 11/06/2000
Flood Zone Code : X
Elementary School District : Winnetka Sd 36
HS District : New Trier Township H
Tax Code : 23008
Lot # : 48

Tax Info:

Tax ID : 05-20-204-013-0000
Tax Year : 2009
Annual Tax : \$23,200
Assessment Year : 2009
Land Assessment : \$11,840
Improved Assessment : \$121,135
Total Assessment : \$132,975
% Improv : 91%
Tax Area : 23008
Lot Number : 48

Assessment & Tax:

Assessment

Assessment Year :	2007	2008	2009
Assessment Type :	Certified	Certified	Certified
Assd Value - Total :	\$208,007	\$189,097	\$132,975
Assd Value - Land :	\$16,280	\$14,800	\$11,840
Assd Value - Improved :	\$191,727	\$174,297	\$121,135
Yr-to-Yr Assd Value Change (\$):		-\$18,910	-\$56,122
Yr-to-Yr Assd Value Change (%):		-9.0%	-29.6%

Tax

Jurisdiction	Type	Tax Year	Tax Amount	Chg (\$)	Chg (%)
Total Tax :	Actual	2007	\$31,926		
Total Tax :	Actual	2008	\$30,100	-\$1,826	-5.7%
Total Tax :		2009	\$23,200	-\$6,900	-22.9%

Characteristics:

County Use Code : Store W/Apartments
Lot Sq Ft : 4023.2277
Style : Unknown
Universal Land Use : Stores & Residential
Lot Acres : .0924

Sales History:

Recording Date : 05/19/2008
Sale Price : \$2,200,000
Buyer Name : Tbs Elm Llc
Seller Name : 735 Elm Llc
06/14/2004
\$1,450,000
735 Elm Llc
Cokefair Jeffery M &

Bridget M

Document No : 14041190

16641084

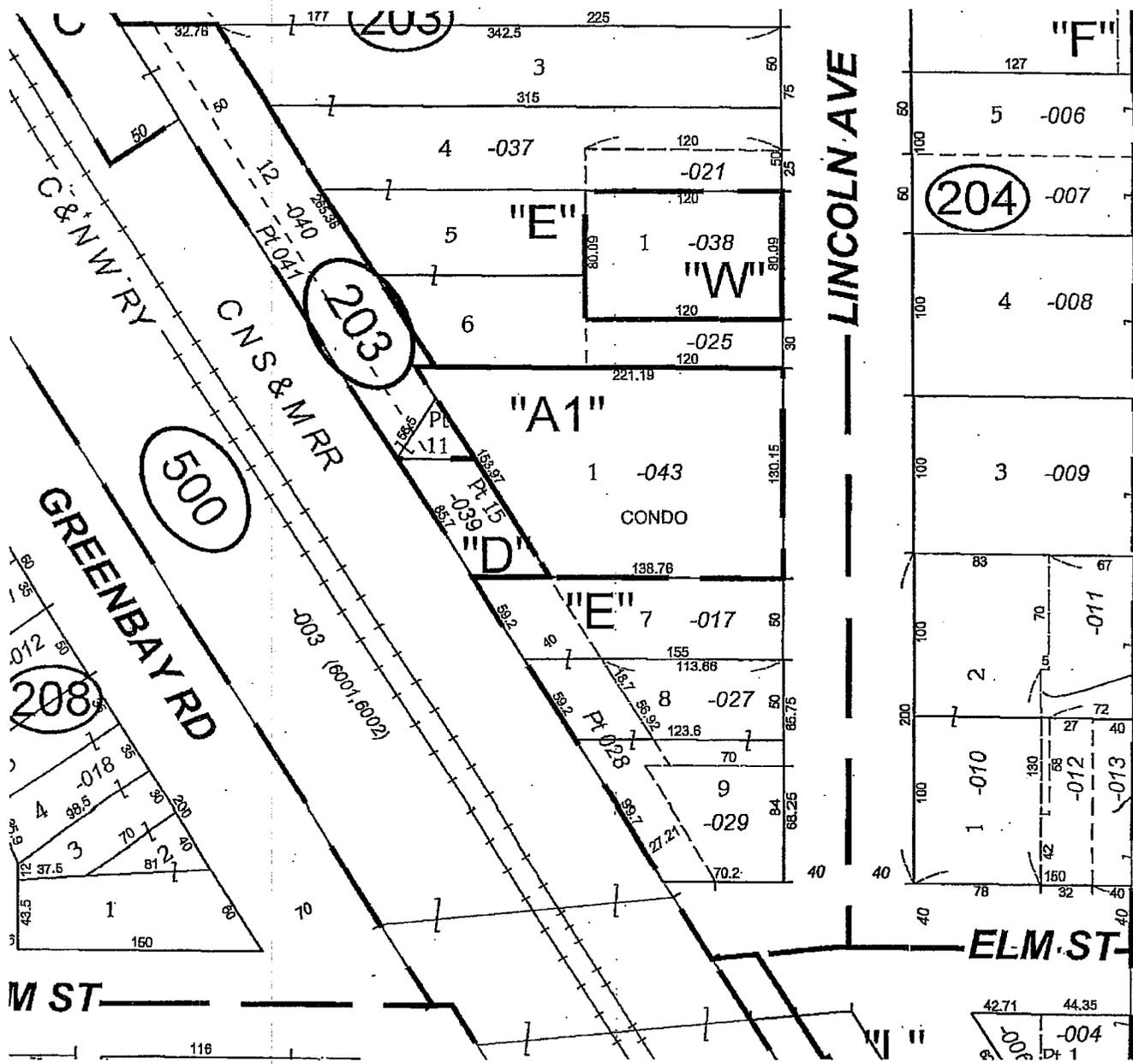
Document Type : Special Warranty Deed Warranty Deed

Mortgage History:

Mortgage Date : 05/19/2008	06/14/2004	08/04/1997
Mortgage Amt : \$2,765,000	\$1,212,000	\$55,000
Mortgage Lender : First Midwest Bk	Mb Fin'l Bk Na	First Nat'l Bk/Evergreen Pk
Document No : 000014041191	000016641085	000000562049
Mortgage Type : Conventional	Conventional	Conventional
Borrower 1 : Tbs Elm Llc	735 Elm Llc	Lutz Bernard W & Francine M

Courtesy of Dale Kleszynski
MRED

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4,690
2,160
4,000

"D"

WINNETKA PARK BLUFFS, a sub. by W of part of Sections 16, 17, & 20-42-13, Blks (except Lots 4, 5, & 6 in Blk. 4), Blks. 5 & 9, Lots 1 to 5 & 7 in Blk. 12 and the N. 75 f in Park Add. to Winnetka (see "C"). Rec. J Doc. 1495816.

"E"

L. D. WEBSTER RESUB. of Lots 6, 8, 9, 1 the N. 75 ft.) Blk. 11 in Park Add. to Winnetka. Rec. Oct 31, 1891 Doc. 1561125.

"F"

McGUIRE & ORR'S ARBOR VITAE ROAD Winnetka, all of Blk. 5 E. of the E. line of L opened in Sections 20 & 21-42-13. Rec. M Doc. 5143476.

"G"

DEPOT PLACE SUB. of Blk. 13 in original Winnetka (see "B"). Rec. Mar 9, 1891 Doc.

"H"

DALE & OTHERS SUB. of Blk. 14 in Winnetka (see "B"). Rec. Feb 4, 1886 Doc. 688725.

"J"

WILSON & DALE'S SUB. of the N. 1/2 of I Winnetka Sub. (see "B"). Rec. May 26, 1870 Doc. 170251.

"K"

OAK KNOLL SUB. of that part of Blk. 26;

101 853

6,760

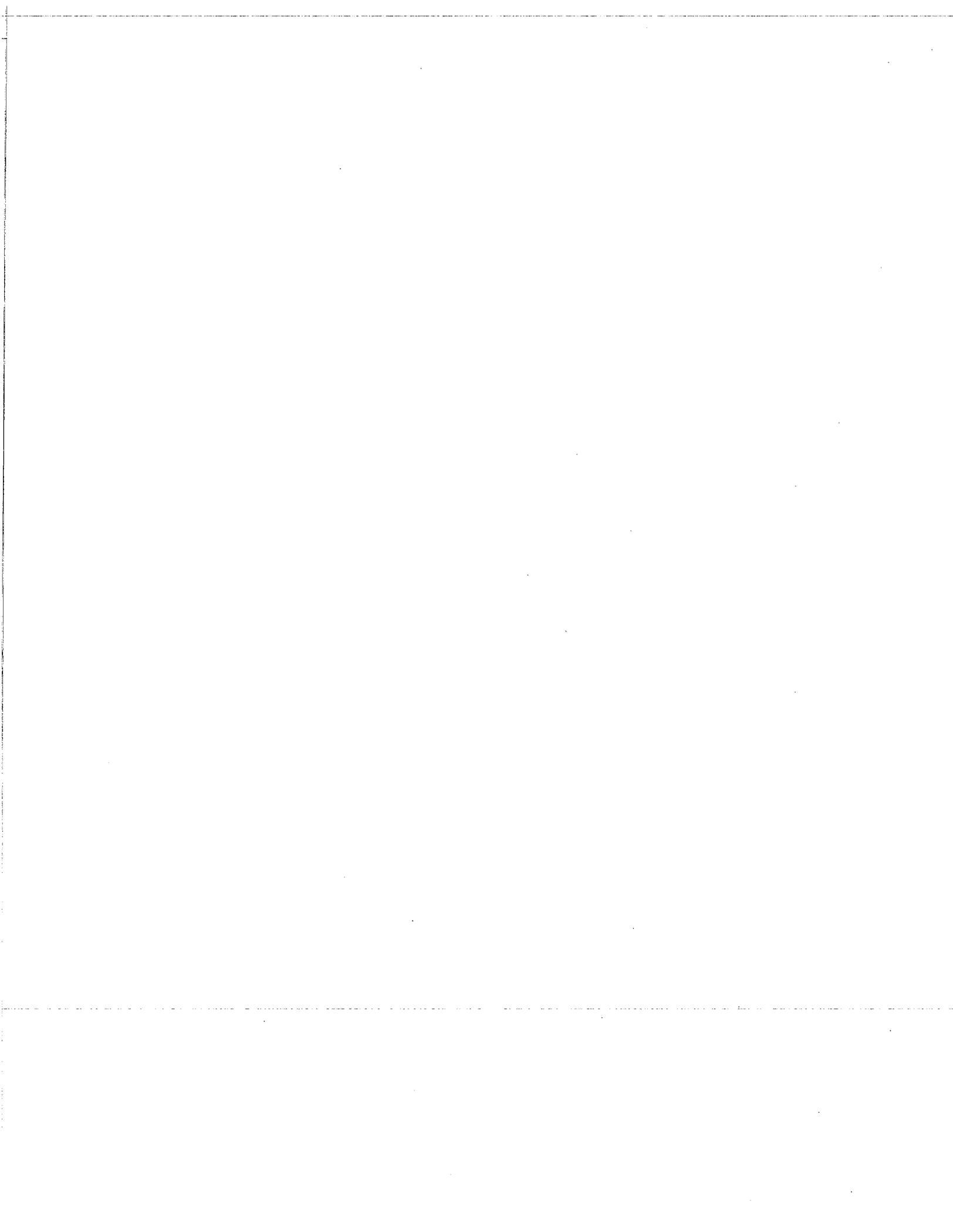
150

4,000

ELM ST

M ST

116



ESTIMATE OF VALUE BY THE DIRECT SALES COMPARISON APPROACH



Big Difference

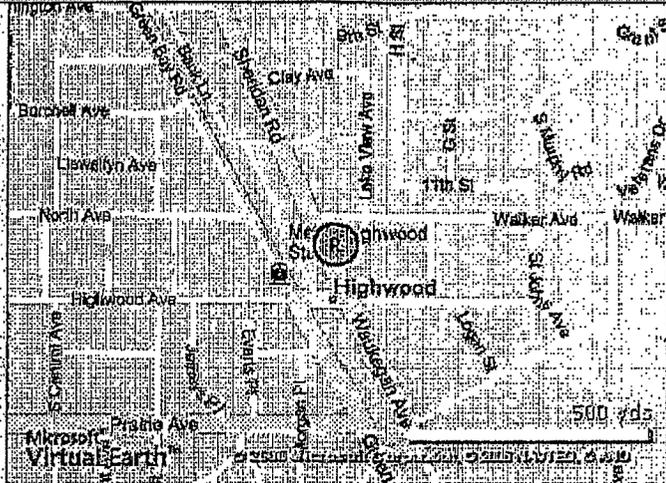
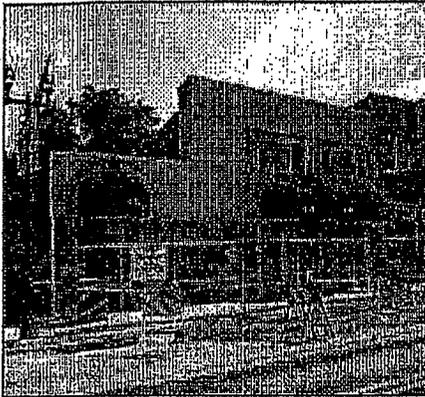
Improved Sale Number 4	
Location:	331 Waukegan Avenue Highwood, Illinois
Description:	This is a multi-tenant mixed-use building.
Date of Sale:	June 2007
Sale Price:	\$675,000
Price Per Sq. Ft.:	\$192.86
Document Number:	6194053
Permanent Real Estate Index Number:	16-15-407-008
Age:	Estimated at 40 years with renovations
Land Area:	0.09 acre or 3,999 square feet <small>M.S. ASSESS = 2,151</small>
Building Area:	3,500 square feet <small>GE = 3,775</small>
Land-to-Building Ratio:	1.14 to 1
Zoning:	B-1
Financing:	Conventional
Grantor:	Waukegan Avenue Corporation
Grantee:	Anuradha Verma
Source:	Public Record
Comments:	A restaurant is located on the first floor with residential units on the second floor.

SIMPLE VERIFICATION SHEET

Property Address: 331 WAUKEGAN Highwood, IL				
<u>Verification</u>				
	<u>Comps</u>	<u>MLS</u>	<u>Green Sheet</u>	<u>Deed</u>
Address				
Sale Date				
Sale Price				✓
Document Number				
Grantee				✓
Grantor				✓
Other				
Notes on discrepancies:				
	<u>COSTAR</u>	<u>ASSESSOR</u>	<u>MLS</u>	
Land	3,999 (0.09)	2,151	2,151	
Bldg	3,500			
Source document:				

331 Waukegan Ave**SOLD**

Highwood, IL 60040 - Central North Submarket
 Sale on 05/09/2007 for \$675,000 (\$192.86/SF) - Research Complete
 3,500 SF Retail General Freestanding Building

**Buyer & Seller Contact Info**

Recorded Buyer: Anuradha Verma
 331 Waukegan Rd
 Highwood, IL 60040
 (847) 579-4666

Buyer Contact: Anuradha Verma
Buyer Broker: No Buyer Broker on Deal

Recorded Seller: Waukegan Avenue Corporation
 331 Waukegan Rd
 Highland Park, IL 60037
 (847) 579-4666

Seller Contact: Russell Armstrong
Listing Broker: No Listing Broker on Deal

Transaction Details

D: 332335

Sale Date: 05/08/2007	Sale Type: Investment OR Owner/User
Escrow Length: -	Bldg Type: Retail - General Freestanding
Sale Price: \$675,000-Declaration	Year Built/Age: -
Asking Price: -	GLA: 3,500 SF
Price/SF: \$192.86	Land Area: 0.09 AC (3,999 SF)
Price/AC Land Gross: \$7,352,941.18	
Percent Leased: -	
Tenancy: Multi	Percent Improved: 74.8%
Transfer Tax: \$1,012.50	Total Value Assessed: \$67,744 in 2004
	Improved Value Assessed: \$50,703
	Land Value Assessed: \$17,041
	Land Assessed/AC: \$185,631
Financing: Down payment of \$175,000.00 (25.9%) \$500,000.00 from First Bk/highland Park	
Legal Desc: Por Lot 69 in Plat of Highwood, being Evert and Jeffrey's Division of Land in Sec 14 and 15 T 43N, R 12E.	
Parcel No: 16-15-407-008	
Document No: 6194053	
Sale History: Sold for \$675,000 (\$192.86/SF) on 05/09/2007 Sold for \$420,000 (\$120.00/SF) on 12/23/2002 Sold for \$380,000 (\$108.57/SF) on 08/24/2001	

331 Waukegan Ave

SOLD

3,500 SF Retail - General Freestanding Building (cont)

Current Retail Information

0709737

Property Type:	Retail - General Freestanding	GLA:	3,500 SF
Center Name:	-	Total Avail:	0 SF
Bldg Status:	Existing	% Leased:	100.0%
Owner Type:	-	Bldg Vacant:	0 SF
Zoning:	B1, Highwood	Land Area:	0.09 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.88
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		
Street Frontage:	34 feet on Waukegan		
Expenses:	2003 Tax @ \$1.03/sf		

Location Information

Metro Market: Chicago
Submarket: North/Central North
County: Lake
CBSA: Chicago-Joliet-Naperville, IL-IN-WI
CSA: Chicago-Naperville-Michigan City, IL-IN-WI
DMA: Chicago, IL-IN

Property Notes

Net leased investment. Fully leased two-brick building located in the heart of Highwood's Central Business District. Has 2,000 square foot restaurant on the first floor and the apartments on the second floor. Basement is fully built out for use of the first floor tenants. First floor has 10-ton unit. Radiator heat for apartments.

331 Waukegan Ave

SOLD

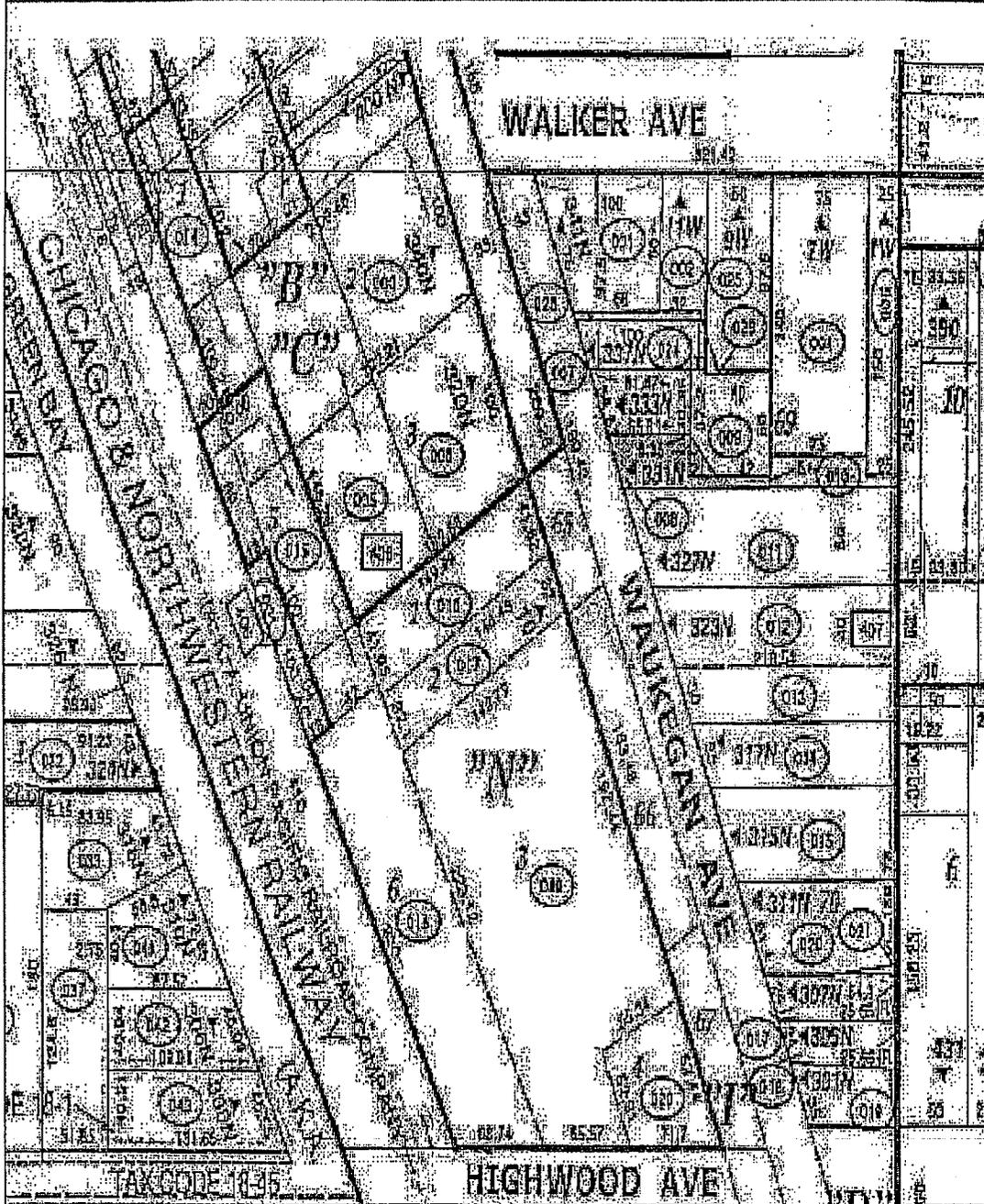
3,500 SF Retail General Freestanding Building (cont)

Parcel Number: 16-15-407-008

Legal Description: Por lot 69 Plat of Highwood Evert & Jeffery's Div secs 14, 15 T43N R12E

County: Lake

Plat Map: 331 Waukegan Ave



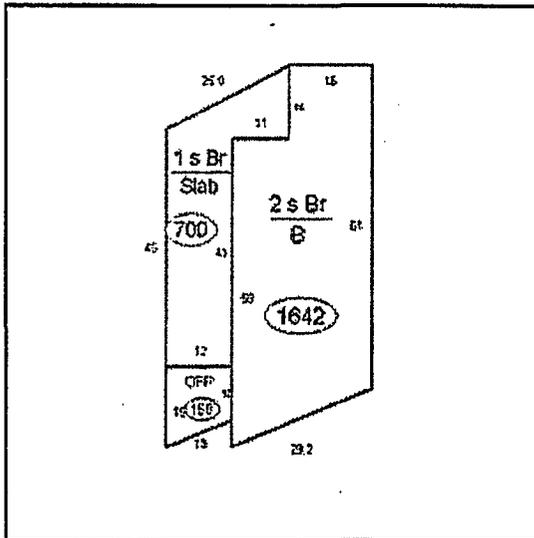
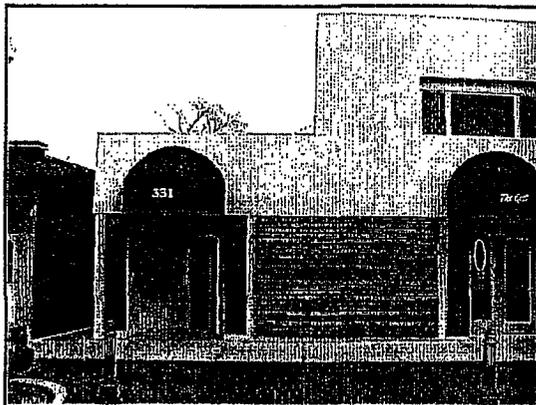


Lake County, Illinois

Property Tax Assessment Information: Lake County, IL

Property Address
 Pin: 16-15-407-008
 Street Address: 331 WAUKEGAN AVE
 City: HIGHWOOD
 Zip Code: 60040
 Land Amount: \$21,425
 Building Amount: \$59,049
 Total Amount: \$80,474
 Township: Moraine
 Assessment Date: 2010

Property Characteristics
 Neighborhood Number: 1815321
 Neighborhood Name: Highwood Commercial
 Property Class: 321
 Class Description: Commercial Improved
 Total Land Square Footage: 2151
 House Type Code:
 Structure Type / Stories:
 Exterior Cover:
 Multiple Buildings (Y/N): N
 Year Built / Effective Age: /
 Condition:
 Quality Grade:
 Above Ground Living Area (Square Feet):
 Lower Level Area (Square Feet):
 Finished Lower Level (Square Feet):
 Basement Area (Square Feet):
 Finished Basement Area (Square Feet): 0
 Number of Full Bathrooms:
 Number of Half Bathrooms:
 Fireplaces:
 Garage Attached/Detached/Carport: 0 / 0 / 0
 Garage Attached/Detached/Carport Area: 0 / 0 / 0
 Deck / Patios: 0 / 0
 Deck / Patios Area: 0 / 0
 Porches Open / Enclosed: 0 / 0
 Porches Open / Enclosed Area: 0 / 0
 Pool: 0



[Click here for a Glossary of these Terms](#)

Click on the image or sketch to the left to view and print them at full size. The sketch will have a legend.

Property Sales History

Date of Sale	Sale Amount	Qualified Sale
--------------	-------------	----------------

5/8/2007	\$675,000.00	Yes
12/23/2002	\$420,000.00	Yes

Changes made to the sketch drawings are uploaded to the website every two weeks. The property characteristics appearing on this page show any changes made by an assessor the following day.

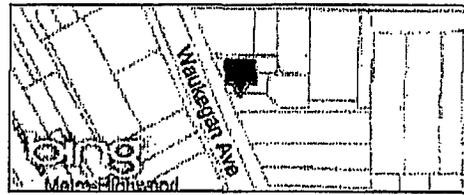
Please note that the characteristic information shown above is only a summary of information extracted from the Township Assessor's property records. For more detailed and complete characteristic information please contact your local township assessor. Likewise, any errors/omissions/discrepancies should be discussed with the appropriate township office.

<http://apps01.lakecountyil.gov/spassessor/assessments/asmt2.asp>

Property Detail Report

Subject Property

**331 Waukegan Ave
Highwood, IL 60040-1361
Moraine Twp - Lake County**



Owner Info:

Owner Name : Verma Anuradha	Tax Billing City & State : Highwood IL
Owner Name 2 : Ghai Ved P	Tax Billing Zip : 60040
Tax Billing Address : 331 Waukegan Ave	Tax Billing Zip+4 : 1361

Location Info:

Parcel ID : 16154070080000	Flood Zone Panel Date : 09/03/1997
Subdivision : Highwood	Flood Zone Code : X
Census Tract : 8655.01	Lot# : 69
Carrier Route : C002	Legal Description : Highwood;Pt Lt69 Beg 150's&100'w Of Ne Cor,s5'mol To N Ln S90',w // To S Ln To E Ln Waukegan A,nw Alg E Ln To Pnt 134.87'se Of Nw Cor (Meas Alg E Ln Rd),e 66.91',s6.35',se To Pnt 150's&142'w Of Ne Cor, E42' To Pob Lot 69
Flood Zone Panel : 1710330283F	

Tax Info:

Tax ID : 16-15-407-008-0000	Total Assessment : \$85,284
Tax Year : 2009	% Improv : 73%
Annual Tax : \$4,973	Tax Appraisal Area : 18
Assessment Year : 2009	Legal Description : Highwood;Pt Lt69 Beg 150's&100'w Of Ne Cor,s5'mol To N Ln S90',w // To S Ln To E Ln Waukegan A,nw Alg E Ln To Pnt 134.87'se Of Nw Cor (Meas Alg E Ln Rd),e 66.91',s6.35',se To Pnt 150's&142'w Of Ne Cor, E42' To Pob Lot 69
Land Assessment : \$22,706	Lot Number : 69
Improved Assessment : \$62,578	

Assessment & Tax:

Assessment

Assessment Year :	2007	2008	2009
Assessment Type :	Certified	Certified	Certified
Mkt Value - Total :		\$258,435	\$255,852
Assd Value - Total :	\$82,239	\$86,145	\$85,284
Assd Value - Land :	\$21,895	\$22,935	\$22,706
Assd Value - Improved :	\$60,344	\$63,210	\$62,578

Yr-to-Yr Assd Value
 Change (\$) : \$3,906 -\$861
 Yr-to-Yr Assd Value
 Change (%) : 4.7% -0.9%

Tax

Jurisdiction	Type	Tax Year	Tax Amount	Chg (\$)	Chg (%)
Total Tax :	Actual	2007	\$4,547		
Total Tax :	Actual	2008	\$4,809	\$262	5.7%
Total Tax :		2009	\$4,973	\$164	3.4%

Characteristics:

County Use Code : Commercial Improved Universal Land Use : Commercial Building
 Lot Sq Ft : 2,151 Lot Acres : .0494

Sales History:

Recording Date : 06/07/2007	02/26/2003	12/13/2001	09/19/2001
Sale Price : \$675,000	\$420,000		\$380,000
Buyer Name : Verma Anuradha	331 Waukegan Avenue Sidari Inge H Trust Corp		Sidari Inge
Buyer Name 2 : Ghai Ved P			
Seller Name : Waukegan Avenue Corp	Sidari Inge H Trust	Sidari Inge H	Turchi Roman & Margaret P
Document No : 6194053	5135269	4821992	4764108
Document Type : Special Warranty Deed Trustee's Deed (Transfer)		Deed (Reg)	Warranty Deed

Mortgage History:

Mortgage Date : 06/07/2007	07/18/2005	06/11/2005	02/26/2003
Mortgage Amt : \$500,000	\$427,940	\$85,000	\$336,000
Mortgage Lender : First Bk/Highland Park Cambridge Bk	Cambridge Bk	Cambridge Bk	Cambridge Bk
Document No : 000006194054	000005817932	000005796153	000005135270
Mortgage Type : Conventional	Conventional	Conventional	Conventional
Borrower 1 : Verma Anuradha	331 Waukegan Avenue Corp	331 Waukegan Avenue Corp	331 Waukegan Avenue Corp
Borrower 2 : Ghai Ved P			

Courtesy of Dale Kleszynski
 MRED

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



Chicago Title Insurance Company
SPECIAL WARRANTY DEED
(Corporation to Individual)

732188/2704372
10/3



Image# 041642390004 Type: DW
Recorded: 05/07/2007 at 07:57:01 AM
Receipt#: 2007-00023883
Total Amt: \$39.00 Page 1 of 4
IL Rental Housing Fund: \$10.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **6194053**

THIS INDENTURE, made this 8 day of May 2007 between Waukegan Avenue Corporation, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Anuradha Verma, Joint tenant an undivided 2/3rds interest, and Ved Ghai, joint tenant an undivided 1/3rd interest,

(GRANTEE'S ADDRESS) 331 Waukegan Road, Highwood, Illinois 60040

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, **FOREVER**, all the following described land, situate in the County of Lake County and State of Illinois known and described as follows, to wit:

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, existing leases and tenancies, mortgage or trust deed specified below, general taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) to follow

Permanent Real Estate Index Number(s):
16-15-407-008

Address(es) of Real Estate: 331 Waukegan Rd, Highwood, Illinois 60040

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

4

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its _____, the day and year first above written.

33) Waukegan Avenue Corporation

By [Signature]
Russell H. Armstrong
President

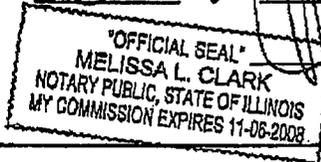
Attest _____

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Russell H. Armstrong personally known to me to be the President of the Waukegan Avenue Corporation and N/A personally known to me to be the N/A, of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Russell H. Armstrong and President they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8 day of May 2007

* 331



(Notary Public)

Prepared By: PHILLIP J. ROTCHE
320 S. WESTMORE AVENUE
LOMBARD, Illinois 60148

Mail To:
Phillip J. Rotche
320 S. Westmore
Lombard, Illinois 60148

Name & Address of Taxpayer:
Annauradha Verma and Ved Ghai
334 Waukegan Road 161 N Mt Prospect Ave
Highwood, Illinois Des Plaines, IL 60016

once

675,000.00

STATE & COUNTY TAX
STATE OF ILLINOIS
MAY 25 07
LAKE COUNTY

0000041356

REAL ESTATE TRANSFER TAX
0101250
FP326708

THAT PART OF LOT 69 IN PLAT OF HIGHWOOD, BEING EVERT AND JEFFERY'S DIVISION OF LAND IN SECTIONS 14 AND 15 TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1868, IN BOOK "A" OF PLATS, PAGE 93, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH 90 FEET (MEASURED ALONG THE EAST LINE OF LOT 69) OF LOT 69 WHICH IS 100 FEET WEST OF THE EAST LINE OF PREMISES BELONGING TO THE CITY OF HIGHWOOD AND DESCRIBED IN DEED RECORDED AS DOCUMENT 456865 AND SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PREMISES CONVEYED TO JOHN LOLLI AND EDITH M. LOLLI, HIS WIFE, BY DEED RECORDED APRIL 23, 1949, AS DOCUMENT 668618; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 90 FEET OF LOT 69 (MEASURED ALONG THE EAST LINE THEREOF) TO THE EASTERLY LINE OF WAUKEGAN AVENUE; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF WAUKEGAN AVENUE TO A POINT 34.87 FEET SOUTHEASTERLY (MEASURED ALONG THE SAID RIGHT OF WAY LINE) FROM THE SOUTHWEST CORNER OF PREMISES CONVEYED BY WILLIAM F. HOGAN TO JULIUS BREEUHAS BY DEED RECORDED APRIL 9, 1921 AS DOCUMENT 200895; THENCE EASTERLY 66.91 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF PREMISES OWNED BY THE CITY OF HIGHWOOD AND DESCRIBED IN DEED RECORDED AS DOCUMENT 456865, SAID POINT BEING 30.85 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID PREMISES DESCRIBED IN DEED RECORDED AS DOCUMENT 456865, A DISTANCE OF 6.35 FEET, MORE OR LESS, TO A POINT 21.0 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY ACROSS PREMISES FORMERLY OWNED BY THE CITY OF HIGHWOOD AND DESCRIBED AS DOCUMENT 456865 TO A POINT IN THE SOUTH LINE THEREOF WHICH IS 20 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF THE TRACT DESCRIBED AS DOCUMENT 456865, 42.0 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF, BEING A POINT 100 FEET WEST OF THE EAST LINE OF LOT 69 AFORESAID; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE TRACT DESCRIBED AS DOCUMENT 456865, TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Mary Ellen Vanderventer
Lake County Recorder of Deeds

18 N. County Street
Waukegan, IL 60085

(847)360-6673
(FAX) (847)625-7200

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF LAKE } SS.

DOCUMENT NO. _____

I, (Name) M Russell Dunstree, being duly sworn on oath, state that

I reside at 331 Waukegan Rd Highwood IL 60040, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provision of this Act do not apply and no plat is required due to the following exception (Circle the number applicable to the attached deed):

- 1. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access;
- 2. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access;
- 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- 4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easement of access;
- 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
- 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
- 7. Conveyances made to correct descriptions in prior conveyances;
- 8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
- 9. The sale of a single lot of less than five acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
- 10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF LAKE COUNTY, ILLINOIS to accept the attached deed for recording.

[Signature]
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME

On 18 day of May 2007

OFFICIAL SEAL
MELISSA L. CLARK
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-06-2008

Notary Public

05/07/2007 14:15 FAX

005/011



PTAX-203

Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form. This form can be completed electronically at www.revenue.state.il.us/retd.

Step 1: Identify the property and sale information.

1 331 Waukegan Rd
 Street address of property (or 911 address, if available)
Highwood ILL Moraine
 City or village Township

2 Write the total number of parcels to be transferred. 1
 3 Write the parcel identifying numbers and lot sizes or acreage.*
 Parcel identifying number Lot size or acreage
 a 16-15-407-008 67X 4 TX 11X 67
 b _____
 c _____
 d _____

4 Date of deed/trust document: 5/8/2007
 Month Year

5 Type of deed/trust document* (Mark with an "X"):
 Quit claim deed Executor deed Trustee deed
 Warranty deed
 Other (specify): _____

6 Yes No Will the property be the buyer's principal residence?*

7 Yes No Was the property advertised for sale or sold using a real estate agent?*

8 Identify the property's current and intended primary use.
 Current Intended (Mark only one item per column with an "X")
 a Vacant land/lot
 b Residence (single-family, condominium, townhome, or duplex)
 c Mobile home residence
 d Apartment building (6 units or less) No. of units: _____
 e Apartment building (over 6 units) No. of units: _____
 f Office
 g Retail establishment
 h Commercial building (specify) Restaurant
 i Industrial building
 j Farm
 k Other (specify)*: _____

Do not write in this area. This space is reserved for the County Recorder's Office use.

County: _____
 Date: _____
 Doc. No.: _____
 Vol.: _____
 Page: _____
 Received by: _____

Image# 041842390004 Type: DW
 Recorded: 06/07/2007 at 07:57:01-AM
 Receipt#: 2007-00025883
 Total Amt: \$39.00 Page 1 of 4
 IL Rental Housing Fund: \$10.00
 Lake County IL Recorder
 Mary Ellen Vanderverter Recorder
 File: **6194053**

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change. (Mark with an "X")
 Demolition/damage Additions Major remodeling
 New construction Other (specify): _____
 Date of significant change*: _____
 Month Year

10 Identify only the items that apply to this sale. (Mark with an "X")
 a Fulfillment of installment contract — year contract initiated*: _____
 b Sale between related individuals or corporate affiliates
 c Transfer of less than 100 percent interest*
 d Court-ordered sale*
 e Sale in lieu of foreclosure
 f Condemnation
 g Auction sale
 h Seller/buyer is a relocation company
 i Seller/buyer is a financial institution* or government agency
 j Buyer is a real estate investment trust
 k Buyer is a pension fund
 l Buyer is an adjacent property owner
 m Buyer is exercising an option to purchase*
 n Trade of property (simultaneous)*
 o Sale-leaseback
 p Other (specify)*: _____

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 17 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A.

11 Full actual consideration*	11	\$	<u>675,000</u>
12a Amount of personal property included in the purchase*	12a	\$	<u>0</u>
12b Was the value of a mobile home included on Lines 11 and 12a?	12b		<u>Yes</u> <input type="checkbox"/> <u>No</u> <input checked="" type="checkbox"/>
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>675,000.00</u>
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11*.	14	\$	<u>0</u>
15 Outstanding mortgage amount to which the transferred real property remains subject*	15	\$	<u>0</u>
16 If this transfer is exempt, use an "X" to identify the provision.*	16		<u>b</u> <input type="checkbox"/> <u>k</u> <input type="checkbox"/> <u>m</u> <input type="checkbox"/>
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	<u>675,000.00</u>
18 Divide Line 17 by .500. Round the result to the next highest whole number (e.g., 81.002 rounds to 82).	18		<u>1350</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	<u>675</u>
20 County tax stamps — multiply Line 18 by 0.25.	20	\$	<u>337.50</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>1012.50</u>

* See instructions.
 PTAX-203 (R-7/00)

This form is authorized in accordance with 35 ILCS 200/3-1 or seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-482-0027

05/07/2007 14:15 FAX

010/017

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

Attached

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class 6 misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller information (Please print.)

ROSE ANN ARISTONIA / 331 Whitehead Ave. Comp - Seller's trust number (if applicable)

331 Whitehead Ave Hazelwood, IL 60140 City State ZIP

[Signature] Seller's or agent's signature (847) 302 9171 Seller's daytime phone

Buyer information (Please print.)

VED P. GHAI And Anuradha Verma 630 858-0665 Buyer's trust number (if applicable)

660 WINTHROP AVE. GLENDALE HTS IL 60139 City State ZIP

[Signature] (Anuradha Verma) (847) 990-0041 Buyer's daytime phone

Send tax bill to: VED GHAI 161 N. Mt Prospect Ave, Des Plaines, IL 60016 City State ZIP

Name of company: Anuradha Verma Street address: 161 N. Mt Prospect Ave Des Plaines IL 60016 City State ZIP

Preparer information (Please print.)

PHILIP J. ROTCHE Preparer's name and company's name Lombard IL 60148 Preparer's file number (if applicable)

320 S. Westmore Street address (630) 916-6000 City State ZIP

[Signature] Preparer's signature (630) 916-6000 Preparer's daytime phone

Preparer's e-mail address (if available)

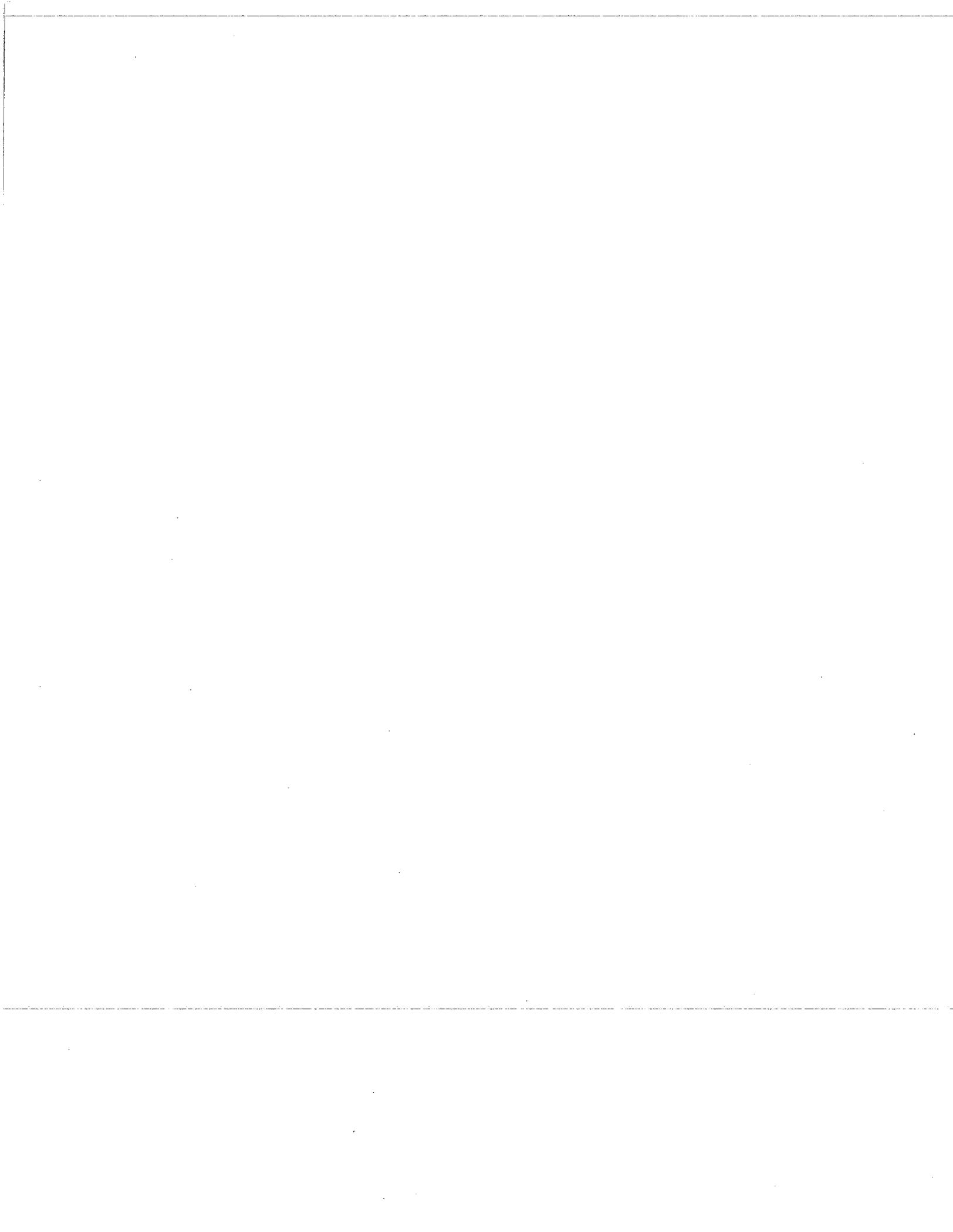
Identify any required documents submitted with this form. (Mark with an "X")

Extended legal description Form PTAX-203-A
 Itemized list of personal property

To be completed by the Chief County Assessment Officer						3
County	Township	Class	Cook-Minor	Code 1	Code 2	Year prior to sale
2 Board of Review's final assessed value for the assessment year prior to the year of sale.						4
Land						Does the sale involve a mobile home assessed as real estate? Yes No
Buildings						5
Total						Comments

To be completed by the Illinois Department of Revenue		Tab number
Full consideration		
Adjusted consideration		

THAT PART OF LOT 69 IN PLAT OF HIGHWOOD, BEING EVERT AND JEFFERY'S DIVISION OF LAND IN SECTIONS 14 AND 15 TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 22, 1868, IN BOOK "A" OF PLATS, PAGE 93, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH 90 FEET (MEASURED ALONG THE EAST LINE OF LOT 69) OF LOT 69 WHICH IS 100 FEET WEST OF THE EAST LINE OF PREMISES BELONGING TO THE CITY OF HIGHWOOD AND DESCRIBED IN DEED RECORDED AS DOCUMENT 456865 AND SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PREMISES CONVEYED TO JOHN LOLLI AND EDITH M. LOLLI, HIS WIFE, BY DEED RECORDED APRIL 25, 1949, AS DOCUMENT 668618; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 90 FEET OF LOT 69 (MEASURED ALONG THE EAST LINE THEREOF) TO THE EASTERLY LINE OF WAUKEGAN AVENUE; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF WAUKEGAN AVENUE TO A POINT 34.87 FEET SOUTHEASTERLY (MEASURED ALONG THE SAID RIGHT OF WAY LINE) FROM THE SOUTHWEST CORNER OF PREMISES CONVEYED BY WILLIAM F. HOGAN TO JULIUS BREEUHAS BY DEED RECORDED APRIL 9, 1921 AS DOCUMENT 200895; THENCE EASTERLY 66.91 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF PREMISES OWNED BY THE CITY OF HIGHWOOD AND DESCRIBED IN DEED RECORDED AS DOCUMENT 456865, SAID POINT BEING 30.85 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID PREMISES DESCRIBED IN DEED RECORDED AS DOCUMENT 456865, A DISTANCE OF 6.35 FEET, MORE OR LESS, TO A POINT 21.0 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY ACROSS PREMISES FORMERLY OWNED BY THE CITY OF HIGHWOOD AND DESCRIBED AS DOCUMENT 456865 TO A POINT IN THE SOUTH LINE THEREOF WHICH IS 20 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF THE TRACT DESCRIBED AS DOCUMENT 456865, 42.0 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF, BEING A POINT 100 FEET WEST OF THE EAST LINE OF LOT 69 AFORESAID; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE TRACT DESCRIBED AS DOCUMENT 456865, TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



ESTIMATE OF VALUE BY THE DIRECT SALES COMPARISON APPROACH



[Handwritten signature]

Improved Sale Number 5	
Location:	26 – 30 Green Bay Road Winnetka, Illinois
Description:	This is a multi-tenant retail storefront building.
Date of Sale:	December 2007
Sale Price:	\$750,000
Price Per Sq. Ft.:	\$187.50
Document Number:	0736209135
Permanent Real Estate Index Numbers:	05-28-103-045 and 046
Age:	Reported to be constructed in 1946
Land Area:	0.12 acre or 5,249 square feet
Building Area:	4,000 square feet <i>GE = 80 x 48 = 3,840</i>
Land-to-Building Ratio:	1.31 to 1
Zoning:	C-2, "General Retail Commercial"
Financing:	Conventional
Grantor:	26 Greenbay Road, LLC
Grantee:	26 30 Green Bay Road LLC
Source:	Public Record
Comments:	Features include signage.

*2011
- 69
- 19 47*

Fix

26 only

SIMPLE VERIFICATION SHEET

Property Address: *26-30 Green Bay
Winnethka*

Verification				
	COMDE	MLS	Green Sheet	Deed
Address	✓			✓
Sale Date				✓
Sale Price	✓		✓	✓
Document Number	✓		✓	✓
Grantee	✓		✓	✓
Grantor	✓		✓	✓
Other				

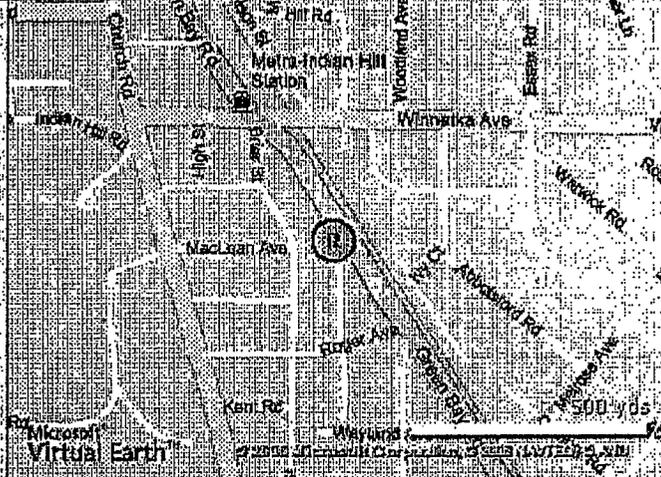
Notes on discrepancies:

	<u>COSTAR</u>	<u>ASSESSOR</u>	<u>MLS</u>	<u>MS</u>
<i>CAD Building</i>	<i>5,249(0.12)</i>	<i>2,625 + 2625</i>	<i>3,009</i>	<i>1,200</i>
	<i>4,000</i>	<i>5250</i>	<i>2,213</i>	
			<i>5222</i>	

Source document:

26-30 Green Bay Rd**SOLD**

Winnetka, IL 60093 - Central North Submarket
 Sale on 12/28/2007 for \$750,000 (\$187.50/SF) - Research Complete
 4,000 SF Retail Storefront Building Built in 1946

**Buyer & Seller Contact Info****Recorded Buyer:** 26-30 Green Bay Road LLC**Recorded Seller:** 26 Greenbay Road LLC

3228 Collinsworth
 Fort Worth, TX 76109
 (312) 849-4400

True Buyer: DHR International, Inc.
 10 S Riverside Plz
 Chicago, IL 60606
 (312) 782-1581

True Seller: -**Buyer Type:** Corporate**Transaction Details**

ID: 457039

Sale Date: 12/28/2007	Sale Type: Owner/User
Escrow Length: -	Bldg Type: Retail - Storefront
Sale Price: \$750,000-Declaration	Year Built/Age: Built in 1946 Age: 61
Asking Price: -	GLA: 4,000 SF
Price/SF: \$187.50	Land Area: 0.12 AC (5,249 SF)
Price/AC Land Gross: \$6,224,066.39	

Percent Leased: -

Tenancy: Multi
Transfer Tax: \$1,125

Percent Improved: 71.0%
Total Value Assessed: \$68,750 in 2007
Improved Value Assessed: \$48,800
Land Value Assessed: \$19,950
Land Assessed/AC: \$165,560

Financing: Down payment of \$75,000.00 (10.0%)
 \$675,000.00 from Associated Bank, National Association

Legal Desc: Lots 31 and 32 (exc NE 20') blk 1 Manus Indian Hill Subdiv por N2 sec 28 T42N R13E 3rdPM**Parcel No:** 05-28-103-045-0000, 05-28-103-046-0000**Document No:** 0736209135

Sale History: Sold for \$675,000 (\$168.75/SF) on 04/14/2010
 Sold for \$750,000 (\$187.50/SF) on 12/28/2007

26-30 Green Bay Rd. **SOLD**
 4,000 SF Retail Storefront Bldg (Bldg Built in 1946) (cont)
 ID: 6299547

Owner Retail Information:

Property Type:	Retail - Storefront	GLA:	4,000 SF
Center Name:	-	Total Avail:	0 SF
Bldg Status:	Built in 1946	% Leased:	100.0%
Owner Type:	-	Bldg Vacant:	0 SF
Zoning:	-	Land Area:	0.12 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.76
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		
Street Frontage:	76 feet on Green Bay Rd (with 0 curb cut)		
Features:	Signage		

Location Information

Metro Market: Chicago
 Submarket: North/Central North
 County: Cook
 CBSA: Chicago-Joliet-Naperville, IL-IN-WI
 CSA: Chicago-Naperville-Michigan City, IL-IN-WI
 DMA: Chicago, IL-IN
 Map(Page): Rand McNally 29-4W14N

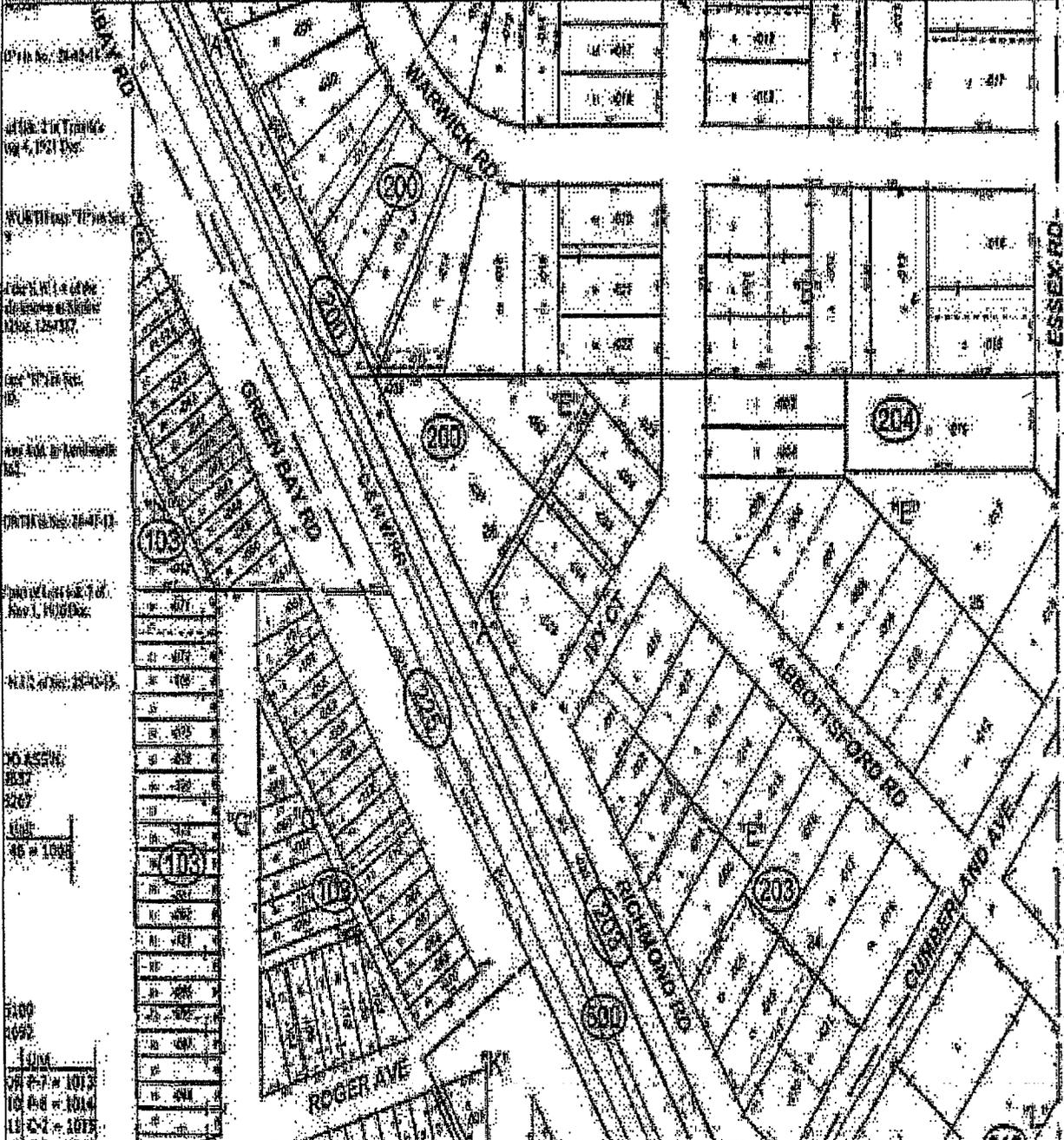
26-30 Green Bay Rd

SOLD

1000 SF Retail Storefront Building (1945) (cont)

Parcel Number: 05-28-103-045-0000, 05-28-103-046-0000
Legal Description: -
County: Cook

Plat Map 26-30 Green Bay Rd





PTAX-203

Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form. This form can be completed electronically at www.revenue.state.il.us/retd.

Step 1: Identify the property and sale information.

1 26-30 Green Bay Road
Street address of property (or B11 address, if available)
Winnetka New Trier
City or village Township

2 Write the total number of parcels to be transferred. 2
3 Write the parcel identifying numbers and lot sizes or acreage.
Parcel identifying number Lot size or acreage
a 05-28-103-045-0000 APPROX
b 05-28-103-046-0000 DOUSE
c _____
d _____

Write additional parcel identifiers and lot sizes or acreage in Step 3.
4 Date of deed/trust document: 1 / 2 / 0 7
Month Year

5 Type of deed/trust document* (Mark with an "X"): Warranty deed
 Quit claim deed Executor deed Trustee deed
 Other (specify): _____

6 Yes No Will the property be the buyer's principal residence?*

7 Yes No Was the property advertised for sale or sold using a real estate agent?*

8 Identify the property's current and intended primary use.
Current Intended (Mark only one item per column with an "X")
a Vacant land/lot
b Residence (single-family, condominium, townhome, or duplex)
c Mobile home residence
d Apartment building (6 units or less) No. of units: _____
e Apartment building (over 6 units) No. of units: _____
f Office
g Retail establishment
h Commercial building (specify)*: USE
i Industrial building
j Farm
k Other (specify)*: _____

This space is reserved
County: Eugene "Gene" Moore Fee: \$750.00
Cook County Recorder of Deeds
Date: 12/28/2007 12:55 PM
Doc. No.:
Vol.:
Page: Doc#: 0736209135 Fee: \$.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 12/28/2007 01:15 PM Pg: 1 of 2
Received by:

9 Identify any significant changes.
January 1 of the previous year.
(Mark with an "X")
 Demolition/dismantling
 New construction Other (specify): _____
Date of significant change*: _____ / _____ / _____
Month Year

10 Identify only the items that apply to this sale. (Mark with an "X")
a Fulfillment of installment contract — year contract initiated*: _____
b Sale between related individuals or corporate affiliates
c Transfer of less than 100 percent interest*
d Court-ordered sale*
e Sale in lieu of foreclosure
f Condemnation
g Auction sale
h Seller/buyer is a relocation company
i Seller/buyer is a financial institution* or government agency
j Buyer is a real estate investment trust
k Buyer is a pension fund
l Buyer is an adjacent property owner
m Buyer is exercising an option to purchase*
n Trade of property (simultaneous)*
o Sale-leaseback
p Other (specify)*: _____

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 17 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "i," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A.

11 Full actual consideration*	11 \$ 750,000.00
12a Amount of personal property included in the purchase*	12a \$ --
12b Was the value of a mobile home included on Lines 11 and 12a?	12b Yes <input checked="" type="checkbox"/> No
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13 \$ 750,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11*	14 \$ --
15 Outstanding mortgage amount to which the transferred real property remains subject *	15 \$ --
16 If this transfer is exempt, use an "X" to identify the provision.*	16 <input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17 \$ 750,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18 1500
19 Illinois tax stamps — multiply Line 18 by 0.50.	19 \$ 750.00
20 County tax stamps — multiply Line 18 by 0.25.	20 \$ 375.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$ 1,125.00

* See instructions.
PTAX-203 (R-7/00)

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-482-0227

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

Lots 31 and 32 (except the Northeastly 20 feet thereof) in Block 1 in Manus Indian Hill Subdivision of parts of the North 1/2 of Section 28, Township 42 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded June 22, 1922 as Document 7550571, in Cook County, Illinois.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

26 Greenbay Road LLC, a Delaware limited liability company
 Seller's or trustee's name
 3228 Collinsworth Fort Worth Texas 76109
 Street address (after sale) City State ZIP
 Seller's or agent's signature (312) 849-4400
 Seller's daytime phone

Buyer Information (Please print.)

26 Green Bay Road, LLC, an Illinois limited liability company
 Buyer's or trustee's name
 c/o DHR International, Inc. 10 S. Riverside Plaza, Ste. 2220 Chicago IL 60606
 Street address (after sale) City State ZIP
 Buyer's or agent's signature (314) 727-2000
 Buyer's daytime phone

Mail tax bill to: 26-30 Green Bay Road, LLC
 c/o DHR International, Inc. 10 S. Riverside Plaza, Ste. 2220 Chicago, IL 60606
 Name of company Street address City State ZIP

Preparer Information (Please print.)

Daniel Kohn Duane Morris LLP
 Preparer's and company's name
 227 W. Monroe, Suite 3400 Chicago IL 60606
 Street address City State ZIP
 Preparer's signature (312) 499-6712
 Preparer's daytime phone
 dkohn@duanemorris.com
 Preparer's e-mail address (if available)

Identify any required documents submitted with this form. (Mark with an "X.")
 Extended legal description Form PTAX-203-A
 Itemized list of personal property

To be completed by the Chief County Assessment Officer						
1	County	Township	Class	Cook-Minor	Code 1	Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.					
	Land					
	Buildings					
	Total					

- 3 Year prior to sale _____
- 4 Does the sale involve a mobile home assessed as real estate? Yes No
- 5 Comments

To be completed by the Illinois Department of Revenue
 Full consideration _____
 Adjusted consideration _____

Tab number _____



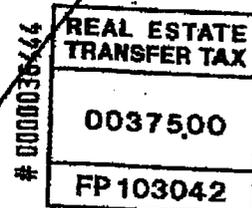
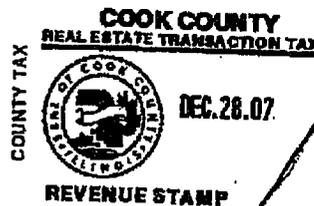
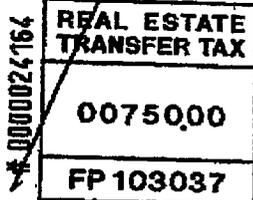
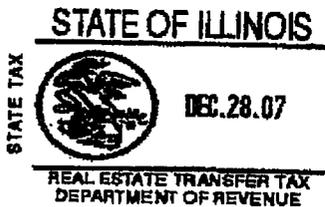
Doc#: 0736209135 Fee: \$32.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 12/28/2007 01:16 PM Pg: 1 of 5

WARRANTY DEED

THE GRANTOR, 26 GREENBAY ROAD LLC, a Delaware limited liability company, having an address of 3228 Collinsworth, Forth Worth, Texas 76109, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to 26-30 GREEN BAY ROAD, LLC, an Illinois limited liability company, as assignee of DHR International, Inc., GRANTEE, having an address c/o DHR International, 10 S. Riverside Plaza, Suite 2220, Chicago, Illinois 60606, all interest in the real estate situated in Cook County, Illinois, legally described on Exhibit A attached hereto and made a part hereof, subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Number: 05-28-103-045-0000
 05-28-103-046-0000

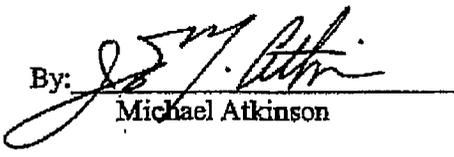
Address of Real Estate: 26-30 Green Bay Road, Winnetka, Illinois 60093



28th IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of this day of December, 2007.

26 GREENBAY ROAD LLC, a Delaware
limited liability company

By: MMA Investments, LLC, a Delaware
limited liability company, Manager

By: 

Michael Atkinson

THIS INSTRUMENT WAS PREPARED BY:
Daniel Kohn, Esq.
Duane Morris LLP
227 West Monroe Street, Suite 3400
Chicago, Illinois 60606

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Atkinson of MMA Investments, LLC, a Delaware limited liability company, Manager of 26 Greenbay Road LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of December, 2007.

Susan A. Bodie
Notary Public
OFFICIAL SEAL
SUSAN A. BODIE
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 2-24-2008
Commission expires 2-24, 2008

MAIL AFTER RECORDING TO:

Erin Simon, Esq.
Levenfeld Pearlstein, LLC
2 No. LaSalle Street, Suite 1300
Chicago, Illinois 60602

MAIL TAX BILLS TO:

26-30 Green Bay Road, LLC
c/o DHR International, Inc.
10 S. Riverside Plaza, Suite 2220
Chicago, Illinois 60606

EXHIBIT B

Title Exceptions

Real estate taxes not yet due and payable; zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations of record; and utility easements of record.



Cook County Assessor's Office
Joseph Berrios

30 Green Bay Rd

PIN **05-28-103-045-0000**

Property Appeals Exemptions Certificate Of Error

Property Details

City
Winnetka

Township
New Trier

NBHD.
92

Taxcode
23010

Class
5-17

Click Here to
View Image

[VIEW LARGER IMAGE](#)

Assessed Valuation

	2010 Assessor Certified Assessment	2009 Board of Review Certified
Land Assessed Value	13,125	13,125
Building Assessed Value	98,937	103,014
Total Assessed Value	112,062	116,139

Property Characteristics

Description	One story store
Age:	64
Land Square Footage	2,625
Note	Improvements are Prorated with One or More Parcels



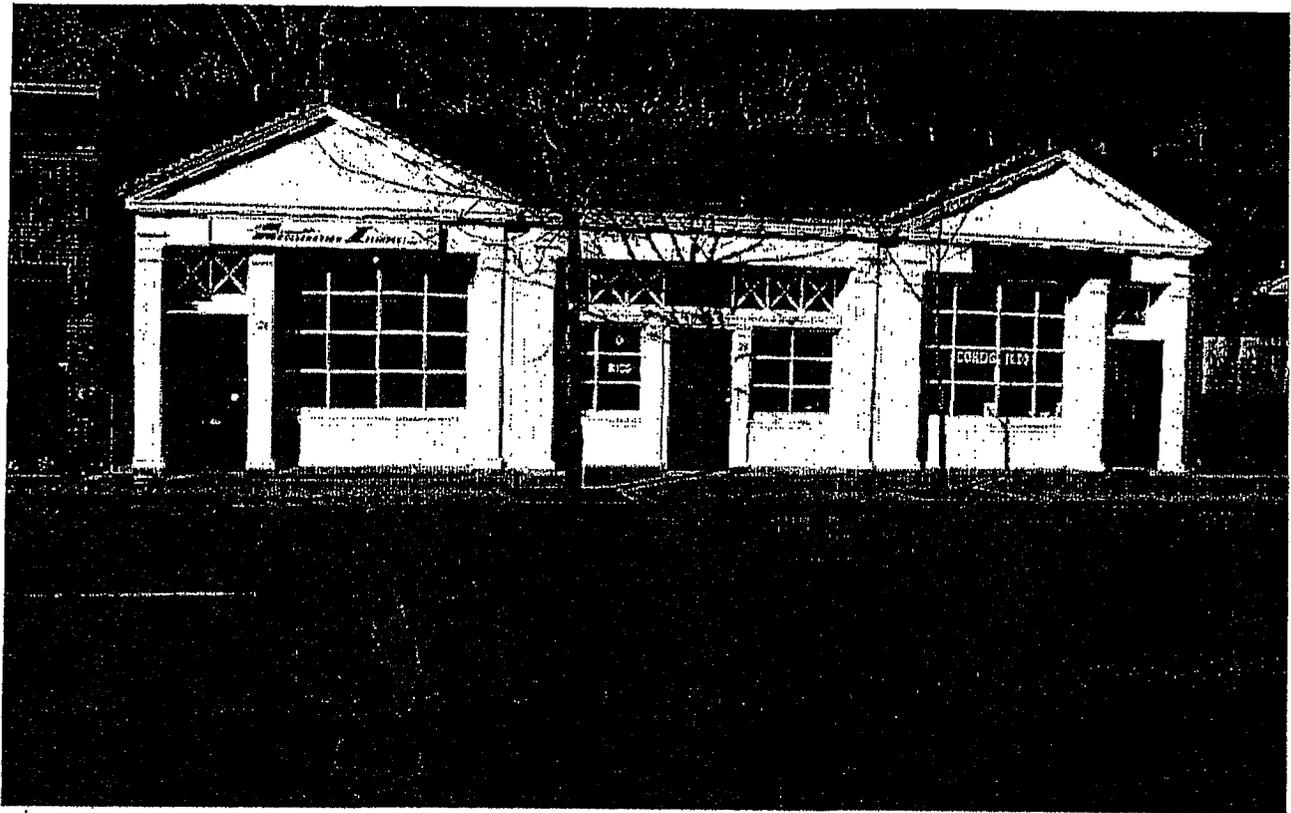
Cook County Assessor's Office

Joseph Berrios

26 Green Bay Rd

PIN **05-28-103-046-0000**

<p>Property</p> <p>Appeals Exemptions Certificate Of Error</p>	<p>Property Details</p> <p>City Winnetka</p> <p>Township New Trier</p> <p>NBHD. 92</p> <p>Taxcode 23010</p> <p>Class 5-17</p>												
<p>Click Here to View Image</p>													
<p>VIEW LARGER IMAGE</p>													
<p>Assessed Valuation</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">2010 Assessor Certified Assessment</th> <th style="text-align: center;">2009 Board of Review Certified</th> </tr> </thead> <tbody> <tr> <td>Land Assessed Value</td> <td style="text-align: center;">13,125</td> <td style="text-align: center;">13,125</td> </tr> <tr> <td>Building Assessed Value</td> <td style="text-align: center;">98,937</td> <td style="text-align: center;">103,014</td> </tr> <tr> <td>Total Assessed Value</td> <td style="text-align: center;">112,062</td> <td style="text-align: center;">116,139</td> </tr> </tbody> </table>			2010 Assessor Certified Assessment	2009 Board of Review Certified	Land Assessed Value	13,125	13,125	Building Assessed Value	98,937	103,014	Total Assessed Value	112,062	116,139
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Land Assessed Value	13,125	13,125											
Building Assessed Value	98,937	103,014											
Total Assessed Value	112,062	116,139											
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Age:	64												
Land Square Footage	2,625												
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05281030450000 04/15/2007

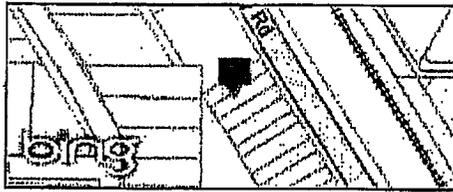


05281030460000 04/15/2007

Property Detail Report

Subject Property

**30 Green Bay Rd
Winnetka, IL 60093-4006
New Trier - Cook County**



Owner Info:

Owner Name : Mlden Property Holdings Llc	Tax Billing City & State : Chicago IL
Owner Name 2 : Theus Property Holdings Llc	Tax Billing Zip : 60661
Tax Billing Address : 618 W Fulton St	Tax Billing Zip+4 : 1144

Location Info:

Parcel ID : 05281030450000	Flood Zone Code : X
School District : New Trier Twp Hsd 203	Elementary School District : Kenilworth Sd 38
Subdivision : Manus Indian Hill	HS District : New Trier Township H
Census Tract : 8006.00	Tax Code : 23010
Carrier Route : C017	Block # : 1
Flood Zone Panel : 1701760253F	Lot # : 31,32
Flood Zone Panel Date : 11/06/2000	

Tax Info:

Tax ID : 05-28-103-045-0000	Total Assessment : \$116,139
Tax Year : 2009	% Improv : 89%
Annual Tax : \$21,578	Tax Area : 23010
Assessment Year : 2009	Lot Number : 31,32
Land Assessment : \$13,125	Block ID : 1
Improved Assessment : \$103,014	

Assessment & Tax:

Assessment

Assessment Year :	2007	2008	2009
Assessment Type :	Certified	Certified	Certified
Assd Value - Total :	\$116,138	\$116,138	\$116,139
Assd Value - Land :	\$19,950	\$19,950	\$13,125
Assd Value - Improved :	\$96,188	\$96,188	\$103,014
Yr-to-Yr Assd Value Change (\$) :			\$1
Yr-to-Yr Assd Value Change (%) :			8.6%

Tax

Jurisdiction	Type	Tax Year	Tax Amount	Chg (\$)	Chg (%)
Total Tax :	Actual	2007	\$18,942	-	
Total Tax :	Actual	2008	\$19,735	\$793	4.1%
Total Tax :		2009	\$21,578	\$1,843	9.3%

Characteristics:

County Use Code : Comm 1 Story Store	Universal Land Use : Store Building
Lot Sq Ft : 3009.4953	Lot Acres : .0691
Style : Unknown	

Sales History:

Recording Date : 04/19/2010	12/28/2007	04/01/2003
Sale Price : \$675,000	\$750,000	

Buyer Name : **Miden Property Holdings Lic** **26-30 Green Bay Road Howell John Trust Lic**
 Buyer Name 2 : **Theus Property Holdings Lic**
 Seller Name : **26-30 Green Bay Road 26 Greenbay Road Lic Howell John Trust Lic**
 Document No : **10941060** **36209135** **30440063**
 Document Type : **Warranty Deed** **Warranty Deed** **Trustee's Deed (Transfer)**

Mortgage History:

Mortgage Date :	12/28/2007	03/13/2006
Mortgage Amt :	\$675,000	\$560,000
Mortgage Lender :	Associated Bk	* Other Institutional Lenders
Document No :	000036209136	000007243176
Mortgage Type :	Conventional	Conventional
Borrower 1 :	26-30 Green Bay Road 26 Greenbay Road Lic Lic	

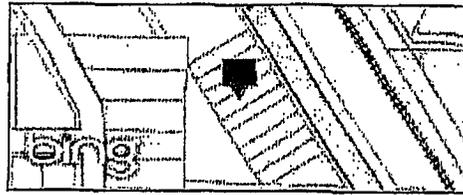
Courtesy of Dale Kleszynski
MRED

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail Report

Subject Property

**26 Green Bay Rd
Winnetka, IL 60093-4006
New Trier - Cook County**



Owner Info:

Owner Name : Mlden Property Holdings Llc	Tax Billing City & State : Chicago IL
Owner Name 2 : Theus Property Holdings Llc	Tax Billing Zip : 60661
Tax Billing Address : 618 W Fulton St	Tax Billing Zip+4 : 1144

Location Info:

Parcel ID : 05281030460000	Flood Zone Code : X
School District : New Trier Twp Hsd 203	Elementary School District : Kenilworth Sd 38
Subdivision : Manus Indian Hill	HS District : New Trier Township H
Census Tract : 8005.00	Tax Code : 23010
Carrier Route : C017	Block # : 1
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Flood Zone Panel Date : 11/06/2000	

Tax Info:

Tax ID : 05-28-103-046-0000	Total Assessment : \$116,139
Tax Year : 2009	% Improv : 89%
Annual Tax : \$21,578	Tax Area : 23010
Assessment Year : 2009	Lot Number : 31,32
Land Assessment : \$13,125	Block ID : 1
Improved Assessment : \$103,014	

Assessment & Tax:

Assessment

Assessment Year :	2007	2008	2009
Assessment Type :	Certified	Certified	Certified
Assd Value - Total :	\$116,138	\$116,138	\$116,139
Assd Value - Land :	\$19,950	\$19,950	\$13,125
Assd Value - Improved :	\$96,188	\$96,188	\$103,014
Yr-to-Yr Assd Value Change (\$):			\$1
Yr-to-Yr Assd Value Change (%):			8.6%

Tax

Jurisdiction	Type	Tax Year	Tax Amount	Chg (\$)	Chg (%)
Total Tax :	Actual	2007	\$18,942		
Total Tax :	Actual	2008	\$19,735	\$793	4.1%
Total Tax :		2009	\$21,578	\$1,843	9.3%

Characteristics:

County Use Code : Comm 1 Story Store	Universal Land Use : Store Building
Lot Sq Ft : 2213.6879	Lot Acres : .0508
Style : Unknown	

Sales History:

Recording Date : 04/19/2010	12/28/2007	04/01/2003	03/19/1999
Sale Price : \$675,000	\$750,000		\$140,000

Buyer Name : Miden Property Holdings Llc	26-30 Green Bay Road Howell John Trust Llc	Howell John
Buyer Name 2 : Theus Property Holdings Llc		
Seller Name : 26-30 Green Bay Road Llc	26 Greenbay Road Llc Howell John Trust	John Howell
Document No : 10941060	36209135	30440063
Document Type : Warranty Deed	Warranty Deed	Trustee's Deed (Transfer)
		266606
		Deed (Reg)

Mortgage History:

Mortgage Date :	12/28/2007
Mortgage Amt :	\$675,000
Mortgage Lender :	Associated Bk
Document No :	000036209136
Mortgage Type :	Conventional
Borrower 1 :	26-30 Green Bay Road Llc

Courtesy of Dale Kleszynski
MRED

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



PTAX-203

Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form. This form can be completed electronically at www.revenue.state.il.us/retd.

Step 1: Identify the property and sale information.

1 26-30 Green Bay Road
Street address of property (or P.O. address, if available)
Winnetka New Trier
City or village Township

2 Write the total number of parcels to be transferred. 2
3 Write the parcel identifying numbers and lot sizes or acreage.
Parcel identifying number Lot size or acreage
a 05-28-103-045-0000 1.100 AC
b 05-28-103-046-0000 1.200 SF
c _____
d _____

4 Date of deed/trust document: 1 2 12 0 0 7
Month Year

5 Type of deed/trust document* (Mark with an "X"):
 Quit claim deed Warranty deed
 Executor deed Trustee deed
 Other (specify): _____

6 Yes No Will the property be the buyer's principal residence?
7 Yes No Was the property advertised for sale or sold using a real estate agent?*

8 Identify the property's current and intended primary use.
Current Intended (Mark only one item per column with an "X")
a Vacant land/lot
b Residence (single-family, condominium, townhome, or duplex)
c Mobile home residence
d Apartment building (6 units or less) No. of units: _____
e Apartment building (over 6 units) No. of units: _____
f Office
g Retail establishment
h Commercial building (specify)*: 0522
i Industrial building
j Farm
k Other (specify)*: _____

This space is reserved.
County: Eugene "Gene" Moore Fee: \$750.00
Cook County Recorder of Deeds
Date: 12/28/2007 12:66 PM

Doc. No.: _____
Vol.: _____
Page: _____
Received by: _____
Doc#: 0736209195 Fee: \$.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 12/28/2007 01:15 PM Pg: 1 of 2

9 Identify any signifi-
January 1 of the pr
(Mark with an "X")
 Demolition/da
 New construction Other (specify): _____
Date of significant change*: _____
Month Year

10 Identify only the items that apply to this sale. (Mark with an "X")
a Fulfillment of installment contract — year contract initiated*
b Sale between related individuals or corporate affiliates
c Transfer of less than 100 percent interest*
d Court-ordered sale*
e Sale in lieu of foreclosure
f Condemnation
g Auction sale
h Seller/buyer is a relocation company
i Seller/buyer is a financial institution* or government agency
j Buyer is a real estate investment trust
k Buyer is a pension fund
l Buyer is an adjacent property owner
m Buyer is exercising an option to purchase*
n Trade of property (simultaneous)*
o Sale-leaseback
p Other (specify)*: _____

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 17 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A.

11 Full actual consideration*	11 \$ 750,000.00
12a Amount of personal property included in the purchase*	12a \$
12b Was the value of a mobile home included on Lines 11 and 12a?	12b Yes <input checked="" type="checkbox"/> No
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13 \$ 750,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11*	14 \$
15 Outstanding mortgage amount to which the transferred real property remains subject *	15 \$
16 If this transfer is exempt, use an "X" to identify the provision.*	16 <input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17 \$ 750,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18 1500
19 Illinois tax stamps — multiply Line 18 by 0.50.	19 \$ 750.00
20 County tax stamps — multiply Line 18 by 0.25.	20 \$ 375.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$ 1,125.00

*See instructions.
PTAX-203 (8-7/00)
This form is authorized in accordance with 85 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-482-0227

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

Lots 31 and 32 (except the Northeasterly 20 feet thereof) in Block J in Manus Indian Hill Subdivision of parts of the North 1/2 of Section 28, Township 42 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded June 22, 1922 as Document 7550571, in Cook County, Illinois.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller information (Please print.)

26 Greenbay Road LLC, a Delaware limited liability company
 Seller's or trustee's name 3228 Collinsworth Seller's trust number (if applicable) Fort Worth Texas 76109
 Street address (after sale) [Signature] City Fort Worth State Texas ZIP 76109
 Seller's or agent's signature [Signature] Seller's daytime phone (312) 844-4110

Buyer information (Please print.)

26 Green Bay Road, LLC, an Illinois limited liability company
 Buyer's or trustee's name c/o DHR International, Inc. 10 S. Riverside Plaza, Ste. 2220 Chicago IL 60606 Buyer's trust number (if applicable) _____
 Street address (after sale) [Signature] City Chicago State IL ZIP 60606
 Buyer's or agent's signature [Signature] Buyer's daytime phone (312) 727-2000

Mail tax bill to: 26-30 Green Bay Road, LLC
c/o DHR International, Inc. 10 S. Riverside Plaza, Ste. 2220 Chicago, IL 60606
 Name of company c/o DHR International, Inc. Street address 10 S. Riverside Plaza, Ste. 2220 Chicago, IL 60606
 City Chicago State IL ZIP 60606

Preparer information (Please print.)

Daniel Kohn Duane Morris LLP
 Preparer's and company's name 227 W. Monroe, Suite 3400 Chicago IL 60606 Preparer's file number (if applicable) _____
 Street address [Signature] City Chicago State IL ZIP 60606
 Preparer's signature [Signature] Preparer's daytime phone (312) 499-6712
 Preparer's e-mail address (if available) dkohn@duanemorris.com

Identify any required documents submitted with this form. (Mark with an "X")
 _____ Extended legal description _____ Form PTAX-203-A
 _____ Itemized list of personal property

To be completed by the Chief County Assessment Officer						
1	County	Township	Class	Cook-Minor	Code 1	Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.					
	Land					
	Buildings					
	Total					
3	Year prior to sale _____					
4	Does the sale involve a mobile home assessed as real estate? Yes No					
5	Comments _____					

To be completed by the Illinois Department of Revenue	Tab number
Full consideration _____	
Adjusted consideration _____	



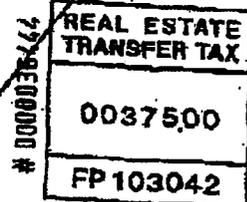
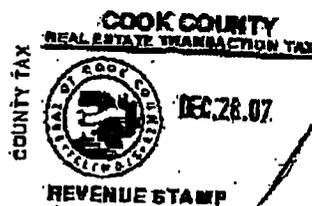
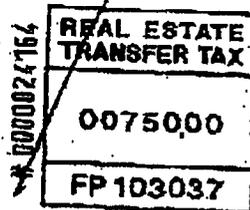
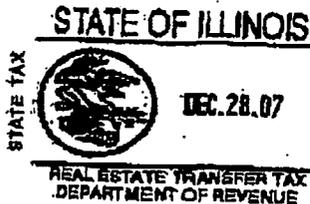
Doc#: 0738209135 Fee: \$32.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 12/28/2007 01:16 PM Pg: 1 of 5

WARRANTY DEED

THE GRANTOR, 26 GREENBAY ROAD LLC, a Delaware limited liability company, having an address of 3228 Collinsworth, Forth Worth, Texas 76109, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to 26-30 GREEN BAY ROAD, LLC, an Illinois limited liability company, as assignee of DHR International, Inc., GRANTEE, having an address c/o DHR International, 10 S. Riverside Plaza, Suite 2220, Chicago, Illinois 60606, all interest in the real estate situated in Cook County, Illinois, legally described on Exhibit A attached hereto and made a part hereof, subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Number: 05-28-103-045-0000
 05-28-103-046-0000

Address of Real Estate: 26-30 Green Bay Road, Winnetka, Illinois 60093



SIMPLE VERIFICATION SHEET

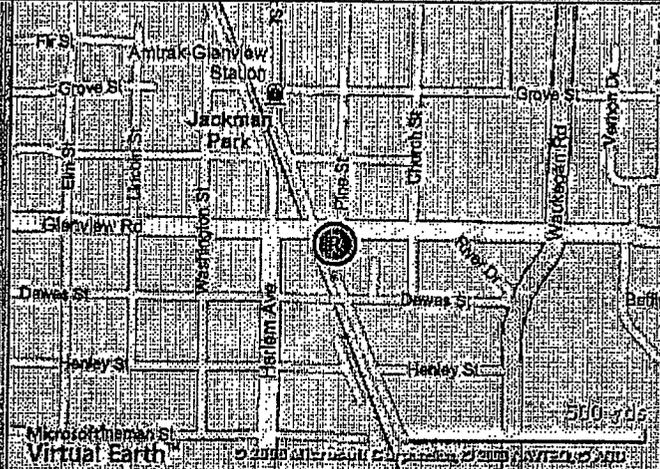
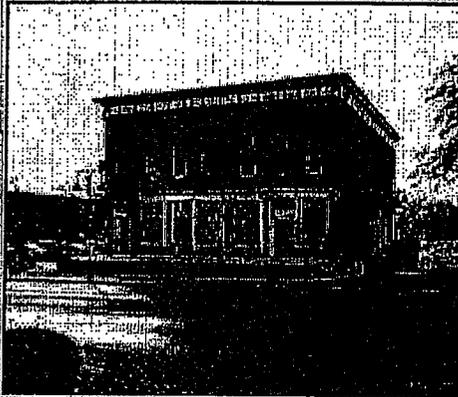
Property Address: 1843 Greenview Rd Greenview, IL				
Verification				
	Comps	MLS	Green Sheet	Dead
Address				
Sale Date	5/10	5/10		
Sale Price	850,000	1,125,000 1,125,000	OK	
Document Number	1020135112			
Grantee	STP ML			
Grantor	HAMILTON			
Other				
Notes on discrepancies:				
	<u>Costco</u>	<u>Assessor</u>	<u>MLS</u>	<u>BS</u>
L	13,299	12,858	13,173 12,858	19,474
B-	5,395			
	Sidwell = 12,858 sf			
Source document:				

1843 Glenview Rd - Glenview House**SOLD**

Glenview, IL 60025 - Near North Submarket

Sale on 05/18/2010 for \$850,000 (157.55 SF) - Research Complete

6,395 SF Retail/Restaurant Building Built in 1878

**Buyer & Seller Contact Info**

Recorded Buyer: STPMC, LLC
True Buyer: Stephen T. Podjasek
 Stephen Podjasek
 1701 Primrose Ln
 Glenview, IL 60026
 (847) 730-3064
 Micheal Canning
 Micheal Canning
 575 Plymouth Dr
 Inverness, IL 60067
 (847) 359-2072

Buyer Broker: Landstar Realty Group
 Chris Matan
 (847) 677-5050

Recorded Seller: Hamilton Leon G
True Seller: Hamilton Leon G
 Leon Hamilton

Listing Broker: Kudan Group, Inc.
 Mario Ponce
 (312) 919-0929
 Shelby Shariatzadeh
 (312) 575-0480

Transaction Details

ID: 1959667

Sale Date: 05/18/2010 (123 days on market)
Escrow Length: -
Sale Price: \$850,000-Confirmed
Asking Price: \$1,595,000
Price/SF: \$157.55
Price/AC Land Gross: \$2,784,146.74

Percent Leased: -
Tenancy: Single
Transfer Tax: \$1,275

Sale Type: Owner/User
Bldg Type: Retail - Restaurant
Year Built/Age: Built in 1878 Age: 132
GLA: 5,395 SF
Land Area: 0.31 AC (13,299 SF)

Percent Improved: 72.2%
Total Value Assessed: \$228,154 in 2007
Improved Value Assessed: \$164,636
Land Value Assessed: \$63,518
Land Assessed/AC: \$208,051

Financing: Down payment of \$850,000.00 (100.0%)

1843 Glenview Rd - Glenview House**SOLD**

5,395 SF Retail Restaurant Building Built in 1878 (cont)

Legal Desc: Lot 4 blk 1 Dewes' add Oak Glen por N2 SW4 & SE4 sec 35 T42N R12E.
 Parcel No: 04-35-304-030-0000 •
 Document No: 1020135112

Transaction Notes

This comp was confirmed with the buyer, Steve Podjacek. Steve owns several bars and restaurants and wanted to add this to his portfolio. There were no sales conditions and all cash deal. Steve mentioned that the entire second floor will be rehabbed and used as retail eventually. The first floor is a restaurant/tavern to which Steve purchased under a separate LLC. He purchased the restaurant business for \$200,000 under the separate LLC. The property was purchased for \$850,000. Steve also mentioned there were brokers involved on both sides of the transaction but could not recall the exact persons.

Current Retail Information

ID: 7521580

Property Type:	Retail - Restaurant	GLA:	5,395 SF
Center Name:	Glenview House	Total Avail:	0 SF
Bldg Status:	Built in 1878	% Leased:	100.0%
Owner Type:	-	Bldg Vacant:	0 SF
Zoning:	B-3	Land Area:	0.31 AC
Owner Occupied:	Yes	Lot Dimensions:	-
		Building FAR:	0.41
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		
Street Frontage:	59 feet on Glenview Rd		
Expenses:	2009 Tax @ \$7.04/sf		
Parking:	15 free Surface Spaces are available		
Features:	Corner Lot		

Location Information

Metro Market: Chicago
 Submarket: North/Near North
 County: Cook
 CBSA: Chicago-Joliet-Naperville, IL-IN-WI
 CSA: Chicago-Naperville-Michigan City, IL-IN-WI
 DMA: Chicago, IL-IN

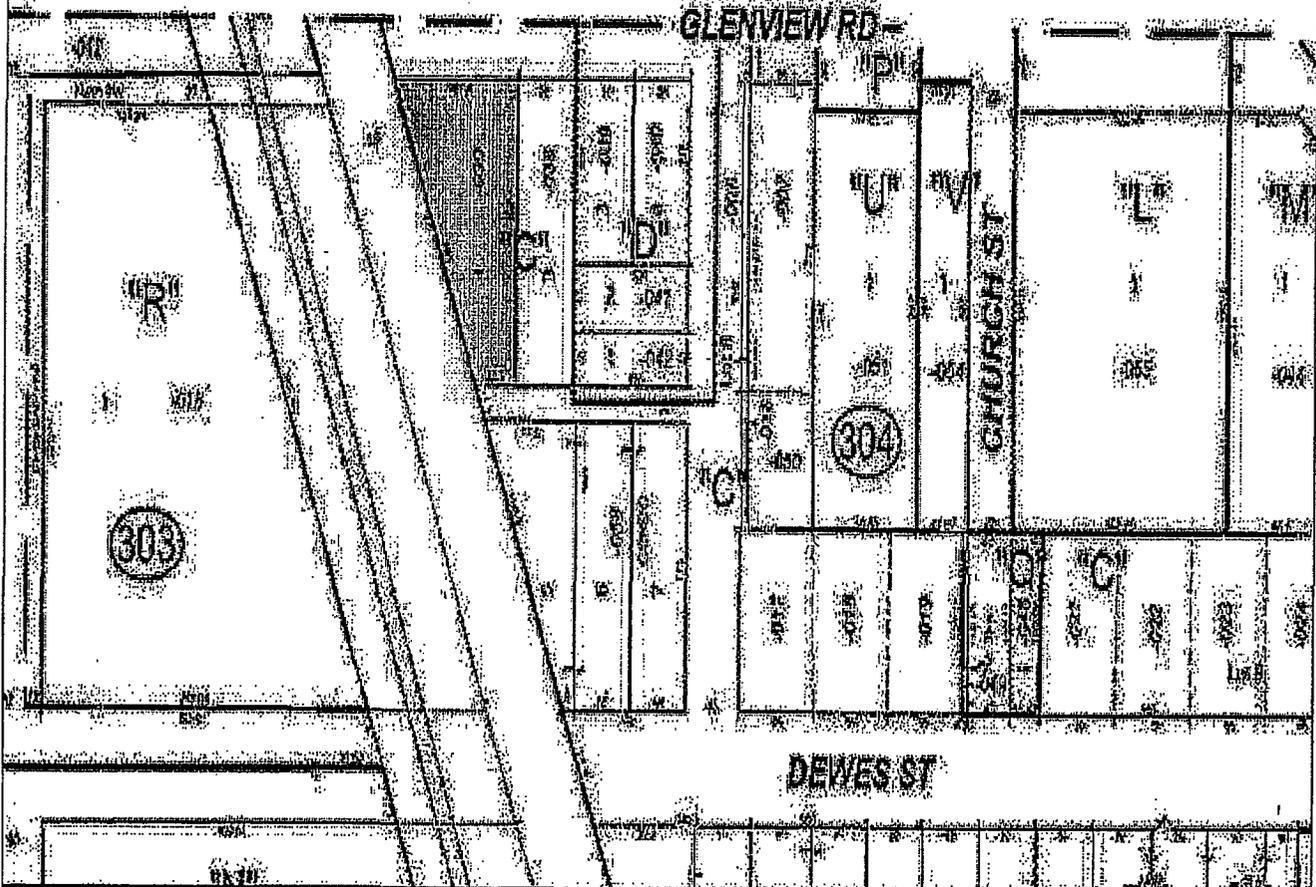
1843 Glenview Rd - Glenview House
5,395 SF Retail Restaurant Building Bldg In. 1378 (cont)

SOLD

Parcel Number: 04-35-304-030-0000
Legal Description: -
County: Cook

Plat Map: 1843 Glenview Rd - Glenview House

E 1/2 SW 1/4 SEC 35-42-12 NORTHFIELD





PTAX-203

Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form. This form can be completed electronically at tax.illinois.gov/reld.

Step 1: Identify the property and sale information.

1 1843 Glenview Road
Street address of property (or P11 address, if available)
Glenview 60025
City or village ZIP
Northfield
Township

2 Write the total number of parcels to be transferred. 1
3 Write the parcel identifying numbers and lot sizes or acreage.
Parcel identifying number Lot size or acreage
a 04-35-304-030-0000 182 x 107
b _____
c _____
d _____

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of instrument: 0 5 / 2 0 1 0
Month Year
5 Type of instrument (Mark with an "X"):
 Quit claim deed Executor deed Trustee deed
 Beneficial interest Other (specify): _____

6 Yes No Will the property be the buyer's principal residence?

7 Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.
Current Intended (Mark only one item per column with an "X")
a Land/lot only
b Residence (single-family, condominium, townhome, or duplex)
c Mobile home residence
d Apartment building (6 units or less) No. of units: _____
e Apartment building (over 6 units) No. of units: _____
f Office
g Retail establishment
h Commercial building (specify): _____
i Industrial building
j Farm
k Other (specify): _____

Do not write in this area. Cook County Recorder's Office use.

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:



Doc#: 1020135112 Fee: \$.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 07/20/2010 12:39 PM Pg: 1 of 2

- 9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.
Date of significant change: _____ / _____ / _____
(Mark with an "X")
 Demolition/damage Additions Major remodeling
 New construction Other (specify): _____
- 10 Identify only the items that apply to this sale. (Mark with an "X")
a Fulfillment of installment contract — year contract
Initiated: _____
b Sale between related individuals or corporate affiliates
c Transfer of less than 100 percent interest
d Court-ordered sale
e Sale in lieu of foreclosure
f Condemnation
g Auction sale
h Seller/buyer is a relocation company
i Seller/buyer is a financial institution or government agency
j Buyer is a real estate investment trust
k Buyer is a pension fund
l Buyer is an adjacent property owner
m Buyer is exercising an option to purchase
n Trade of property (simultaneous)
o Sale-leaseback
p Other (specify): _____
- q Homestead exemptions on most recent tax bill:
1 General/Alternative \$ _____
2 Senior Citizens \$ _____
3 Senior Citizens Assessment Freeze \$ _____

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	\$	850,000.00
12a Amount of personal property included in the purchase	12a	\$	0.00
12b Was the value of a mobile home included on Line 12a?	12b		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	850,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	\$	0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15	\$	0.00
16 If this transfer is exempt, use an "X" to identify the provision.	16		<input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	850,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61,002 rounds to 62).	18		1,700.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	850.00
20 County tax stamps — multiply Line 18 by 0.25.	20	\$	425.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	1,275.00

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-482-0227

Handwritten initials: BR

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

LOT 4 IN BLOCK 1 IN DEWES’ ADDITION TO OAK GLENN, BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 AND OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1891 AS DOCUMENT NO. 1517806 IN BOOK 51, OF PLATS, PAGE 24.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

Chicago Title Land Trust
 Seller's trust number (if applicable - not an SSN or FEIN) 97-7768
 Seller's name or trustee's name
 1215 Milwaukee Ave
 Seller's trust number (if applicable - not an SSN or FEIN) Chicago IL 60025
 Street address (after sale)
 City State ZIP
 (847) 803-3320
 Seller's or agent's signature
 Seller's daytime phone

Buyer Information (Please print.)

STPMC, LLC
 Buyer's trust number (if applicable - not an SSN or FEIN)
 Buyer's name or trustee's name
 1701 Primrose
 Buyer's trust number (if applicable - not an SSN or FEIN) Glenview IL 60025-
 Street address (after sale)
 City State ZIP
 (847) 730-3064
 Buyer's or agent's signature
 Buyer's daytime phone

Mail tax bill to:

STPMC, LLC 1701 Primrose Glenview IL 60025-
 Name or company Street address City State ZIP

Preparer Information (Please print.)

Rita Antonczyk, PNTN Inc
 Preparer's file number (if applicable) 8018240
 Preparer's name or company's name
 70 W Madison
 Preparer's file number (if applicable) Chicago IL 60602
 Street address
 City State ZIP
 (312) 696-2700
 Preparer's signature
 Preparer's daytime phone

Preparer's e-mail address (if available)

Identify any required documents submitted with this form. (Mark with an "X") Extended legal description Form PTAX-203-A
 itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1	County	Township	Class	Cook-Minor	Code 1	Code 2	3	Year prior to sale	_____
2	Board of Review's final assessed value for the assessment year prior to the year of sale.						4	Does the sale involve a mobile home assessed as real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Land	_____	_____	_____	_____	_____	5	Comments	
	Buildings	_____	_____	_____	_____	_____			
	Total	_____	_____	_____	_____	_____			

Illinois Department of Revenue Use Tab number

Reserved for Recorder's Office



TRUSTEE'S DEED

Doc#: 1020135112 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/20/2010 12:39 PM Pg: 1 of 3

This indenture made this 14TH day of MAY, 2010, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as SUCCESSOR TRUSTEE TO COLE TAYLOR BANK under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 30TH day of JULY, 1998, and known as Trust Number 97-7768, party of the first part, and

STPMC LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

whose address is :

1701 PRIMROSE LANE
GLENVIEW, IL 60028

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION

Permanent Tax Number: 04-35-304-030-0000

P.N.T.N.

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

S 4
P 3
S N
SC VI
INT RR

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY
Trustee as Aforesaid

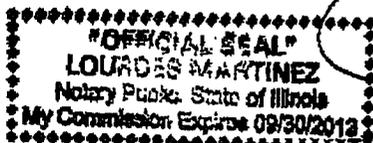
[Handwritten Signature]
Assistant Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 14TH day of MAY, 2010



[Handwritten Signature]
NOTARY PUBLIC

PROPERTY ADDRESS:
1843 GLENVIEW ROAD
GLENVIEW, IL 60025

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
171 N. Clark Street
SUITE 575
Chicago, IL 60601

AFTER RECORDING, PLEASE MAIL TO:

NAME STEVEN H. NORGAARD

ADDRESS 493 DUANE ST. OR BOX NO. _____

CITY, STATE Glen Ellyn, IL 60137

SEND TAX BILLS TO: _____

STPMC LLC
1701 Primrose Lane
Glenview, IL 60026

STATE OF ILLINOIS



JUL. 13. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

# 0000042648	REAL ESTATE TRANSFER TAX
	0085000
	FP 103021

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL. 13. 10

REVENUE STAMP

# 0000042648	REAL ESTATE TRANSFER TAX
	0042500
	FP 103025

EXHIBIT 'A'

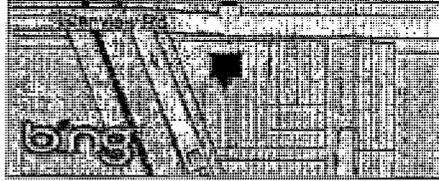
LEGAL DESCRIPTION

LOT 4 IN BLOCK 1 IN DEWES' ADDITION TO OAK GLENN, BEING A SUBDIVISION OF A PORTION OF THE NORTH ½ OF THE SOUTH WEST ¼ AND OF THE SOUTH EAST ¼ OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1891 AS DOCUMENT NO. 1517606 IN BOOK 51, OF PLATS, PAGE 24.

Property Detail Report

Subject Property

**1843 Glenview Rd
Glenview, IL 60025-2909
Northfield - Cook County**



Owner Info:

Owner Name : Stpmc Lic	Tax Billing Zip : 60026
Tax Billing Address : 1701 Primrose Ln	Tax Billing Zip+4 : 7763
Tax Billing City & State : Glenview IL	

MLS Listing Info:

Listing Number : 07439356	Closed Date : 05/21/2010
Status : Closed	Original List Price : \$1,595,000
Status Date : 05/21/2010	List Price : \$1,595,000
Area : GLENVIEW GOLF	Sold Price : \$1,125,000
List Date : 02/08/2010	

Location Info:

Parcel ID : 04353040300000	Flood Zone Code : X
School District : Northfield Twp Hsd 225	Elementary School District : Glenview Comm Cons S
Subdivision : Dewes Add Oak Glen	HS District : Northfield Township
Census Tract : 8022.00	Tax Code : 25038
Carrier Route : C052	Block # : 1
Flood Zone Panel : 1700960233F	Lot # : 4
Flood Zone Panel Date : 11/06/2000	Legal Description : Portion N2 Sw4 Sec35 Se4 S35 T42n R 12e 3p

Tax Info:

Tax ID : 04-35-304-030-0000	Total Assessment : \$228,156
Tax Year : 2009	% Improv : 82%
Annual Tax : \$39,899	Tax Area : 25038
Assessment Year : 2009	Legal Description : Portion N2 Sw4 Sec35 Se4 S35 T42n R 12e 3p
Land Assessment : \$41,788	Lot Number : 4
Improved Assessment : \$186,368	Block ID : 1

Assessment & Tax:

Assessment

Assessment Year :	2007	2008	2009
Assessment Type :	Certified	Certified	Certified
Assd Value - Total :	\$228,154	\$228,154	\$228,156
Assd Value - Land :	\$63,518	\$63,518	\$41,788
Assd Value - Improved :	\$164,636	\$164,636	\$186,368
Yr-to-Yr Assd Value Change (\$):			\$2
Yr-to-Yr Assd Value Change (%) :			8.7%

Tax

Jurisdiction	Type	Tax Year	Tax Amount	Chg (\$)	Chg (%)
Total Tax :	Actual	2007	\$34,220		
Total Tax :	Actual	2008	\$35,202	\$982	2.8%

Total Tax : 2009 \$39,899 \$4,697 13.3%

Characteristics: (MLS data below displayed in grey)

County Use Code : Comm 2-3 Stry Retail	Universal Land Use : Retail Trade
Lot Sq Ft : 13173.6977	Lot Acres : .3024
Stories : 2	

Sales History: More History

Recording Date : 07/20/2010	09/17/1998	05/12/1998	01/26/1998
Sale Price : \$850,000			
Buyer Name : Stpmc Llc	Trust 97-7768	Hamilton Jay	Kretchmar Constance Renee
Seller Name : Trust 97-7768	Hamilton Constance R	Hamilton Leon G	
Document No : 20135112	828517	389480	64753
Document Type : Trustee Deed	Deed	Deed	Deed (Reg)

Mortgage History:

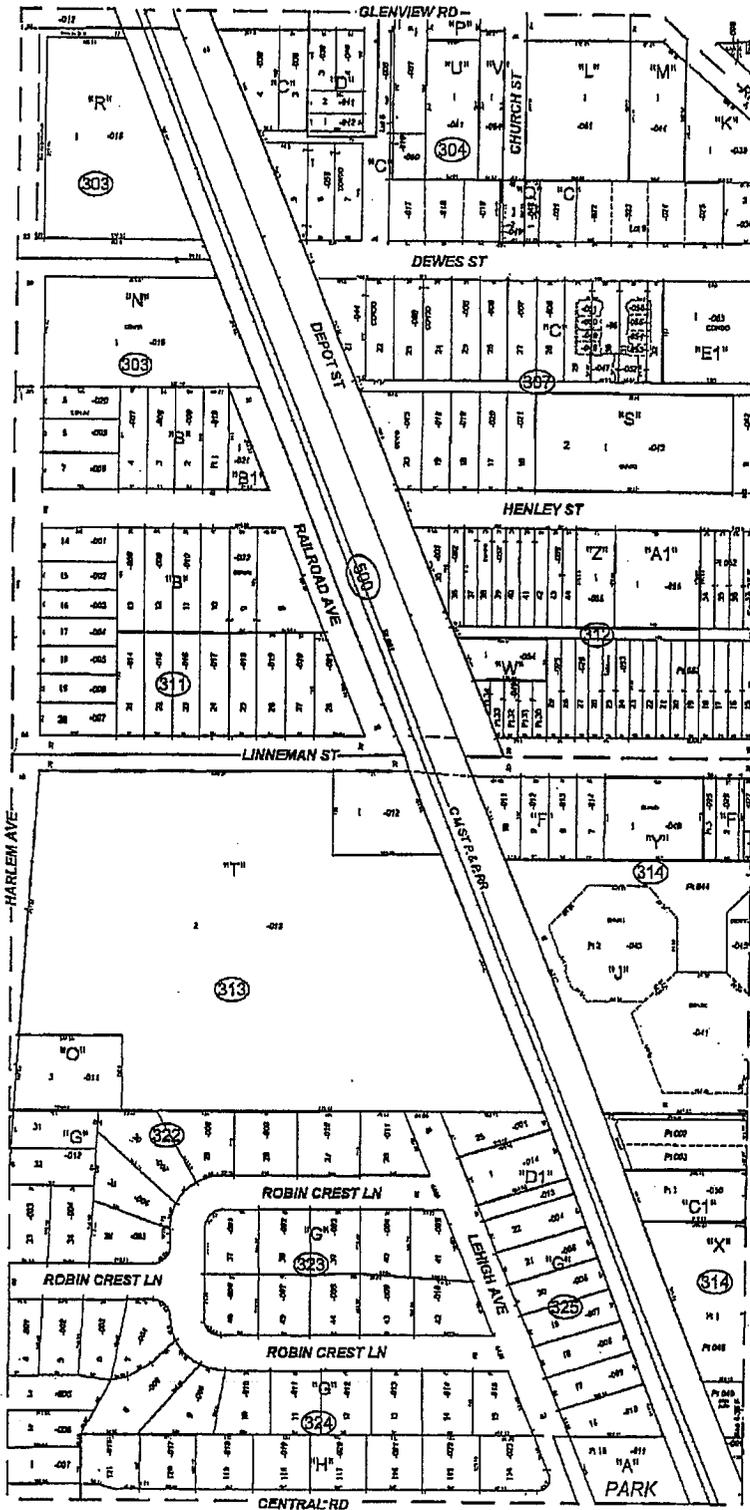
Mortgage Date :	04/00/1989	04/00/1989
Mortgage Amt :	\$300,000	\$40,000
Mortgage Type :	Conventional	Conventional
Borrower 1 :	Hamilton Leon	

 Courtesy of Dale Kleszynski
 MRED

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

E 1/2 SW 1/4 SEC 35-42-12 NORTHFIELD

42-12-35F
4-35



- "A"
ANNEXMENT DIV of Sec. 35-42-12, Rec. Mar 14, 1874 Dec. 15874.
- "B"
SUB. of (except the W. 40 ac.) the S. 654 ft. of part of the S.E. 1/4 of the E.W. 1/4 of Sec. 35-42-12 lying W. of the R.R. Rec. May 11, 1926 Dec. 921001.
- "C"
DEWES ADD. TO GLENVIEW, a sub. of that portion of the S.E. 1/4 of the E.W. 1/4 and the S.E. 1/4 of Sec. 35-42-12 lying between the C.M. & St. A.R.R. and the Illinois Highway (except 4-1/2 acres in the N.E. corner of the E.W. 1/4 of Sec. 35-42-12). Rec. Aug 10, 1911 Dec. 127204.
- "D"
SUB. of Lots 1 & 2 of Blk. 1 of Town's Add. to Oak Glen in the E.W. 1/4 of Sec. 35-42-12 (see "C"). Rec. Nov 9, 1920 Dec. 958932.
- "E"
MAGNANIMOUS SUB. of part of Lot 8 in Assessor's Div. of Sec. 35-42-12. Rec. Sep 16, 1922 Dec. 1244126.
- "F"
PALM GREENS SUB. a sub. of the N. 1/2 of the E.W. 1/4 of the S.E. 1/4 of Sec. 35-42-12. Rec. Apr 28, 1940 Dec. 22175.
- "G"
CENTRAL PARK, a sub. of part of the E. 1/2 of E.W. 1/4 of Sec. 35-42-12. Rec. Nov 17, 1918 Dec. 7127107L.
- "H"
CENTRAL PARK UNIT NO. 2, a sub. of part of the E. 1/2 of the E.W. 1/4 of Sec. 35-42-12 and part of the N.E. 1/4 of E.W. 1/4 of Sec. 35-42-12. Rec. Jan 8, 1951 Dec. 1499723L.
- "I"
ORCHARD GARDENS SUB. a sub. of part of the S.E. 1/4 of the S.E. 1/4 of Sec. 35-42-12. Rec. Mar 16, 1931 Dec. 7189310L.
- "J"
GLENVIEW GUARANTY SAVINGS & LOAN ASSN RESULT of Lot 9 (E.W. 1/4 of Sec. 35-42-12) in Block 1 in Dewes Add. to Oak Glen. (See "C") also Vested Alley W. R. Add. Lot 10, together with part of Lot 13 in Assessor's Div. (See "A") Rec. Dec 26, 1901 Dec. 1831341.
- "K"
Rec. Sep 18, 1961 Dec. 1827871L.
- "L"
GLENVIEW COLONIAL COURT SUB. of part of Lot 13 in the Assessor's Div. of Sec. 35-42-12. Dec. 7266409.
- "M"
Rec. Jan 12, 1952 Dec. 1827951L.
- "N"
WYD SUBS SUB. of part of Lot 13 in Assessor's Div. of Sec. 35-42-12. Dec. 2092938.
- "O"
Rec. Oct 16, 1962 Dec. 1841538L.
- "P"
GARDENS SUB. of part of Lot 18 in Assessor's Div. of Sec. 35-42-12. Rec. Feb 26, 1918 Dec. 2249904L.
- "Q"
FIRST METHODIST CHURCH SUB. of part of Lot 17 in Assessor's Div. of Sec. 35-42-12 (see "A"). Dec. 7384133.
- "R"
Rec. Apr 18, 1918 Dec. 2046039.
- "S"
WYATT & COONS, GLENVIEW GREEN ASSOCIATES SUB. of part of Lot 13 in Assessor's Div. (See "A"). Rec. Sep 15, 1966 Dec. 7247188L.
- "T"
CHURCH STREET - HENLEY STREET SUB. of the E. 1/4 of the E.W. 1/4 of Lot 9 in Blk. 1 of Dewes Add. to Oak Glen (see "C"). Rec. Dec 9, 1971 Dec. 3774127.
- "U"
POLICE ADMINISTRATION BLDG SUB. of the N.E. 1/4 of Sec. 35-42-12. Rec. Dec 1, 1971 Dec. 3774128L.
- "V"
HENLEY PARTNERSHIP SUB. of the W. 1/2 of Lot 8 and all of Lots 9 and 10 and to Blk. 2 in Dewes Add. to Oak Glen (see "C"). Rec. Oct 24, 1972 Dec. 2269456L.
- "W"
GLENVIEW UNITED METHODIST CHURCH RESULT of Lot 1 and 2 in First Methodist Church Sub. (See "C"). Rec. Sep 4, 1974 Dec. 7271107L.
- "X"
BIRDACTIVE RESULT of part of Lot 13 in Assessor's Division (See "A") and Lot 1 of Wynn and Coons Glenview Green Associates Sub (See "T"). Rec. Nov 18, 1973 Dec. 7282919L.
- "Y"
GLENVIEW CHURCH PARTNERSHIP SUB. of part of Lot 1 in ORNERS SUB. (See "L"). Rec. Aug 23, 1977 Dec. 3786765L.
- "Z"
RAILROAD AVE. ADD. TO GLENVIEW a sub. of part of Lot 13 to 34 in Blk. 3 of DEWES ADD. TO OAK GLEN (see "C"). Rec. Feb 18, 1972 Dec. 2278347L.
- "AA"
SAGA SUB. a sub. of part of Lot 14 in Assessor's Div. (see "A"). Rec. Jan 27, 1953 Dec. 2846993.
- "AB"
AMENUS SUB. of Lot 3 (except the E. 20 ft. thereof) and all of Lots 4 to 6 in Pedregosa's Sub. (See "P"). Rec. Mar 26, 1964 Dec. 8611860L.
- "AC"
PINKERTON'S RESULT of Lots 45, 46 & part of 47 in Dewes Add. to Oak Glen (see "C"). Rec. May 19, 1982 Dec. 8729525L.
- "AD"
GLENVIEW STATE BANK'S RESULT of Lot 48 to 53 & part of 47 in Dewes Add. to Oak Glen (see "C"). Rec. May 19, 1982 Dec. 8729527L.
- "AE"
DEMPSEY'S SUB. a sub. of part of Lot 1 to Sub. of the W. 1/2 of Sec. 35-42-12. Rec. Jan 21, 1993 Dec. 8283125L.
- "AF"
FLAT TOP SUB. THROUGH SUB. a sub. of Lot 2 in DeMeyer's Sub. (See "T") and part of Lot 14 in Assessor's Div. (See "A"). Rec. Jan 3, 1997 Dec. 9202988L.
- "AG"
Coopers Covered Station of Lot 24 and part of Lot 25 in Coopers' Sub. (See "C") Rec. Jan 24, 2007 Dec. 020817265L.
- "AH"
Glenview Coops Sub. (See "AG") and a sub. of Lot 24 & (except the West 30 feet) and Lots 23, 24 and 25 in Block 2 of Dewes Add. to Oak Glen (See "C") Rec. Jul 13, 2004 Dec. 041634856L.



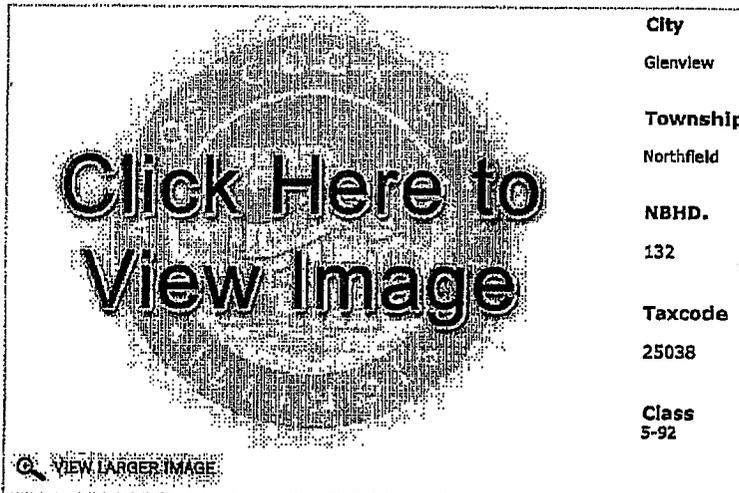
Cook County Assessor's Office
Joseph Berrios

1843 Glenview Rd

PIN 04-35-304-030-0000

Property Appeals Exemptions Certificate Of Error

Property Details



City
Glenview

Township
Northfield

NBHD.
132

Taxcode
25038

Class
5-92

 [VIEW LARGER IMAGE](#)

Assessed Valuation

	2010 Assessor Certified Assessment	2009 Board of Review Certified
Land Assessed Value	41,788	41,788
Building Assessed Value	194,242	186,368
Total Assessed Value	236,030	228,156

Property Characteristics

Description	Two or three story building containing part or all retail and/or commercial space
Age:	122
Land Square Footage	12,858

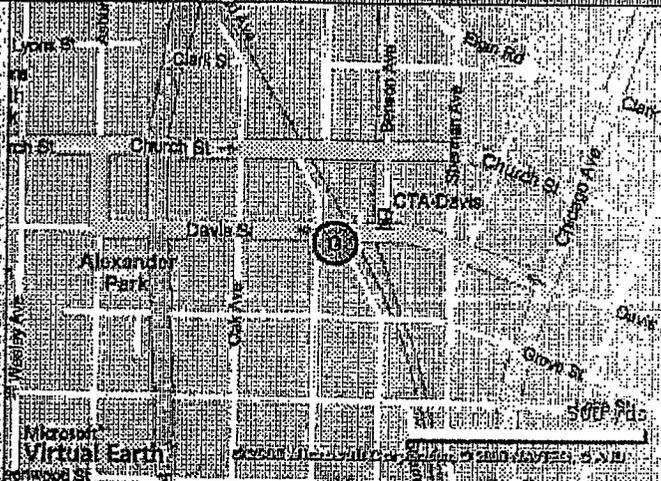
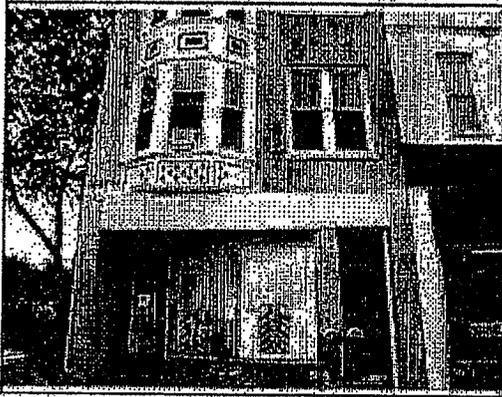
ESTIMATE OF VALUE BY THE DIRECT SALES COMPARISON APPROACH



Improved Sale Number 2	
Location:	922 Davis Street Evanston, Illinois
Description:	This is a multi-tenant office building.
Date of Sale:	December 2010
Sale Price:	\$662,500
Price Per Sq. Ft.:	\$125.69
Document Number:	1034049035
Permanent Real Estate Index Number:	11-18-310-003
Age:	Reported to be constructed in 1930
Land Area:	0.06 acre or 2,714 square feet
Building Area:	5,271 square feet
Land-to-Building Ratio:	0.51 to 1
Zoning:	D-3
Financing:	Conventional
Grantor:	Javier A. Sanchez and Madeleine Y. Gomez
Grantee:	911 Davis LLC
Source:	Public Record
Comments:	None

922 Davis St**SOLD**

Evanston, IL 60201 - Near North Submarket
 Sale on 11/08/2010 for \$662,500 (\$125.69/SF) - Research Corridor
 5,271 SF Class B Office with street-level Retail Buildings Built in 1930



Buyer & Seller Contact To

Recorded Buyer: 922 Davis Llc
True Buyer: Angela Valavanis
 1823 Grant St
 Evanston, IL 60201

Recorded Seller: Javier A Sanchez
True Seller: Javier A Sanchez
 Javier Sanchez
 922 Davis St
 Evanston, IL 60201
 (847) 864-1288

Buyer Type: Individual**Seller Type:** Individual

Transaction Details

D: 2022-160

Sale Date: 11/08/2010
Escrow Length: -
Sale Price: \$662,500-Full Value
Asking Price: -
Price/SF: \$125.69
Price/AC Land Gross: \$10,634,028.89

Sale Type: -
Bldg Type: Office with street-level Retail
Year Built/Age: Built in 1930 Age: 80
RBA: 5,271 SF
Land Area: 0.06 AC (2,714 SF)

Percent Leased: 100.0%
Tenancy: Multi

Percent Improved: 92.7%
Total Value Assessed: \$65,632 in 2008
Improved Value Assessed: \$60,856
Land Value Assessed: \$4,776
Land Assessed/AC: \$76,661

No. of Tenants: 1
Tenants at time of sale: Psychealth Ltd
Financing: \$500,000.00 from Hiawatha National Bank
Parcel No: 11-18-310-003-0000
Document No: 1034049035

922 Davis St

SOLD

5,271 SF Class B Office with street-level Retail Building Built in 1930 (cont)

Transaction Notes

The parties involved were not at liberty to disclose any of the vital data or were unable to be contacted. All information is based on recorded documents and county assessor records. We were unable to confirm essential details of this transaction.

We publish this comp to inform you of the market activity and to provide all details we were able to obtain.

Current Building Information

ID: 6320206

Bldg Type:	Office with street-level Retail	Bldg Status:	Built in 1930
Class:	B	RBA:	5,271 SF
Total Avail:	0 SF	% Leased:	100.0%
Bldg Vacant:	0 SF	Rent/SF/Yr:	-
Tenancy:	Multi	Elevators:	0
Owner Type:	Individual	Core Factor:	-
Owner Occupied:	Yes	Stories:	3
Zoning:	D3	Typical Floor Size:	1,757 SF
Land Area:	0.06 AC	Building FAR:	1.94

Location Information

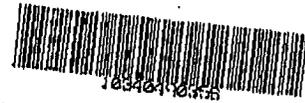
Metro Market: Chicago
Submarket: North/Near North
County: Cook
CBSA: Chicago-Joliet-Naperville, IL-IN-WI
CSA: Chicago-Naperville-Michigan City, IL-IN-WI
DMA: Chicago, IL-IN



PTAX-203

Illinois Real Estate Transfer Declaration

Eugene "Gene" Moore Fee: \$862.50
 Cook County Recorder of Deeds
 Date: 12/02/2010 03:44 PM



Doc#: 1034049035 Fee: \$.00
 Eugene "Gene" Moore
 Cook County Recorder of Deeds
 Date: 12/06/2010 12:17 PM Pg: 1 of 4

Do not write in this area. County Recorder's Office use.

Please read the instructions before completing this form. This form can be completed electronically at tax.illinois.gov/reld.

Step 1: Identify the property and sale information.

1 932 DAVIS STREET
 Street address of property (or 911 address, if available)
EVANSTON IZ 60201
 City or village ZIP
EVANSTON
 Township

2 Write the total number of parcels to be transferred. 1

3 Write the parcel identifying numbers and lot sizes or acreage.

Parcel identifying number	Lot size or acreage
a <u>11-19-210-003-0000</u>	<u>100 X 20.37</u>
b _____	_____
c _____	_____
d _____	_____

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of instrument: 11 20 10
 Month Year

5 Type of instrument (Mark with an "X"):
 Quit claim deed Executor deed Warranty deed
 Beneficial interest Other (specify): _____

6 Yes No Will the property be the buyer's principal residence?

7 Yes No Was the property advertised for sale?
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.
 Current Intended (Mark only one item per column with an "X")

	Current	Intended
a _____	<input type="checkbox"/>	<input type="checkbox"/>
b _____	<input type="checkbox"/>	<input type="checkbox"/>
c _____	<input type="checkbox"/>	<input type="checkbox"/>
d _____	<input type="checkbox"/>	<input type="checkbox"/>
e _____	<input type="checkbox"/>	<input type="checkbox"/>
f _____	<input type="checkbox"/>	<input type="checkbox"/>
g _____	<input type="checkbox"/>	<input type="checkbox"/>
h _____	<input type="checkbox"/>	<input type="checkbox"/>
i _____	<input type="checkbox"/>	<input type="checkbox"/>
j _____	<input type="checkbox"/>	<input type="checkbox"/>
k <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Other (specify): Mixed Use (Commercial & Resid)

9 Identify any significant change:
 January 1 of the p. _____ ge.
 Date of significant change: _____ / _____ Year
 (Mark with an "X")
 Demolition/damage Additions Major remodeling
 New construction Other (specify): _____

10 Identify only the items that apply to this sale. (Mark with an "X")

a _____	Fulfillment of installment contract — year contract initiated: _____
b _____	Sale between related individuals or corporate affiliates
c _____	Transfer of less than 100 percent interest
d _____	Court-ordered sale
e _____	Sale in lieu of foreclosure
f _____	Condemnation
g _____	Auction sale
h _____	Seller/buyer is a relocation company
i _____	Seller/buyer is a financial institution or government agency
j _____	Buyer is a real estate investment trust
k _____	Buyer is a pension fund
l _____	Buyer is an adjacent property owner
m _____	Buyer is exercising an option to purchase
n _____	Trade of property (simultaneous)
o _____	Sale-leaseback
p _____	Other (specify): _____
q _____	Homestead exemptions on most recent tax bill:
	1 General/Alternative \$ <u>0</u>
	2 Senior Citizens \$ <u>0</u>
	3 Senior Citizens Assessment Freeze \$ <u>0</u>

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11	Full actual consideration	\$ <u>662,500.00</u>
12a	Amount of personal property included in the purchase	\$ <u>0.00</u>
12b	Was the value of a mobile home included on Line 12a? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	\$ <u>662,500.00</u>
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	\$ <u>0.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	\$ <u>0.00</u>
16	If this transfer is exempt, use an "X" to identify the provision.	
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	\$ <u>662,500.00</u>
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	<u>1325.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	\$ <u>662.50</u>
20	County tax stamps — multiply Line 18 by 0.25.	\$ <u>331.25</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	\$ <u>993.75</u>

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 2.

The West 1/2 of the East 41 3/4 Feet of the West 83 1/2 Feet of the North 130 Feet of Block 63 in Village (now City) of Evanston in Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

Javier A. Sanchez and Madeleine Y. Gomez

Seller's or trustee's name

Seller's trust number (if applicable)

295 W. Randolph, #1250, CHICAGO, IL 60606

City State ZIP

Street address (after sale)

Javier A. Sanchez

(312) 267-2233

Seller's or agent's signature

Seller's daytime phone

Buyer Information (Please print.)

922 Davis LLC

Buyer's trust number (if applicable)

Buyer's or trustee's name

1823 Grant St

Evanston IL 60201

Street address (after sale)

City State ZIP

Angela Valavanis

(559) 8907-7627

Buyer's or agent's signature

Buyer's daytime phone

Mail tax bill to:

922 DAVIS LLC 1823 GRANT ST.

EVANSTON IL 60201

Name or company

Street address

City

State

ZIP

Preparer Information (Please print.)

Joseph W. Pieper

Preparer's file number (if applicable)

Preparer's and company's name

205 W. Randolph, Suite 1250

Chicago IL 60606

Street address

City

State

ZIP

Joseph W. Pieper

(312) 263-2233

Preparer's signature

Preparer's daytime phone

Preparer's e-mail address (if available)

Identify any required documents submitted with this form. (Mark with an "X")

Extended legal description Form PTAX-203-A

Itemized list of personal property

To be completed by the Chief County Assessment Officer					
1	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land				
	Buildings				
	Total				
To be completed by the Illinois Department of Revenue			Tab number		
	Full consideration				
	Adjusted consideration				

Transfer Declaration

Print name and use address below completing this form. The form must be completed by the party of record on the deed.

1. Name of the party of record on the deed and sale information:

177 Davis Street

2. Address of the property being transferred:

3. Name of the seller and size of acreage:
 4. Name of the buyer and size of acreage:
 11-03-10-003-0000

5. Name of the seller and size of acreage in Step 3:

6. Name of the buyer and size of acreage in Step 3:

7. Is the property the buyer's principal residence?
 8. Is the property advertised for sale or rent?

9. What is the intended primary use of the property?

10. What is the intended use of the property?

11. What is the intended use of the property?

12. What is the intended use of the property?

13. What is the intended use of the property?

14. What is the intended use of the property?

15. What is the intended use of the property?

16. What is the approximate physical description of the property being transferred and the date of the change?

17. Deduction/damage: Major remodeling
 18. New construction: Other
 19. Date of significant change:

20. Are there any liens that apply to this sale, mark with an "X":
 21. Existing installment contract: year contract
 22. Sale between related individuals or corporate affiliates
 23. Transfer of less than 100 net net interest
 24. Joint-tenancy sale
 25. Sale of a portion of the property
 26. Corporate sale
 27. Seller is a relocating company
 28. Seller is a financial institution or government agency
 29. Seller is a real estate investment trust
 30. Buyer is a pension fund
 31. Buyer is an adjacent property owner
 32. Buyer is exercising an option to purchase
 33. Trade of property (simultaneous)
 34. Bank foreclosure
 35. Other:

Step 4: Calculate the amount of transfer tax due.

1. Add the value of the property included in the purchase.
 2. Add the value of a mobile home included on Lines 11 and 12a.
 3. This is the net consideration for real property.
 4. This is the net consideration for real property transferred to the seller (if a simultaneous exchange).
 5. This is the net consideration for real property transferred to the seller.
 6. Identify the provision.
 7. This is the net consideration outside to transfer.
 8. Round the net consideration to the next highest whole number.
 9. Multiply Line 8 by 0.25.
 10. This is the total amount of transfer tax due.

11	\$	562,500.00
12a	\$	0.00
12b	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13	\$	562,500.00
14	\$	0.00
15	\$	0.00
16	\$	562,500.00
17	\$	1,325.00
18	\$	662.50
19	\$	331.25
20	\$	993.75

This form is subject to the Illinois Transfer Tax Act, 20 ILCS 100/2-1. It is subject to the Illinois Transfer Tax Act, 20 ILCS 100/2-1. It is subject to the Illinois Transfer Tax Act, 20 ILCS 100/2-1.

EXHIBIT 'A'
Legal Description

File Number: 2010-04901-PT

THE WEST 1/2 OF THE EAST 41 3/4 FEET OF THE WEST 83 1/2 FEET OF THE NORTH 130 FEET OF
BLOCK 63 IN VILLAGE (NOW CITY) OF EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 922 Davls Street, Evanston, IL 60201

PERMANENT INDEX NUMBER: 11-18-310-003-0000

2/4 10-04901



WARRANTY DEED
Statutory (ILLINOIS)
(General)

Doc#: 1034049035 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/08/2010 12:17 PM Pg: 1 of 2

Mail to:
Joselin P. Maiola
20 N Clark # 1725
Chicago, IL 60602

Name & Address of Taxpayer:
922 DAVIS LLC
1823 GRANT ST.
EVANSTON, IL 60201

husband & wife, married

THE GRANTOR(s) JAVIER A. SANCHEZ and MADELEINE Y. GOMEZ, of the City of Evanston County of Cook, State of Illinois for and in consideration of Ten Dollars and No/00 (\$10.00), in hand paid, CONVEY(s) and WARRANT (s) to 922 Davis LLC of 1823 Grant St, Evanston, IL the following described Real Estate situated in the County of COOK, in the State of ILLINOIS, to wit:

The West 1/2 of the East 41 3/4 Feet of the West 83 1/2 Feet of the North 130 Feet of Block 63 in Village (now City) of Evanston in Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2009 and subsequent years and covenants, and restrictions of record.

PERMANENT REAL ESTATE INDEX NUMBER: 11-18-310-003-0000
ADDRESS OF REAL ESTATE ADDRESS: 922 Davis Street, Evanston, Illinois, 60201

DATED this 3th day of November 2010

Javier A. Sanchez
Madeleine Y. Gomez

This instrument was prepared by: Joseph W. Pieper, 205 W. Randolph, #1250, Chicago, IL, 60606

PREMIER TITLE

8

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that JAVIER A. SANCHEZ and MADELEINE Y. GOMEZ are personally known to me to the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 9th day of November, 2010

Theresa Mary Nevin

Commission expires: March 6, 2011

IMPRESS SEAL HERE:

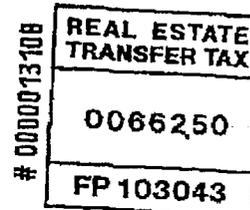
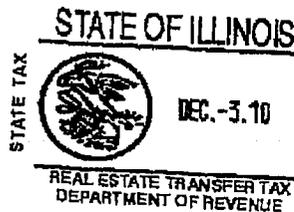
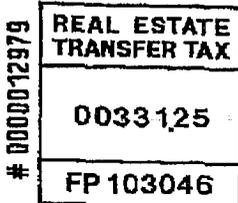
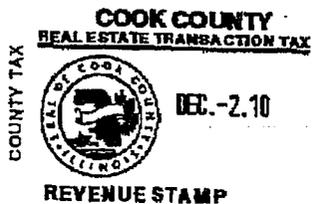


CITY OF EVANSTON 024352

Real Estate Transfer Tax
City Clerk's Office

PAID NOV 8 - 2010 AMOUNT \$ 3,315.00

Agent [Signature]





11183100030000 05/20/2007



Cook County Assessor's Office
Joseph Berrios

922 Davis St

PIN **11-18-310-003-0000**

Property	Appeals	Exemptions	Certificate Of Error	Property Details
This property is currently being reviewed by the Assessor's Office for possible improvements.				
				<p>City Evanston</p> <p>Township Evanston</p> <p>NBHD. 90</p> <p>Taxcode 17023</p> <p>Class 2-12</p>
Assessed Valuation				
	2010	2009		
	Assessor Certified Assessment	Board of Review Certified		
Land Assessed Value	2,917	2,985		
Building Assessed Value	60,831	60,020		
Total Assessed Value	63,748	63,005		
Property Characteristics				
Estimated 2010 Market Value	637,480			
Estimated 2009 Market Value	630,050			
Description	Mixed commercial/residential building, 6 units or less, sq ft less than 20,000			
Residence Type	Three Story			
Use	Multi Family			
Apartments	Three			
Exterior Construction	Masonry			
Full Baths	2			
Half Baths	1			
Basement ¹	Partial and Unfinished			
Attic	Full and Unfinished			
Central Air	No			
Number of Fireplaces	0			
Garage Size/Type ²	None			
Age:	80			
Land Square Footage	2,714			
Building Square Footage	5,271			

Assessment Pass	Assessor Certified
-----------------	--------------------

- ¹ Excluded from building square footage, except apartment
- ² Excluded from building square footage

SIMPLE VERIFICATION SHEET

Property Address:

922 DAVIS
EVANSTON.

Verification

	Combs	MLS	Green Sheet	Dead
Address				✓
Sale Date				✓
Sale Price				✓
Document Number				✓
Grantee				✓
Grantor				✓
Other				

Notes on discrepancies:

	<u>COSTAR</u>	<u>ASSESSOR</u>	<u>MLS</u>
CAD	2,714 (0.06)	2,714	2,714
Building	5,271	5,271	5,271

Source document:



Mixed Use
 Status:CLSD
 Area:201
 Address:922 Davis ST , Evanston, Illinois 60201
 Directions:South side of Davis Street just east of Maple Avenue
 Sold by:Arl Topper (180447) / Jameson Sotheby's International Realty (10646)
 MLS #:07493356
 List Date:04/07/2010
 List Dt Rec:04/07/2010
 Contract:06/09/2010
 Lease Price SF/Y:\$0
 Points:
 Mthly. Rnt. Price:
 CTGF:
 # Stories:3
 Multiple PINs:No
 Owners Assoc:No
 Lease Type:N/A
 Estimated Cam/Sf:
 Est Tax per SF/Y:
 Closed Date:11/08/2010
 Off Mkt Date:06/09/2010
 Township:Evanston
 Coordinates:N:11 W:2
 Year Built:1930
 Zoning Type:Other
 Actual Zoning:D3
 Subtype:AL
 Lot Dimensions:130 X 20.87
 Land Sq Ft:2714
 Apx. Total SF:5271

Remarks: Great opportunity to own a well maintained brick three story building. First floor has 8 individual offices. Totally renovated with separate GFA/CA. Spacious second and third floor has 2 bed, 2 bath apartments. Currently entire building is owner occupied and used as offices. Basement is unfinished. Call listing agent for showings.

Total # Units:2 # Dishwashers: # Disposals:	Total # Tenants:3 # Washers: # Fireplaces:	Total # Apartments:2 # Dryers: # Refrigerators:2	Total # Offices:1 W/D Leased?:No # Window AC:4	Total # Stories:3 # Ranges:2
---	--	--	--	---------------------------------

Approx Age:Older Type Ownership:Individual Frontage/Access:City Street Current Use:Office and Research Potential Use:Office and Research, Residential-Multi-Family Client Needs:Cash Client Will:Lease Back Known Encumbrances:First Mortgage Location:Central Business District, Mixed Use Area Geographic Locale:North Suburban Construction:Brick Exterior: Foundation:	Roof Structure:Flat Roof Coverings:Rubber Docks/Delivery: Misc. Outside:Sun Deck # Parking Spaces:0 # Garages:0 Indoor Parking: Outdoor Parking: Misc. Inside:Skylight Floor Finish:Carpet, Vinyl, Wood, Other Air Conditioning:Central Air Electricity:Circuit Breakers Heat/Ventilation:Forced Air, Gas, Hot Water, Radiators Fire Protection:	Water Drainage: Utilities To Site:Electric to Site, Gas to Site, Water-Municipal Tenant Pays:Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Operating Stops, Real Property Taxes, Insurance, Repairs and Maintenance, Roof, Scavenger, Structure, Tax Stops, Water/Sewer Equipment: HERS Index Score: Green Disc: Green Rating Source: Green Feats: Backup Info:Existing Survey, Tax Bill Sale Terms: Possession:
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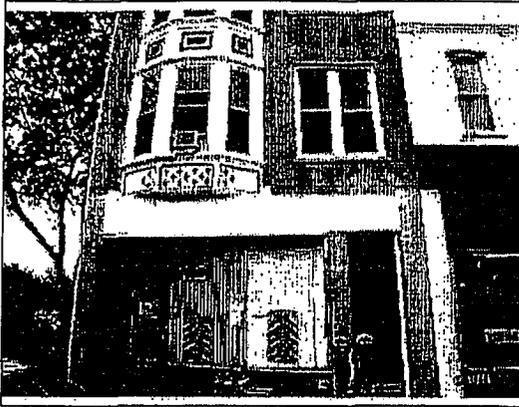
Total Monthly Income:3500 Real Estate Taxes:\$13,076 Expense Source: Annual Net Operating Income:\$0 Cap Rate:	Individual Spaces (Y/N): Total Annual Income:42000 Tax Year:2008 Expense Year: Fuel Expense (\$/src):\$0/	Electricity Expense (\$/src):\$0/ Water Expense (\$/src):\$0/ Scavenger Expense (\$/src):\$0/ Insurance Expense (\$/src):\$0/ Other Expense (\$/src):\$0/
--	---	---

Agent Remarks: Entire building now used as offices. Call agent for details. Pls call 800-SHOWING (800-746-9464) to schedule an appt.

Internet Listing:All VOW AVM:No Listing Type:Exclusive Right to Sell Coop Comp:2.5%-\$225 (on Net SP) Information:Listing Agent Must Accompany Broker:Baird & Warner (3110) List Agent:Della Joyce (34765) Email:della.joyce@bairdwarner.com Co-lister:	Remarks on Internet?:Yes VOW Comments/Reviews:No Address on Internet:Yes Other Compensation: Ph #:(847) 491-1855 Ph #:(847) 905-5216 Agent Alt Ph #:(847) 624-0237 Ph #:	Agent Owned/Interest:No Lock Box: Special Comp Info:None Call for Rent Roll Info: Expiration Date: Team: Agent Addn'l Info:
---	---	---

Copyright 2011 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL USE DUE DILIGENCE.

MLS #: 07493356 Prepared By: Dale Kleszynski | Associated Property Counselors | 04/13/2011 10:50 AM



Mixed Use
 Status: Exp
 Area: 201
 Address: 922 Davis ST, Evanston, Illinois 60201-3605
 Directions: South side of Davis Street just east of Maple Avenue
 Sold by:
 Closed Date:
 Off Mkt Date: 12/31/2008
 Township: Evanston
 Coordinates: N:11 W:2
 Year Built: 1930
 Zoning Type: D3
 Actual Zoning: D2
 Subtype: AL
 Lot Dimensions: 130X20.87
 Land Sq Ft: 2714

MLS #: 06556514
 List Date: 06/18/2007
 List Dt Rec: 06/18/2007
 List. Mkt Time: 563
 Contract:
 Points:
 Unincorporated: No
 Subdivision:
 Built Before 78: Yes
 PIN #: 1183100030000
 County: Cook
 Apx. Total SF: 5271

List Price: \$1,200,000
 Orig List Price: \$1,200,000
 Sold Price:
 Rented Price:
 Lease Price SF/Y: \$15.94
 Mthly. Rnt. Price:
 CTGF:
 # Stories: 3
 Multiple PINs: No
 Owners Assoc: No
 Lease Type: Net
 Estimated Cam/Sf:
 Est Tax per SF/Y:

Remarks: Excellent location! Great opportunity to own a very well maintained brick three story building. First floor has 8 individual offices, has been totally renovated w/ separate GFA/AC. Spacious second & third floor 2 bedroom/2 bath apartments. Currently entire building is owner occupied and used as offices. Unfinished basement. 2 parking spaces. Call listing agent for showings.

Total # Units: 2	Total # Tenants: 3	Total # Apartments: 2	Total # Offices: 1	Total # Stories: 3
# Dishwashers:	# Washers:	# Dryers:	W/D Leased?: No	# Ranges: 2
# Disposals:	# Fireplaces:	# Refrigerators: 2	# Window AC: 4	

Approx Age: Older	Roof Structure: Flat	Water Drainage:
Type Ownership: Individual	Roof Coverings: Rubber	Utilities To Site:
Frontage/Access: City Street	Docks/Delivery:	Tenant Pays: Electric
Current Use: Conditional Use, Office and Research	Misc. Outside: Sun Deck	Equlptment:
Potential Use: Office and Research, Residential-Multi-Family	# Parking Spaces: 2	HERS Index Score:
Client Needs: Cash	# Garages: 0	Green Disc:
Client Will:	Indoor Parking:	Green Rating Source:
Known Encumbrances: First Mortgage	Outdoor Parking: 1-5 Spaces, Private Lot	Green Feats:
Location: Mixed Use Area	Misc. Inside: Skylight	Backup Info: Tax Bill
Geographic Locale: North Suburban	Floor Finish: Carpet, Vinyl, Other	Sale Terms: Conventional
Construction: Brick	Air Conditioning: Central Air, Window Unit/s	Possession: Closing
Exterior:	Electricity: Circuit Breakers	
Foundation:	Heat/Ventilation: Forced Air, Gas, Hot Water, Radiators	
	Fire Protection:	

Total Monthly Income: 0	Individual Spaces (Y/N):	Electricity Expense (\$/src): \$4,296/
Real Estate Taxes: \$12,976	Total Annual Income: 84000	Water Expense (\$/src): \$553/Actual
Expense Source: Combination	Tax Year: 2007	Scavenger Expense (\$/src): \$955/Actual
Annual Net Operating Income: \$0	Expense Year: 2007	Insurance Expense (\$/src): \$4,300/Actual
Cap Rate:	Fuel Expense (\$/src): \$2,844/Actual	Other Expense (\$/src): \$0/

Agent Remarks: Building has been office space plus two apartments. Now entire building used as office space.

Internet Listing: All	Remarks on Internet?: Yes	Agent Owned/Interest: No
VOW AVM:	VOW Comments/Reviews:	Lock Box:
Listing Type: Exclusive Right to Sell	Address on Internet: Yes	Special Comp Info: None
Coop Comp: 2%-150	Other Compensation:	Call for Rent Roll Info:
Information: Listing Agent Must Accompany		Expiration Date: 12/31/2008
Broker: Baird & Warner (3110)	Ph #: (847) 491-1855	Team:
List Agent: Delia Joyce (34765)	Ph #: (847) 905-5216	
Email: delia.joyce@bairdwarner.com	Agent Alt Ph #: (847) 624-0237	Agent Addn'l Info: VM 847-905-5216
Co-lister:	Ph #:	

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MLS #: 06556514

Prepared By: Dale Kleszynski | Associated Property Counselors | 04/13/2011 10:50 AM

Listing & Property History Report

Address: 922 Davis ST

Total Days on Market: 245

Listing Summary

MLS No: 07493356
 Cur. Status: CLSD
 Type: Mixed Use
 List Price: \$860,000
 Orig. LP: \$860,000
 Sold Price: \$662,500
 Rental Price: \$0
 Orig. RP: \$0
 Rented Price:
 List Date: 04/07/2010
 List Agent: 34765
 List Office: 3110
 LMT: 64

Listing History

Change Description	Status	Price	Modified Date	Updated By
STATUS: CTG -> CLSD	CLSD	\$860,000/ \$0	11/08/2010	Call Broker
STATUS: BOMK -> CTG	CTG	\$860,000/ \$0	10/06/2010	Call Broker
STATUS: EXP -> BOMK	BOMK	\$860,000/ \$0	10/06/2010	Call Broker
STATUS: CTG -> EXP	EXP	\$860,000/ \$0	10/03/2010	Call Broker
STATUS: ACTV -> CTG	CTG	\$860,000/ \$0	06/16/2010	Call Broker
STATUS: NEW -> ACTV	ACTV	\$860,000/ \$0	04/13/2010	Call Broker
STATUS: DRF -> NEW	NEW	\$860,000/ \$0	04/07/2010	Call Broker

Listing Summary

MLS No: 07340673
 Cur. Status: EXP
 Type: Mixed Use
 List Price: \$860,000
 Orig. LP: \$860,000
 Sold Price:
 Rental Price: \$0
 Orig. RP: \$0
 Rented Price:
 List Date: 10/03/2009
 List Agent: 34765
 List Office: 3110
 LMT: 181

Listing History

Change Description	Status	Price	Modified Date	Updated By
STATUS: ACTV -> EXP	EXP	\$860,000/ \$0	04/02/2010	Call Broker
STATUS: NEW -> ACTV	ACTV	\$860,000/ \$0	10/09/2009	Call Broker
STATUS: DRF -> NEW	NEW	\$860,000/ \$0	10/03/2009	Call Broker

Listing Summary

MLS No: 06556514
 Cur. Status: EXP
 Type: Mixed Use
 List Price: \$1,200,000
 Orig. LP: \$1,200,000
 Sold Price:
 Rental Price: \$15.94
 Orig. RP: \$15.94
 Rented Price:

Listing History

Change Description	Status	Price	Modified Date	Updated By
STATUS: ACTV -> EXP	EXP	\$1,200,000/ \$15	01/01/2009	Call Broker
STATUS: NEW -> ACTV	ACTV	\$1,200,000/ \$15	06/24/2007	Call Broker
STATUS: DRF -> NEW	NEW	\$1,200,000/ \$15	06/18/2007	Call Broker

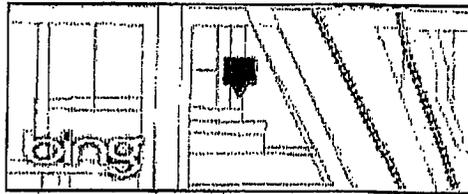
List Date: 06/18/2007
List Agent: 34765
List Office: 3110
LMT: 563

*Listings that closed or went off-market prior to 01/01/2005 are not included in this report.

Property Detail Report

Subject Property

**922 Davis St
Evanston, IL 60201-3605
Evanston - Cook County**



Owner Info:

Owner Name : 922 Davis Llc	Tax Billing Zip : 60201
Tax Billing Address : 1823 Grant St	Tax Billing Zip+4 : 2534
Tax Billing City & State : Evanston IL	

MLS Listing Info:

Listing Number : 07493356	List Date : 04/07/2010
Status : Expired	Original List Price : \$860,000
Status Date : 11/03/2010	List Price : \$860,000
Area : EVANSTON	Expiration Date : 10/31/2010

Location Info:

Parcel ID : 11183100030000	Flood Zone Code : X
School District : Evanston Twp Hsd 202	Elementary School District : Evanston Comm Cons S
Subdivision : Evanston	HS District : Evanston Township Hs
Census Tract : 8095.00	Tax Code : 17023
Carrier Route : C003	Block # : 63
Flood Zone Panel : 1700900270F	Legal Description : (Village) Of (Evanston) I Blk 63
Flood Zone Panel Date : 11/06/2000	

Tax Info:

Tax ID : 11-18-310-003-0000	Total Assessment : \$63,005
Tax Year : 2009	% Improv : 95%
Annual Tax : \$13,419	Tax Area : 17023
Assessment Year : 2009	Legal Description : (Village) Of (Evanston) I Blk 63
Land Assessment : \$2,985	Block ID : 63
Improved Assessment : \$60,020	

Assessment & Tax:

Assessment

Assessment Year :	2007	2008	2009
Assessment Type :	Certified	Certified	Certified
Assd Value - Total :	\$65,632	\$65,632	\$63,005
Assd Value - Land :	\$4,776	\$4,776	\$2,985
Assd Value - Improved :	\$60,856	\$60,856	\$60,020
Yr-to-Yr Assd Value Change (\$) :			-\$2,627
Yr-to-Yr Assd Value Change (%) :			-4.0%

Tax

Jurisdiction	Type	Tax Year	Tax Amount	Chg (\$)	Chg (%)
Total Tax :	Actual	2007	\$12,976		
Total Tax :	Actual	2008	\$13,076	\$100	0.7%
Total Tax :		2009	\$13,419	\$343	2.6%

Characteristics:

(MLS data below displayed in grey)

County Use Code : Apartments 2-6	Basement Type : Partial
Bldg Class : 212	Bsmt Finish : Unfinished
Universal Land Use : Apartment	Roof Material : Tar & Gravel
Lot Sq Ft : 2,714	Lot Acres : .0623
Building Sq Ft : 5,271	Style : Multi-Family
Stories : 3	Year Built : 1931 1930
Total Units : 3	Exterior : Masonry
Full Baths : 2	Half Baths : 1
Other Rooms : Attic	Cooling Type : Yes

Sales History:

Recording Date : 12/06/2010	07/27/2000
Sale Price : \$662,500	\$375,000
Buyer Name : 922 Davis Llc	Sanchez Javier A
Seller Name : Sanchez Javier A	Trust 41382
Document No : 34049035	567849
Document Type : Warranty Deed	Joint Tenancy Deed

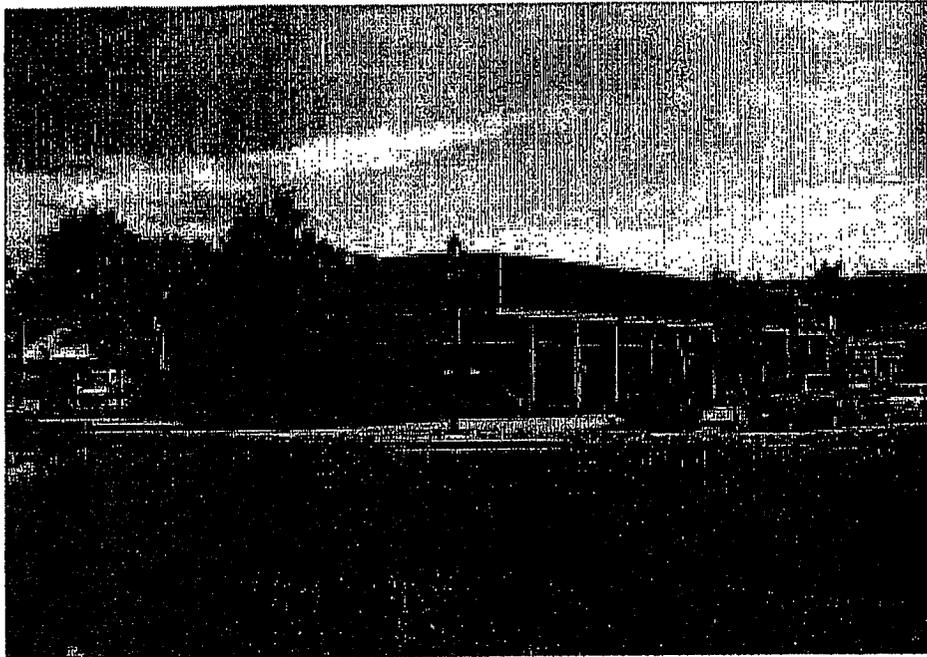
Mortgage History:

Mortgage Date : 12/06/2010	04/10/2003	07/27/2000
Mortgage Amt : \$500,000	\$30,000	\$262,500
Mortgage Lender : Hlawatha Nat'l Bk	American Chartered Bk	First Bk&Tr
Document No : 000034049036	000030481537	000000567850
Mortgage Type : Conventional	Conventional	Conventional
Borrower 1 : 922 Davis Llc	Sanchez Javier A	Sanchez Javier A
Borrower 2 :	Gomez Medeleine Y	

Courtesy of Dale Kleszynski
MRED

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

ESTIMATE OF VALUE BY THE DIRECT SALES COMPARISON APPROACH



Improved Sale Number 3	
Location:	340 – 350 Linden Avenue Wilmette, Illinois
Description:	This is a multi-tenant office building.
Date of Sale:	June 2009
Sale Price:	\$1,000,000
Price Per Sq. Ft.:	\$178.92
Document Number:	0915926314
Permanent Real Estate Index Number:	05-35-111-020
Age:	Reported to be constructed in 1980
Land Area:	0.25 acre or 10,777 square feet
Building Area:	5,589 square feet <i>GE = 6,687</i>
Land-to-Building Ratio:	1.93 to 1
Zoning:	B-3
Financing:	Conventional
Grantor:	George J. Cyrus & Co., Inc.
Grantee:	340 Linden, LLC
Source:	Public Record
Comments:	Features include 5 parking spaces.

340-350 Linden Ave**SOLD**

1
 Wilmette, IL 60091 - Near North Suburb
 Sale on 05/28/2008 for \$1,000,000 (\$178.92/SF) - Research Complete
 5,589 SF Class B Office Building Bldg in 1980

**Buyer & Seller Contact Info**

Recorded Buyer: 340 Linden, LLC
 4th Linden, LLC

Recorded Seller: George J. Cyrus & Co., Inc.
 3206 Hartzell St
 Evanston, IL 60201
 (847) 869-7069

True Buyer: 340 Linden, LLC
 Robert Frankel
 333 S Desplaines St
 Chicago, IL 60661
 (312) 441-0620

Seller Contact: Walter Kihm

Transaction Details

ID: 1727890

Sale Date: 05/28/2009
Escrow Length: -
Sale Price: \$1,000,000-Declaration
Asking Price: -
Price/SF: \$178.92
Price/AC Land Gross: \$4,042,037.19

Sale Type: Investment
Bldg Type: Office
Year Built/Age: Built in 1980 Age: 29
RBA: 5,589 SF
Land Area: 0.25 AC (10,777 SF)

Percent Leased: -
Tenancy: Multf

Percent Improved: 72.9%
Total Value Assessed: \$244,530 in 2008
Improved Value Assessed: \$178,315
Land Value Assessed: \$66,215
Land Assessed/AC: \$267,643

Legal Desc: Lot 14 (exc N95') lot 15 (exc N95') blk 14 Lake Shore add SE 160 ac N sec Ouilmette Reservation T42N R13E.

Parcel No: 05-35-111-020-0000
Document No: 0915926314

340-350 Linden Ave

SOLD

5,589 SF Class B Office Building Built in 1980 (cont)

Transaction Notes

The parties involved were not at liberty to disclose any of the vital data or were unable to be contacted. All information is based on recorded documents and county assessor records.

Owner/Building Information

ID: 7121006

Bldg Type:	Office	Bldg Status:	Built in 1980
Class:	B	RBA:	5,589 SF
Total Avail:	0 SF	% Leased:	100.0%
Bldg Vacant:	0 SF	Rent/SF/Yr:	-
Tenancy:	Multi	Elevators:	0
Owner Type:	-	Core Factor:	-
Owner Occupied:	No	Stories:	1
Zoning:	B3	Typical Floor Size:	5,589 SF
Land Area:	0.25 AC	Building FAR:	0.52
		Const Type:	Masonry
Expenses:	2008 Tax @ \$6.76/sf		
Parking:	5 free Surface Spaces are available		
Amenities:	Signage		

Location Information

Metro Market: Chicago
Submarket: North/Near North
County: Cook
CBSA: Chicago-Joliet-Naperville, IL-IN-WI
CSA: Chicago-Naperville-Michigan City, IL-IN-WI
DMA: Chicago, IL-IN
Map(Page): Rand McNally 29-2W13N

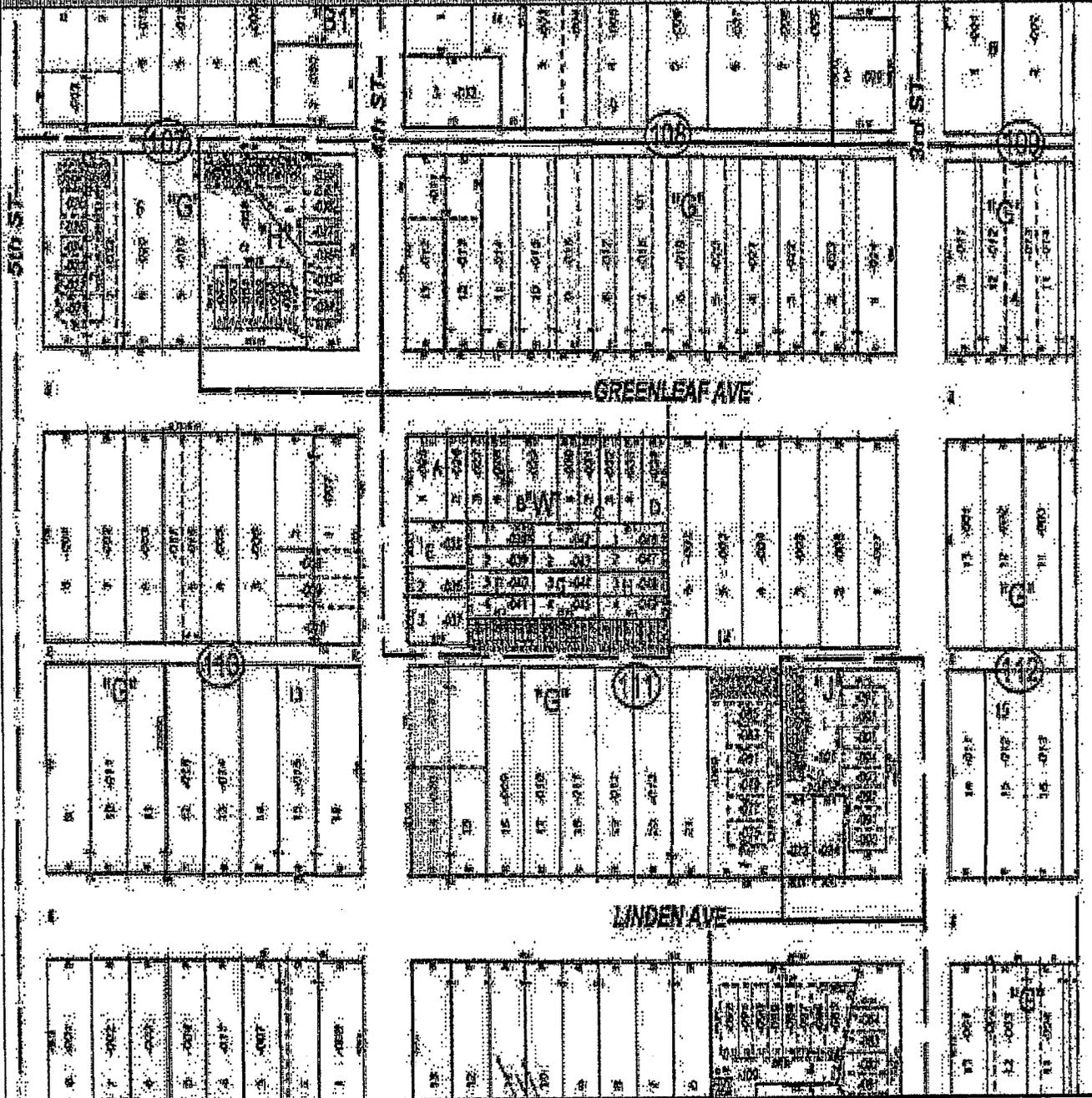
340-350 Linden Ave

SOLD

5589 SF Class B Office Building Bl. #11988 (pm)

Parcel Number: 05-35-111-020-0000
Legal Description: -
County: Cook

Plat Map, 340-350 Linden Ave





PTAX-203

Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form.
This form can be completed electronically at tax.illinois.gov/retd.

Step 1: Identify the property and sale information.

1 340-350 Linden
Street address or property (or 911 address, if available)
Willmette 60091
City or village Zip
~~New Trier~~ New Trier
Township

2 Write the total number of parcels to be transferred. 1

3 Write the parcel identifying numbers and lot sizes or acreage.
Parcel identifying number Lot size or acreage
a 05-35-111-020-0000 10, 402.3654
b _____
c _____
d _____

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of instrument: _____ / _____ 2009
Month Year

5 Type of deed/trust document (Mark with an "X"): _____ Warranty deed
_____ Quit claim deed _____ Executor deed Trustee deed
_____ Beneficial interest _____ Other (specify): _____

6 Yes No. Will the property be the buyer's principal residence?

7 Yes _____ No. Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.
Current Intended (Mark only one item per column with an "X.")

a _____ Land/lot only
b _____ Residence (single-family, condominium, townhome, or duplex)
c _____ Mobile home residence
d _____ Apartment building (6 units or less) No. of units _____
e _____ Apartment building (over 6 units) No. of units _____
f _____ Office
g _____ Retail establishment
h Commercial building (specify): _____
i _____ Industrial building
j _____ Farm
k _____ Other (specify): _____

Eugene "Gene" Moore Fee: \$1,000.00
Cook County Recorder of Deeds
Date: 08/02/2009 11:08 AM



Doc#: 0815926314 Fee: \$.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/08/2009 01:33 PM Pg: 1 of 2

Page:

Received by:

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.
Date of significant change: _____ / _____
(Mark with an "X.") Month Year
_____ Demolition/damage _____ Additions _____ Major remodeling
_____ New construction _____ Other (specify): _____

10 Identify only the items that apply to this sale. (Mark with an "X.")

a _____ Fulfillment of installment contract - year contract initiated: _____
b _____ Sale between related individuals or corporate affiliates
c _____ Transfer of less than 100 percent interest
d _____ Court-ordered sale
e _____ Sale in lieu of foreclosure
f _____ Condemnation
g _____ Auction sale
h _____ Seller/buyer is a relocation company
i _____ Seller/buyer is a financial institution or government agency
j _____ Buyer is a real estate investment trust
k _____ Buyer is a pension fund
l _____ Buyer is an adjacent property owner
m _____ Buyer is exercising an option to purchase
n _____ Trade of property (simultaneous)
o _____ Sale-leaseback
p _____ Other (specify): _____

q _____ Homestead exemptions on most recent tax bill:

1 General/Alternative	\$	0.00
2 Senior Citizens	\$	0.00
3 Senior Citizens Assessment Freeze	\$	0.00

Step 2: Calculate the amount of transfer tax due:

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11	\$	1,000,000.00
12a Amount of personal property included in the purchase	12a	\$	0.00
12b Was the value of a mobile home included on Line 12a?	12b	Yes	<input checked="" type="checkbox"/> No
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	1,000,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	\$	0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15	\$	0.00
16 If this transfer is exempt, use an "X" to identify the provision.	16	b	<input checked="" type="checkbox"/> k _____ m _____
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	1,000,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g. 61.002 rounds to 62)	18		
19 Illinois tax stamps - multiply Line 18 by 0.50.	19	\$	1,000.00
20 County tax stamps - multiply Line 18 by 0.25	20	\$	500.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	1,500.00



Step 3: Write the legal description from the deed.

LOT 14 (EXCEPT THE NORTH 95 FEET THEREOF) AND LOT 15 (EXCEPT THE NORTH 95 FEET THEREOF) IN BLOCK 14 IN LAKE SHORE ADDITION TO WILMETTE, BEING A SUBDIVISION OF THE SOUTHEASTERLY 160 ACRES OF THE NORTH SECTION OF OULMETTE RESERVATION IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

George J. Cyrus & Co., Inc., an Illinois corporation

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

3206 Hartzell Street

Street address (after sale)

Evanston IL 60201
City State ZIP

Seller's or agent's signature

(312) 328-1000

Seller's daytime phone

Buyer Information (Please print.)

340 Linden LLC, an Illinois limited liability company

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

2035 S. Indiana Unit 201

Street address (after sale)

Chicago IL 60616
City State ZIP

Buyer's or agent's signature

312-441-0620

Buyer's daytime phone

Mail tax bill to:

Robert K. Frankel

333 S. Des Plaines Street, Suite 207

Name or company

Street address

Chicago IL 60661
City State ZIP

Preparer Information (Please print.)

Manny M. Lapidus

Preparer's and company's name

Preparer's file number (if applicable)

4709 Golf Road, Suite 475

Street address (after sale)

Skokie IL 60076-1228
City State ZIP

Preparer's signature

(847) 329-1050

Preparer's daytime phone

Identify any required documents submitted with this form. (Mark with an "X.")

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 _____
County Township Class Cook-Minor Code 1 Code 2

3 Year prior to sale

2 Board of Review's final assessed value for the assessment year
Prior to the year of the sale

4 Does the sale involve a mobile home assessed as
real estate? Yes No

5 Comments

Land _____
Buildings _____
Total _____

Illinois Department of Revenue Use

Tab Number

207 7360 MTC JL
WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

CAUTION: Consult a lawyer before using or acting under this form. *Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.*



Doc#: 0915926314 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/08/2009 01:32 PM Pg: 1 of 2

Above Space for Recorder's use only

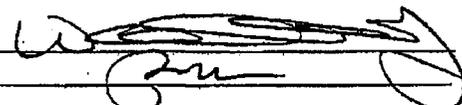
THE GRANTOR, GEORGE J. CYRUS & CO., INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND 0/100THS (\$10.00) DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to 340 Linden LLC, an Illinois Limited Liability Company, as to an undivided 50% interest; and to 4th Linden LLC, an Illinois Limited Liability Company, as to an undivided 50% interest, having their principal offices at the following address: 333 S. Desplaines Street, Suite 207, Chicago, Illinois 60661, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 14 (EXCEPT THE NORTH 95 FEET THEREOF) AND LOT 15 (EXCEPT THE NORTH 95 FEET THEREOF) IN BLOCK 14 IN LAKE SHORE ADDITION TO WILMETTE, BEING A SUBDIVISION OF THE SOUTHEASTERLY 160 ACRES OF THE NORTH SECTION OF OULMETTE RESERVATION IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 05-35-111-020-0000
Address of Real Estate: 340-350 Linden, Wilmette, IL 60091

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 28th day of May, 2009.

GEORGE J. CYRUS & CO., INC., an
Illinois corporation

By: 
Its: _____

Attest: _____

Impress
Corporate Seal
Here



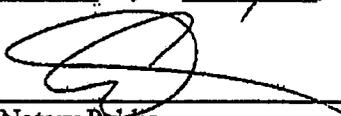
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

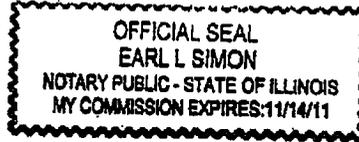
STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	JUN - 2.09	01000.00
	# 000043011	FP 103037

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Walter H. Kimm, Jr., personally known to me to be the _____ President of GEORGE J. CYRUS & CO., INC., and _____, personally known to me to be the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 29th day of May, 2009.

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	JUN - 2.09	00500.00
	# 000045296	FP 103042


Notary Public



This instrument was prepared by:
Manny M. Lapidos
Attorney at Law
4709 W. Golf Road, #475
Skokie, IL 60076
847-329-1050

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:
Mark R. Ordower, Esq.
Attorney at Law
333 S. Desplaines Street, Suite 207
Chicago, IL 60661

C:\Documents and Settings\Sharon\My Documents\Warranty Deed,Cyrus,4.16.09.doc

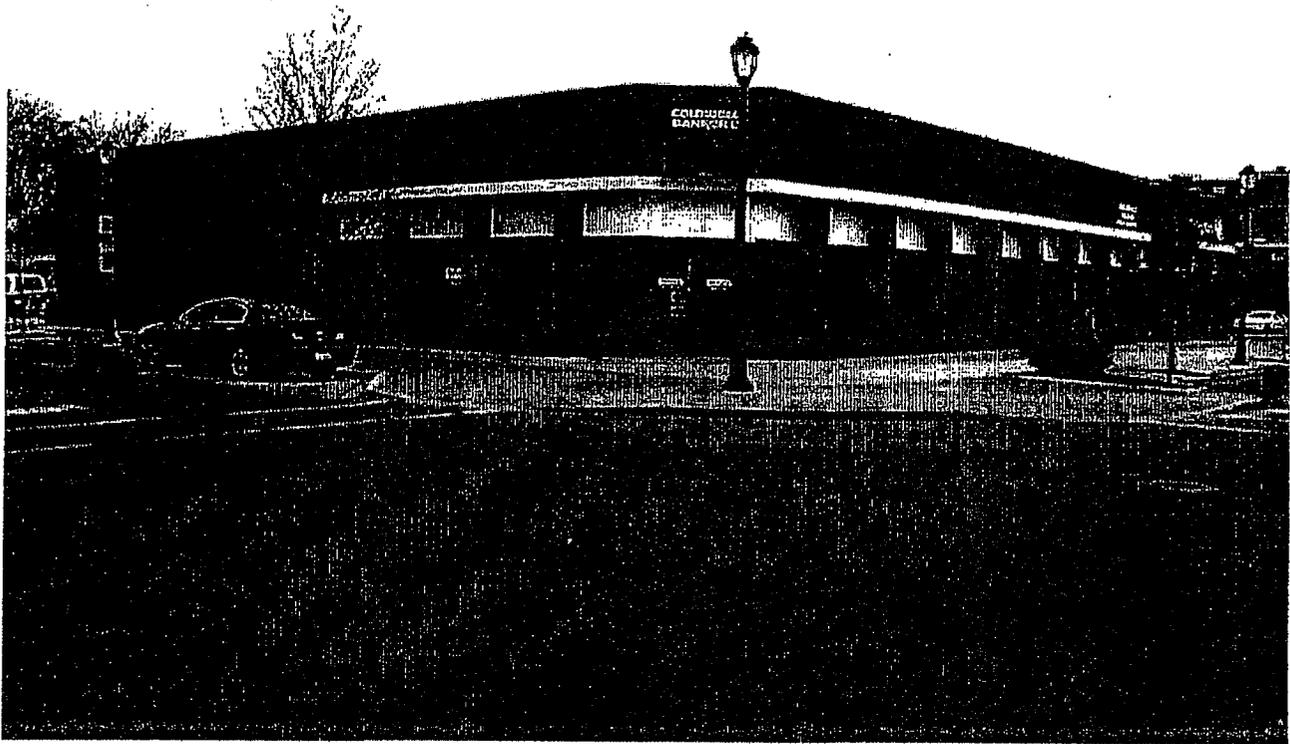
Village of Wilmette
Real Estate Transfer Tax \$1,000.00
1000 - 9977 Issue Date **MAY 29 2009**

Village of Wilmette
Real Estate Transfer Tax \$1,000.00
1000 - 9970 Issue Date **MAY 29 2009**

Village of Wilmette
Real Estate Transfer Tax \$1,000.00
1000 - 9969 Issue Date **MAY 29 2009**

SIMPLE VERIFICATION SHEET

Property Address: 340-350 Linden Wilmington				
Verification				
	Comps	MLS	Green Sheet	Desk
Address				✓
Sale Date				✓
Sale Price				✓
Document Number				✓
Grantee				✓
Grantor				✓
Other				
Notes on discrepancies:				
	COSTAR	ASSESSOR	MCS	
LAND	10,777(0.25)	10,403	10,775	10,417
BLDG	5,589	NA	NA	
		CIGA	520 = 5,860	
Source document:				



05351110200000 04/09/2007



Cook County Assessor's Office
Joseph Berrios

340 Linden Ave

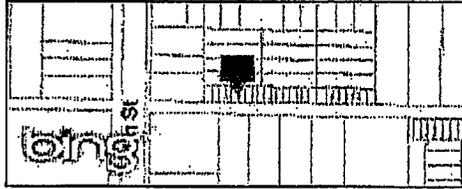
PIN **05-35-111-020-0000**

<p>Property</p> <p>Appeals Exemptions Certificate Of Error</p>	<p>Property Details</p> <p>City Wilmette</p> <p>Township New Trier</p> <p>NBHD. 94</p> <p>Taxcode 23015</p> <p>Class 5-17</p>												
<p>Click Here to View Image</p>													
<p> VIEW LARGER IMAGE</p>													
<p>Assessed Valuation</p> <table border="1"> <thead> <tr> <th></th> <th style="text-align: center;">2010 Assessor Certified Assessment</th> <th style="text-align: center;">2009 Board of Review Certified</th> </tr> </thead> <tbody> <tr> <td>Land Assessed Value</td> <td style="text-align: center;">52,015</td> <td style="text-align: center;">43,562</td> </tr> <tr> <td>Building Assessed Value</td> <td style="text-align: center;">197,985</td> <td style="text-align: center;">200,968</td> </tr> <tr> <td>Total Assessed Value</td> <td style="text-align: center;">250,000</td> <td style="text-align: center;">244,530</td> </tr> </tbody> </table>			2010 Assessor Certified Assessment	2009 Board of Review Certified	Land Assessed Value	52,015	43,562	Building Assessed Value	197,985	200,968	Total Assessed Value	250,000	244,530
	2010 Assessor Certified Assessment	2009 Board of Review Certified											
Land Assessed Value	52,015	43,562											
Building Assessed Value	197,985	200,968											
Total Assessed Value	250,000	244,530											
<p>Property Characteristics</p> <table border="1"> <tbody> <tr> <td>Description</td> <td>One story store</td> </tr> <tr> <td>Age:</td> <td>95</td> </tr> <tr> <td>Land Square Footage</td> <td>10,403</td> </tr> <tr> <td>Note</td> <td>Partial Assessment</td> </tr> </tbody> </table>		Description	One story store	Age:	95	Land Square Footage	10,403	Note	Partial Assessment				
Description	One story store												
Age:	95												
Land Square Footage	10,403												
Note	Partial Assessment												

Property Detail Report

Subject Property

340 Linden Ave
Wilmette, IL 60091-2843
New Trier - Cook County



Owner Info:

Owner Name : 340 Linden Llc	Tax Billing City & State : Chicago IL
Owner Name 2 : 4th Linden Llc	Tax Billing Zip : 60661
Tax Billing Address : 333 S Desplaines St #207	Tax Billing Zip+4 : 5594

MLS Listing Info:

Listing Number : 07316136	Area : WILMETTE
Status : Rented	List Date : 09/03/2009
Status Date : 04/24/2010	

Location Info:

Parcel ID : 05351110200000	Flood Zone Code : X
School District : New Trier Twp Hsd 203	Elementary School District : Wilmette Sd 39
Subdivision : Lake Shore Add	HS District : New Trier Township H
Census Tract : 8013.00	Tax Code : 23015
Carrier Route : C010	Block # : 14
Flood Zone Panel : 1701760255F	Lot # : 14,15
Flood Zone Panel Date : 11/06/2000	

Tax Info:

Tax ID : 05-35-111-020-0000	Total Assessment : \$244,530
Tax Year : 2009	% Improv : 82%
Annual Tax : \$41,221	Tax Area : 23015
Assessment Year : 2009	Lot Number : 14,15
Land Assessment : \$43,562	Block ID : 14
Improved Assessment : \$200,968	

Assessment & Tax:

Assessment

Assessment Year :	2007	2008	2009
Assessment Type :	Certified	Certified	Certified
Assd Value - Total :	\$244,530	\$244,530	\$244,530
Assd Value - Land :	\$66,215	\$66,215	\$43,562
Assd Value - Improved :	\$178,315	\$178,315	\$200,968

Tax

Jurisdiction	Type	Tax Year	Tax Amount	Chg (\$)	Chg (%)
Total Tax :	Actual	2007	\$36,899		
Total Tax :	Actual	2008	\$37,758	\$859	2.3%
Total Tax :		2009	\$41,221	\$3,463	9.1%

Characteristics:

(MLS data below displayed in grey)

County Use Code : Comm 1 Story Store	Universal Land Use : Store Building
Lot Sq Ft : 10775.0792	Lot Acres : .2474
Style : Unknown	Stories : 1
Year Built : 1916	

Sales History:

Recording Date : 06/08/2009	06/22/2006
-----------------------------	------------

SIMPLE VERIFICATION SHEET

Property Address: 1225 Wilmette
Wilmette, IL

Verification				
	Comps	MLS	Green Sheet	Deed
Address				
Sale Date	7/09		9/09	
Sale Price			\$545,000	
Document Number	WR09	26126059		
Grantee			✓	
Grantor			✓	
Other				

Revised

9/09
545,000

Notes on discrepancies:

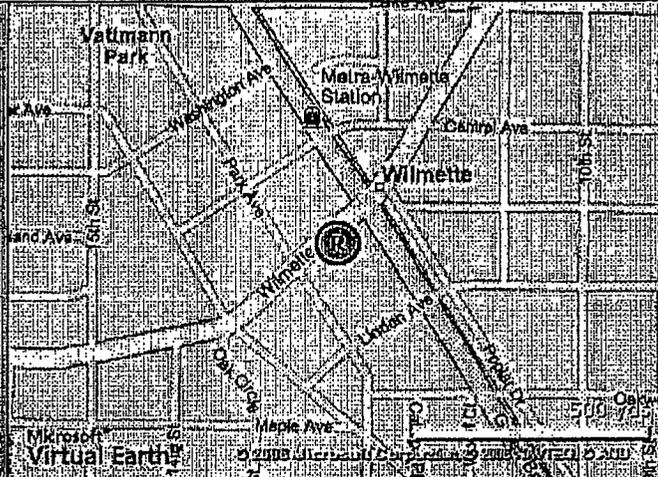
	<u>CPSTAR</u>	<u>L.S.</u>	<u>ASSESSOR</u>
-L	4,940 (0.11)	5,000	4,940
B	2,550		2,550

Source document:

1225 Wilmette Ave

SOLD

Wilmette, IL 60091 - Near North Submarket
Sale on 07/14/2009 for \$545,000 (\$213.72/SF) - Research Complete
2,550 SF Retail/Storefront Retail/Residential Building Built in 1893



Buyer & Seller Contact info

Recorded Buyer: Julie Thomas
True Buyer: Julie Thomas
Julie Thomas
3818 Old Glenview Rd
Evanston, IL 60201
(847) 475-4300
Buyer Broker: Coldwell Banker Residential
Brokerage
Donna Agnew

Recorded Seller: Bernahl Carol L
True Seller: Bernahl Carol L
Carol Bernahl
918 Montana Dr
Cary, IL 60013
(847) 462-0423
Listing Broker: @properties Commercial
Michael Levin
(312) 506-0200

Transaction Details

ID: 1769709

Sale Date: 07/14/2009 (109 days on market)	Sale Type: Owner/User
Escrow Length: 600 days	Bldg Type: Retail - Storefront Retail/Residential
Sale Price: \$545,000-Confirmed	Year Built/Age: Built in 1893 Age: 116
Asking Price: \$550,000	GLA: 2,550 SF
Price/SF: \$213.73	Land Area: 0.11 AC (4,940 SF)
Price/AC Land Gross: \$4,805,996.47	
Percent Leased: -	Percent Improved: 83.7%
Tenancy: Multi	Total Value Assessed: \$76,256 in 2007
	Improved Value Assessed: \$63,808
	Land Value Assessed: \$12,448
	Land Assessed/AC: \$109,770
Financing: \$375,000.00 from Edens Bank:: 7.00%,: due in 3 yrs \$115,000.00 from Seller:: due in 1 yrs	
Parcel No: 05-34-116-006-0000	
Document No: 0902656071	

1225 Wilmette Ave

SOLD

2,550 SF Retail Storefront Retail/Residential Building Built in 1893 (cont)

Transaction Notes

On 9/16/09, Donna Agnew, the Buyer's Broker, confirmed that the property at 1225 Wilmette Ave in Wilmette, IL was purchased for \$545,000 on 7/14/09. Julie Thomas purchased the property from Carol Bernahl. This was an owner/user sale that was owner financed. The property had been for sale for over 600 days and was under contract for 9 to 12 months.

Current Retail Information

ID: 6180145

Property Type:	Retail - Storefront Retail/Residential	GLA:	2,550 SF
Center Name:	-	Total Avail:	0 SF
Bldg Status:	Built in 1893	% Leased:	100.0%
Owner Type:	-	Bldg Vacant:	0 SF
Zoning:	C2-12	Land Area:	0.11 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.52
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		
Street Frontage:	118 feet on Wilmette Ave (with 0 curb cut)		
Property Mix:	Retail		(50.0%)
	Multi-Family	1,275 SF	(50.0%)
Expenses:	2005 Tax @ \$5.00/sf		
Features:	Signage		

Location Information

Metro Market: **Chicago**
Submarket: **North/Near North**
County: **Cook**
CBSA: **Chicago-Joliet-Naperville, IL-IN-WI**
CSA: **Chicago-Naperville-Michigan City, IL-IN-WI**
DMA: **Chicago, IL-IN**

Property Notes

CHARMING RETAIL SPACE IN DOWNTOWN WILMETTE WITH OFFICE/APARTMENT ON SECOND FLOOR.



Click icon to send page to printer



Office of Cook County Treasurer - Maria Pappas

Cook County Property Tax & Payment Information

Printed copies of this information may not be used as a tax bill.
Payments must be submitted with original tax bill.

Property Index Number (PIN): 05-34-116-006-0000

2010 Tax Year Information - Payable in 2011				
Tax Year: 2010 Tax Type: Current Tax Volume: 109 PCL: 2-12				
Property Location				
1225 WILMETTE AVE WILMETTE, IL 60091-2557				
Mailing Information				
JULIE THOMAS 1225 WILMETTE AVE WILMETTE, IL 60091-2557				
Exemption Information				
Exemptions do not become effective until the second installment.				
Tax Payment Information				
Installment	Tax Amount Billed	Tax Due Date	Last Payment Received	Date Received
1st	\$6,716.53	04/01/2011	\$6,716.53	03/29/11
Balance Due:	<input type="text" value="\$0.00"/>			
<i>The balance due, including any penalty, is as of: 4/14/2011 Payments processed are posted through: 4/13/2011</i>				

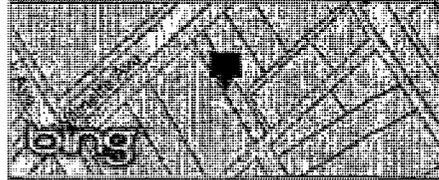
2009 Tax Year Information - Payable in 2010				
Tax Year: 2009 Tax Type: Current Tax Volume: 109 PCL: 2-12				
Property Location				
1225 WILMETTE AVE WILMETTE, IL 60091-2557				
Mailing Information				
JULIE THOMAS 1225 WILMETTE AVE WILMETTE, IL 60091-2557				
Exemption Information				
Homeowner Exemption Received: NO Senior Citizen Exemption Received: NO Senior Freeze Exemption Received: NO				
Tax Payment Information				
Installment	Tax Amount Billed	Tax Due Date	Last Payment Received	Date Received
1st	\$6,476.10	03/02/2010	\$6,476.10	03/01/10
2nd	\$6,735.78	12/13/2010	\$5,735.78	12/10/10
Balance Due:	<input type="text" value="\$0.00"/>			
<i>The balance due, including any penalty, is as of: 4/14/2011 Payments processed are posted through: 4/13/2011</i>				

Printed copies of this information may not be used as a tax bill.
Payments must be submitted with original tax bill.

Property Detail Report

Subject Property

1225 Wilmette Ave
 Wilmette, IL 60091-2557
 New Trier - Cook County



Owner Info:

Owner Name : Thomas Julie J
 Tax Billing Address : 1225 Wilmette Ave
 Tax Billing City & State : Wilmette IL
 Tax Billing Zip : 60091
 Tax Billing Zip+4 : 2557

MLS Listing Info:

Listing Number : 07172758
 Status : Closed
 Status Date : 07/20/2009
 Area : WILMETTE
 List Date : 03/28/2009
 Closed Date : 07/17/2009
 Original List Price : \$550,000
 List Price : \$550,000
 Sold Price : \$545,000

Location Info:

Parcel ID : 05341160060000
 School District : New Trier Twp Hsd 203
 Subdivision : Dingee & Mcdaniel's Resub
 Census Tract : 8011.00
 Carrier Route : C007
 Flood Zone Panel : 1701750255F
 Flood Zone Panel Date : 11/06/2000
 Flood Zone Code : X
 Elementary School District : Wilmette Sd 39
 HS District : New Trier Township H
 Tax Code : 23015
 Block # : 9
 Lot # : 5

Tax Info:

Tax ID : 05-34-116-006-0000
 Tax Year : 2009
 Annual Tax : \$12,212
 Assessment Year : 2009
 Land Assessment : \$7,780
 Improved Assessment : \$64,663
 Total Assessment : \$72,443
 % Improv : 89%
 Tax Area : 23015
 Lot Number : 5
 Block ID : 9

Assessment & Tax:

Assessment

Assessment Year :	2007	2008	2009
Assessment Type :	Certified	Certified	Certified
Assd Value - Total :	\$76,256	\$76,256	\$72,443
Assd Value - Land :	\$12,448	\$12,448	\$7,780
Assd Value - Improved :	\$63,808	\$63,808	\$64,663
Yr-to-Yr Assd Value Change (\$):			-\$3,813
Yr-to-Yr Assd Value Change (%):			-5.0%

Tax

Jurisdiction	Type	Tax Year	Tax Amount	Chg (\$)	Chg (%)
Total Tax :	Actual	2007	\$11,507		
Total Tax :	Actual	2008	\$11,775	\$268	2.3%
Total Tax :		2009	\$12,212	\$437	3.7%

Characteristics:

(MLS data below displayed in grey)

County Use Code : Apartments 2-6
 Bldg Class : 212
 Universal Land Use : Apartment
 Lot Sq Ft : 4,940
 Building Sq Ft : 2,550
 Stories : 2
 Total Units : 5
 Full Baths : 5
 Other Rooms : Attic

Basement Type : Partial | *Brick,concrete*
 Bsmt Finish : Unfinished
 Roof Material : Tar & Gravel
 Lot Acres : .1134
 Style : Multi-Family
 Year Built : 1894 | 1893
 Exterior : Frame
 Half Baths : 1
 Cooling Type : Yes

Sales History:

Recording Date : 02/01/2010	09/18/2009	09/11/1984	09/11/1984
Sale Price :	\$545,000		
Buyer Name : Thomas Julie J	Pierce David F	Bernahl Sr Robt J & Carol L	Bernahl Carol L
Buyer Name 2 :		Bernahl Carol L	
Seller Name : Bernahl Carol Trust	Bernahl Carol Trust	Bernahl Sr Robt J	
Document No : 3231063	26126059		
Document Type : Rerecorded Deed	Trustee Deed	Quit Claim Deed	Quit Claim Deed

Mortgage History:

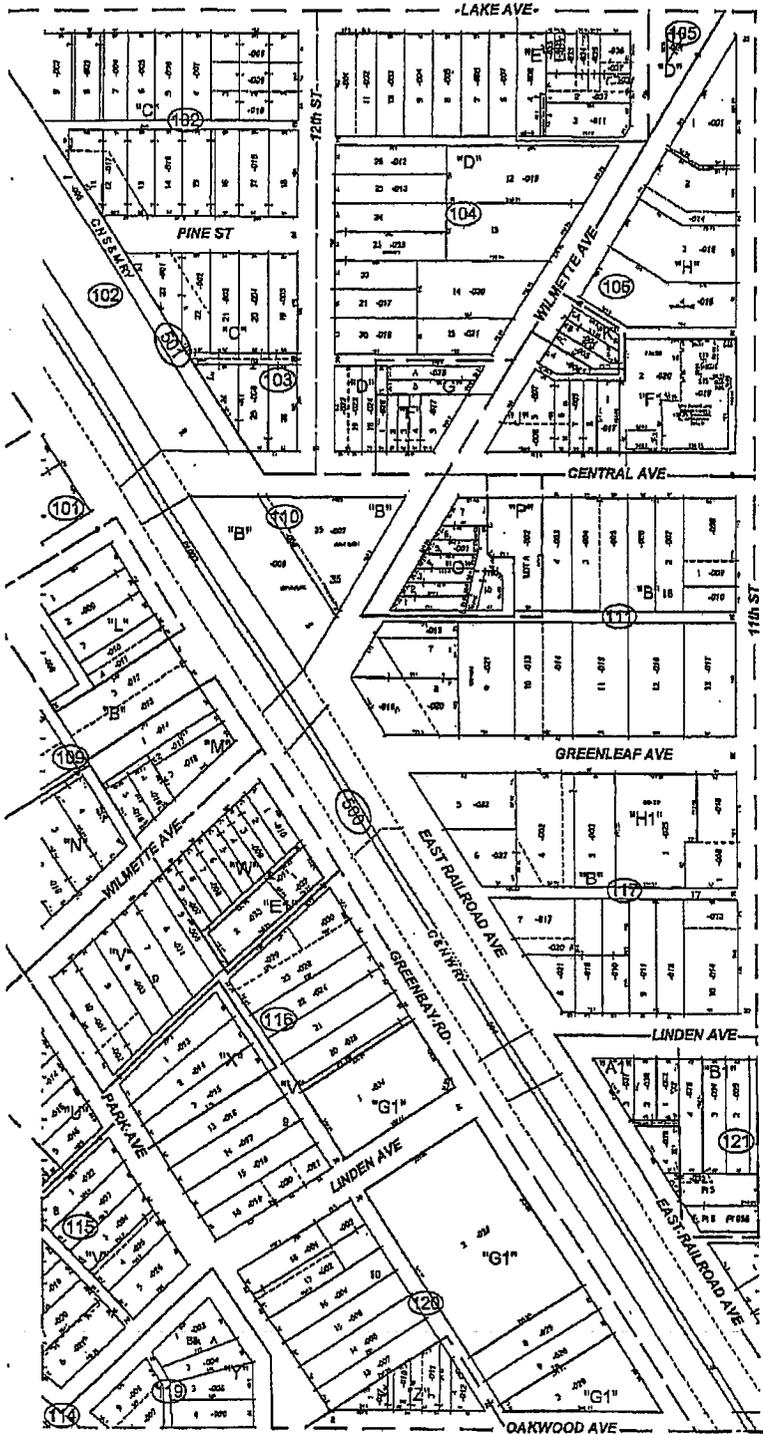
Mortgage Date : 02/16/2011	01/29/2010	09/18/2009	09/18/2009
Mortgage Amt : \$56,000	\$50,000	\$115,000	\$375,000
Mortgage Lender : Edens Bk	Edens Bk		Edens Bk
Document No : 000004708426	000002908311	000026126062	000026126060
Mortgage Type : Conventional	Conventional		Conventional
Borrower 1 : Thomas Julie J	Thomas Julie J	Thomas Julie	Thomas Julie

Courtesy of Dale Kleszynski
 MRED

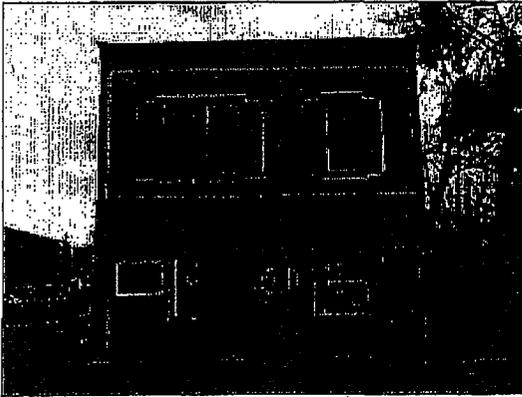
The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

E 1/2 NW 1/4 SEC 34-42-13
NEW TRIER.

42-13-34D
5-34



- 74" OULMERTZ RESTORATION in Township 41, Range 13, Sec. Feb 11, 1873 Dec. 1825, Rec. Oct 17, 1893 Dec. 174941.
- 75" WILMETH (OR WILMETH) a sub. of the W. 63.55 share of the N. Sec. of Oulmertz Reservation, also the 13 & 14 of said adjoining the corner line of North Ave, and the 27 & 28 of said adjoining the corner line of South Ave; Rec. Dec 28, 1871 Dec. 6574.
- 76" WATPHILLYS RESUB. of part of Blk. 27 of Village of Wilmette (see "76"). Rec. May 17, 1918 Dec. 189998.
- 77" DINGERS RESUB. of Blk. 26 of Village of Wilmette (see "77"). Rec. Dec 24, 1872 Dec. 137274.
- 78" BRETHOLDS RESUB. of Lots 2, 3, 4, & 5 in Dinger's Resub. of Blk. 26 (see "77"). Rec. Sep 9, 1883 Dec. 242063.
- 79" McCLURE & ORR RESUB. of Lots 16, 17, and the 1/2 of 18 in Dinger's Resub. of Blk. 26 (see "77"). Corridor running by the N. Dec of Lot 6, 172.5 ft. instead of 152.5 ft. Rec. Mar 11, 1901 Dec. 331613.
- 80" RESUB. of Lot 6 in McClure & Orr Resub. (see "79"). Direction making 1/2" x 17.0 ft. wide 79' x 25.0 ft. wide, fringeage 17" x 25.1 ft. x 17.0 ft. Rec. Jan 14, 1911 Dec. 463217.
- 81" DINGERS RESUB. of Blk. 25 of Village of Wilmette (see "78"). Rec. Oct 5, 1910 Dec. 463893.
- 82" DINGERS RESUB. of Blk. 25 of Village of Wilmette (see "78"). Vacated by Village of Wilmette of Blk. 25 of original plat in Village of Wilmette. Ordinance passed Aug 28, 1911. Ordinance 53 has heretofore been vacated from records, is now recorded in order to remove all questions concerning vacation of Blk. 25 that may hereafter arise. Dinger's Resub. of Blk. 25 in Village of Wilmette to read by same is hereby approved by the Board of Trustees. Rec. Apr 17, 1889 Dec. 367763.
- 83" BRETHOLDS RESUB. of Lots 2 & 3 in Dinger's Resub. of Blk. 25 (see "77"). Rec. Apr 17, 1892 Dec. 187282.
- 84" OWNER'S SUB. of Lots 1, 2, & 3 (except the S. 10 ft. of Bretholds Resub. (see "77"). Rec. Apr 1, 1920 Dec. 923866.
- 85" McANABELS SUB. of Lots 1 & 2 of Blk. 8 of Village of Wilmette (see "71"). Rec. Apr 10, 1848 Dec. 206296.
- 86" McANABELS RESUB. of Lot 4 of Blk. 5 of Village of Wilmette (see "71"). Rec. Jul 14, 1876 Dec. 144912.
- 87" DINGERS & McANABELS RESUB. of Lots 4 & 5 of Blk. 3 of Village of Wilmette (see "71"). Rec. Jan 17, 1872 Dec. 187538.
- 88" CHILDS SUB. of Lots 5 & 6 in Blk. 18 of Village of Wilmette (see "71"). Rec. Oct 16, 1815 Dec. 573216.
- 89" LOT "A" of McANABELS' Consolidation of Lots 2 & 3 of Child's Sub. of Lots 5 & 6 (see "88"), together with the W 1/2 of Lot 4 of Blk. 3 of Village of Wilmette (see "71"). Rec. Jul 24, 1913 Dec. 1165198.
- 90" WOODRUFF'S ADD. TO WILMETH, a resub. of Lots 4 & 5 of Blk. 7 of Village of Wilmette (see "71"). Rec. Oct 5, 1907 Dec. 416563.
- 91" DICKENSON'S RESUB. of Lot 18 in 20 and vacant alley in Woodruff's Add. to Wilmette (see "71"). Rec. Dec 21, 1920 Dec. 740741.
- 92" McANABELS' ADD. TO WILMETH, a sub. of Lots 1 through 9 of Dinger's Sub. of the S. Sec. of Oulmertz Reservation in Township 42 N., R. 13 E. Rec. Mar 21, 1881 Dec. 364228.
- 93" SCHAEFFER'S SUB. of Lot 3 of Blk. 8 of Village of Wilmette (see "71"). Rec. Oct 8, 1888 Dec. 161378.
- 94" HULL'S SUB. of Lot 4 of Blk. 8 of Village of Wilmette (see "71"). Rec. Feb 24, 1903 Dec. 162923.
- 95" DINGERS & McANABELS RESUB. of Blks. 3, 6, 9, 10, the S. 1/2 of 11, also Dinger & McANABELS' Sub. of Lots 2 & 3 and 1/2 of Lot 4 of Blk. 3 of Village of Wilmette, also 3 & 4 of adjacent Center Ave. Rec. Jul 16, 1872 Dec. 189258.
- 96" BRETHOLDS RESUB. of Lots 1, 2, 3, 4, and the 1/2 of Lot 5 in Blk. 9 of Dinger & McANABELS' Resub. (see "71"). Rec. Nov 5, 1872 Dec. 156316.
- 97" PETER & SCHAEFFER'S SUB. of Lots 11 & 12 of Blk. 9 of Dinger & McANABELS' Resub. (see "71"). Rec. Feb 4, 1891 Dec. 141374.
- 98" McANABELS' PARK SUB. a sub. of Blk. 11 of Dinger & McANABELS' Resub. of Blk. 10, McANABELS' Sub. of Lots 1 & 2 of Dinger's share of the S. Sec. of Oulmertz Reservation. Rec. Mar 23, 1889 Dec. 167742.
- 99" PLAT of Blk. of Lot 12 of Blk. 10 of Dinger & McANABELS' Resub. (see "71"). Rec. Jul 27, 1915 Dec. 734023.
- 100" OWNER'S SUB. of Lot of Blk. 11 of Village of Wilmette (see "71"). Rec. Apr 14, 1908 Dec. 416781.
- 101" SUB. of "Sincerely" Resub. of Lots 4 & 5 of Blk. 11 of Village of Wilmette (see "71"). Rec. Mar 1, 1907 Dec. 363875.



Mixed Use Status: CLSD
 Address: 1225 Wilmette Ave, Wilmette, 60091
 Bedrooms:
 Baths(full/half):/
 Total Rms:
 Master Bedroom Bath:
 # Fireplaces:
 PIN: 05341160060000
 Spec Asmt:
 Type Ownership: Individual
 Agent Owned/Interest: No
 Basement:
 Parking Type:
 Subdivision:
 Type:
 Style:
 Approx SF:
 Exterior:
 Age:

MLS #: 07172758
 List Price:\$550,000
 Rent Price:
 Area:91
 HO Assessments:
 Frequency:
 Taxes:\$11,506
 Tax Year:
 Tax Exemptions:
 Year Built:1893
 Built Before 1978:Yes
 # Spaces (Gar/Ext):
 Contract:07/14/2009
 Sold Price:\$545,000
 Rented Price:

Elementary: District #:
 Middle: District #:
 High: District #:

Lot Dimensions: 25X200 Lot Size: Acres:
 Waterfront: Coordinates: North: 1300 South: 0 East: 0 West: 1225

Directions: Greenbay Road to Wilmette, West to Address

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:									
Dining Room:									
Kitchen:									
Family Room:									
Master Bedroom:									
2nd Bedroom:									
3rd Bedroom:									
4th Bedroom:									
Air:									
Appliances:									
Assessments Include:									
Basement:									
Existing Bas./Fnd.:									
Bath Amenities:									
Dining Room:									
Features:									
Fireplace:									
Garage:									
Heat/Fuel:					Kitchen:				
Lot Description:					Other Rooms:				
Sewer:					Water:				

Remarks: GREAT OPPORTUNITY IN WILMETTE, 2,550 SF RETAIL SF RETAIL/RESIDENTIAL MIXED USE BULDG, 1225 SQ FT OF ST. LEVEL RETAIL SPACE. 1225 SQ FT UPPER LEVEL CAN BE USED FOR OFFICE/APT. V-C ZONING, NEAR DWNTN WILMETTE & METRA STATION, NEAR CORNER OF WILMETTE & GREEN BAY. 25 X 200 LOT, SPACE IN REAR CAN BE USED FOR PARKING. ADD'T BASMT SPACE CAN BE USED FOR STORAGE. COME SEE HOW THIS SPACE CAN WORK FOR YOU.

Agent Remarks: LISTING AGENT MUST ACCOMPANY

Holds Earnest Money: Listing Type: Exclusive Right to Sell Sp. Comp. Info.: None
 Cooperative Compensation: 2.5% - \$250
 Showing Instructions: Lock Box:
 Owner: Owner's Phone:
 List Office: @properties ID#: 17665 Office Phone: (312) 506-0200
 List Agent: Michael Levin ID#: 139260 Agent Phone: (847) 977-5389
 List Agent E-mail: mlevin5123@yahoo.com Team:
 Co-Lister: Agents Additional Contact #: 847-977-5389
 List Date: 03/28/2009 Contract: 07/14/2009 Closed Date: 07/17/2009 Original List Price:\$550,000
 Off-Market Date:07/14/2009 Expiration Date: Status Date: 07/17/2009 Listing Market Time: 109
 Selling Office: 3920 Selling Agent:30240

Copyright 2011 MRED: LLO. The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

Prepared By: Dale Kleszynski | Associated Property Counselors | 04/13/2011 10:33 PM

11. The contract between the parties shall consist of:

Commercial Real Estate Contract dated March 5, 2008
Attorney Review letter dated March 7, 2008 from Thomas Resnick
to Michael Grabill.
Response to Attorney Review letter dated March 10, 2008 from
Michael Grabill to Thomas Resnick.
March 11, 2008 response to Michael Grabill's March 10, 2008 letter
from Thomas Resnick to Michael Grabill,
Rider dated October 27, 2008.

12. Any fees, charges or costs incurred by seller in enforcing the terms of the contract or this Rider, or incurred by seller as a result of being a party to this agreement, including attorneys fees and costs of litigation, shall be paid by the buyer.

13. In the event buyer defaults on any of the above provisions or on any term or provision contained in the contract or this Rider, seller shall be entitled to a lien against 20% of the gross proceeds being generated by buyer's business at the property.

14. Seller shall be a named insured on any policy of insurance taken out by buyer insuring the property or insuring against liability.

15. The mortgage contemplated in this Rider shall hold a second position to the buyer's first mortgage.

SELLER:

Carol L Bernahl
CAROL L. BERNAHL

BUYER

Julie Thomas
JULIE THOMAS

Resnick 847-358-7850

Gratill 847-564 8886

Donna 847, 475-5567

Donna, ref 847-939-5607

VOLUME 109 PROPERTY INDEX NUMBER 05-34-116-006-0000 TOWNSHIP NEW TRIER TAX CODE 23015 NEIGHBORHOOD 093
 LOCATION 1225 WILMETTE AVE TAXPAYER CAROL L. BERNAHL
 ADDRESS 918 MONTANA DR CITY-ST ZIP CARY IL 60013-1602 WILMETTE
 LAST TRI YEAR 2007

	ASSESSMENT VALUATIONS		2008 PROPOSED
	2006	2007	
LAND	9,287	12,448	12,448
IMPROVEMENTS	65,622	63,808	63,808
TOTAL	74,909	76,256	76,256
CLASS			2-12

LAND SQ FEET 4,940 IRREGULAR LOT NO
 CURRENT MARKET VALUE 476,600
 HOMEOWNERS EXEMPTION 2008 DNR
 SENIOR EXEMPTION 2008 NO
 CERTIFICATE OF ERROR 2008 NO
 DISABLED VETERANS EXEMPTION 2007 NO

2003 BASE YEAR	ADJ	EXEMPTION	PRORATION	MT	EXP/HO
CURRENT EAV	H/O BASE VALUATION	QUANTITY	FACTOR	TR	EXEMPTION
76,256	193,069	1	1.000000		23,795
					01/26/2009

PAGE 1

Legal Description

Lot 5 in Block 9 in Dingee and McDaniel's
 Resubdivision of Blocks 3, 6, 9, 10 the South 1/2 of Lot 8,
 also Dingee and McDaniel's subdivision of Lots 5 & 6
 and Huse's subdivision of Lot 4 of Block 5 of
 Village of Wilmette also 33 feet of adjacent Center
 Avenue, Section 34, Township 42 North, Range 13,
 East of the third principal meridian in Cook County, IL

(sect 34 Town 42 Range 13)

1/23/92 Lien Dessent Roofing Co. of Chicago
 4/16/99 \$150,00



Cook County Assessor's Office
Joseph Berrios

1225 Wilmette Ave

PIN 05-34-116-006-0000

Property Appeals Exemptions Certificate Of Error

Property Details

This property is currently being reviewed by the Assessor's Office for possible improvements.

[Click Here to View Image](#)

VIEW LARGER IMAGE

City
Wilmette

Township
New Trier

NBHD.
93

Taxcode
23015

Class
2-12

Assessed Valuation

	2010 Assessor Certified Assessment	2009 Board of Review Certified
Land Assessed Value	7,657	7,780
Building Assessed Value	41,437	64,663
Total Assessed Value	49,094	72,443

Property Characteristics

Estimated 2010 Market Value	490,940
Estimated 2009 Market Value	724,430
Description	Mixed commercial/residential building, 6 units or less, sq ft less than 20,000
Residence Type	Two Story
Use	Multi Family
Apartments	Three
Exterior Construction	Frame
Full Baths	2
Half Baths	1
Basement ¹	Partial and Unfinished
Attic	Full and Unfinished

Central Air	No
Number of Fireplaces	0
Garage Size/Type²	None
Age:	117
Land Square Footage	4,940
Building Square Footage	2,550
Assessment Pass	Assessor Certified

¹ Excluded from building square footage, except apartment
² Excluded from building square footage

TRUSTEE'S DEED

THIS INDENTURE, made this

10th day of July, 2009

between Carol Bernahl as

Trustee, of the

Carol Bernahl Declaration of Trust

dated the 23rd day of

June, 1992

grantor, and

David F. Pierce



Doc#: 0926126059 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/18/2009 09:37 AM Pg: 1 of 3

167
167
167

20036023

WITNESSETH, That grantor in consideration of the sum of ten (\$10.00) and no/100 dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, do hereby convey unto the grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

ST 15109904

Title shall be conveyed subject only to general taxes not yet due and payable and subsequent years; special taxes or assessments, if any for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessments for improvements heretofore completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any, existing leases and tenancies in real estate with multiple units, the mortgage or trust deed, if any; acts done or suffered by or through purchasers hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s):

Address:

Dated this 14th Day of July, 2009.

Carol Bernahl

Carol Bernahl, as Trustee

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 10. 09

REVENUE STAMP

REAL ESTATE
TRANSFER TAX

0027250

FP 103034

0000055433

STATE OF ILLINOIS



AUG. 10. 09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

00000556041

REAL ESTATE
TRANSFER TAX

0054500

FP 103032

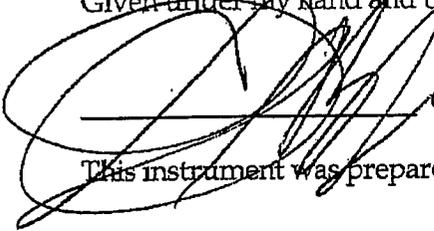
BOX 333-CT

303

STATE OF ILLINOIS)
) SS
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carol Bernahl, Trustee of the Carol Bernahl Trust dated January 23, 1992, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Given under my hand and official seal, this 14th day of July, 2009.



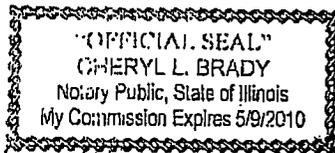
Commission Expires: 5/9/2010 Notary Public

This instrument was prepared by:

Berg & Berg, 5215 Old Orchard Road, Suite 220, Skokie, IL 60077 (847) 965-8282

Mail to:

Send subsequent tax bills to:



Village of Wilmette \$1,000.00
Real Estate Transfer Tax
1000 - 10047
JUL 14 2009
Issue Date

Village of Wilmette \$30.00
Real Estate Transfer Tax
Thirty - 625
JUL 14 2009
Issue Date

Village of Wilmette \$500.00
Real Estate Transfer Tax
500 - 9588
JUL 14 2009
Issue Date

Village of Wilmette \$5.00
Real Estate Transfer Tax
Five - 3519
JUL 14 2009
Issue Date

Village of Wilmette \$100.00
Real Estate Transfer Tax
100 - 2543
JUL 14 2009
Issue Date



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5109924 SNC
STREET ADDRESS: 1225 WILMETTE AVENUE
CITY: WILMETTE COUNTY: COOK
TAX NUMBER: 05-34-116-066-0000

LEGAL DESCRIPTION:

THE SOUTHWESTERLY 1/2 OF LOT 5 IN BLOCK 9 IN DINGEE AND MCDANIEL'S RESUBDIVISION OF BLOCKS 3, 6, 9, 10 AND THE SOUTH 1/2 OF BLOCK 8 IN WILMETTE IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PTAX-203

Illinois Real Estate Transfer Declaration

This space is reserved for the County Recorder's use. Do not write in this area.

County: 
 Date: Doc#: 0926126058 Fee: \$.00
 Eugene "Gene" Moore
 Doc. No.: Cook County Recorder of Deeds
 Date: 09/18/2009 09:37 AM Pg: 1 of 3
 Vol.:
 Page:
 Received by:

Please read the instructions before completing this form.

Step 1: Identify the property and sale information.

- 1 1225 WILMETTE AVE
 Street address of property (or 911 address, if available)
WILMETTE, IL NewTwin
 City or village Township
- 2 Write the total number of parcels to be transferred. 1
- 3 Write the parcel identifying numbers and lot sizes or acreage.
 Parcel identifying number Lot size or acreage
 a 05-24-116-006-000 25' x 200'
 b _____
 c _____
 d _____
 Write additional parcel identifiers and lot sizes or acreage in Step 3.
- 4 Date of deed/trust document: 07 / 2009
 Month Year
- 5 Type of deed/trust document ("X" one item):
 _____ Warranty deed
 _____ Quit claim deed _____ Executor deed Trustee deed
 _____ Other (specify): _____
- 6 Yes No Will the property be the buyer's principal residence?*
- 7 Yes _____ No Was the property advertised for sale?*
- 8 Identify the property's current and intended primary use.
 Current Intended (Mark only one item per column with an "X.")
 a _____ Vacant land/lot
 b _____ Residence (single family, condominium, townhome, or duplex)
 c _____ Mobile home residence
 d _____ Apartment building (6 units or less) No. of units: _____
 e _____ Apartment building (over 6 units) No. of units: _____
 f _____ Office
 g Retail establishment
 h Commercial building (specify)*: Mixed use
 i _____ Industrial building
 j _____ Farm
 k _____ Other (specify)*: _____

- 9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.
 (Mark with an "X.")
 _____ Demolition/damage _____ Additions _____ Major remodeling
 _____ New construction _____ Other (specify): _____
 Date of significant change*: _____ / _____ / _____
 Month Year
- 10 Identify only the items that apply to this sale. (Mark with an "X.")
 a _____ Fulfillment of contract—year initiated*: _____
 b _____ Sale between related individuals or corporate affiliates
 c _____ Transfer of less than 100 percent interest*
 d _____ Court-ordered sale*
 e _____ Sale in lieu of foreclosure
 f _____ Condemnation
 g _____ Auction sale
 h _____ Seller/buyer is a relocation company
 i _____ Seller/buyer is a financial institution* or government agency
 j _____ Buyer is a real estate investment trust
 k _____ Buyer is a pension fund
 l _____ Buyer is an adjacent property owner
 m _____ Buyer is exercising an option to purchase* 3012
 n _____ Trade of property (simultaneous)*
 o _____ Sale-leaseback
 p _____ Other (specify)*: _____

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A.

- | | |
|---|-------------------------|
| 11 Full actual consideration* | 11 \$ <u>545,000.00</u> |
| 12a Amount of personal property included in the purchase* | 12a \$ <u>0</u> |
| 12b Was the value of a mobile home included on Lines 11 and 12a? _____ Yes <input checked="" type="checkbox"/> No | |
| 13 Subtract Line 12a from Line 11. This is the net consideration for real property. | 13 \$ <u>545,000.00</u> |
| 14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11* | 14 \$ <u>0</u> |
| 15 Outstanding mortgage amount to which the transferred real property remains subject * | 15 \$ <u>0</u> |
| 16 If this transfer is exempt, use an "X" to identify the provision.* _____ b _____ k _____ m | |
| 17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax. | 17 \$ <u>545,000.00</u> |
| 18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61,002 rounds to 62). | 18 \$ <u>545.00</u> |
| 19 Illinois tax stamps — multiply Line 18 by 0.50. | 19 \$ <u>272.50</u> |
| 20 County tax stamps — multiply Line 18 by 0.25. | 20 \$ _____ |
| 21 Add Lines 19 and 20. This is the total amount of transfer tax due. | 21 \$ <u>817.50</u> |

* See Instructions.
 PTAX-203 (R-8/99)

This form is authorized in accordance with 95 ILCS 200/91-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227

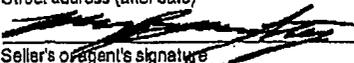
Step 3: Write the legal description from the deed. (Write additional parcel identifiers and lots sizes or acreage below from Step 1, Line 3.) Note: If you need more room, submit a copy of the extended legal description with this form.

SEE ATTACHED

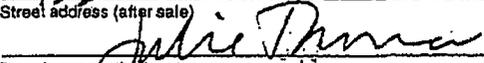
Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

CAROL BERNAHE AS TRUSTEE
 Seller's or trustee's name
919 MONTANA
 Street address (after sale)

 Seller's or agent's signature
 Seller's trust number (if applicable) CARY IL 60013
 City State ZIP
847 965-8282
 Seller's daytime phone

Buyer Information (Please print.)

JULIE THOMAS
 Buyer's or trustee's name
1225 Wilmette Ave
 Street address (after sale)

 Buyer's or agent's signature
 Buyer's trust number (if applicable) Wilmette, IL 60091
 City State ZIP
847 845-1811
 Buyer's daytime phone
 Mail tax bill to:
Julie Thomas 1225 Wilmette Ave. Wilmette IL 60091
 Name of company Street address City State ZIP

Preparer Information (Please print.)

BERG AND BERG
 Preparer's and company's name
5215 OLD ORCHARD RD SUITE 220
 Street address

 Preparer's signature
 Preparer's file number (if applicable) SCOLIE IL
 City State ZIP
847 965-7282
 Preparer's daytime phone
 Preparer's e-mail address (if available)

Identify any other required documents submitted with this form. (Mark with an "X") Extended legal description Form PTAX-203-A
 Itemized list of personal property

To be completed by the Chief County Assessment Officer		3 Year prior to sale _____
1	County Township Class Cook/Minor Code 1 Code 2	4 Does the sale involve a mobile home assessed as real estate? Yes No
2	Board of Review's final assessed value for the assessment year prior to the year of sale.	5 Comments
	Land _____	
	Buildings _____	
	Total _____	

To be completed by the Illinois Department of Revenue	Tab number
Full consideration _____	
Adjusted consideration _____	

THE SOUTHWESTERLY 1/2 OF LOT 5 IN BLOCK 9 IN DINGEE AND MCDANIEL'S RESUBDIVISION OF BLOCKS 3, 6, 9, 10 AND THE SOUTH 1/2 OF BLOCK 8 IN WILMETTE IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



COLDWELL BANKER COMMERCIAL REAL ESTATE CONTRACT

WHEN EXECUTED BY ALL PARTIES THIS WILL BECOME A LEGALLY BINDING AND ENFORCEABLE CONTRACT

1. TO: (Seller) OF RECORD DATE: 5 MARCH 08
2. OFFER OF BUYER: (Buyer) offer to purchase the real estate known as: 325 WILLIAMS AVE, WILLIAMS COOK, ILL 60091
3. City: WILLIAMS County: COOK State: ILL Zip: 60091
4. Legally described on Exhibit A, if any. Lot size approximately: per survey
5. Together with improvements thereon.

6. INCLUSIONS: The following shall be included; personal property, if any, located on the real estate of the date hereof, for which a bill of sale will be given; screens, storm windows and doors; shades, window blinds; drapery rods; radiator covers; attached TV antennas; heating, central cooling, ventilation, lighting and plumbing fixtures; attached mirrors, shelving, interior shutters, cabinets and bookcases; awnings; porch shades; planted vegetation; garage door opener and transmitters; attached fireplaces, smoke detectors; as well as the following specific items:

11. EXCLUSIONS: The following shall be excluded:
12. 1. PRICING: Purchase Price \$ 250,000 - Initial earnest money \$ 5,000 - in the form of a check dated 5 March 08. Said check shall be properly endorsed by payee and deposited by the party designated in Paragraph 7. The earnest money shall be increased to 10% (10%) if unimproved or purchase price within 100 or 105 days after Seller's acceptance hereof. Said initial earnest money shall be returned, and this offer shall be void if not accepted on or before 105 days after Seller's acceptance hereof. This contract is contingent upon the ability of Buyer to secure within 105 days of Seller's acceptance, a commitment for a loan evidenced by a note to be secured by mortgage or trust deed on the real estate in the amount of \$ 245,000 or such lesser amount as Buyer shall elect, with a fixed interest rate not to exceed 6% said loan to be amortized over a minimum of 30 years with a loan service charge not to exceed 2%.

21. If Buyer makes a good faith effort but is unable to obtain a commitment for the mortgage loan contemplated herein, Buyer shall notify Seller in writing within the time specified in this Paragraph. If SELLER IS NOT SO NOTIFIED WITHIN SUCH TIME PERIOD, BUYER SHALL FOR ALL PURPOSES BE DEEMED TO HAVE SECURED SUCH COMMITMENT OR TO HAVE AGREED TO PURCHASE THE REAL ESTATE WITHOUT MORTGAGE FINANCING OR BASED UPON THE MORTGAGE COMMITMENT ACTUALLY OBTAINED. If Seller does not object, Seller may, at Seller's option, within 10 additional days after said notice, elect to accept purchase money financing or to secure a mortgage commitment on behalf of Buyer upon substantially the same terms for the mortgage loan contemplated herein with such other material terms and conditions for comparable loans established by any leading institution with a principal office in the Chicago metropolitan area having assets of at least one billion dollars. If Seller does not object, Buyer agrees to furnish to Seller all necessary credit and financial information and to sign customary papers relating to the application for financing of a short term contract. If Seller is thereafter unable or unwilling to secure such commitment or to accept purchase money financing as herein provided, this contract shall be null and void and the earnest money shall be returned to Buyer.

31. 4. CLOSING: (a) Closing or escrow payout shall be on 30 Days After provided this conforms with this contract or has been accepted by Buyer, by conveyance by stamped recordable warranty deed with release of Homestead Rights (or other appropriate deed if this is a trust or in an estate) and payment of purchase price. (b) This shall be conveyed at the time required by this contract subject only to: General taxes for year 07 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof; any special tax or assessments for improvements heretofore completed; building lines and building restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; existing leases and licenses in real estate with multiple units, the mortgage or trust deed, if any, as described in Paragraph 2 above; and any other items or matters in or through the Buyer. (c) This sale shall be closed at office of Buyer's mortgagee or, if none, at office of listing broker, or as specified below.

41. (Name) Julie Thomas (Address) 3618 Old Glenview Rd, Evanston IL 60201
42. or, at request of either party, in escrow with the title company issuing the title commitment by deed and money orders, fee to be divided between Seller and Purchase.

45. 5. PROVISIONS: Real Estate taxes (based on 2.5% of most recent assessable taxes); assignable insurance policies; if requested by Buyer; rent, if any; water taxes and other proratable items including food tax and insurance shall be prorated to date of possession. Parties hereto agree to prorate when 2 or 7 real estate tax bill is available.
46. 6. POSSESSION: Possession shall be delivered on 03/18/08 for the benefit of the parties hereto. Buyer agrees that said earnest money is to be held in a federally insured money market deposit account at a banking institution designated by the Listing Broker. All interest earned on the earnest money is to accrue to Buyer and is to be paid to Buyer at the time of closing or upon termination of this Contract.

51. 8. ATTORNEY APPROVAL: This contract is contingent upon approval by the attorneys for Buyer and Seller within 5 days after Seller's acceptance of this contract. Notices shall be given pursuant to Paragraph 15 on the reverse side hereof.

56. 9. INSPECTION/ENVIRONMENTAL SITE ASSESSMENT: This contract is contingent upon approval by Buyer of the conditions of the real estate as evidenced by an inspection/Environmental site assessment conducted at Buyer's expense and by a contractor selected by Buyer, within 10 or 15 days after Seller's acceptance of this contract. Buyer shall indemnify Seller from and against any loss or damage to the real estate caused by the acts or negligence of Buyer of the person performing such inspection. Notices shall be given pursuant to Paragraph 15 on the reverse side hereof.

59. 10. DISCLOSURE: Seller shall provide to the Buyer all information relevant to the condition, use and operation of the subject property available to Seller. Seller shall prepare, deliver to Buyer, and record, if appropriate, all documentation for the subject property in accordance with the Illinois Responsible Property Transfer Act, or similar laws of any jurisdiction in which the property is located. Seller shall also cooperate with Buyer to secure whatever environmental site assessment buyer or Buyer's lender deems necessary or appropriate.

63. 11. SELLER REPRESENTATION: Notwithstanding anything to the contrary contained in this contract, Seller represents that to the best of Seller's knowledge, all heating, central cooling, ventilation, electrical and plumbing fixtures and systems on the real estate and all equipment to be transferred to Buyer pursuant to this contract are in working order and will be so at the time of closing.

65. Seller represents that there are not now, nor have there been, any underground storage tanks located on the Property and no chemicals or toxic waste have been stored or disposed of on the Property, except for: The Property has not been cited for any violation of any Federal, State, County or local environmental law, ordinance or regulation and the Property is not located within any designated legislative "superfund" area, except for:

72. (A) Seller will not enter into or extend any leases with respect to the subject property from and after the date Seller signs this contract without the express prior written consent of Buyer; and (B) All security deposits, damage deposits, or other deposits in the possession of Seller including interests earned, if applicable, shall be assigned to Buyer at the time of closing.

75. The terms of the Rider(s) consisting of _____ pages attached hereto is made a part hereof.

76. BUYER'S NAME (Type or Print) Julie Thomas SSN: [REDACTED]

77. BUYER Julie Thomas Address: 3618 Old Glenview Rd, Evanston IL 60201

78. BUYER City: Evanston State: IL Zip: 60201

79. ACCEPTANCE OF OFFER BY BUYER
80. This day of _____ year _____ A.M., we accept this offer and agree to perform and convey according to the terms of this contract.

81. SELLER'S NAME (Type or Print) Carol Bernall SSN: [REDACTED]

82. SELLER Carol Bernall Address: 918 Mintana Pl, Cary IL 60013

83. SELLER City: Cary State: IL Zip: 60013

THE PROVISIONS APPEARING ON THE REVERSE SIDE HEREOF ARE AN INTEGRAL PART OF THIS CONTRACT.



Doc#: 0902656071 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Data: 01/28/2009 01:38 PM Pg: 1 of 8

- 04. 13. **TITLE COMMITMENT:** (a) Seller shall deliver or cause to be delivered to Buyer or Buyer's agent, not less than five days prior to the time of closing,
- 05. a title commitment for an owner's title insurance policy issued by a title insurance company licensed to do business in the State of Illinois, in the amount
- 06. of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (1) the conditions
- 07. and impositions and standard or general exceptions contained in the owner's policy issued by that company, (2) the title exceptions set forth above, in
- 08. Paragraph (A) & (B), and (3) the exceptions which may be removed by the payment of money at the time of closing and which the Seller may so re-
- 09. move at that time by using the funds to be paid upon the delivery of the deed. Delay in delivery by Seller of Commitment for Title Insurance due to delay
- 10. by Buyer's mortgage in recording mortgage and bringing down title shall not be a default of this paragraph. Any title commitment furnished by the Sell-
- 11. er which, on the date of this contract, was registered in the Office of the Registrar of Titles, the Seller shall (1) tender the title commitment
- 12. herein required, (2) deliver the Owner's duplicate certificate of title at closing, and (3) timely file all notices and take all necessary steps to assure
- 13. the deregistration of the real estate and recording of the deed at closing.
- 14. (b) If the title commitment discloses exceptions relating to title other than those referred to in this Paragraph, Seller shall have 30 days from the
- 15. date of the delivery to Buyer thereof to have these exceptions removed from the commitment. If Seller fails to have these exceptions removed within
- 16. such time, Buyer may terminate this contract or may close, upon notice to Seller within 10 days after the expiration of the 30-day period, to take title as if
- 17. there is with the right to deduct from the purchase price items or encumbrances of a definite or ascertainable amount. If Buyer does not so elect, this con-
- 18. tract shall become null and void without further action of the parties and the earnest money shall be returned to the Buyer.
- 19. 14. **DEFAULT: IF THE BUYER DEFAULTS, EARNEST MONEY SHALL BE FORFEITED AND APPLIED TO PAYMENT OF BROKER'S**
- 20. **COMMISSION AND ANY EXPENSES INCURRED, AND BALANCE PAID TO SELLER, AT SELLER'S ELECTION, SUCH**
- 21. **FORFEITURE MAY BE IN FULL SETTLEMENT OF ALL DAMAGES, IF SELLER DEFAULTS, EARNEST MONEY, AT OPTION OF**
- 22. **BUYER, SHALL BE REFUNDED TO BUYER, BUT SUCH REFUNDING SHALL NOT RELEASE SELLER FROM ITS OBLIGATIONS**
- 23. **UNDER THIS CONTRACT. IN THE EVENT OF A DISPUTE AS TO WHO IS ENTITLED TO THE EARNEST MONEY, THE ESCROWEE**
- 24. **MAY DEPOSIT THE ESCROW FUNDS WITH THE CLERK OF THE CIRCUIT COURT. THE PARTIES AGREE TO INDEMNIFY AND**
- 25. **HOLD THE ESCROWEE HARMLESS FROM ANY AND ALL CLAIMS AND DEMANDS, INCLUDING THE PAYMENT OF**
- 26. **REASONABLE ATTORNEY'S FEES, COSTS AND EXPENSES ARISING OUT OF SUCH CLAIMS AND DEMAND, SAID AMOUNTS**
- 27. **TO BE BORNE EQUALLY BY BOTH SELLER AND BUYER.**
- 28. 15. **NOTICES:** All notices or other communications which may be required or made under the terms of this contract shall be in writing and shall be made
- 29. to the parties hereto at the addresses which appear after their names, or at such address or to such person as each may be written notice to the other
- 30. 11. designate, by personal delivery, certified or registered mail, or by facsimile transmission, in case of mailing, such notice shall be deemed to be given as
- 31. 12. of the date notice is placed in the United States mail, postage paid.
- 32. 13. For the purposes of Paragraphs B and C of this contract, if written notice of disapproval is given within the time period specified, this contract shall
- 33. 14. be null and void and the earnest money shall be returned to Buyer. Notice of disapproval may be given by either party hereto or by their respective attor-
- 34. 15. nays. If written notice of disapproval is NOT given within the time period specified, this contingency shall be deemed waived and the contract shall re-
- 35. 16. main in full force and effect.
- 36. 17. **GENERAL CONDITIONS:** (a) If prior to closing, improvements on the real estate are destroyed or materially damaged by fire or other casualty, this
- 37. 18. contract at option of Buyer shall become null and void or Buyer may close to take any assignment of Seller's insurance proceeds.
- 38. 19. (b) Prior to closing, Seller shall furnish at Seller's expense a survey dated not more than 8 months prior to contract acceptance by a licensed land
- 39. 20. surveyor showing the location of the improvements thereon (including fences separating the real estate from adjoining properties) and showing all en-
- 40. 21. croachments. If any, if the survey discloses improper location of improvements or encroachments and Seller is unable to obtain title insurance profes-
- 41. 22. sion for the benefit of Buyer against loss resulting from such improper location or encroachment, Buyer may, at his option, declare this contract to be
- 42. 23. null and void. Providing all existing improvements (including inroads) and encroachments, if any, appear on the survey thus furnished, Buyer shall bear
- 43. 24. the cost of any later date survey which may be required by Buyer's mortgagee or lender by Buyer.
- 44. 25. (c) Existing mortgage and lien indebtedness may be paid out of sale proceeds. Buyer may place a mortgage on the real estate and apply proceeds
- 45. 26. on purchase.
- 46. 27. (d) All of the items of personal property shall be transferred to Buyer by delivery at closing of a customary Bill of Sale without warranty of merchant-
- 47. 28. ability or fitness for particular purpose. Seller also shall furnish Buyer an Affidavit of Title covering the time of closing, subject only to the title exceptions
- 48. 29. permitted by this contract and shall sign customary ALTA forms.
- 49. 30. (e) Buyer acknowledges for the benefit of Seller and for the benefit of third parties that Buyer has had complete access to the real estate, its im-
- 50. 31. provements and included personal property, as well as the public records related to the property, and is satisfied as to the physical and other condition
- 51. 32. of the real estate, improvements and included personal property.
- 52. 33. (f) Seller shall remove all debts from the real estate and improvements by date of possession. Buyer shall have the right to inspect the real estate
- 53. 34. and improvements during the 48-hour period immediately prior to closing to verify that the real estate, improvements and included personal property are
- 54. 35. in substantially the same condition, as of the date of Seller's acceptance of this contract normal wear and tear accepted.
- 55. 36. (g) The Seller warrants that neither Seller nor Seller's agent has received notice of any dwelling code violation which exists on the date of this
- 56. 37. contract from any city, village, or other governmental authority.
- 57. 38. (h) Seller and Buyer shall execute all documents and provide all information so that any Federal Lender can issue its commitment and close the
- 58. 39. transaction.
- 59. 40. (i) Seller shall comply with the terms of any municipal ordinance relating to the transaction contemplated herein for the municipality in which the
- 60. 41. real estate is located and shall provide to Buyer at closing evidence of compliance with such ordinance. Transfer taxes required by local ordinance
- 61. 42. shall be paid by the party designated in such ordinance. Seller shall pay any transfer tax imposed by state law.
- 62. 43. (j) Any facsimile transmission of any documents relating to this contract shall be considered to have the same legal effect as the original document
- 63. 44. and shall be treated in all manner and respects as the original document.
- 64. 45. (k) Purchaser shall furnish flood insurance required by lender and shall pay any usual and customary processing costs or charges required by
- 65. 46. lender.
- 66. 47. (l) Time is of the essence, provided that Seller and Buyer may change any date or time (link set forth herein) by a written agreement executed by
- 67. 48. Seller and Buyer or their authorized agents.
- 68. 49. (m) This contract and the transaction described herein may be subject to the provisions of the Foreign Investment in Real Property Tax Act of 1980
- 69. 50. and all amendments thereto (the "Act"). Seller and Buyer shall execute or cause to be executed all documents and take or cause to be taken all actions
- 70. 51. necessary in order that Buyer shall have no liability, other actual or potential under the Act.
- 71. 52. (n) Seller agrees to provide the Internal Revenue Service with the Sale of Real Estate 1099 form as required by law.
- 72. 53. (o) Captions are not intended to limit the terms contained within said caption and are not part of the contract.
- 73. 54. (p) Seller agrees to cooperate with Buyer's 1031 Exchange, if any, and shall execute all documents with respect thereto at Buyer's expense.

THIS OFFER IS CONTINGENT UPON BUYER SECURING ZONING APPROVAL FOR SPECIAL USE BY VILLAGE OF WILMETH. JT CB

SELLER WILL RETAIN PORTION OF COMMISSION ASSOCIATED WITH BUYER'S PURCHASE AS BUYER IS ACTING AS HER REPRESENTATIVE IN SALE. JT CB

THIS AMOUNTS EQUALS 2% (11,300.00). THIS IS TO BE APPLIED TO PURCHASE PRICE.

ALL PERSONAL BELONGINGS WILL BE REMOVED UPON CLOSING, INTERIOR AND EXTERIOR. JT CB

EARNEST MONEY OF \$500 TO BE DEPOSITED BY SELLER ONLY AFTER ATTORNEY REVIEW COMPLETED. EARNEST MONEY TO BE RETAINED BY SELLER IN ANY EVENT. JT CB

IN SUTTING DAYS OF MARCH 5TH, 2008

**RIDER TO COMMERCIAL REAL ESTATE CONTRACT DATED MARCH 5,
2008 BY AND BETWEEN CAROL L. BERNAHL (SELLER) AND JULIE
THOMAS (BUYER) REGARDING THE PROPERTY KNOWN AS 1225
WILMETTE AVENUE, WILMETTE, ILLINOIS (PROPERTY)**

1. In the event of an inconsistency between this Rider and the form Commercial Real Estate Contract, the terms and provisions of this Rider shall control.
2. The purchase price is amended to \$545,000.00.
3. At closing, buyer shall pay \$430,000.00 cash to seller, plus or minus prorations. The parties shall simultaneously execute a note and second mortgage, in favor of the seller, to be secured by the property, in the amount of \$115,000.00.
4. Payment on the second mortgage shall be interest only, with an interest rate of 15% the first year and 16% the second year. Buyer shall pay to seller the sum of \$1,437.50 per month (\$115,000.00 @ 15% interest), commencing 30 days from the date of closing, and payable each month 30 days thereafter, for twelve consecutive months. Twelve months from the date of closing, buyer shall make a \$57,500.00 principal payment to seller.
5. Commencing the 13th month from the date of closing and payable each month 30 days thereafter, for twelve consecutive months, buyer shall pay to seller the sum of \$766.66 per month (\$57,500.00 @ 16% interest), presuming all prior payments provided for in this Rider have been satisfied. Twenty-four months from the date of closing, buyer shall pay off the entire principal due seller, which is contemplated to be \$57,500.00.
6. Buyer may pay the entire principal balance due seller at any time with no prepayment penalty.
7. A late charge of \$150.00 shall apply to any month that a payment from buyer to seller is over five days late.
8. The closing date shall be January 7, 2009.
9. Upon the execution of this Rider, buyer shall tender the non-refundable sum of \$3,500.00 to seller, to be applied against the purchase price. In the event this transaction fails to close through the fault of the seller, the \$3,500.00 shall be returned to the buyer.
10. Any and all applicable contingencies to this contract are deemed to be waived and/or satisfied.



ESTIMATE OF VALUE BY THE DIRECT SALES COMPARISON APPROACH

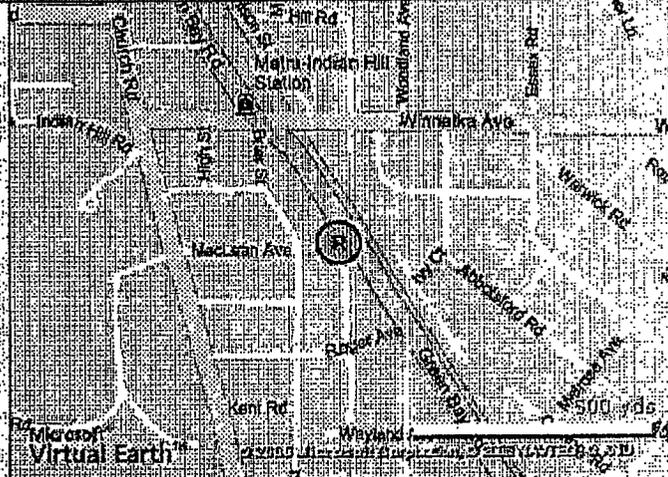


*James
As 2008
RASA*

Improved Sale Number 5	
Location:	26 -- 30 Green Bay Road Winnetka, Illinois
Description:	This is a multi-tenant retail storefront building.
Date of Sale:	April 2010
Sale Price:	\$675,000
Price Per Sq. Ft.:	\$168.75
Document Number:	1010941060
Permanent Real Estate Index Numbers:	05-28-103-045 and 046
Age:	Reported to be constructed in 1946
Land Area:	0.12 acre or 5,249 square feet
Building Area:	4,000 square feet
Land-to-Building Ratio:	1.31 to 1
Zoning:	C-2, "General Retail Commercial"
Financing:	Conventional
Grantor:	26-30 Green Bay Road, LLC
Grantee:	Miden Property Holdings, LLC
Source:	Public Record
Comments:	Features include signage.

26-30 Green Bay Rd**SOLD**

Winnetka, IL 60093 - Central North Submarket
 Sale on 04/14/2010 for \$675,000 (\$168.75/SF) - Reason Complete
 4,000 SF Retail - Storefront Building Bldg. - 1946

**Buyer & Seller Contact Info**

Recorded Buyer: Miden Property Holdings Llc
 Theus Property Holdings, LLC
True Buyer: @properties Commercial
 Michael Golden
 Thaddeus Wong
 616-628 W Fulton St
 Chicago, IL 60661
 (312) 506-0240

Recorded Seller: 26-30 Green Bay Road LLC

True Seller: DHR International, Inc.
 David Hoffmann
 10 S Riverside Plz
 Chicago, IL 60606
 (312) 782-1581

Seller Type: Corporate
Listing Broker: HSA Commercial Real Estate
 Kelsey Blindt
 (312) 458-4464
 Shannon Pope
 (312) 458-4404

Transaction Details

D 1913052

Sale Date: 04/14/2010 (23 days on market)
Escrow Length: -
Sale Price: \$675,000-Confirmed
Asking Price: -
Price/SF: \$168.75
Price/AC Land Gross: \$5,601,659.75

Sale Type: Owner/User
Bldg Type: Retail - Storefront
Year Built/Age: Built in 1946 Age: 64
GLA: 4,000 SF
Land Area: 0.12 AC (5,249 SF)

Percent Leased: -
Tenancy: Multi
Transfer Tax: \$1,012.50

Percent Improved: 82.8%
Total Value Assessed: \$232,276 in 2007
Improved Value Assessed: \$192,376
Land Value Assessed: \$39,900
Land Assessed/AC: \$331,120

Financing: Down payment of \$0.00 (0.0%)

Legal Desc: Lots 31, 32 (exc NE 20') blk 1 manus Indian Hill sub N2 sec 28 T42N R13E.

26-30 Green Bay Rd

SOLD

4,000 SF Retail Storefront Building Built in 1946 (6570)

Parcel No: 05-28-103-045-0000, 05-28-103-046-0000
Document No: 1010941060
Sale History: Sold for \$675,000 (\$168.75/SF) on 04/14/2010
Sold for \$750,000 (\$187.50/SF) on 12/28/2007

Transaction Notes

Sale was confirmed by buyer broker who is also the buyer. Per buyer, the correct property size is 4,000SF. CoStar records showed it at 3,545SF.

The property will serve as a future office location for @Properties. Buildout is scheduled to begin May 18th, 2010. Per buyer, there were no sale conditions that affected the price.

For more information on @Properties please visit <http://www.atproperties.com/>.

Current Retail Information

D: 629384

Property Type:	Retail - Storefront	GLA:	4,000 SF
Center Name:	-	Total Avail:	0 SF
Bldg Status:	Built in 1946	% Leased:	100.0%
Owner Type:	-	Bldg Vacant:	0 SF
Zoning:	-	Land Area:	0.12 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.76
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		
Street Frontage:	76 feet on Green Bay Rd (with 0 curb cut)		
Features:	Signage		

Location Information

Metro Market: Chicago
Submarket: North/Central North
County: Cook
CBSA: Chicago-Joliet-Naperville, IL-IN-WI
CSA: Chicago-Naperville-Michigan City, IL-IN-WI
DMA: Chicago, IL-IN
Map(Page): Rand McNally 29-4W14N

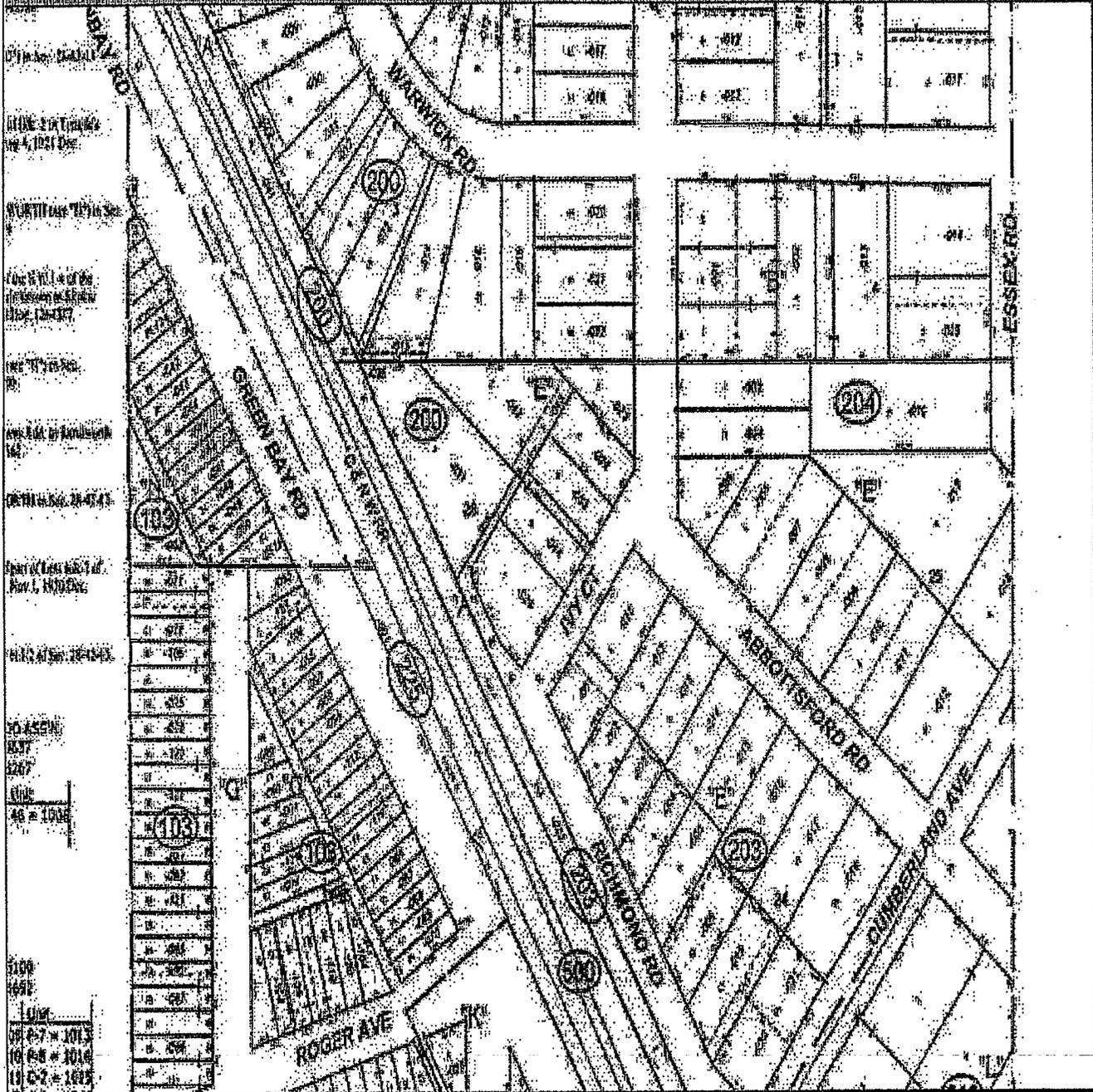
26-30 Green Bay Rd

SOLD

2,000 SF Retail Sprinkler Building Built 1978 (cont.)

Parcel Number: 05-28-103-045-0000, 05-28-103-046-0000
Legal Description: -
County: Cook

Plat Map 26-30 Green Bay Rd





PTAX-203

Illinois Real Estate Transfer Declaration



Office use.

County: **Doc#:** 1010941060 **Fee:** \$0.00
 Eugene "Gene" Moore
 Date: Cook County Recorder of Deeds
 Date: 04/19/2010 12:22 PM Pg: 1 of 2

Doc. N

Vol.:

Page:

Received by:

Please read the instructions before completing this form.

Step 1: Identify the property and sale information.1 26-30 Green Bay Road

Street Address of Property (or P11 address, if available)

Winnelka, Illinois2 Write the total number of parcels to be transferred: 2

3 Write the parcel identifying the numbers and lot sizes or acreage.*

Parcel identifying number Lot size or acreage

a 05-28-103-045-0000 25x175b 05-28-103-046-0000 25x175

c _____

d _____

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of deed/trust document* (Mark with an "X") 0 / 4 / 2 0 / 1 / 0
Month Year5 Type of deed/trust document* (Mark with an "X") Warranty deed Other Executor deed Trustee deed6 Yes No Will the property be the buyer's principal residence?*7 Yes No Was the property advertised for sale or sold using a real estate agent?*

8 Identify the Property's current intended primary use.

Current Intended (Mark only one item per column with an "X")

a	<input type="checkbox"/>	<input type="checkbox"/>	Vacant land/lot	
b	<input type="checkbox"/>	<input type="checkbox"/>	Residence (single-family, condominium, townhome, or duplex)	
c	<input type="checkbox"/>	<input type="checkbox"/>	Mobile home residence	
d	<input type="checkbox"/>	<input type="checkbox"/>	Apartment building (6 units or less)	No. of Units _____
e	<input type="checkbox"/>	<input type="checkbox"/>	Apartment building (over 6 units)	No. of Units _____
f	<input type="checkbox"/>	<input type="checkbox"/>	Office	
g	<input type="checkbox"/>	<input type="checkbox"/>	Retail establishment	
h	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Commercial building (specify)* _____	
i	<input type="checkbox"/>	<input type="checkbox"/>	Industrial building	
j	<input type="checkbox"/>	<input type="checkbox"/>	Farm	
k	<input type="checkbox"/>	<input type="checkbox"/>	Other (specify)* _____	

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change. (Mark with an "X.")

 Demolition/damage Additions Major remodeling New construction Other (specify): _____Date of significant change*: _____ / _____ / _____
Month Year

10 Identify only the terms that apply to this sale.

(Mark with an "X")

a Fulfillment of installment contract--year contract initiated* _____b Sale between related individuals or corporate affiliatesc Transfer of less than 100 percent interest*d Court-ordered sale*e Sale in lieu of foreclosuref Condemnationg Auction saleh Seller/buyer is a relocation companyi Seller/buyer is a financial institution* or government agencyj Buyer is a real estate investment trustk Buyer is a pension fundl Buyer is an adjacent property ownerm Buyer is exercising an option to purchase*n Trade of property (simultaneous)*o Sale-Leasebackp Other (specify)*: _____RECEIVED *zab***Step 2: Calculate the amount of transfer tax due**

Note: Round Lines 11 through 17 to the next highest whole dollar. If the amount on Line 11 is over \$1 million property's Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A.

11	Full actual consideration*	\$	<u>675,000.00</u>
12a	Amount of personal property included in the purchase*	\$	_____
12b	Was the value of a mobile home included on Lines 11 and 12a?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	\$	<u>675,000.00</u>
14	Amount for other real property transferred to the seller (in a simultaneous exchange) s part of the full actual consideration on Line 11*	\$	_____
15	Outstanding mortgage amount to which the transferred real property remains subject*	\$	_____
16	If this transfer is exempt, use an "X" to identify the provision.*	<input type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m	
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	\$	<u>675,000.00</u>
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	\$	<u>1350.00</u>
19	Illinois tax stamps -- multiply Line 18 by 0.50.	\$	<u>675.00</u>
20	County tax stamps -- multiply Line 18 by 0.25.	\$	<u>337.50</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	\$	<u>1,012.50</u>

Step 3: Write the legal description from the deed. Write, type (minimum 10 point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage below from Step 1, Line 3.

LOTS 31 AND 32 (EXCEPT THE NORTHEASTERLY 20 FEET THEREOF) IN BLOCK 1 IN MANUS INDIANHILL SUBDIVISION OF PARTS OF THE NORTH 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1922 AS DOCUMENT 7550571, IN COOK COUNTY, ILLINOIS.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

26-30-Green Bay Road, LLC

Seller's or trustee's name

Seller's trust number (if applicable)

8000 Maryland Avenue, Suite 1010

Street Address (after sale)

St. Louis MO 63106
City State ZIP

[Handwritten Signature]

812 782-1587

Seller's agent's signature

Seller's daytime phone

Buyer Information (Please print.)

Miden Property Holdings, LLC

Buyer's or trustee's name

Buyer's Trust number (if applicable)

618 W. Fulton Street

Street address (after sale)

Chicago IL 60661
City State ZIP

[Handwritten Signature]

847 448-5400

Buyer's agent's signature

Buyer's daytime phone

Mail tax bill to:

MIDEN PROPERTY HOLDINGS, LLC, 618 W. FULTON, CHICAGO IL 60661

Name or company

Street Address

City State ZIP

Preparer Information (Please print.)

Phillip E. Ruben

Preparer's and company's name

Preparer's file number (if applicable)

120 South Riverside Plaza, Suite 1200

Street address

Chicago IL 60606
City State ZIP

[Handwritten Signature]

(312) 876-7100

Preparer's signature

Preparer's daytime phone

Preparer's e-mail address (if available)

peruben@arnstein.com

- Extended legal description Form PTAX-203-A
- Itemized list of personal property

Identify any required documents submitted with this form. (Mark with an "X.")

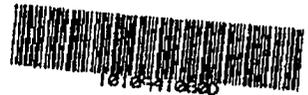
To be completed by the Chief county Assessment Officer

1	County	Township	Class	Cook-Minor	Code 1	Code 2	3	Year prior to sale
2	Board of Review's final assessed value for the assessment year prior to the year of sale.						4	Does the sale involve a mobile home assessed as real estate?
	Land						5	Comments:
	Buildings							
	Total							

To be completed by the Illinois Department of Revenue

Full consideration _____
Adjusted consideration _____

Tab number



Doc#: 1010941060 Fee: \$42.00
Eugene "Gene" Moore RHP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/18/2010 12:22 PM Pg: 1 of 4

WSA 446010 1010941060

**WARRANTY DEED
Statutory (ILLINOIS)**

This instrument was prepared by:
Philip E. Ruben
Arnstein & Lehr LLP
120 South Riverside Plaza
Suite 1200
Chicago, Illinois 60606-3910

After recording return to:
John E. Lovestrand
John E. Lovestrand, P.C.
1821 Benson Avenue
Evanston, Illinois 60201

THE GRANTOR, 26-30 GREEN BAY ROAD, LLC, an Illinois limited liability company, of the City of Chicago, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, and for other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MIDEN PROPERTY HOLDINGS, L.L.C., an Illinois limited liability company, and THEUS PROPERTY HOLDINGS, L.L.C., an Illinois limited liability company, as Tenants in Common, each with an undivided one-half (1/2) interest in the whole, of the City of Evanston, State of Illinois, all interest in the following described real estate situated in the Village of Winnetka, County of Cook, in the State of Illinois, legally described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all buildings, structures, fixtures and other improvements located thereon, and all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, forever

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that Grantor will WARRANT AND DEFEND, the said premises against all persons claiming, or to claim the same, by, through or under Grantor, subject only to the permitted exceptions set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

Grantor releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 14 day of April, 2010.

[Signature Page Follows]

Box 334

4/18

GRANTOR:

**26-30 GREEN BAY ROAD, LLC, an Illinois
limited liability company**

By: *David H. Hoffmann*
Name: David h. Hoffmann
Its: Manager

STATE OF Missouri)
) SS.
COUNTY OF St Louis)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO
HEREBY CERTIFY that **David H. Hoffmann**, personally known to me to be the person whose
name is subscribed to the foregoing instrument, appeared before me this day in person, and
acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act
for the uses and purposes therein set forth, including release and waiver of the right of
homestead.

Given under my hand and official seal, this 13th day of April, 2010.

Paula L West
Notary Public

PAULA L WEST
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: September 12, 2011
Commission Number: 07649877
07541877

STATE OF ILLINOIS
STATE TAX

APR. 19. 10
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000008748
REAL ESTATE
TRANSFER TAX
00675.00
FP 102808

Send Tax Bills To:

Miden Property Holdings, L.L.C.
Attn: Michael Golden
618 W. Fulton Street
Chicago, Illinois 60661

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

APR. 19. 10
REVENUE STAMP

000006575
REAL ESTATE
TRANSFER TAX
00337.50
FP 102802

EXHIBIT "A"

Legal Description

LOTS 31 AND 32 (EXCEPT THE NORTHEASTERLY 20 FEET THEREOF) IN BLOCK 1 IN MANUS INDIANHILL SUBDIVISION OF PARTS OF THE NORTH ¼ OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1922 AS DOCUMENT 7550571, IN COOK COUNTY, ILLINOIS.

PIN#s: 05-28-103-045-0000 AND 05-28-103-046-0000

COMMON ADDRESS: 26-30 GREEN BAY ROAD, WINNETKA, ILLINOIS

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

SIMPLE VERIFICATION SHEET

Property Address: 26-30 Green Bay Rd. WINNETKA, IL				
Verification				
	COMDE	MLS	Green Sheet	Deed
Address				
Sale Date				✓
Sale Price				✓
Document Number				✓
Grantee				✓
Grantor				✓
Other				
Notes on discrepancies:				
	<u>COSTAR</u>	<u>ASSESSOR</u>	<u>MLS</u>	
L	5,249 (0.12)	5,250	5,224	
Building	4,000	NA	NA	
Source document:				



05281030450000 04/15/2007



Cook County Assessor's Office
Joseph Berrios

30 Green Bay Rd

PIN 05-28-103-045-0000

Property Appeals Exemptions Certificate Of Error

Property Details

City
Winnetka

Township
New Trier

NBHD.
92

Taxcode
23010

Class
5-17

[VIEW LARGER IMAGE](#)

Assessed Valuation

	2010 Assessor Certified Assessment	2009 Board of Review Certified
Land Assessed Value	13,125	13,125
Building Assessed Value	98,937	103,014
Total Assessed Value	112,062	116,139

Property Characteristics

Description	One story store
Age:	64
Land Square Footage	2,625
Note	Improvements are Prorated with One or More Parcels



05281030460000 04/15/2007



Cook County Assessor's Office
Joseph Berrios

26 Green Bay Rd

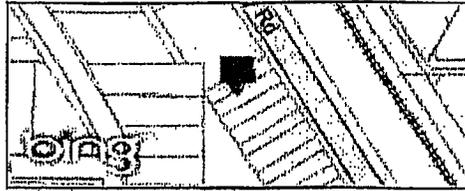
PIN **05-28-103-046-0000**

<p>Property Appeals Exemptions Certificate Of Error</p>		<p>Property Details</p>													
<p>Click Here to View Image</p> <p>VIEW LARGER IMAGE</p>		<p>City Winnetka</p>													
		<p>Township New Trier</p>													
		<p>NBHD. 92</p>													
		<p>Taxcode 23010</p>													
		<p>Class 5-17</p>													
<p>Assessed Valuation</p> <table border="1"> <thead> <tr> <th></th> <th>2010 Assessor Certified Assessment</th> <th>2009 Board of Review Certified</th> </tr> </thead> <tbody> <tr> <td>Land Assessed Value</td> <td>13,125</td> <td>13,125</td> </tr> <tr> <td>Building Assessed Value</td> <td>98,937</td> <td>103,014</td> </tr> <tr> <td>Total Assessed Value</td> <td>112,062</td> <td>116,139</td> </tr> </tbody> </table>					2010 Assessor Certified Assessment	2009 Board of Review Certified	Land Assessed Value	13,125	13,125	Building Assessed Value	98,937	103,014	Total Assessed Value	112,062	116,139
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Age:	64														
Land Square Footage	2,625														
Note	Improvements are Prorated with One or More Parcels														

Property Detail Report

Subject Property

30 Green Bay Rd
 Winnetka, IL 60093-4006
 New Trier - Cook County



Owner Info:

Owner Name : Miden Property Holdings Llc	Tax Billing City & State : Chicago IL
Owner Name 2 : Theus Property Holdings Llc	Tax Billing Zip : 60661
Tax Billing Address : 618 W Fulton St	Tax Billing Zip+4 : 1144

Location Info:

Parcel ID : 05281030450000	Flood Zone Code : X
School District : New Trier Twp Hsd 203	Elementary School District : Kenilworth Sd 38
Subdivision : Manus Indian Hill	HS District : New Trier Township H
Census Tract : 8005.00	Tax Code : 23010
Carrier Route : C017	Block # : 1
Flood Zone Panel : 1701760253F	Lot # : 31,32
Flood Zone Panel Date : 11/06/2000	

Tax Info:

Tax ID : 05-28-103-045-0000	Total Assessment : \$116,139
Tax Year : 2009	% Improv : 89%
Annual Tax : \$21,578	Tax Area : 23010
Assessment Year : 2009	Lot Number : 31,32
Land Assessment : \$13,125	Block ID : 1
Improved Assessment : \$103,014	

Assessment & Tax:

Assessment

Assessment Year :	2007	2008	2009
Assessment Type :	Certified	Certified	Certified
Assd Value - Total :	\$116,138	\$116,138	\$116,139
Assd Value - Land :	\$19,950	\$19,950	\$13,125
Assd Value - Improved :	\$96,188	\$96,188	\$103,014
Yr-to-Yr Assd Value Change (\$):			\$1
Yr-to-Yr Assd Value Change (%):			8.6%

Tax

Jurisdiction	Type	Tax Year	Tax Amount	Chg (\$)	Chg (%)
Total Tax :	Actual	2007	\$18,942		
Total Tax :	Actual	2008	\$19,735	\$793	4.1%
Total Tax :		2009	\$21,578	\$1,843	9.3%

Characteristics:

County Use Code : Comm 1 Story Store	Universal Land Use : Store Building
Lot Sq Ft : 3009.4963	Lot Acres : .0691
Style : Unknown	

Sales History:

Recording Date : 04/19/2010	12/28/2007	04/01/2003
Sale Price : \$675,000	\$750,000	

Buyer Name : Miden Property Holdings Llc 26-30 Green Bay Road Howell John Trust Llc
 Buyer Name 2 : Theus Property Holdings Llc
 Seller Name : 26-30 Green Bay Road 26 Greenbay Road Llc Howell John Trust Llc
 Document No : 10941060 36209135 30440063
 Document Type : Warranty Deed Warranty Deed Trustee's Deed (Transfer)

Mortgage History:

Mortgage Date :	12/28/2007	03/13/2006
Mortgage Amt :	\$675,000	\$660,000
Mortgage Lender :	Associated Bk	* Other Institutional Lenders
Document No :	000036209136	000007243176
Mortgage Type :	Conventional	Conventional
Borrower 1 :	26-30 Green Bay Road 26 Greenbay Road Llc Llc	

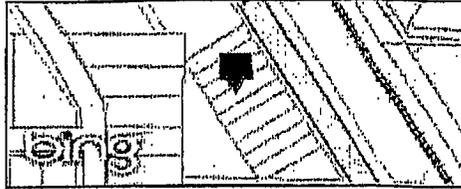
Courtesy of Dale Kleszynski
MRED

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail Report

Subject Property

**26 Green Bay Rd
Winnetka, IL 60093-4006
New Trier - Cook County**



Owner Info:

Owner Name : Miden Property Holdings Llc	Tax Billing City & State : Chicago IL
Owner Name 2 : Theus Property Holdings Llc	Tax Billing Zip : 60661
Tax Billing Address : 618 W Fulton St	Tax Billing Zip+4 : 1144

Location Info:

Parcel ID : 05281030460000	Flood Zone Code : X
School District : New Trier Twp Hsd 203	Elementary School District : Kenilworth Sd 38
Subdivision : Manus Indian Hill	HS District : New Trier Township H
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Yr-to-Yr Assd Value			
Change (\$) :			\$1
Yr-to-Yr Assd Value			
Change (%) :			8.6%

Tax

Jurisdiction	Type	Tax Year	Tax Amount	Chg (\$)	Chg (%)
Total Tax :	Actual	2007	\$18,942		
Total Tax :	Actual	2008	\$19,735	\$793	4.1%
Total Tax :		2009	\$21,578	\$1,843	9.3%

Characteristics:

County Use Code : Comm 1 Story Store	Universal Land Use : Store Building
Lot Sq Ft : 2213.6879	Lot Acres : .0508
Style : Unknown	

Sales History:

Recording Date : 04/19/2010	12/28/2007	04/01/2003	03/19/1999
Sale Price : \$675,000	\$750,000		\$140,000

Buyer Name : Miden Property Holdings Llc	26-30 Green Bay Road Llc	Howell John Trust	Howell John
Buyer Name 2 : Theus Property Holdings Llc			
Seller Name : 26-30 Green Bay Road Llc	26 Greenbay Road Llc	Howell John Trust	John Howell
Document No : 10941060	36209135	30440063	266606
Document Type : Warranty Deed	Warranty Deed	Trustee's Deed (Transfer)	Deed (Reg)

Mortgage History:

Mortgage Date :	12/28/2007
Mortgage Amt :	\$675,000
Mortgage Lender :	Associated Bk
Document No :	000036209136
Mortgage Type :	Conventional
Borrower 1 :	26-30 Green Bay Road Llc

Courtesy of Dale Kleszynski
MRED

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