

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 1,870 sr
Building Area:	5,910 square feet - ok
Land-to-Building Ratio:	0.29 to 1
Zoning:	B-1, Business
Financing:	Conventional
Grantor:	Chicago Title Land Trust Company, Trust Number 4112321 366 PARK LLC
Grantee:	Glencoe/Park Avenue, LLC
Source:	Public Record
Comments:	None

SIMPLE VERIFICATION SHEET

Property Address: 366 PARK Blender.				
<u>Verification</u>				
	<u>Comp</u>	<u>MLS</u>	<u>Green Sheet</u>	<u>Deed</u>
Address	✓		✓	✓
Sale Date	✓		✓	
Sale Price	✓		✓	
Document Number	✓		✓	
Grantee				
<u>Grantor</u>			366 PARK LLC	
Other				
Notes on discrepancies:				
<div style="display: flex; justify-content: space-between;"> <div> <p>LAND - OK</p> <p>Bldg? COSTAR 5,910</p> </div> <div> <p>LAND 1,742</p> <p>Bldge 5,910</p> </div> <div> <p>COSTAL</p> <p>ASSES</p> </div> <div> <p>1,870</p> <p>1,978</p> </div> <div> <p>MLS</p> </div> </div>				
Source document:				



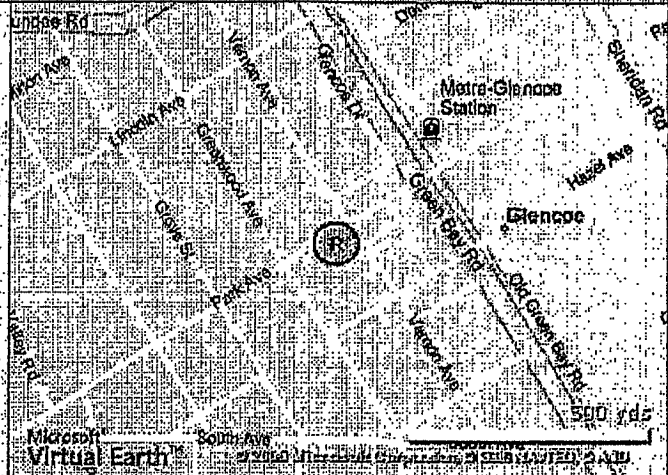
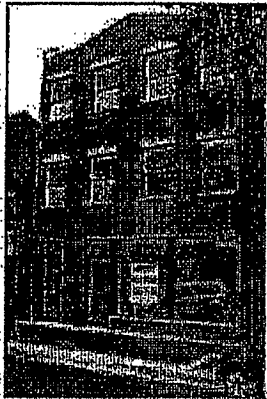
05072050340000 04/18/2007

366 Park Ave

SOLD

1

Glencoe, IL 60022 - Central North Submarket
Sale on 08/08/2007 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

ID: 5695820

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

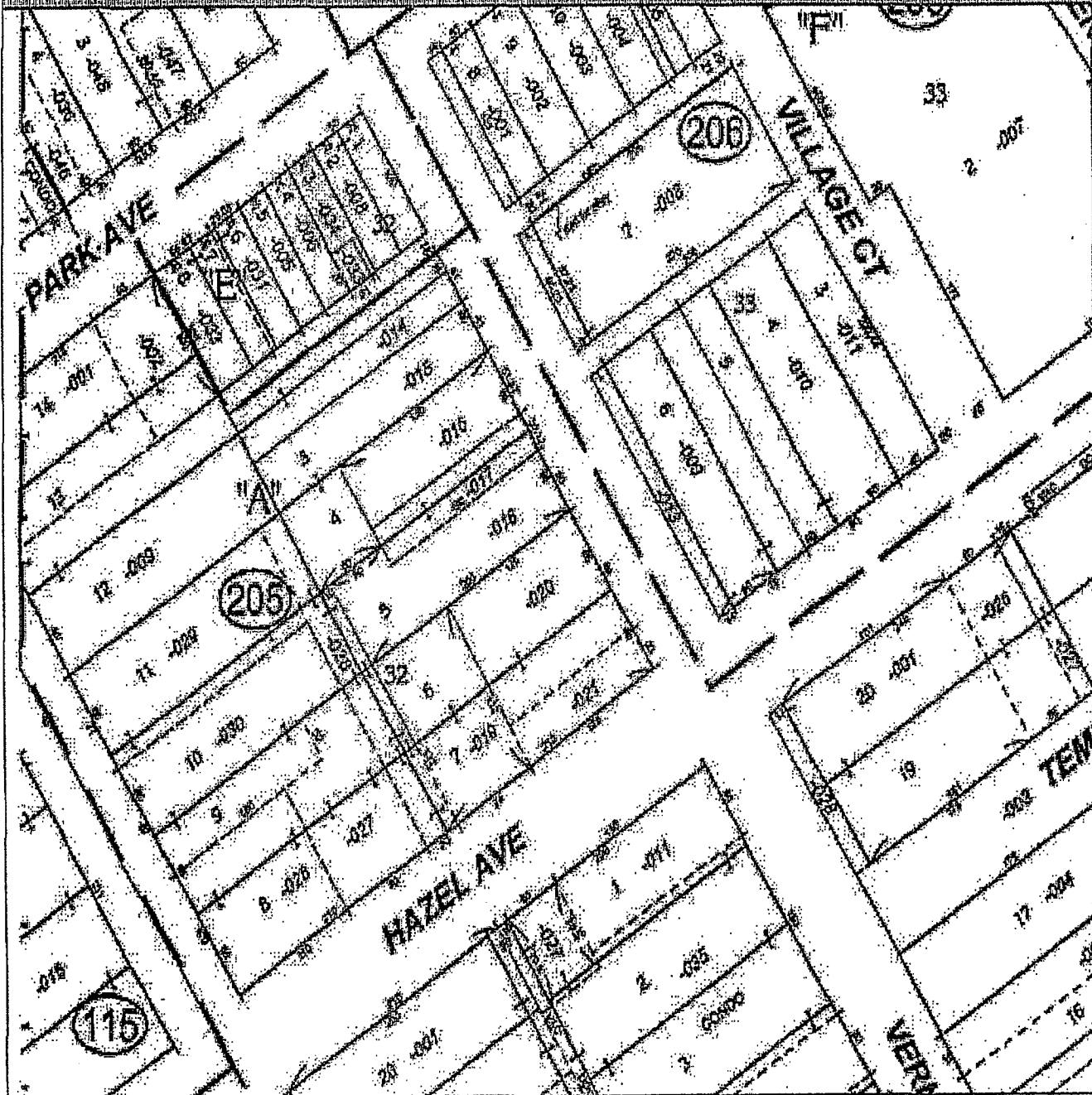
366 Park Ave

SOLD

5810 SE Res (Storage) Reta/Office Building Built in 2003 (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

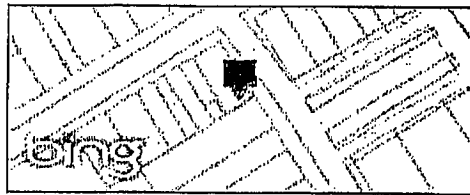
PIN 05-07-205-034-0000

Property	Appeals	Exemptions	Certificate Of Error	Property Details
This property is currently being reviewed by the Assessor's Office for possible improvements.				
				City
				Glencoe
				Township
				New Trier
				NBHD.
				43
				Taxcode
				23006
				Class
				5-92
VIEW LARGER IMAGE				
Assessed Valuation				
	2010		2009	
	Assessor Certified		Board of Review	
	Assessment		Certified	
Land Assessed Value	7,246		7,246	
Building Assessed Value	134,833		47,567	
Total Assessed Value	142,079		54,813	
Property Characteristics				
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 Address : 2540 Skokie Valley Rd
Tax Billing City & State : Highland Park IL

Tax Billing Zip : 60035
Tax Billing Zip+4 : 1739

Location Info:

Parcel ID : 05072050340000
School District : New Trier Twp Hsd 203
Subdivision : Fletchers
Census Tract : 8002.00
Carrier Route : C007
Flood Zone Panel : 1700950094F

Flood Zone Panel Date : 11/06/2000
Flood Zone Code : X
Elementary School District : Glencoe Sd 35
HS District : New Trier Township H
Tax Code : 23006
Lot # : 3

Tax Info:

Tax ID : 05-07-205-034-0000
Tax Year : 2009
Annual Tax : \$10,110
Assessment Year : 2009
Land Assessment : \$7,246

Improved Assessment : \$47,567
Total Assessment : \$54,813
% Improv : 87%
Tax Area : 23006
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
Lot Frontage : 70
Lot Sq Ft : 1978.1551
Style : Multi-Family
Total Units : 4

Universal Land Use : Retail Trade
Lot Depth : 25
Lot Acres : .0454
Stories : 2
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

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.

PROPERTY ADDRESS:
366 Park
Glencoe, IL 60022



Nancy A. Carlin
NOTARY PUBLIC

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

AFTER RECORDING, PLEASE MAIL TO:

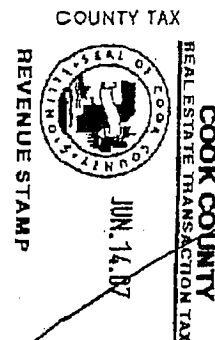
NAME Jane E. HARRIS

ADDRESS P.O. Box 888 OR BOX NO. _____

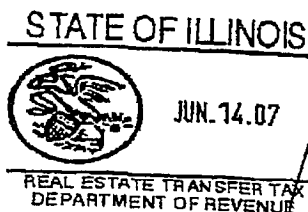
CITY, STATE Joliet, IL 60434-0888

SEND TAX BILLS TO: Glencoe / Park Avenue LLC

2540 Skokie Valley Road
Highland Park, IL
60035



FP 103034	0060000	REAL ESTATE TRANSFER TAX
-----------	---------	-----------------------------



9470700000 #	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 05-07-205-034 25 X 70
b _____
c _____
d _____
Write additional parcel identifiers and lot sizes or acreage in Step 3.
- 4 Date of instrument: 0 / 6 / 2007
Month Year
- 5 Type of instrument (Mark with an "X"):
Quit claim deed Executor deed X Trustee deed
Beneficial interest Other (specify):
- 6 Yes X No Will the property be the buyer's principal residence?
- 7 X 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 X X Commercial building (specify): VACANT
i Industrial building
j Farm
k Other (specify):

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

Doc#: 0717233034 Fee: \$0.00
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: _____ / _____ / _____
(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 \$ 1,200,000.00
- 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 X No
- 13 Subtract Line 12a from Line 11. This is the net consideration for real property. 13 \$ 1,200,000.00
- 14 Amount for other real property transferred to the seller (in a simultaneous exchange) 14 \$ 0.00
as part of the full actual consideration on Line 11
- 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 k m
- 17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax. 17 \$ 1,200,000.00
- 18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62). 18 2,400.00
- 19 Illinois tax stamps — multiply Line 18 by 0.50. 19 \$ 1,200.00
- 20 County tax stamps — multiply Line 18 by 0.25. 20 \$ 600.00
- 21 Add Lines 19 and 20. This is the total amount of transfer tax due. 21 \$ 1,800.00

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)

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)

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

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.

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 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) 436-0558

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.

PTAX-203-A (4-9/99)

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-492-0227

ID:INT

Page 1 of 1

ESTIMATE OF VALUE BY THE DIRECT SALES COMPARISON APPROACH



*Have
not
checked
multiple
I ordered
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
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
208
1926*

GOOGLE EARTH = (55 x 40) x 2 = 4,400

SIMPLE VERIFICATION SHEET

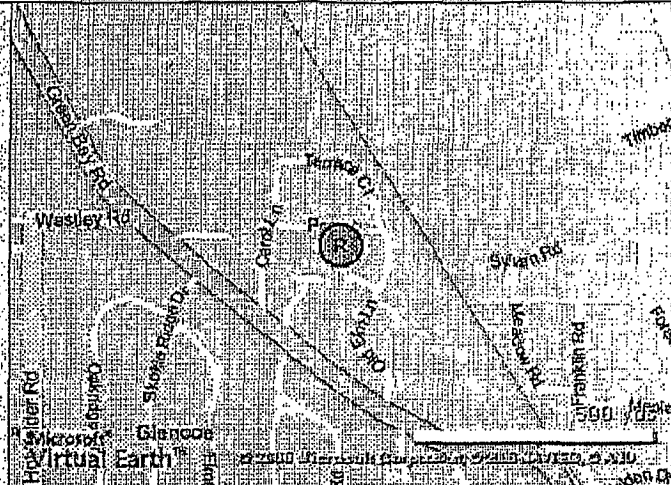
Property Address: 346-344 PARK GLENCOE				
<u>Verification</u>				
	<u>Comps</u>	<u>MLS</u>	<u>Green Sheet</u>	<u>Deed</u>
Address				
Sale Date				
Sale Price				
Document Number				
Grantee				
Grantor				
Other				
Notes on discrepancies:				
	<u>COST TAX</u>	<u>Assessor</u>	<u>MLS</u>	
LAND	5,545 (0.13)	5,500	5,900	
Bldg	4,400			
Green sheet OK				
Source document:				

340-344 Park Ave

SOLD

1

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: 1153303

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

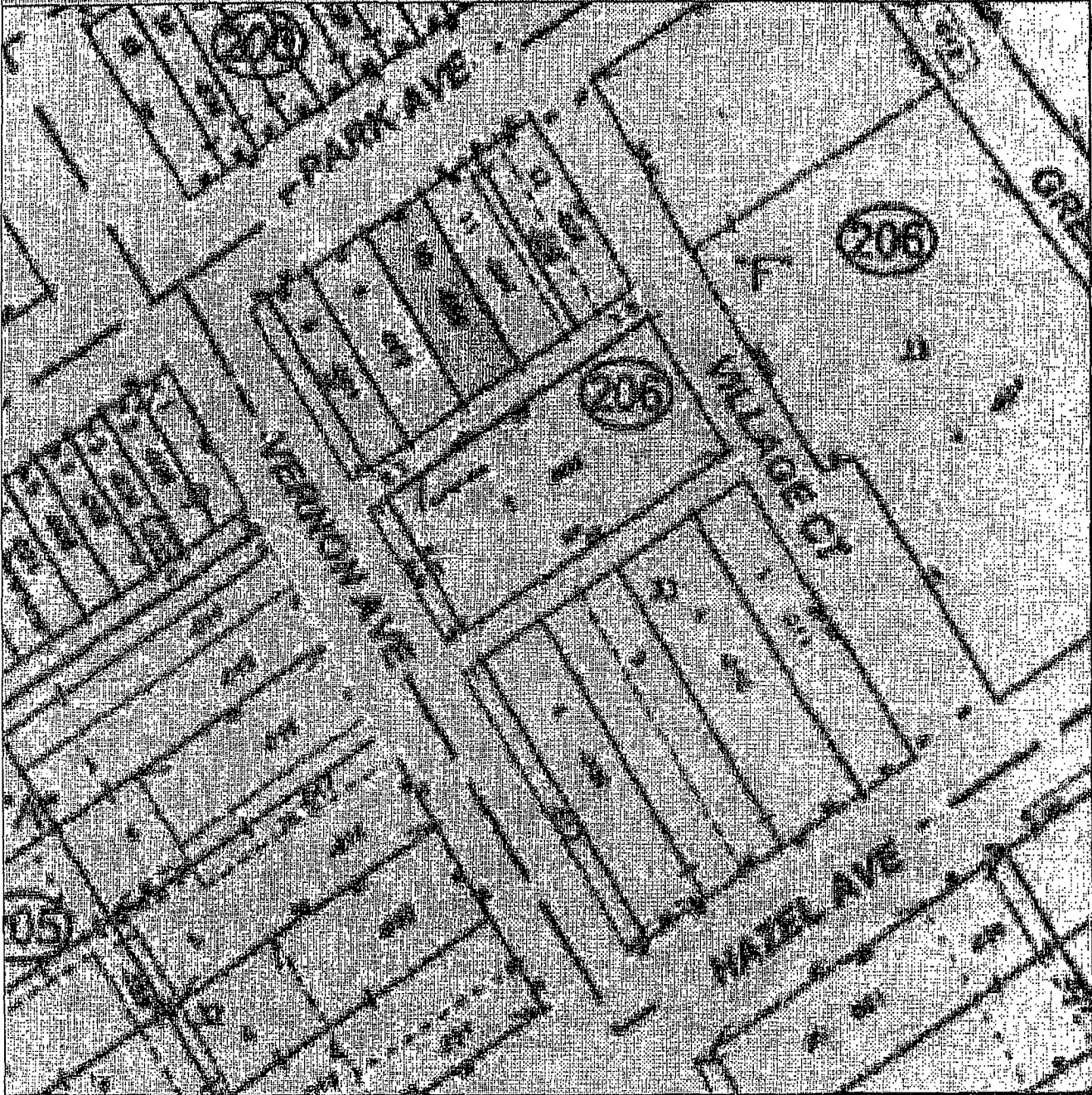
4,400 SF Retail (Strip Center) Building (cont)

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/reld.

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 05-07-206-003-0000 44 X 125 FT
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"):
☐ 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")
- | | |
|--|--|
| 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>Apt and Retail</u> | |

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

County:

Date:

Doc. No.

Vol.:

Page:

Received



Doc#: 0622633092 Fee: \$0.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/14/2006 09:25 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: _____ / _____ / _____
(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 <input type="checkbox"/> Fulfillment of installment contract — year contract initiated: _____ | |
| b <input type="checkbox"/> Sale between related individuals or corporate affiliates | |
| c <input type="checkbox"/> Transfer of less than 100 percent interest | |
| d <input type="checkbox"/> Court-ordered sale | |
| e <input type="checkbox"/> Sale in lieu of foreclosure | |
| f <input type="checkbox"/> Condemnation | |
| g <input type="checkbox"/> Auction sale | |
| h <input type="checkbox"/> Seller/buyer is a relocation company | |
| i <input type="checkbox"/> Seller/buyer is a financial institution or government agency | |
| j <input type="checkbox"/> Buyer is a real estate investment trust | |
| k <input type="checkbox"/> Buyer is a pension fund | |
| l <input type="checkbox"/> Buyer is an adjacent property owner | |
| m <input type="checkbox"/> Buyer is exercising an option to purchase | |
| n <input type="checkbox"/> Trade of property (simultaneous) | |
| o <input type="checkbox"/> Sale-leaseback | |
| p <input type="checkbox"/> 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 checked="" type="checkbox"/> Yes <input 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., \$1,002 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> |

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 *[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) 862-5200

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

Kathryn M. Buckley

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 _____

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:

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)

340-344 PARK AVENUE

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: 05-07-206-003-0000

- 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.

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: CARL W. PETERSON, AS TRUSTEE

Seller's daytime phone: (847) 382-9130

Address: 1000 GARLANDS LANE, #1333

BARRINGTON

IL 60010

Street address

City

State

ZIP

Seller's or agent's signature: *Carl W. Peterson*

Date:

8/4/06

Buyer's or trustee's name: GLENCOE BUILDING III LLC

Buyer's daytime phone: (773) 863-5300

Address: 2320 N. DAMEN, SUITE 1D

CHICAGO

IL 60647

Street address

City

State

ZIP

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

Date:

8/18/06

* 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-492-0227

ID:INT

Page 1 of 1

Trustee's Deed

ILLINOIS

ST 5089751 COOL
26065324007/6/4



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

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, unconfirmed 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

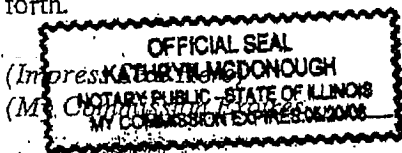
Address of Real Estate: 340-344 Park Avenue, Glencoe, Illinois, 60022

The date of this deed of conveyance is August 4th, 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, 2006

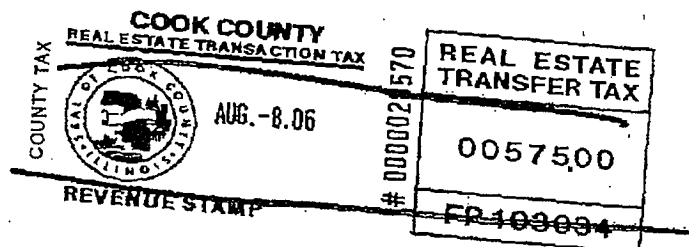
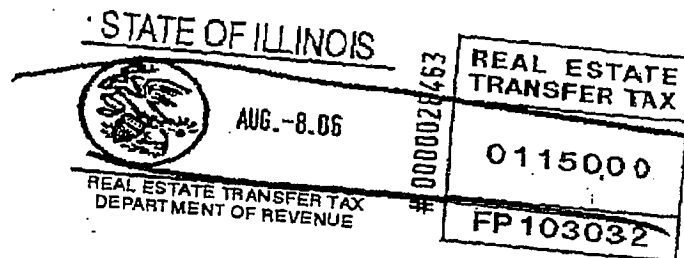
Kathryn McDonough
Notary Public

BOX 334 CTI

LEGAL DESCRIPTION

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

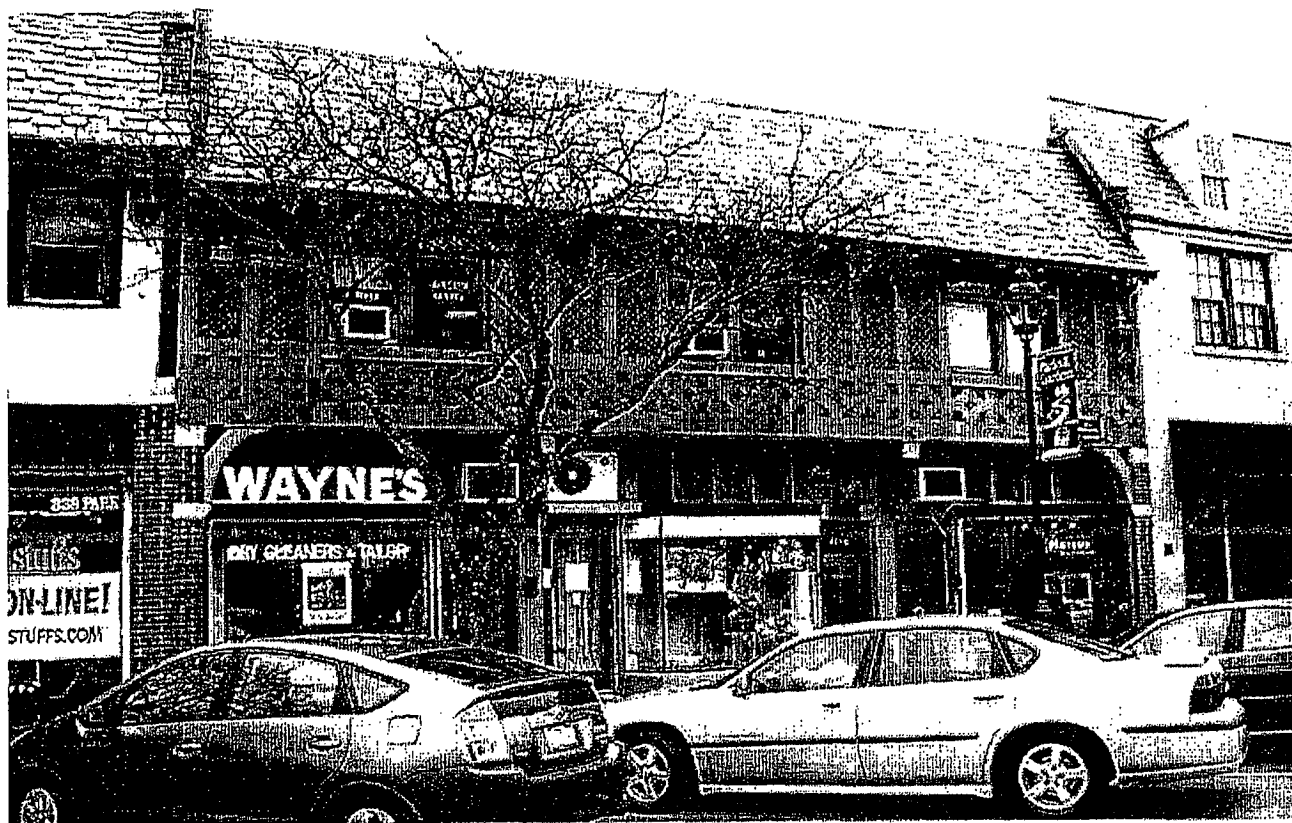
LOT 10 IN THE RESUBDIVISION OF BLOCK 33 IN GLENCOE IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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 J. Tamkin
165 N. Canal Street, Suite 1425
Chicago, Illinois 60606



05072060030000 04/18/2007



COOK COUNTY RECORDER OF DEEDS

EUGENE "GENE" MOORE

[HOME PAGE](#)[BIOGRAPHY](#)[LOCATIONS](#)[INTERESTING LINKS](#)[FEE SCHEDULE](#)[WHAT'S NEW](#)[FAQ](#)[SEARCH-MENU](#)[Grantor / Grantee](#)
[Document Number](#)
[Legal Search](#)
[PIN Search](#)
[Trust Number](#)
[Subdivision Search](#)[Forms](#)[View Purchased Documents](#)[Support](#) [Help](#) [Document Guidelines](#) [Account Information](#) [Search Menu](#)[\[Back One Page\]](#)

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.

Copyright © 2010 Cook County Recorder of Deeds, All rights reserved.

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@cookcountygov.com 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

Property[Appeals](#)[Exemptions](#)[Certificate Of Error](#)**Property Details****City**

Glencoe

Township

New Trier

NBHD.

43

Taxcode

23006

Class

5-92

**Click Here to
View Image**

[VIEW LARGER IMAGE](#)**Assessed Valuation**

	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

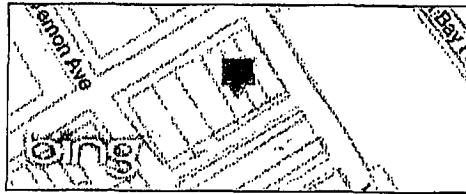
Property Characteristics

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 lli
Tax Billing Address : 2320 N Damen Ave #1d
Tax Billing City & State : Chicago IL
Tax Billing Zip : 60647
Tax Billing Zip+4 : 3367

Location Info:

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

Tax Info:

Tax ID : 05-07-206-003-0000
Tax Year : 2009
Annual Tax : \$24,466
Assessment Year : 2009
Land Assessment : \$21,312
Improved Assessment : \$111,336
Total Assessment : \$132,648
% Improv : 84%
Tax Area : 23006
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
Lot Sq Ft : 5900.8028
Universal Land Use : Retail Trade
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 lli Llc	Peterson Carl W Trust	Peterson Carl W Trust	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:

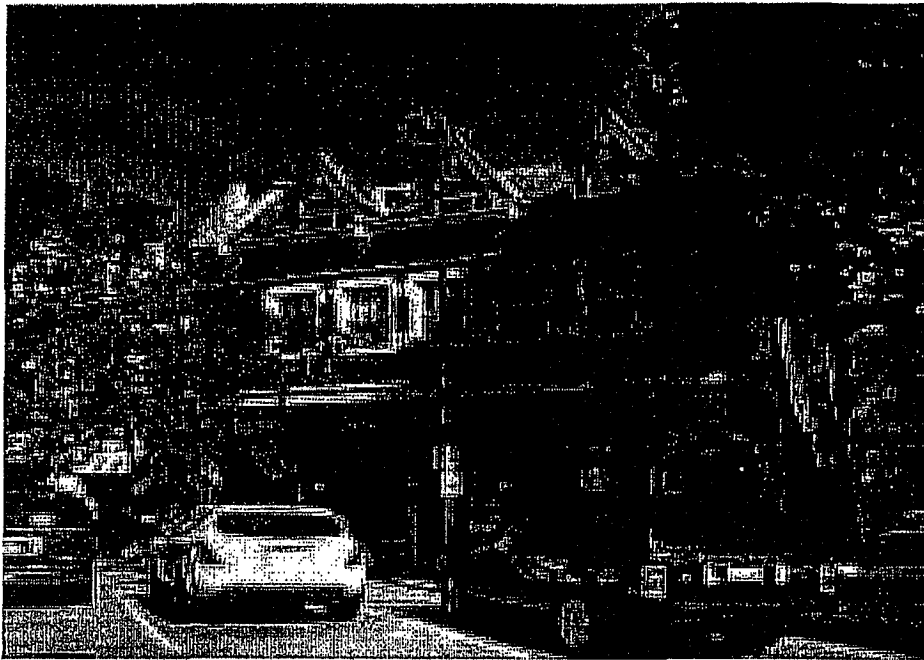
Mortgage Date : 08/14/2006	02/02/2001	09/27/2000	12/22/1999
Mortgage Amt : \$945,000	\$90,000	\$90,000	\$90,000
Mortgage Lender : First Bk/Highland Park			
Document No : 000022633093	000000090397	000000753138	000000186911
Mortgage Type : Conventional	Private Party Lender	Private Party Lender	Private 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 / $MCS = 11,000$ / $GE = 9,948$
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

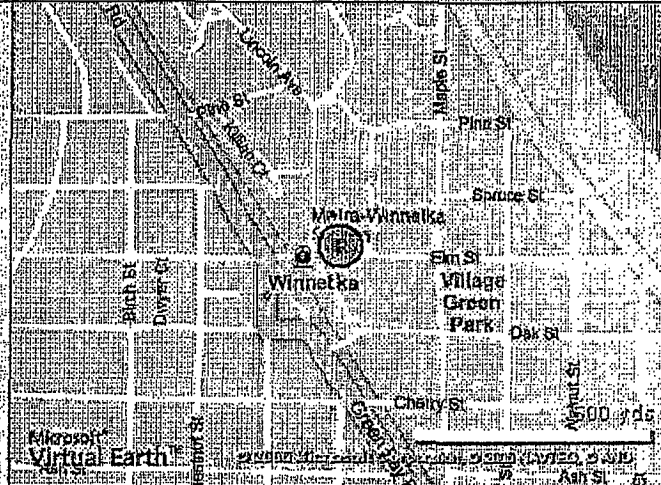
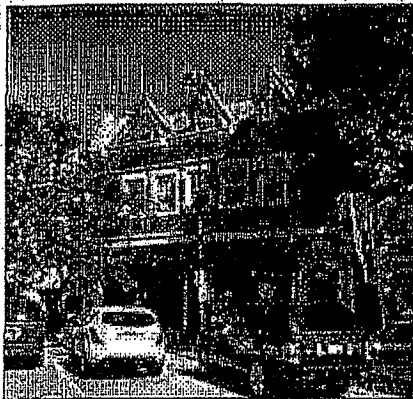
SIMPLE VERIFICATION SHEET

Property Address: 735 ELM WINNETKA				
<u>Verification</u>				
	Combs	MLE	Green Sheet	Deed
Address				✓
Sale Date				✓
Sale Price				✓
Document Number				✓
Grantee				✓
Grantor				✓
Other				
<p>Notes on discrepancies:</p> <div style="display: flex; justify-content: space-between;"> <div> <p>COST TAX</p> <p>LAND - 11,138 (0.26)</p> <p>Bldg. 10,056</p> </div> <div> <p>ASSESSOR</p> <p>9,140 + 4,000 = 11,140</p> </div> <div> <p>M.C.S.</p> <p>4,023 + 7,100 = 11,123</p> </div> </div>				
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	Sale Type: Investment
Escrow Length: -	Bldg Type: Retail - Storefront Retail/Residential
Sale Price: \$2,200,000-Full Value	Year Built/Age: Built in 1950 Age: 58
Asking Price: -	GLA: 10,056 SF
Price/SF: \$218.77	Land Area: 0.26 AC (11,138 SF)
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	

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

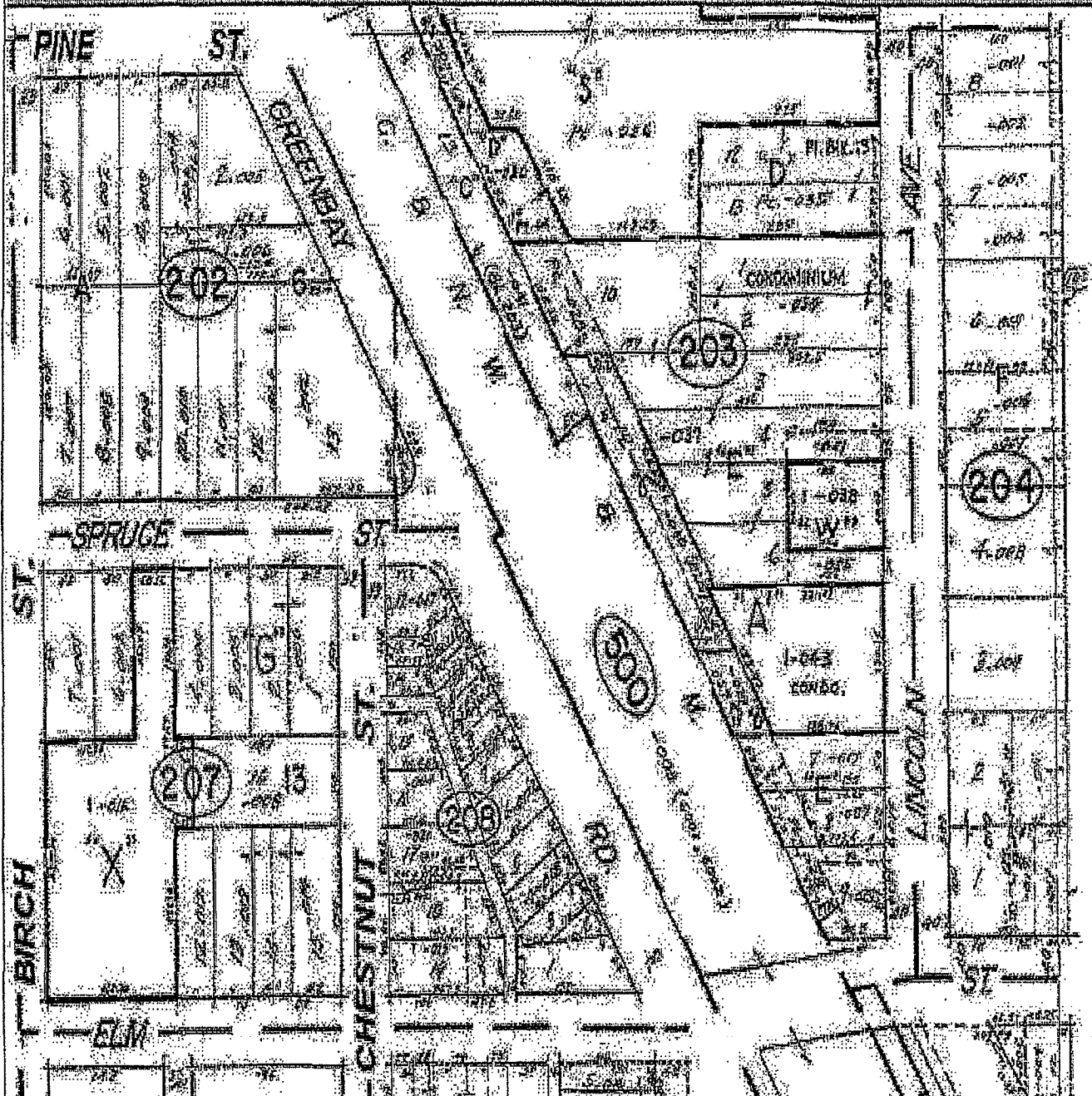
735 Elm St

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



(C)

**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 03:28 PM Pg: 1 of 4

2077741190 115

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"

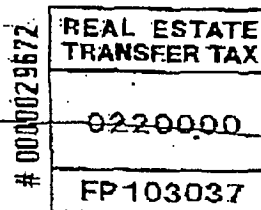
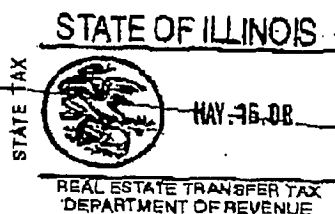
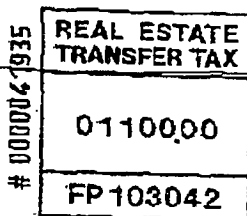
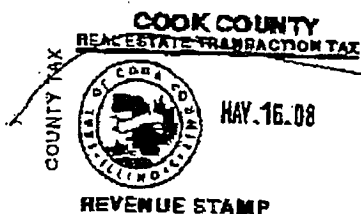
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the Grantor, either 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)



(C)

**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 15

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:

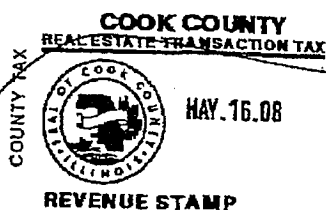
SEE ATTACHED EXHIBIT "A"

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.

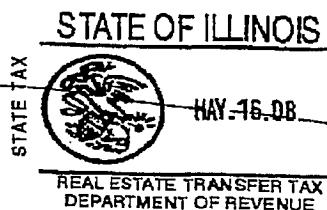
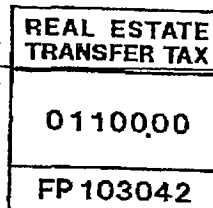
And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; 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

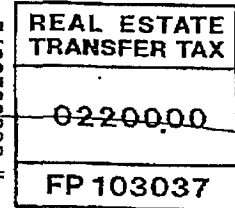
(Signature appears on following page)



000007935



0000029672



735 Elm, LLC,
an Illinois limited liability company

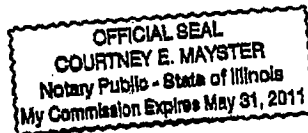
By: *Michael Zucker*
Name: Michael Zucker
Its: Manager

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Michael Zucker, personally known to me to be the Manager of 735 Elm, LLC, an Illinois limited liability company, severally acknowledged that as such Manager, he signed and delivered this said instrument pursuant to authority given by the members of said limited liability company, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of May, 2008.

Courtney E. Mayster
Notary Public



This instrument was prepared by:
Courtney E. Mayster
Schain, Burney, Ross & Citron, Ltd.
222 N. LaSalle St., Suite 1910
Chicago, Illinois 60601

After recording return to:
Melissa A. Grahonya
Russel G. Winick & Associates, P.C.
1220 Iroquois Ave., Ste. 100
Naperville, Illinois 60563

Sent future tax bills to:
TBS Elm, LLC
3754 N. Southport
Chicago, Illinois 60613

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

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 05202040110000

50x100

b 02202040130000

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"):

☐ 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:

Date:

Doc. No.:

Vol.:

Page:

Received by:

Eugene "Gene" Moore Fee: \$2,200.00

Cook County Recorder of Deeds

Date: 05/16/2008 01:28 PM



Doc#: 0814041190 Fee: \$0.00

Eugene "Gene" Moore

Cook County Recorder of Deeds

Date: 05/19/2008 03:39 PM Pg: 1 of 4

9 Identify any sign

January 1 of the

Date of signifi

(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 \$ 2,200,000.00

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 ☒ No

13 Subtract Line 12a from Line 11. This is the net consideration for real property.

13 \$ 2,200,000.00

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 ☐ k ☐ m

17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.

17 \$ 2,200,000.00

18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).

18 4,400.00

19 Illinois tax stamps — multiply Line 18 by 0.50.

19 \$ 2,200.00

20 County tax stamps — multiply Line 18 by 0.25.

20 \$ 1,100.00

21 Add Lines 19 and 20. This is the total amount of transfer tax due.

21 \$ 3,300.00

PTAX-203 (R-8/05)

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

Page 1 of 4

ID:INT, Declaration Number: P121-V027-S499-4453

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 or trustee's name

2201 W. ROSCÖE STREET

Street address (after sale)

Seller's or agent's signature

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

CHICAGO IL 60618

City State ZIP

(312) 656-9565 Ext.

Seller's daytime phone

Buyer Information (Please print.)

TBS ELM, LLC

Buyer's or trustee's name

3754 N. SOUTHPORT AVENUE

Street address (after sale)

Buyer's or agent's signature

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

CHICAGO IL 60613

City State ZIP

(630) 548-5800 Ext.

Buyer's daytime phone

Mail tax bill to:

TBS ELM, LLC

3754 N. SOUTHPORT AVENUE

Name or company

Street address

CHICAGO IL 60613

City State ZIP

Preparer Information (Please print.)

ELIZABETH B. ZYDEL

Preparer's and company's name

222 N. LASALLE ST., STE. 1910

Street address

Preparer's signature

ezydel@schainlaw.com

Preparer's e-mail address (if available)

35033-18

Preparer's file number (if applicable)

CHICAGO IL 60601

City State ZIP

(312) 422-7681 Ext.

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
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;

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 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:

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.



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.

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

Street address

City

State

ZIP

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

Street address

City

State

ZIP

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

Page 1 of 1



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.				
<p>Click Here to View Image</p> <p> VIEW LARGER IMAGE</p>				City
				Winnetka
				Township
				New Trier
				NBHD.
				22
				Taxcode
				23008
				Class
				5-22
Assessed Valuation				
	2010	2009		
	Assessor Certified	Board of Review		
	Assessment	Certified		
Land Assessed Value	35,700	33,022		
Building Assessed Value	40,380	32,956		
Total Assessed Value	76,080	65,978		
Property Characteristics				
Description	One story non-fireproof public garage			
Age:	63			
Land Square Footage	7,140			
Note	Partial Assessment			



Cook County Assessor's Office
Joseph Berrios

735 Elm St

PIN 05-20-204-013-0000

Property

Appeals Exemptions Certificate Of Error

Property Details

City

Winnetka

Township

New Trier

NBHD.

22

Taxcode

23008

Class

3-18

**Click Here to
View Image**

VIEW LARGER IMAGE

Assessed Valuation

	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

Property Characteristics

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
List. Mkt Time: 27

List Price: \$2,349,000
Orig List Price: \$2,349,000
Sold Price: \$2,200,000

Rented Price:

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

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:	Equipment:
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
Expense Source: Owner Projection	Tax Year: 2006	Projection
Annual Net Operating Income: \$132,163	Expense Year:	Scavenger Expense (\$/src): \$1,000/Actual
Cap Rate: 6	Fuel Expense (\$/src): \$11,000/Actual	Insurance Expense (\$/src): \$5,000/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.	Ph #: (847) 677-5050	Team:
(14590)		
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 #:	

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

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

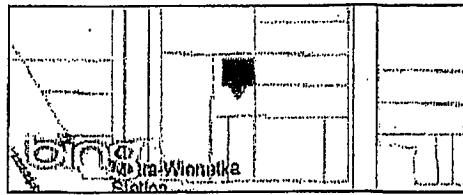
Change Description	Status	Price	Modified Date	Updated By
STATUS: PEND -> CLSD	CLSD	\$2,349,000/ \$22	05/20/2008	Call Broker
STATUS: CTG -> PEND	PEND	\$2,349,000/ \$22	04/22/2008	Call Broker
STATUS: ACTV -> CTG	CTG	\$2,349,000/ \$22	04/10/2008	Call Broker
STATUS: NEW -> ACTV	ACTV	\$2,349,000/ \$22	03/10/2008	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 Address : 3754 N Southport Ave
Tax Billing City & State : Chicago IL

Tax Billing Zip : 60613
Tax Billing Zip+4 : 3719

MLS Listing Info:

Listing Number : 06818877
Status : Closed
Status Date : 05/20/2008
Area : WINNETKA
List Date : 03/03/2008

Closed Date : 05/15/2008
Original List Price : \$2,349,000
List Price : \$2,349,000
Sold Price : \$2,200,000

Location Info:

Parcel ID : 05202040110000
School District : New Trier Twp Hsd 203
Subdivision : Arbor Vitae Sub/Mcguire & Orr
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 # : 1,2

Tax Info:

Tax ID : 05-20-204-011-0000
Tax Year : 2009
Annual Tax : \$11,511
Assessment Year : 2009
Land Assessment : \$33,022

Improved Assessment : \$32,956
Total Assessment : \$65,978
% Improv : 50%
Tax Area : 23008
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 Sq Ft : 7099.6116

Lot Acres : .163

Style : Unknown

Stories : 2

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

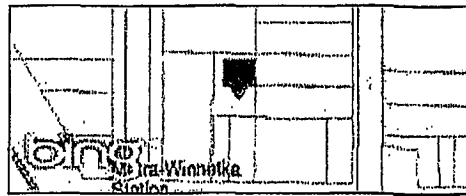
Courtesy of Dale Kieszynski
MRED

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	06/14/2004
Sale Price : \$2,200,000	\$1,450,000
Buyer Name : Tbs Elm Llc	735 Elm Llc
Seller Name : 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

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



Big Difference

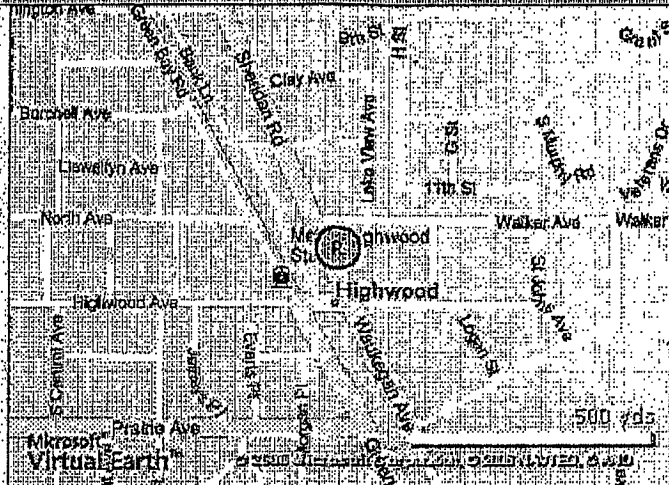
Improved Sale Number 4	
Location:	331 Waukegan Avenue Highwood, Illinois
Description:	This is a multi-tenant mixed-use building.
Date of Sale:	June 2007
Sale Price:	\$675,000
Price Per Sq. Ft.:	\$192.86
Document Number:	6194053
Permanent Real Estate Index Number:	16-15-407-008
Age:	Estimated at 40 years with renovations
Land Area:	0.09 acre or 3,999 square feet <i>M-L/ASSESS = 2,151</i>
Building Area:	3,500 square feet <i>GE = 3,775</i>
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 (0.00)	2,151	2,151	
Bldg	3,500			
Source document:				

331 Waukegan Ave.**SOLD**

Highwood, IL 60040 - Central North Submarket
 Sale on 05/08/2007 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

ID: 1332335

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 05/08/2007 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

ID: 709737

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

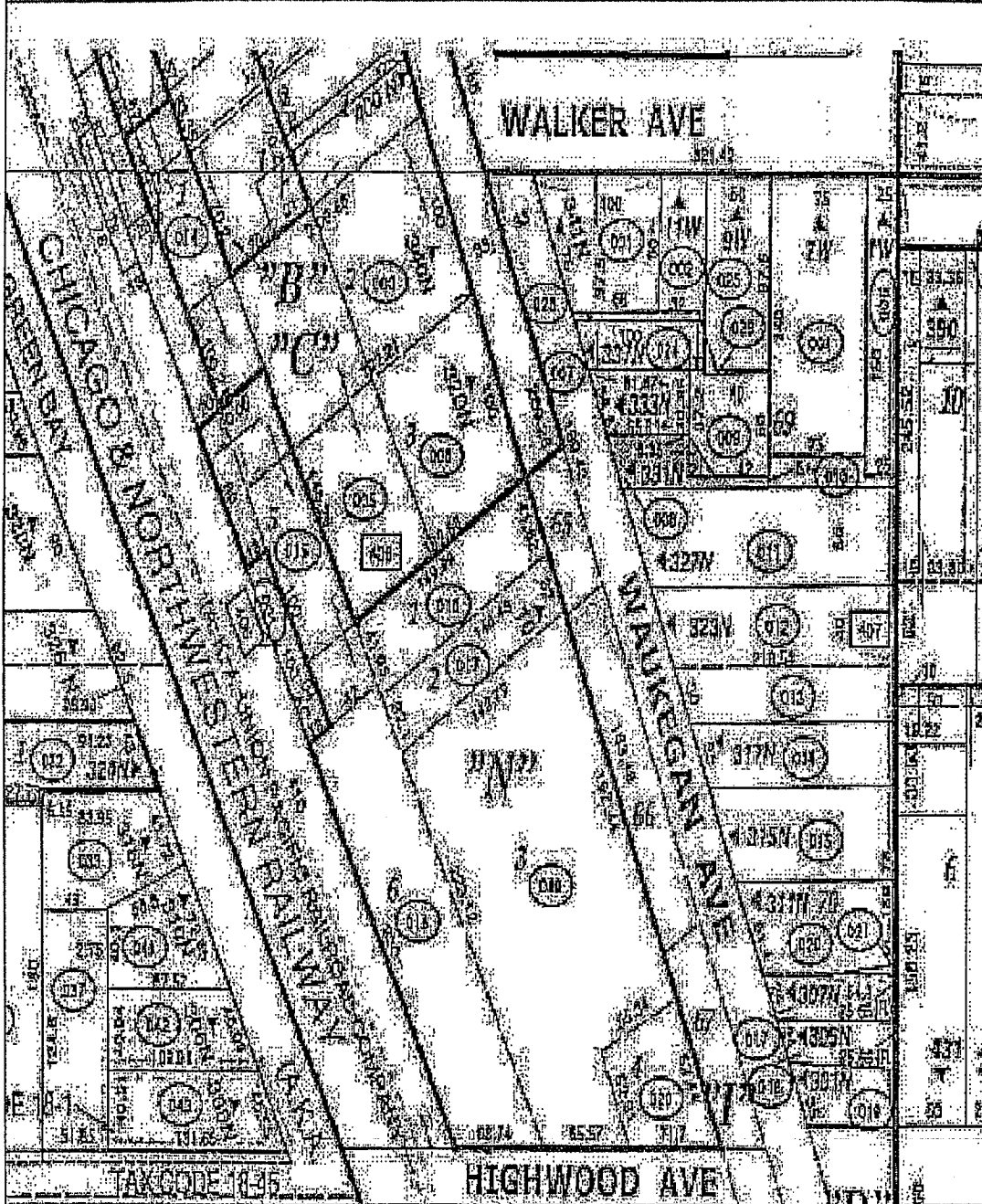
3,500 SF Retail General Freestanding Building (cont)

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



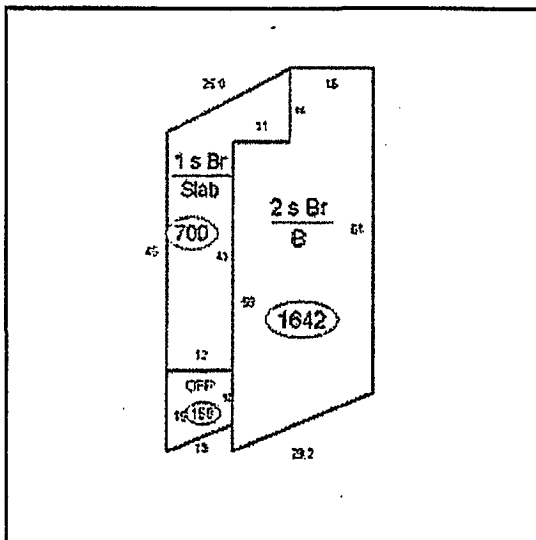
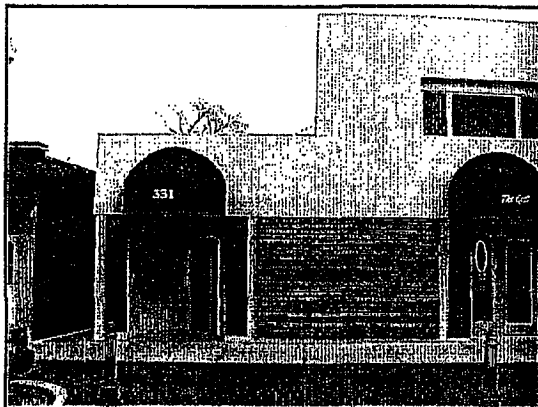


Lake County, Illinois

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.

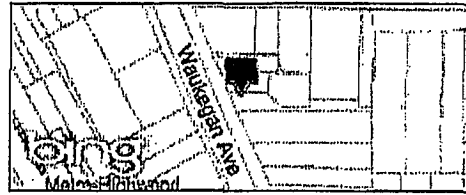
Please note that the characteristic information shown above is only a summary of information extracted from the Township Assessor's property records. For more detailed and complete characteristic information please contact your local township assessor. Likewise, any errors/omissions/discrepancies should 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
Owner Name 2 : Ghal Ved P
Tax Billing Address : 331 Waukegan Ave

Tax Billing City & State : Highwood IL
Tax Billing Zip : 60040
Tax Billing Zip+4 : 1361

Location Info:

Parcel ID : 16154070080000
Subdivision : Highwood
Census Tract : 8655.01
Carrier Route : C002

Flood Zone Panel Date : 09/03/1997
Flood Zone Code : X
Lot# : 69

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
Tax Year : 2009
Annual Tax : \$4,973
Assessment Year : 2009

Total Assessment : \$85,284
% Improv : 73%
Tax Appraisal Area : 18

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

Improved Assessment : \$62,578

Lot Number : 69

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
 Lot Sq Ft : 2,151

Universal Land Use : Commercial Building
 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 Corp	Sidari Inge H Trust	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.



732188/2703137
10/3
Chicago Title Insurance Company
SPECIAL WARRANTY DEED
(Corporation to Individual)



Image# 041642390004 Type: DW
Recorded: 05/07/2007 at 07:57:01 AM
Receipt#: 2007-00028883
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

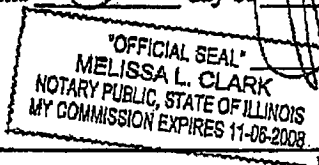
By [Signature]
Russell H. Armstrong
President

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



(Notary Public)

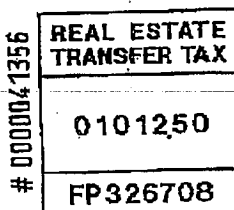
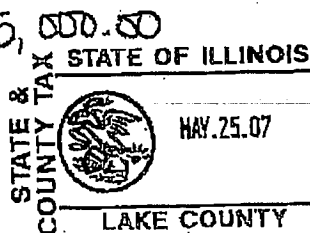
Prepared By: PHILLIP J. ROTCHE
320 S. WESTMORE AVENUE
LOMBARD, Illinois 60148

Mail To:

Phillip J. Rotche
320 S. Westmore
Lombard, Illinois 60148

Name & Address of Taxpayer:

Annauradha Verma and Ved Ghai
334 Waukegan Road
Highwood, Illinois 161 N Mt Prospect Ave
Des Plaines, IL 60016



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) Russell Dunsmuir, being duly sworn on oath, state that
I reside at 331 Waukegan Rd Highland 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):

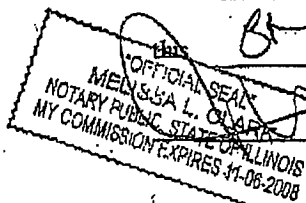
1. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access;
2. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access;
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)

SUBSCRIBED AND SWORN TO BEFORE ME



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/reid.

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
16-15-407-008 67X 4 TX 11X 67

b _____
c _____
d _____

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

4 Date of deed/trust document: 5/8/2007
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) Restaurant
i ☐ Industrial building
j ☐ Farm
k ☐ Other (specify): _____

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

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:



Image# 041842390004 Type: DW
Recorded: 05/07/2007 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 Vanderventer 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," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A.

- 11 Full actual consideration*
- 12a Amount of personal property included in the purchase*
- 12b Was the value of a mobile home included on Lines 11 and 12a?
- 13 Subtract Line 12a from Line 11. This is the net consideration for real property.
- 14 Amount for other real property transferred to the seller (in a simultaneous exchange) as 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.*
- 17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.
- 18 Divide Line 17 by .500. Round the result to the next highest whole number (e.g., 81.002 rounds to 82).
- 19 Illinois tax stamps — multiply Line 18 by 0.50.
- 20 County tax stamps — multiply Line 18 by 0.25.
- 21 Add Lines 19 and 20. This is the total amount of transfer tax due.

11 \$ 675,000
12a \$ 0
12b Yes ☐ No ☒
13 \$ 675,000.00
14 \$ 0
15 \$ 0
16 b k m
17 \$ 675,000.00
18 1350
19 \$ 675
20 \$ 337.50
21 \$ 1012.50

* See instructions.

PTAX-203 (R-7/00)

This form is authorized in accordance with 35 ILCS 200/31-1 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.)

☒ 331 W. KEGAN AVE. Comp -
 Seller's or trustee's name
331 W. KEGAN AVE. Highland, IL 60140
 Street address (after sale)
[Signature]
 Seller's or agent's signature
 City State ZIP
Highland IL 60140
 Seller's daytime phone
1847 302 9121

Buyer Information (Please print.)

☒ VED P. GHAI And Anuradha Verma
 Buyer's or trustee's name
660 WINTHROP AVE. GLENDALE HTS. IL 60139
 Street address (after sale)
[Signature] (Anuradha Verma)
 Buyer's or agent's signature
161 N. MT Prospect Ave, Des Plaines, IL 60016
 Buyer's daytime phone
630 858-0665
 Buyer's trust number (if applicable)
1847 390-0041
 Buyer's daytime phone
VED GHAI
 Name of company Street address City State ZIP
Anuradha Verma 161 N. Mt Prospect Ave Des Plaines 60016

Preparer Information (Please print.)

PHILIP J. ROTCHE
 Preparer's and company's name
320 S. Westmore
 Street address
[Signature]
 Preparer's signature
 City State ZIP
Chicago IL 60600
 Preparer's daytime phone
630 916-6000

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

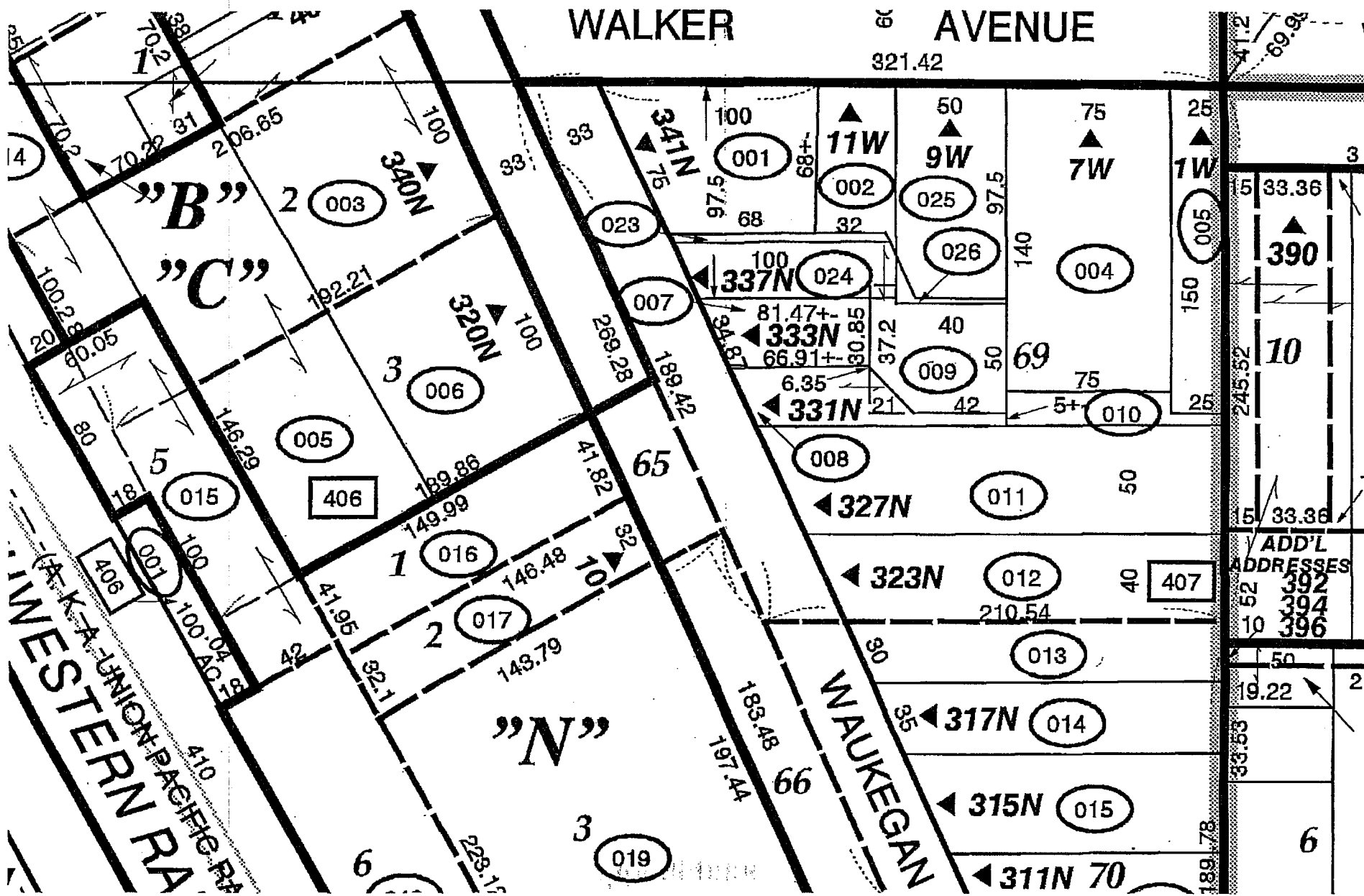
To be completed by the Chief County Assessment Officer					
1	County	Township	Class	Cook-Minor	Code 1 Code 2
2	Board of Review's final assessed value for the assessment year prior to the year of sale.				
	Land				
	Buildings				
	Total				
3 Year prior to sale					
4 Does the sale involve a mobile home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

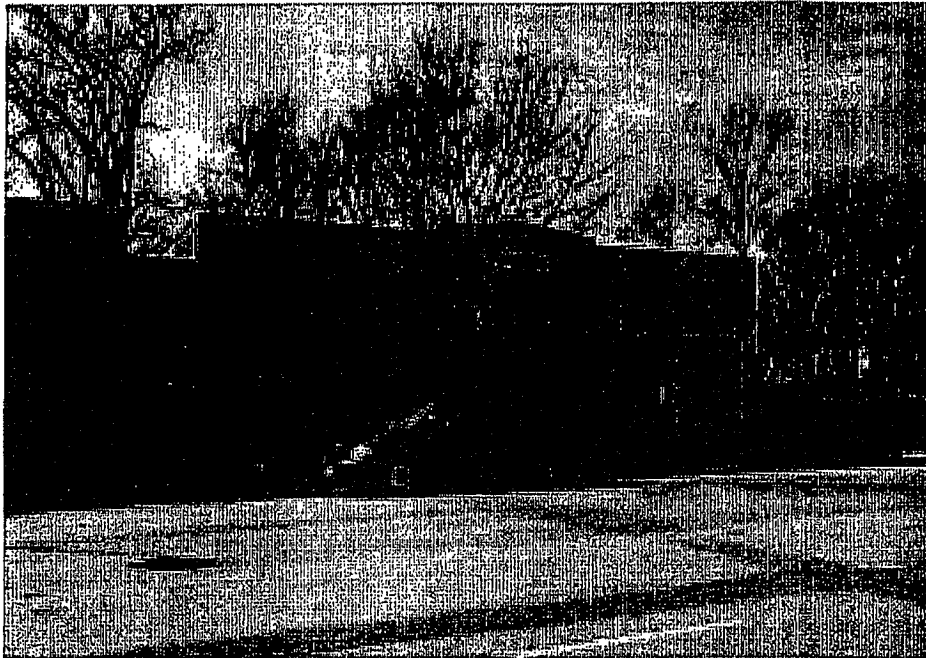
WALKER

AVENUE

321.42



ESTIMATE OF VALUE BY THE DIRECT SALES COMPARISON APPROACH



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 $GE = 80 \times 48 = 3,840$
Land-to-Building Ratio:	1.31 to 1
Zoning:	C-2, "General Retail Commercial"
Financing:	Conventional
Grantor:	26 Greenbay Road, LLC
Grantee:	26 Green Bay Road LLC
Source:	Public Record
Comments:	Features include signage.

SIMPLE VERIFICATION SHEET

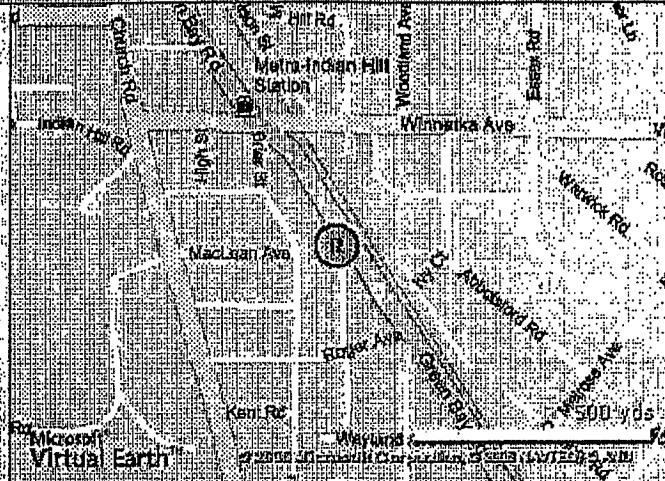
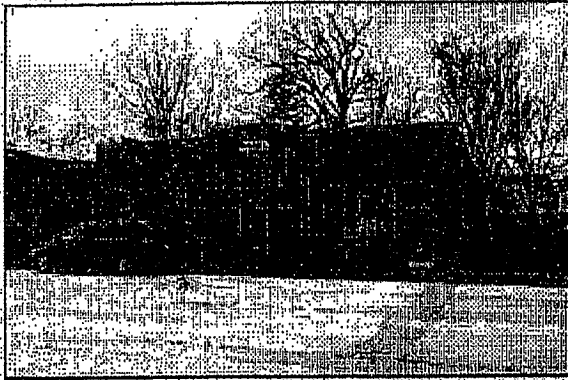
Property Address: 26-30 Green Bay Winnetka				
<u>Verification</u>				
	<u>COMPS</u>	<u>MLS</u>	<u>Green Sheet</u>	<u>Deed</u>
Address	✓			✓
Sale Date				✓
Sale Price	✓		✓	✓
Document Number	✓		✓	✓
Grantee	✓		✓	✓
Grantor	✓		✓	✓
Other				
Notes on discrepancies:				
CAD Building	<u>COSTAR</u> $5,249(0.12)$ $4,000$	<u>ASSESSOR</u> $2,625 + 2625$ 5250	<u>MLS</u> $3,009$ $2,213$ 5222	<u>Y S</u> $1,200$
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 LLC3228 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	Percent Improved: 71.0%
Transfer Tax: \$1,125	Total Value Assessed: \$68,750 in 2007
	Improved Value Assessed: \$48,800
	Land Value Assessed: \$19,950
	Land Assessed/AC: \$165,660
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 Building Built in 1946 (cont)

Current Retail Information

ID: 6299547

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

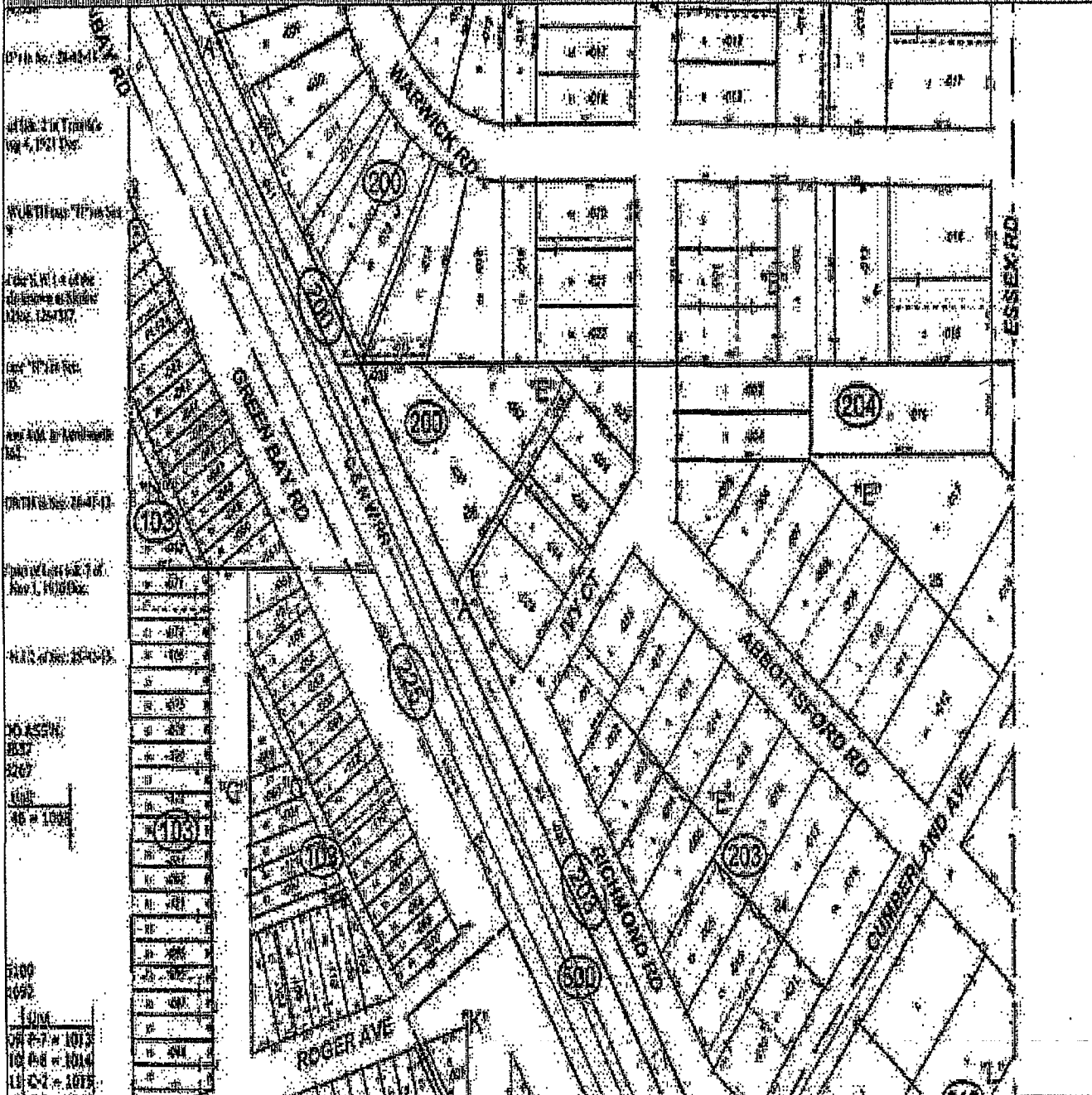
26-30 Green Bay Rd

SOLD

2,000 SF Retail (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 <u>05-28-103-045-0000</u> | <u>APPROX</u> |
| b <u>05-28-103-046-0000</u> | <u>1200 SF</u> |
| 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 <input type="checkbox"/> Vacant land/lot | |
| 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>OFFICE</u> | |
| i <input type="checkbox"/> Industrial building | |
| j <input type="checkbox"/> Farm | |
| k <input type="checkbox"/> 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 change in the use of the property since January 1 of the prior year.
(Mark with an "X")
- ☐ Demolition/damage
☐ 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 <input type="checkbox"/> Fulfillment of installment contract — year contract initiated*: _____ |
| b <input type="checkbox"/> Sale between related individuals or corporate affiliates |
| c <input type="checkbox"/> Transfer of less than 100 percent interest* |
| d <input type="checkbox"/> Court-ordered sale* |
| e <input type="checkbox"/> Sale in lieu of foreclosure |
| f <input type="checkbox"/> Condemnation |
| g <input type="checkbox"/> Auction sale |
| h <input type="checkbox"/> Seller/buyer is a relocation company |
| i <input type="checkbox"/> Seller/buyer is a financial institution* or government agency |
| j <input type="checkbox"/> Buyer is a real estate investment trust |
| k <input type="checkbox"/> Buyer is a pension fund |
| l <input type="checkbox"/> Buyer is an adjacent property owner |
| m <input type="checkbox"/> Buyer is exercising an option to purchase* |
| n <input type="checkbox"/> Trade of property (simultaneous)* |
| o <input type="checkbox"/> Sale-leaseback |
| p <input type="checkbox"/> 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 (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 Northeasterly 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

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

Buyer's trust number (if applicable)

Chicago

IL

60606

Street address (after sale)

City

State

ZIP

Buyer's or agent's signature

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

Preparer's file number (if applicable)

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



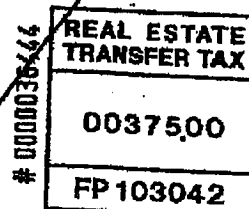
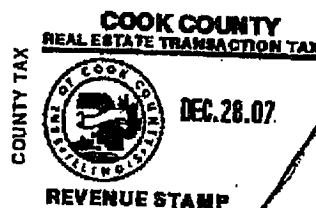
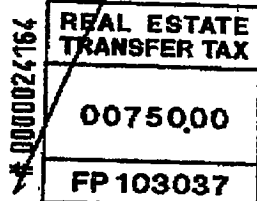
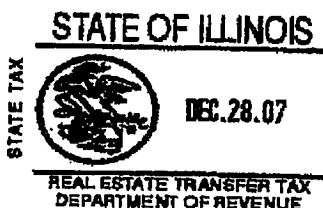
Doc#: 0736209135 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2007 01:15 PM Pg: 1 of 5

WARRANTY DEED

THE GRANTOR, 26 GREENBAY ROAD LLC, a Delaware limited liability company, having an address of 3228 Collinsworth, Fort 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. R

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



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

26 GREENBAY ROAD LLC, a Delaware
limited liability company

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

By: 

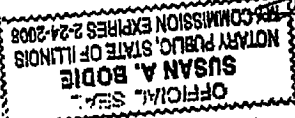
Michael Atkinson

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

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





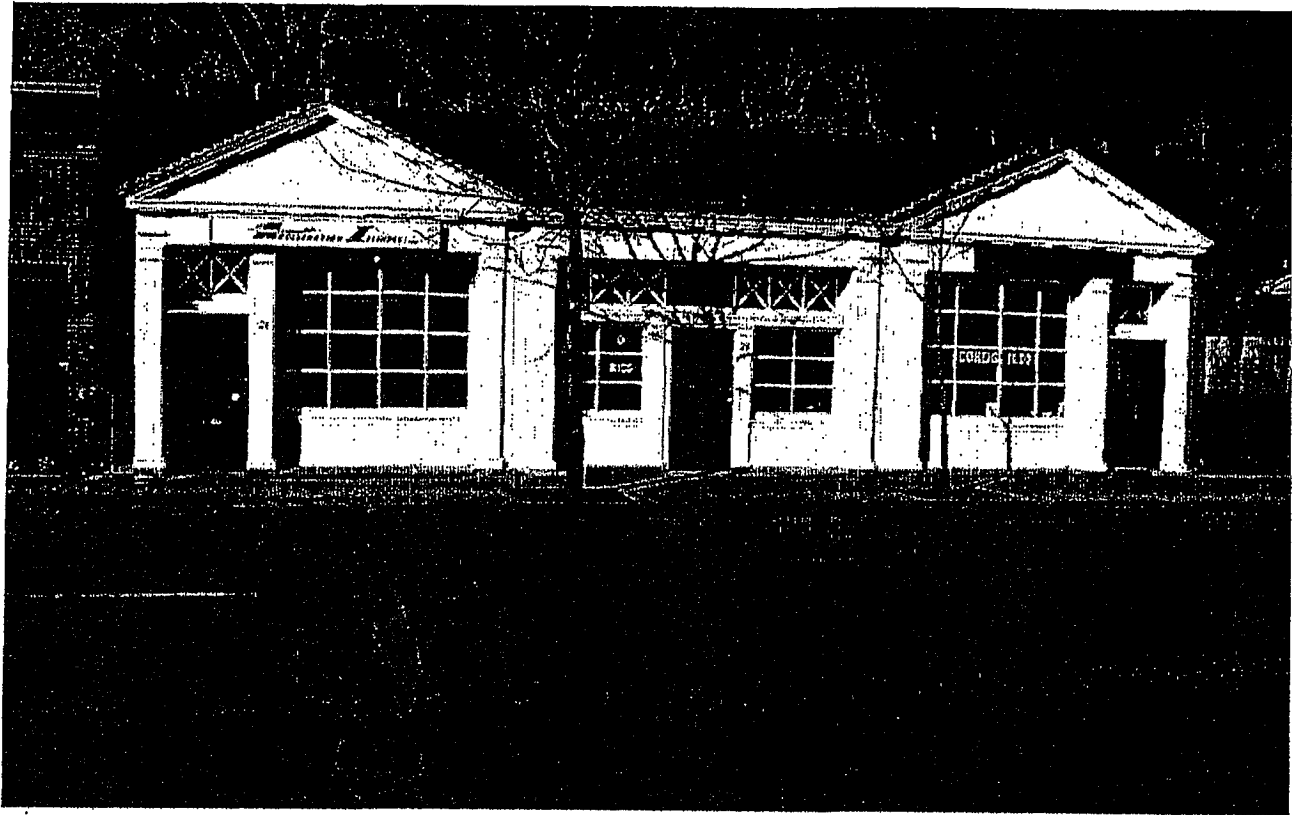
Cook County Assessor's Office

Joseph Berrios

26 Green Bay Rd

PIN 05-28-103-046-0000

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		2009	
	Assessor Certified		Board of Review	
	Assessment		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			



05281030450000 04/15/2007

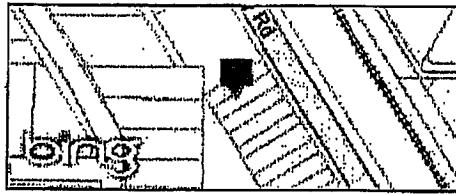


05281030460000 04/15/2007

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

Location Info:

Parcel ID : 05281030450000
School District : New Trier Twp Hsd 203
Subdivision : Manus Indian Hill
Census Tract : 8005.00
Carrier Route : C017
Flood Zone Panel : 1701760253F
Flood Zone Panel Date : 11/06/2000
Flood Zone Code : X
Elementary School District : Kenilworth Sd 38
HS District : New Trier Township H
Tax Code : 23010
Block # : 1
Lot # : 31,32

Tax Info:

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

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
Lot Sq Ft : 3009.4953
Style : Unknown
Universal Land Use : Store Building
Lot Acres : .0691

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	\$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 Llc Llc	

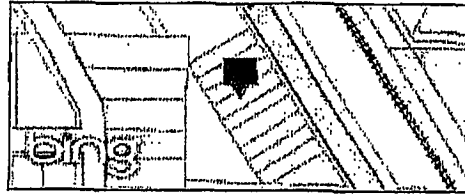
Courtesy of Dale Kleszynski
MRED

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 : 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
Flood Zone Panel : 1701760263F	Lot # : 31,32
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 26 Greenbay Road Llc	Howell John Trust Llc	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 911 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 1.00 AC
b 05-28-103-046-0000 1.00 AC
c 1200 SF
d _____
Write additional parcel identifiers and lot sizes or acreage in Step 3.
- 4 Date of deed/trust document: 1 / 2 / 2007
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): Office
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

Date:

Doc. No.:

Vol.:

Page:

Doc#: 0736209135 Fee: \$0.00
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 change*
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* \$ 750,000.00
- 12a Amount of personal property included in the purchase* \$ —
- 12b Was the value of a mobile home included on Lines 11 and 12a? Yes ☒ No ☐
- 13 Subtract Line 12a from Line 11. This is the net consideration for real property. \$ 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* \$ —
- 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.* b ☐ k ☐ m ☐
- 17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax. \$ 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). 1500
- 19 Illinois tax stamps — multiply Line 18 by 0.50. \$ 750.00
- 20 County tax stamps — multiply Line 18 by 0.25. \$ 375.00
- 21 Add Lines 19 and 20. This is the total amount of transfer tax due. \$ 1,125.00

*See instructions.

PTAX-203 (R-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 Council. 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 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
 Seller's trust number (if applicable): Fort Worth Texas 76109
 Street address (after sale):
 Seller's or agent's signature: (312) 844-4110
 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):
 Buyer's or agent's signature: (312) 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 Kolm 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:
 Preparer's e-mail address (if available): dkolm@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					



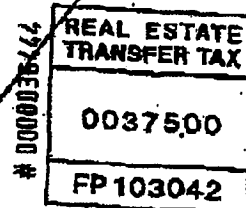
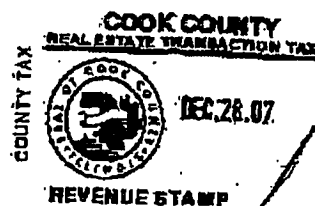
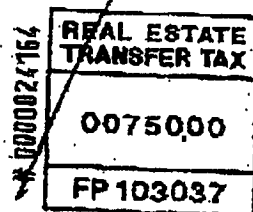
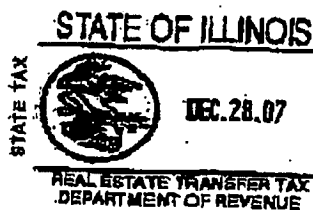
Doc#: 0738209135 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2007 01:16 PM Pg: 1 of 5

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. R

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

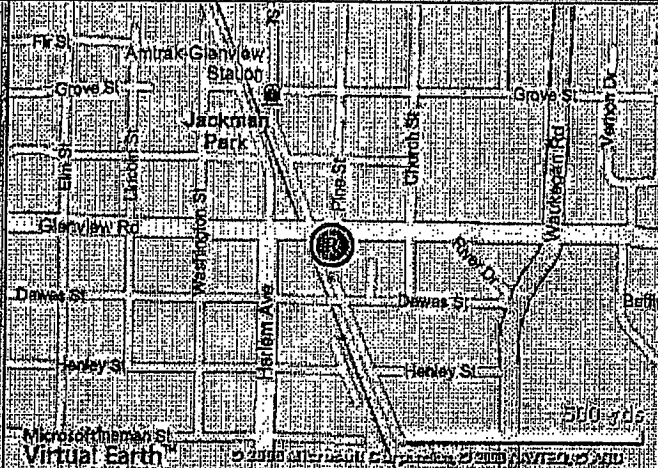
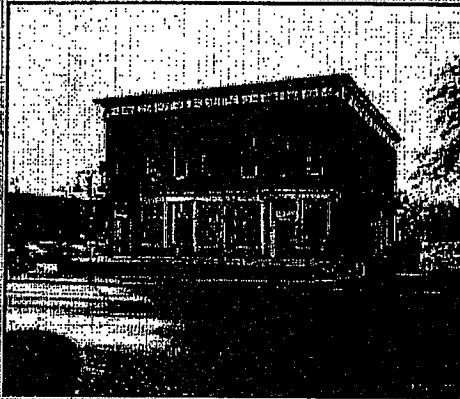
Property Address: <u>1843 Greenview Rd</u> <u>Greenview, IL</u>				
Verification				
	Comps	MLS	Green Sheet	Deed
Address				
Sale Date	<u>5/10</u>	<u>5/10</u>		
Sale Price	<u>850,000</u>	<u>1,125,000</u> <u>1,125,000</u>	<u>OK</u>	
Document Number	<u>1020135112</u>			
Grantee	<u>STP ML</u>			
Grantor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

5,395 SF Retail/Restaurant Building Built in 1878

**Buyer & Seller Contact Info****Recorded Buyer:** STPMC, LLC
True Buyer: Stephen T. PodjasekStephen Podjasek
1701 Primrose Ln
Glenview, IL 60026
(847) 730-3064Micheal 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**

D1 1959687

Sale Date: 05/18/2010 (123 days on market)	Sale Type: Owner/User
Escrow Length: -	Bldg Type: Retail - Restaurant
Sale Price: \$850,000-Confirmed	Year Built/Age: Built in 1878 Age: 132
Asking Price: \$1,595,000	GLA: 5,395 SF
Price/SF: \$157.55	Land Area: 0.31 AC (13,299 SF)
Price/AC Land Gross: \$2,784,146.74	
Percent Leased: -	
Tenancy: Single	Percent Improved: 72.2%
Transfer Tax: \$1,275	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

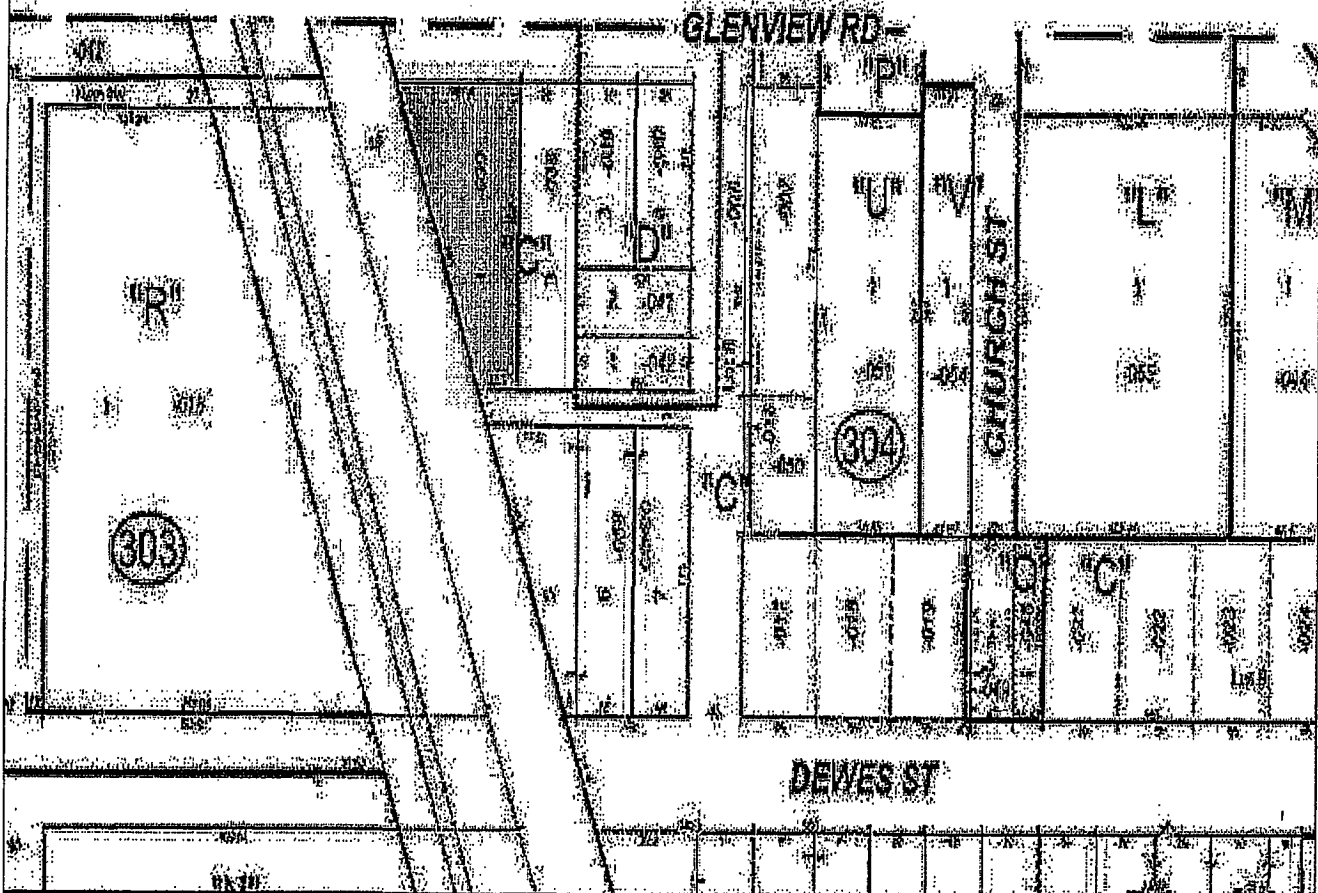
1843 Glenview Rd - Glenview House
5,395 SF Retail Restaurant Building Built in 1978 (cont)

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 R11 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 ☒ 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")
- | | |
|---|--|
| 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): _____ |
| i | <input type="checkbox"/> Industrial building |
| j | <input type="checkbox"/> Farm |
| k | <input type="checkbox"/> Other (specify): _____ |

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

Doc#: 1020135112 Fee: \$0.00
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 | <input type="checkbox"/> Fulfillment of installment contract — year contract initiated: _____ |
| b | <input type="checkbox"/> Sale between related individuals or corporate affiliates |
| c | <input type="checkbox"/> Transfer of less than 100 percent interest |
| d | <input type="checkbox"/> Court-ordered sale |
| e | <input type="checkbox"/> Sale in lieu of foreclosure |
| f | <input type="checkbox"/> Condemnation |
| g | <input type="checkbox"/> Auction sale |
| h | <input type="checkbox"/> Seller/buyer is a relocation company |
| i | <input type="checkbox"/> Seller/buyer is a financial institution or government agency |
| j | <input type="checkbox"/> Buyer is a real estate investment trust |
| k | <input type="checkbox"/> Buyer is a pension fund |
| l | <input type="checkbox"/> Buyer is an adjacent property owner |
| m | <input type="checkbox"/> Buyer is exercising an option to purchase |
| n | <input type="checkbox"/> Trade of property (simultaneous) |
| o | <input type="checkbox"/> Sale-leaseback |
| p | <input type="checkbox"/> 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 checked="" type="checkbox"/> No <input 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 | b _____ k _____ 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

2
AR

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. 1517606 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 or trustee's name
1215 Milwaukee Ave

Street address (after sale)

Seller's or agent's signature

97-7768

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

Chicago IL 60025

City State ZIP

(847) 803-3320

Seller's daytime phone

Buyer Information (Please print.)

STPMC, LLC

Buyer's or trustee's name

1701 Primrose

Street address (after sale)

Buyer's or agent's signature

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

Glenview IL 60025-

City State ZIP

(847) 730-3064

Buyer's daytime phone

Mail tax bill to:
STPMC, LLC

Name or company

1701 Primrose

Street address

Glenview IL 60025-

City State ZIP

Preparer Information (Please print.)

Rita Antonczyk, PNTN Inc

Preparer's and company's name

70 W Madison

Street address

Preparer's signature

8018240

Preparer's file number (if applicable)

Chicago IL 60602

City State ZIP

(312) 696-2700

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

Reserved for Recorder's Office



TRUSTEE'S DEED

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

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

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 4
INT 1

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

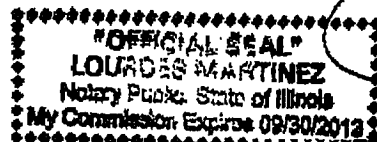
By: 
Assistant Vice President

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




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
	00850.00
	FP 103021

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL 13 10

REVENUE STAMP

# 0000042648	REAL ESTATE TRANSFER TAX
	00425.00
	FP 103025

EXHIBIT 'A'

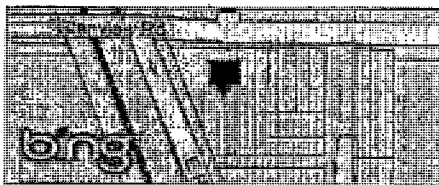
LEGAL DESCRIPTION

LOT 4 IN BLOCK 1 IN DEWES' ADDITION TO OAK GLENN, BEING A SUBDIVISION OF A PORTION OF THE NORTH $\frac{1}{2}$ OF THE SOUTH WEST $\frac{1}{4}$ AND OF THE SOUTH EAST $\frac{1}{4}$ 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. 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 Llc
Tax Billing Address : 1701 Primrose Ln
Tax Billing City & State : Glenview IL
Tax Billing Zip : 60026
Tax Billing Zip+4 : 7763

MLS Listing Info:

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

Location Info:

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

Tax Info:

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



Bus / Bus w/Real Est MLS #: 07439356 List Price: \$1,595,000
 Status: CLSD List Date: 02/08/2010 Orig List Price: \$1,595,000
 Area: 25 List Dt Rec: 02/10/2010 Sold Price: \$1,125,000
 Address: 1843 Glenview RD, Glenview, Illinois 60025
 Directions: Old Orchard Exit from 90-94. W of Waukegan on Glenview Rd. Near to
 Glenview Train Station
 Sold by: Chris Matan List. Mkt Time: 57 Rented Price:
 (125691) /
 Matan
 Enterprises,
 Inc.
 (15276)
 Closed: 05/21/2010 Contract: 04/05/2010 Lease SF/Y: \$0
 Off Mkt: 04/05/2010 Points: Mthly. Rnt. Price:
 Corp Limits: Unincorporated: Contingency:
 Coordinates: N: S: E: W: Subdivision: County: Cook
 Year Built: PIN #: 04353040300000
 Zoning Type: Other Multi PINs: No
 Actual Zoning: MU # Stories: 2 Real Est. Incl:
 Waterfront: Lease Type: N/A Lease Exp.: 09/09/2099
 Lot Dimensions: IRREGULAR Appx. Bldg SF: 5395 APX Estimated Cam/Sf:
 Land SF: 12858 Appx. Bsn SF: 3950 Est. Tax per SF/Y:

Remarks: Historic building and local watering hole with fully equiped kitchen in Downtown Glenview. Great visibility, charming front porch style patio and great parking. Be part of Glenview's history and its future. Property has been in same family for many years. Rarely available opportunity. This is a confidential listing, please do not direct questions to employees or managers. Call LA for a tour.

Financial Information

Type Ownership:	Misc. Outside:	Seating Capacity:
Frontage Acc:	Misc. Inside:	Sale Price Includes: Land, Building, Business,
Current Use:	# Parking Spaces: 15	Equipment
Potential Use:	Indoor Parking:	Air Cond.: None
Client Needs:	Outdoor Parking:	Electricity:
Client Will:	Business Name:	Heat/Ventilation: Steam
Amenities:	# Full Time Emp:	Utilities To Site:
Known Encumbrances: None Known	# Part Time Emp:	Business Pays: Varies by Tenant
Location:	Business Age: 11+ Years	HERS Index Score:
Lot Size: .25-.49 Acre	Business Type: Bar/Lounge/Nite Club	Green Disc:
Construction:	Food/Bev Type:	Green Rating Source:
Roof Coverings:	Type Ownership (Bus):	Green Feats:
	Current Owner:	Proprietary Info: Closing
	Living Quarters:	Sale Terms: Closing
		Possession: Closing

Annual Amount	Year	Source	Annual Amount	Year	Source
Gross Sales: 9999	9999	Owner Projection	Annual Rent for Real Estate: 9999	9999	Owner Projection
Cost of Goods Sold: 9999	9999	Owner Projection			
Gross Profit: 9999	9999	Owner Projection	Inventory: 9999	9999	Owner Projection
Total Operating Expenses: 9999	9999	Owner Projection			
Net Profit: 0000	2008	Owner Projection	Real Estate Taxes: \$35,202	2008	Owner Projection
Adjusted Net Income: 9999	9999	Owner Projection			
			Gross Payroll: 9999	9999	Owner Projection
			Sales Taxes: 9999	9999	Owner Projection

Agent Remarks:

Internet Listing: All	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box:
Listing Type: Exclusive Right to Sell	Address on Internet: Yes	Special Comp Info: None
Coop Comp: 2% - 200	Other Compensation:	Confidentiality Agreement Req:
Information: Show-Call Listing Office		Expiration Date:
Broker: Kudan Group, Inc. (37404)	Ph #: (312) 575-0480	Team:
List Agent: Shelby Shariatzadeh	Ph #: (312) 575-0480x20	
(370632)		
Email: shelby@kudangroup.com	Agent Alt Ph #:	Agent Add'l Info:
Co-Lister:	Ph #:	

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

MLS #: 07439356

Prepared By: Dale Kieszynski | Associated Property Counselors | 04/13/2011 10:31 PM

NOR

$$\begin{aligned} & 107.0 - 33.5 = 73.5 \\ & 73.5 \times 182 = 13375.5 \\ & 13375.5 \div 2 = 6687.75 \end{aligned}$$

VIEW

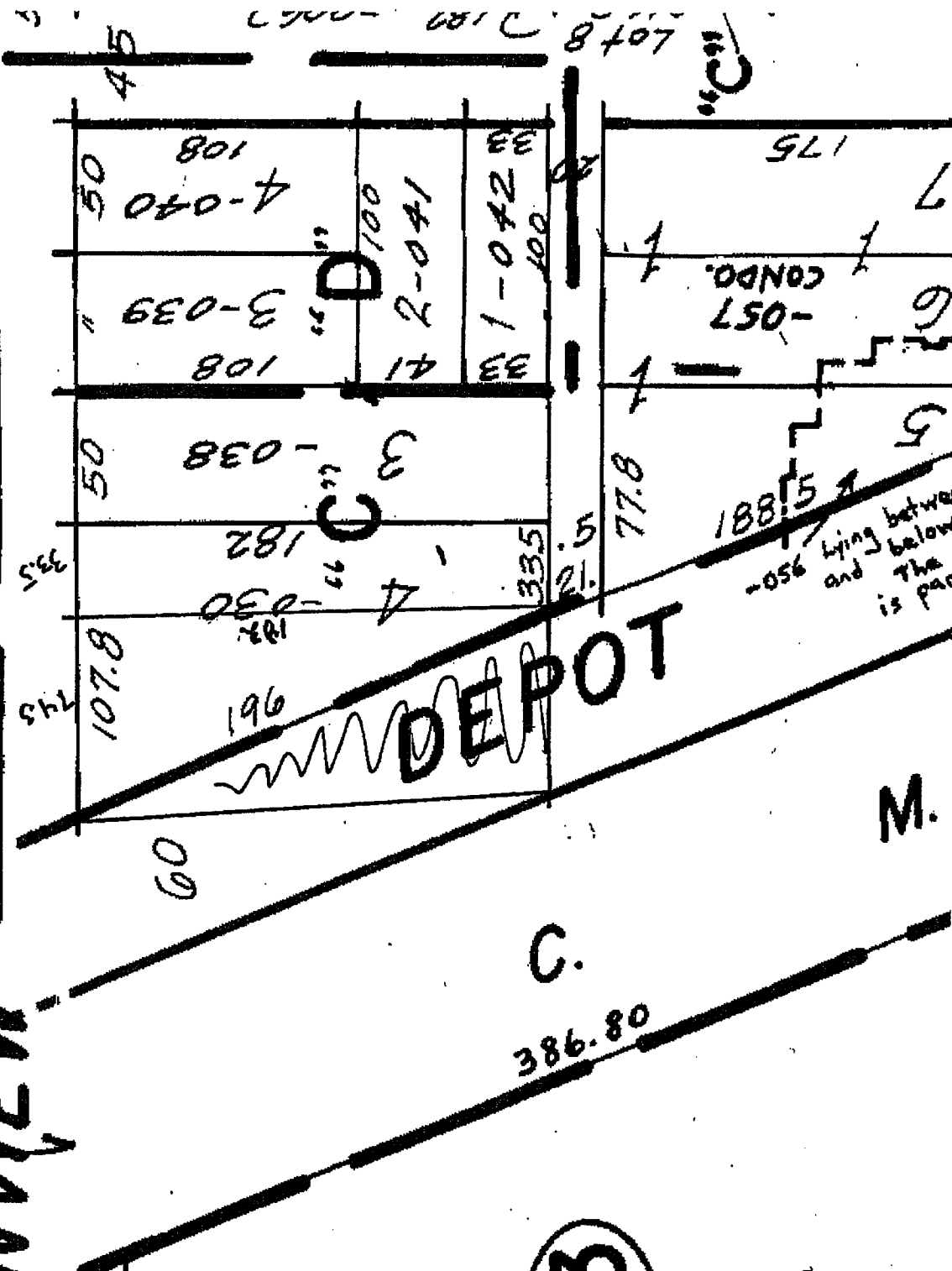
DED. 17
:83

"R"

303

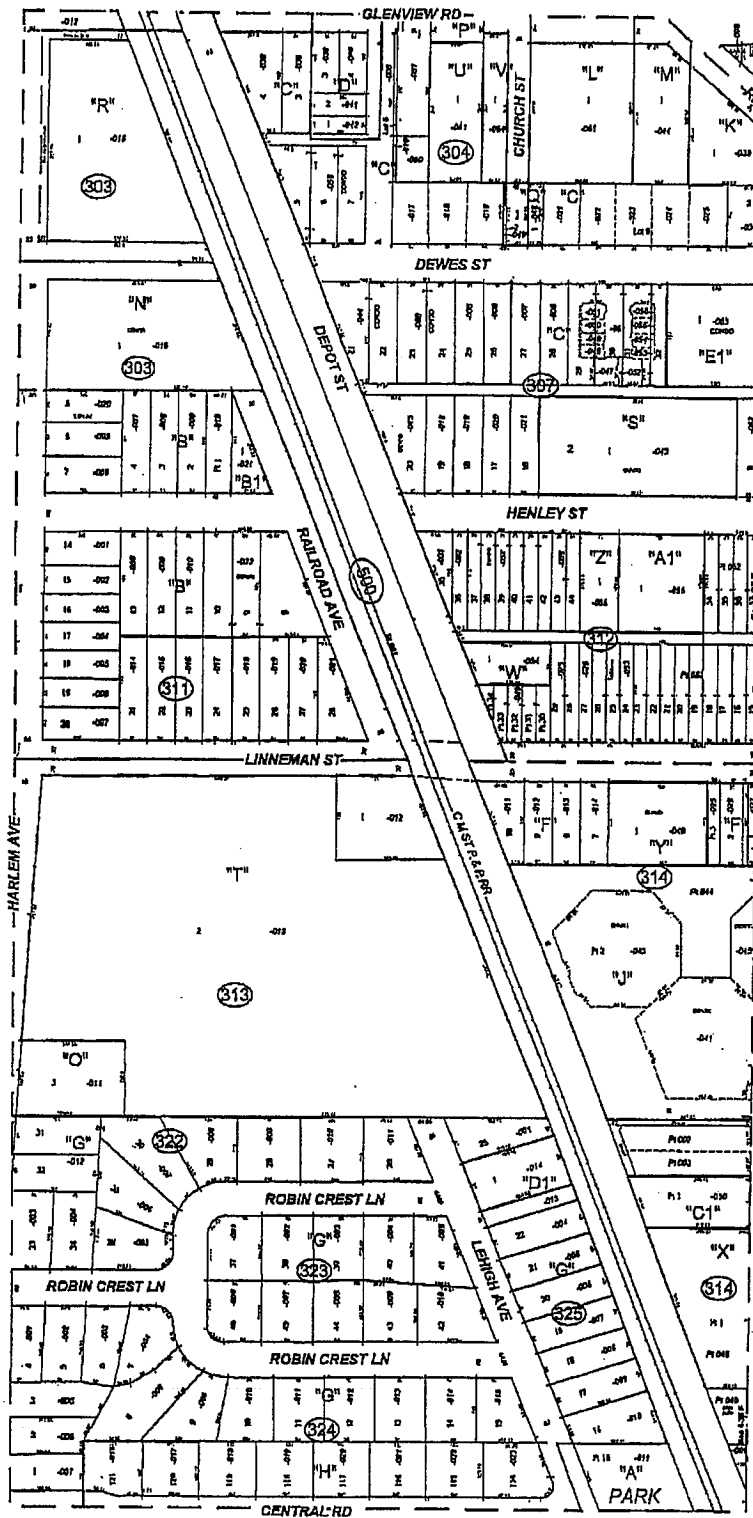
1-018

281 x 556



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

42-12-35F
 4-35



- "A"
 ANNEXATION DIV. of Sec. 35-42-12. Rec. Mar 14, 1874 Dec. 1887.
- "B"
 SUB. of (except the W. 1/4) of the S. 1/4 of Sec. 35-42-12 lying between the C.M. & St. A. R.R. and the public highway (except 4-1/2 acres in the N.E. corner of the S.W. 1/4 of Sec. 35-42-12). Rec. Aug 10, 1891 Dec. 1872/86.
- "C"
 DEWEES ADD. TO GLENVIEW, a sub. of that portion of the S. 1/2 of the S.W. 1/4 and the S. 1/4 of Sec. 35-42-12 lying between the C.M. & St. A. R.R. and the public highway (except 4-1/2 acres in the N.E. corner of the S.W. 1/4 of Sec. 35-42-12). Rec. Aug 10, 1891 Dec. 1872/86.
- "D"
 SUB. of Lots 1 & 2 of Block 1 of Dewes Add. to Oak Glen in the S.W. 1/4 of Sec. 35-42-12 (see "C"). Rec. Nov 8, 1920 Dec. 1898/92.
- "E"
 MACI, BATES SUB. of part of Lot 8 in Annexation Div. of Sec. 35-42-12. Rec. Sep 18, 1922 Dec. 1843/42/6.
- "F"
 PALM GLEN SUB. a sub. of the S. 1/2 of the S.W. 1/4 of the S. 1/2 of Sec. 35-42-12. Rec. Apr 28, 1940 Dec. 1851/5.
- "G"
 CENTRAL PARK, a sub. of part of the S. 1/2 of the S.W. 1/4 of Sec. 35-42-12. Rec. Nov 17, 1940 Dec. 1871/70/7.
- "H"
 CENTRAL PARK UNIT NO. 2, a sub. of part of the S. 1/2 of the S.W. 1/4 of Sec. 35-42-12 and part of the S. 1/2 of the S.W. 1/4 of the S. 1/2 of Sec. 35-42-12. Rec. Nov 17, 1940 Dec. 1871/70/7.
- "I"
 ORCHARD GARDENS SUB. a sub. of part of the S. 1/2 of the S. 1/2 of Sec. 35-42-12. Rec. Mar 16, 1938 Dec. 1898/92/3.
- "J"
 GLENVIEW GUARANTY SAVINGS & LOAN ASSN. SUB. of Lot 9 (E. 1/2 of W. 294 ft. E. 1/2 of Lot 10 in Block 1 in Dewes Add. to Oak Glen. (See "C") also Vested Alley W. & Adj. Lot 10, together with part of Lot 13 in Annexation Div. (see "A"). Rec. Dec 26, 1901 Dec. 1851/5/1.
- "K"
 GLENVIEW COLONIAL COURT SUB. of part of Lot 13 in the Annexation Div. of Sec. 35-42-12. Rec. Dec. 1902 Dec. 1870/4/9.
- "L"
 WYATT & COOK, GLENVIEW GREEN ASSOCIATES SUB. of part of Lot 13 in Annexation Div. (see "A"). Rec. Sep 15, 1900 Dec. 1874/1/5/2.
- "M"
 CHURCH STREET - HENLEY STREET SUB. of the E. 1/2 of the S. 1/2 of Lot 9 in Block 1 of Dewes Add. to Oak Glen (see "C"). Rec. Dec 9, 1901 Dec. 1874/1/5/2.
- "N"
 POLICE ADMINISTRATION BLDG. SUB. of N.E. 1/4 of Sec. 35-42-12. Rec. Dec 1, 1901 Dec. 1874/1/5/2.
- "O"
 HENLEY PARTNERSHIP SUB. of the W. 1/2 of Lot 8 and all of Lot 9 and 10 and 11 in Block 2 in Dewes Add. to Oak Glen (see "C"). Rec. Dec 26, 1901 Dec. 1870/4/9/5.
- "P"
 GLENVIEW UNITED METHODIST CHURCH SUB. of Lot 1 and 2 in First Methodist Church Sub. (see "C"). Rec. Sep 4, 1904 Dec. 1871/1/7/0.
- "Q"
 RTORALACTIC SUB. of part of Lot 13 in Annexation Div. (see "A") and Lot 1 of W. 1/2 and Green Glenview Green Associates Sub. (see "L"). Rec. Nov 18, 1903 Dec. 1820/19/6.
- "R"
 GLENVIEW CHURCH PARTNERSHIP SUB. of part of Lot 1 in CHURCH SUB. (see "L"). Rec. Aug 22, 1907 Dec. 1898/70/4.
- "S"
 RAILROAD AVE. ADD. TO GLENVIEW, a sub. of part of Lot 30 in 34 in Block 3 of Dewes Add. to Oak Glen (see "C"). Rec. Jan 16, 1907 Dec. 1873/4/4/7.
- "T"
 SACIA SUB. a sub. of part of Lot 14 in Annexation Div. (see "A"). Rec. Jan 27, 1903 Dec. 1864/6/9/3.
- "U"
 ASHMEAD SUB. of Lot 3 (except the E. 20 ft. thereof) and all of Lot 4 to 6 in Poling's Sub. (see "P"). Rec. Mar 26, 1904 Dec. 1861/5/5/0.
- "V"
 FINKERTON'S SUB. of Lot 45, 46 & part of 47 in Dewes Add. to Oak Glen (see "C"). Rec. May 19, 1903 Dec. 1870/4/9/5.
- "W"
 GLENVIEW STATISTICAL SUB. of Lot 48 to 53 & part of 54 in Dewes Add. to Oak Glen (see "C"). Rec. May 19, 1903 Dec. 1870/4/9/5.
- "X"
 DENNEY'S SUB. a sub. of part of Lot 1 to 5 of (see "C") No. 40 No. 3 Dec. 11. Rec. Jan 21, 1903 Dec. 1853/1/3/5.
- "Y"
 PLAY UP SUB. TRUCKING SUB. a sub. of Lot 2 in Dewes Sub. (see "C") (see "C") and part of Lot 33, 34 and 35 in Block 3 of Dewes Add. to Oak Glen (see "C") Rec. Jul 12, 2004 Dec. 18163/4/5/6.

COOK COUNTY RECORDER OF DEEDS

EUGENE "GENE" MOORE

[HOME PAGE](#)[BIOGRAPHY](#)[LOCATIONS](#)[INTERESTING LINKS](#)[FEE SCHEDULE](#)[WHAT'S NEW](#)[FAQ](#)[SEARCH MENU](#)

[Grantor / Grantee](#)
[Document Number](#)
[Legal Search](#)
[PIN Search](#)
[Trust Number](#)
[Subdivision Search](#)

[Forms](#)

[View Purchased](#)
[Documents](#)

[\[Back One Page\]](#)

Result For[1020135112]

Document No.	Executed	Recorded	Document Type	Case No.	Amount
1020135112	05/14/2010	07/20/2010	TRUSTEES DEED		\$850,000.00

Legal Description

Section-Township: 35-42-12 SubDiv-Condo: DEWESAOG#2
 Lot #1 4 Block #1 1 Part of Lot:

Property Description

04-35-304-030-0000 UPIN

Grantor(s)Name: CHICAGO TITLE LAND TRUST CO TR Trust Number:-**Grantee(s)**Name: STPMC LLC 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.

Copyright © 2010 Cook County Recorder of Deeds, All rights reserved.

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 rod.support@cookcountyil.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

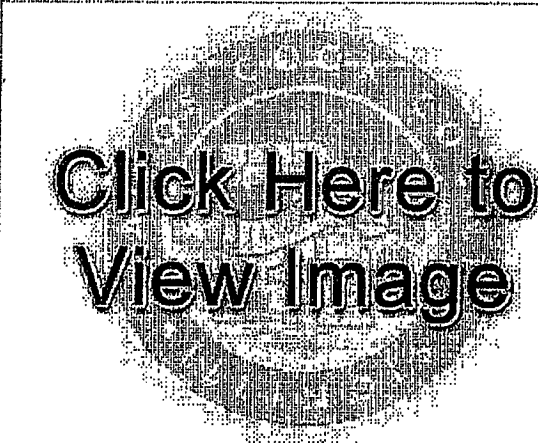
1843 Glenview Rd

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

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

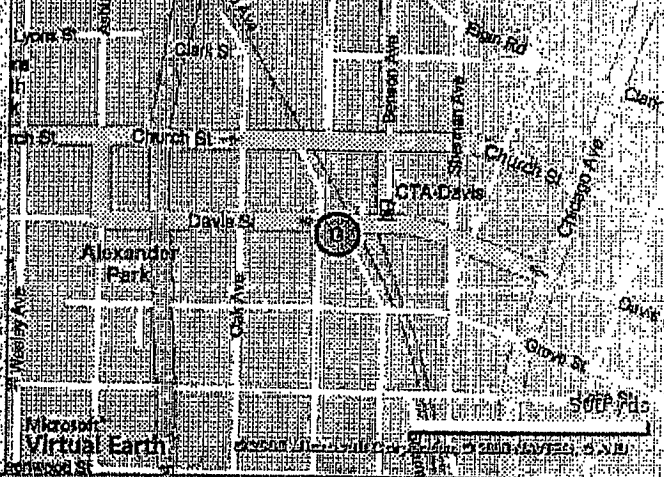
ESTIMATE OF VALUE BY THE DIRECT SALES COMPARISON APPROACH



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

**Buyer & Seller Contact Info**

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: 2022366

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: 1034048035

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

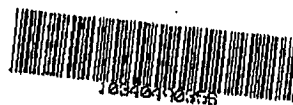
Please read the instructions before completing this form.
This form can be completed electronically at tax.illinois.gov/reld.

Step 1: Identify the property and sale information.

- 1 932 DAVIS STREET
Street address of property (or 911 address, if available)
EVANSTON IL 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 11-19-210-003-0000 100 X 20.37
b _____
c _____
d _____
- 4 Write additional parcel identifiers and lot sizes or acreage in Step 3.
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")
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/Resid)

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

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

- 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 \$ 0
2 Senior Citizens \$ 0
3 Senior Citizens Assessment Freeze \$ 0

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 \$ 662,500.00
- 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 ☒ No ☐
- 13 Subtract Line 12a from Line 11. This is the net consideration for real property. 13 \$ 662,500.00
- 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 ☐ k ☐ m
- 17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax. 17 \$ 662,500.00
- 18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62). 18 1325.00
- 19 Illinois tax stamps — multiply Line 18 by 0.50. 19 \$ 662.50
- 20 County tax stamps — multiply Line 18 by 0.25. 20 \$ 331.25
- 21 Add Lines 19 and 20. This is the total amount of transfer tax due. 21 \$ 993.75

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

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

Street address (after sale)

Javier A. Sanchez

Seller's or agent's signature

Seller's trust number (if applicable)

City State ZIP

(312) 267-2233

Seller's daytime phone

Buyer Information (Please print.)

922 Davis LLC

Buyer's or trustee's name

1823 Grant St

Street address (after sale)

Angela Valavanis

Buyer's or agent's signature

Buyer's trust number (if applicable)

Evanston IL 60201

City State ZIP

(559) 8907-7627

Buyer's daytime phone

Mail tax bill to:

922 DAVIS LLC 1823 GRANT ST.

Name or company

Street address

EVANSTON

City

IL 60201

State

ZIP

Preparer Information (Please print.)

Joseph W. Pieper

Preparer's and company's name

205 W. Randolph, Suite 1250

Street address

Joseph W. Pieper

Preparer's signature

Preparer's file number (if applicable)

Chicago IL 60606

City

State

ZIP

(312) 263-2233

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

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

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 Davis 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:
Joselyn P. Malone
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 8th 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

8

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

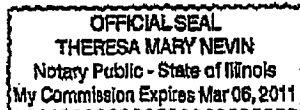
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that JAVIER A. SANCHEZ and MADELEINE Y. GOMEZ are personally known to me to the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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:



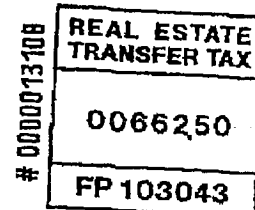
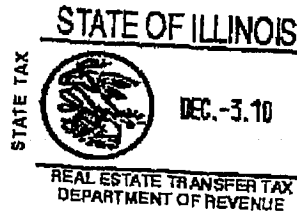
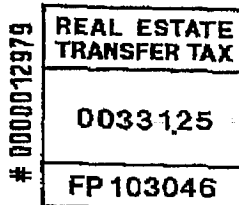
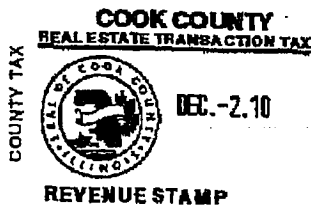
CITY OF EVANSTON 024352

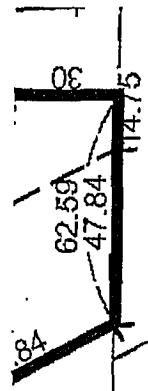
Real Estate Transfer Tax
 City Clerk's Office

PAID NOV 8 - 2010

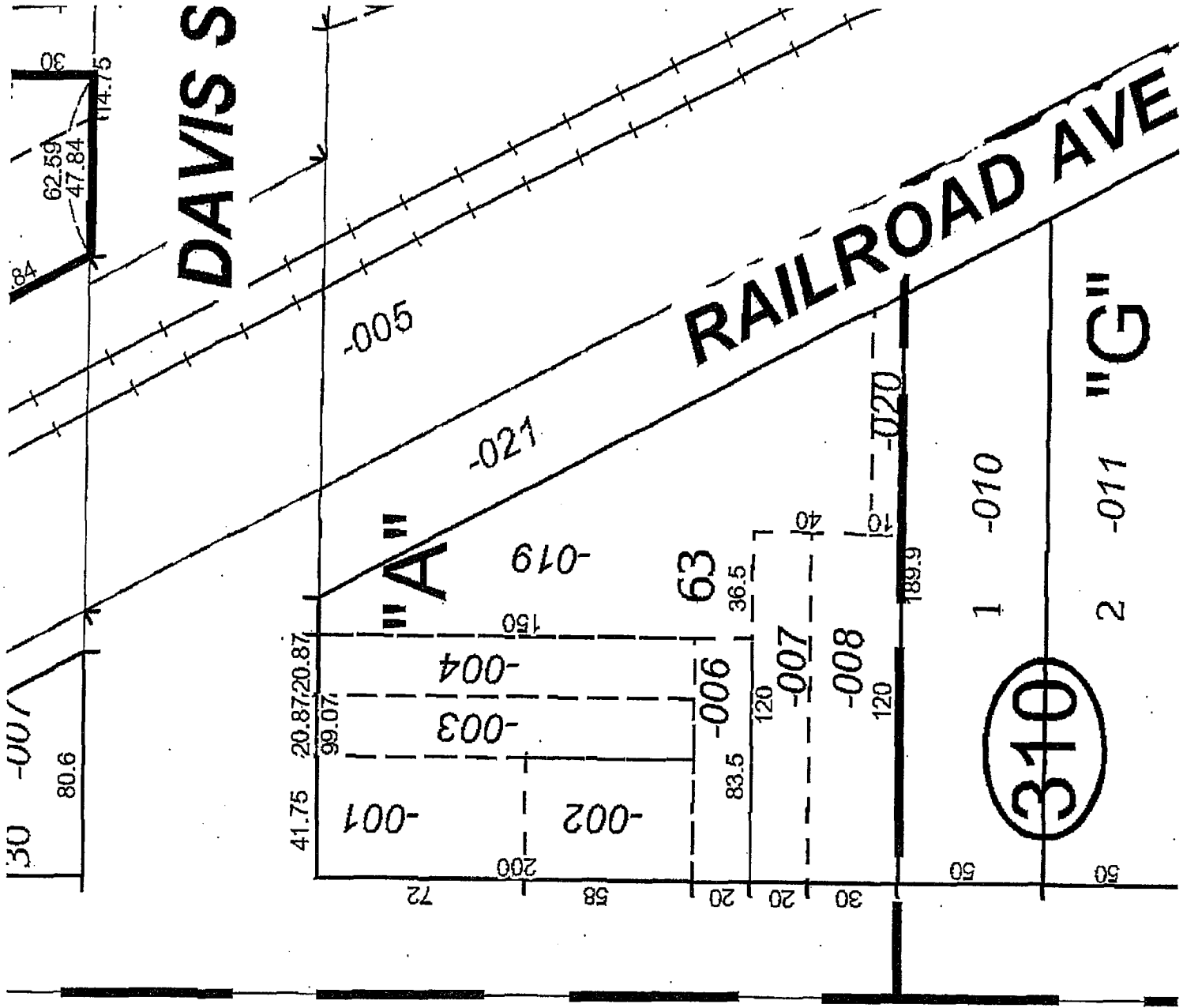
AMOUNT \$ 3,315.00

Agent EA





DAVIS



RAILROAD AVE

"A"

"G"

310

1 -010

2 -011

-005

-021

-019

63

-004

-003

-001

-002

-006

-007

-008

-020

80.6

41.75 20.87 20.87

99.07

150

200

72

58

20

20

30

50

50

189.9

36.5

83.5

120

120



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.

**Click Here to
View Image**

[VIEW LARGER IMAGE](#)

City

Evanston

Township

Evanston

NBHD.

90

Taxcode

17023

Class

2-12

Assessed Valuation

	2010 Assessor Certified Assessment	2009 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.

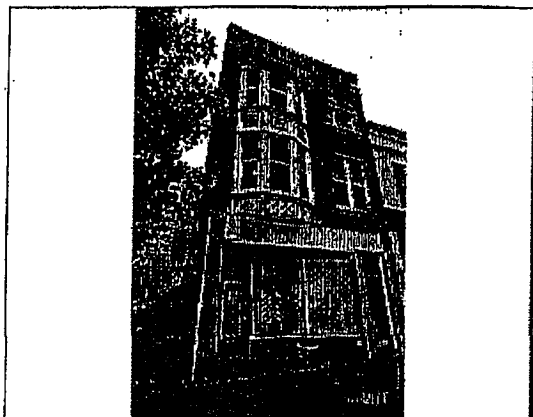
Verification

	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)
 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
 MLS #:07493356
 List Date:04/07/2010
 List Dt Rec:04/07/2010
 List, Mkt Time:64
 Rented Price:
 Contract:06/09/2010
 Points:
 Unincorporated:No
 Subdivision:
 Built Before 78:Yes
 PIN #:11183100030000
 County:Cook
 Lease Price SF/Y:\$0
 Mthly. Rnt. Price:
 CTGF:
 # Stories:3
 Multiple PINs:No
 Owners Assoc:No
 Lease Type:N/A
 Estimated Cam/Sf:
 Est Tax per SF/Y:

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:	Electricity Expense (\$/src):\$0/ Water Expense (\$/src):\$0/ Scavenger Expense (\$/src):\$0/ Insurance Expense (\$/src):\$0/ Other Expense (\$/src):\$0/	
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/	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 #: 11183100030000
 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	Equipmt:		
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: Della Joyce (34765)	Ph #: (847) 905-5216	
Email: della.joyce@bairdwarner.com	Agent Alt Ph #: (847) 624-0237	Agent Addn'l Info: VM 847-905-5216
Co-lister:	Ph #:	

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

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

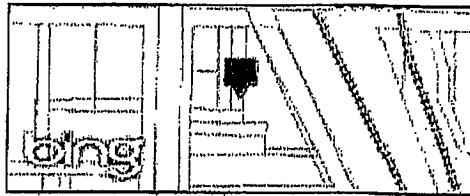
LMT: 563

*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 Address : 1823 Grant St
Tax Billing City & State : Evanston IL

Tax Billing Zip : 60201
Tax Billing Zip+4 : 2534

MLS Listing Info:

Listing Number : 07493356
Status : Expired
Status Date : 11/03/2010
Area : EVANSTON

List Date : 04/07/2010
Original List Price : \$860,000
List Price : \$860,000
Expiration Date : 10/31/2010

Location Info:

Parcel ID : 11183100030000
School District : Evanston Twp Hsd 202
Subdivision : Evanston
Census Tract : 8095.00
Carrier Route : C003
Flood Zone Panel : 1700900270F

Flood Zone Code : X
Elementary School District : Evanston Comm Cons S
HS District : Evanston Township Hs
Tax Code : 17023
Block # : 63
Legal Description : (Village) Of (Evanston) I
Blk 63

Flood Zone Panel Date : 11/06/2000

Tax Info:

Tax ID : 11-18-310-003-0000
Tax Year : 2009
Annual Tax : \$13,419
Assessment Year : 2009

Total Assessment : \$63,005
% Improv : 95%
Tax Area : 17023
Legal Description : (Village) Of (Evanston) I
Blk 63
Block ID : 63

Land Assessment : \$2,985
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

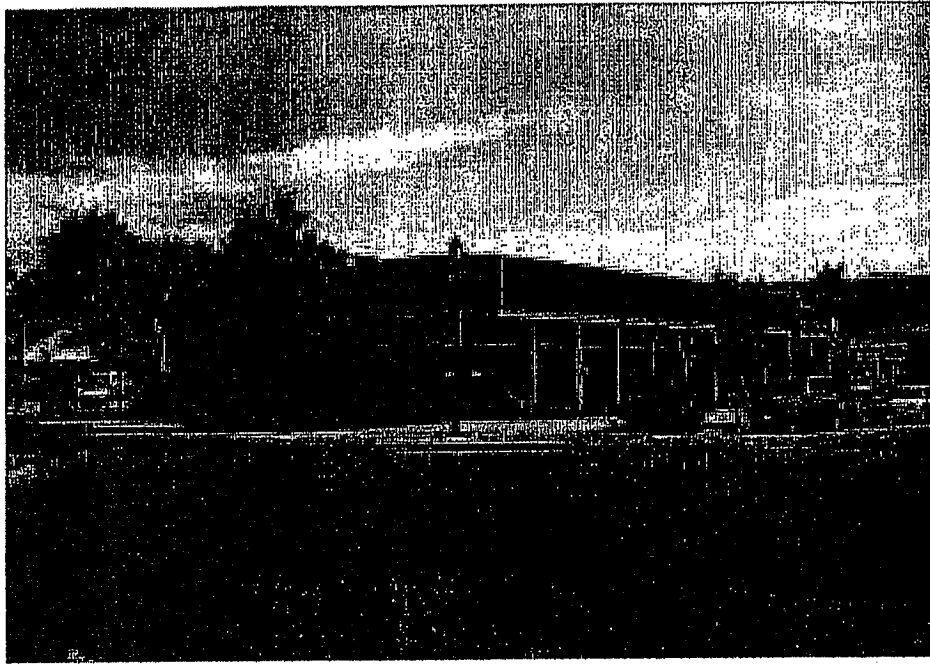
Mortgage History:

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.

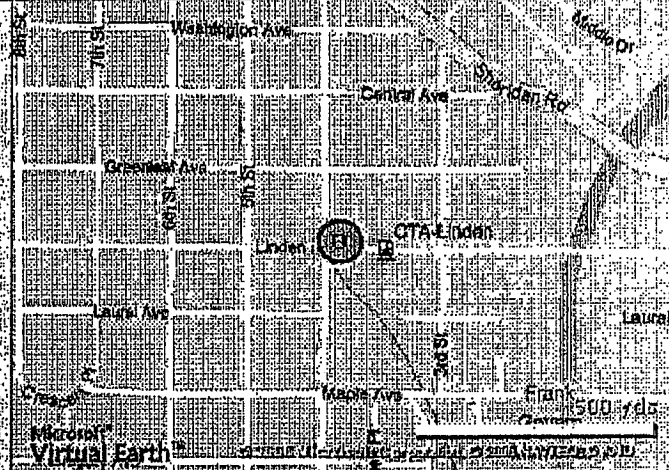
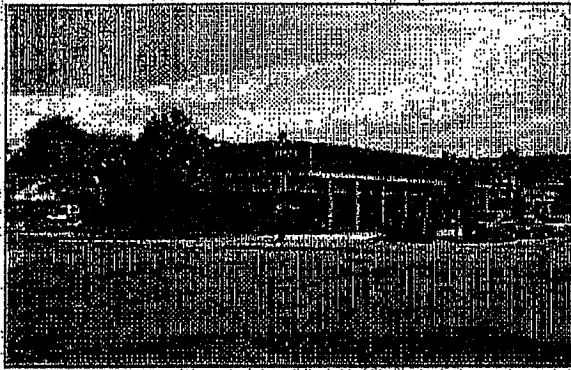
ESTIMATE OF VALUE BY THE DIRECT SALES COMPARISON APPROACH



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**

Wilmette, IL 60091 - Near North Submarket
Sale on 05/28/2009 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: Multi

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.

Current 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

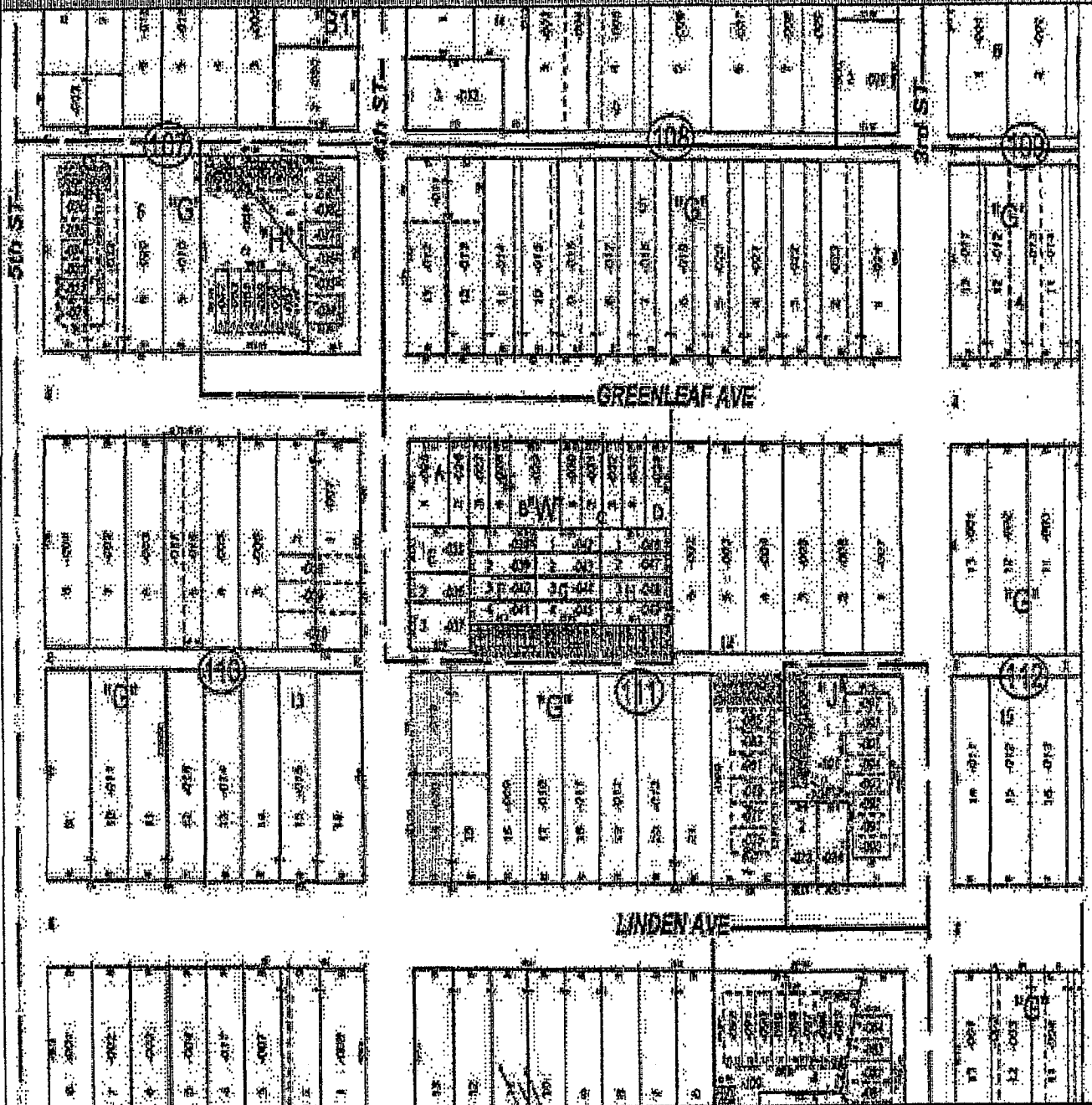
340-350 Linden Ave

SOLD

5589 SF Glass B Office Building Bldg B, 1988 (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)
Wilmette 60091
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 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 X Trustee deed
Beneficial interest Other (specify):

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

7 X 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 X X 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#: 0915926314 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 X 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 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 2000
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

3206 Hartzell Street

Street address (after sale)

Seller's or agent's signature

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

Evanston

City

IL

60201

State

ZIP

(847) 329-1000

Seller's daytime phone

Buyer Information (Please print.)

340 Linden LLC, an Illinois limited liability company

Buyer's or trustee's name

2035 S. Indiana Unit 201

Street address (after sale)

Buyer's or agent's signature

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

Chicago

City

IL

60616

State

ZIP

312-441-0620

Buyer's daytime phone

Mail tax bill to:

Robert K. Frankel

Name or company

333 S. Des Plaines Street, Suite 207

Street address

Chicago

City

IL

60661

State

ZIP

Preparer Information (Please print.)

Manny M. Lapidus

Preparer's and company's name

4709 Golf Road, Suite 475

Street address (after sale)

Preparer's signature

Preparer's file number (if applicable)

Skokie

City

IL

60076-1228

State

ZIP

(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

2078360 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

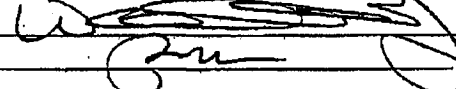
THE GRANTOR, GEORGE J. CYRUS & CO., INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND 0/100THS (\$10.00) DOLLARS, in hand paid, and pursuant to authority 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 OUILMETTE 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


Pined

STATE OF ILLINOIS)
COUNTY OF COOK) SS

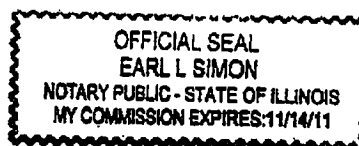
STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	JUN - 2.09	01000.00
	# 0000043011	FP 103037

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
	# 000005296	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

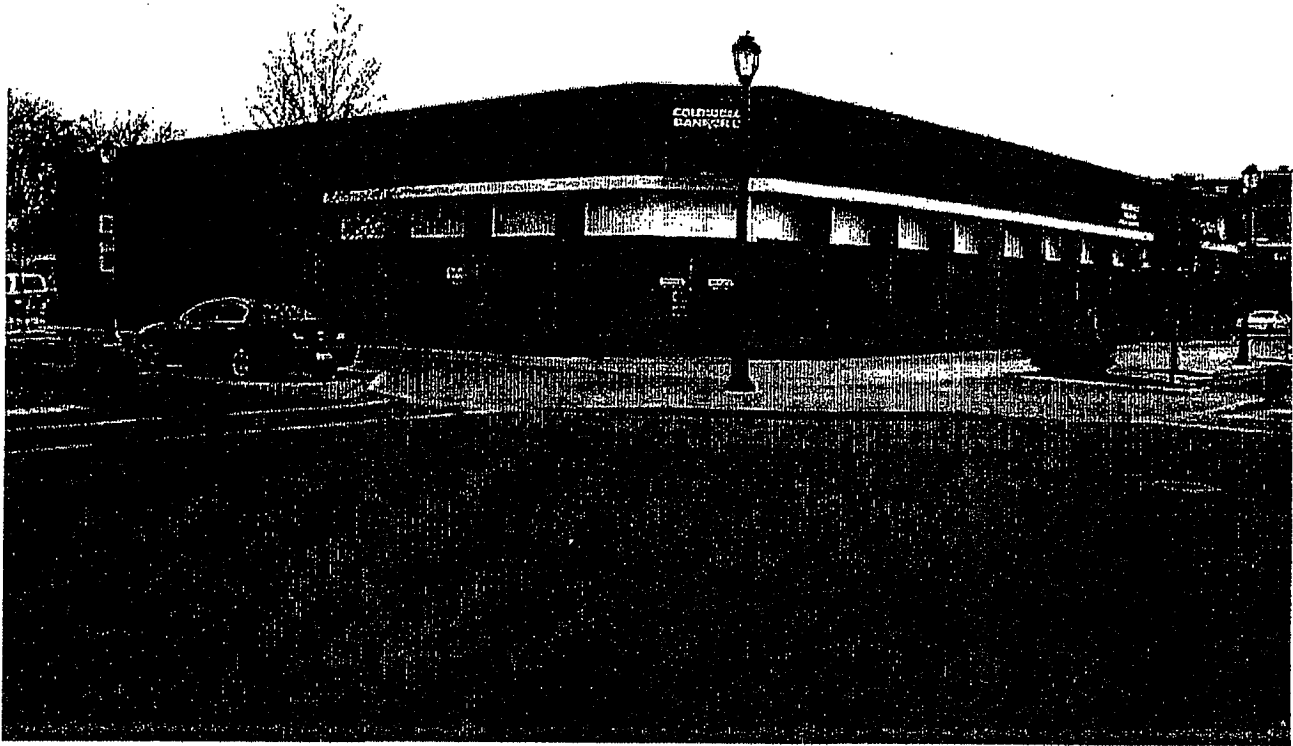
Village of Wilmette
Real Estate Transfer Tax \$1,000.00
1000 - 9971
Issue Date **MAY 29 2009**

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 Wilmette				
<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:				
	COSTAR	ASSESSOR	MCS	
LAND	10,777(0.25)	19,403	10,775	10,417
BLOG	5,589	NA	NA	
		CIGA	520 - 3,860	
Source document:				



05351110200000 04/09/2007



Cook County Assessor's Office
Joseph Berrios

340 Linden Ave

PIN 05-35-111-020-0000

Property[Appeals](#) [Exemptions](#) [Certificate Of Error](#)**Property Details****City**

Wilmette

Township

New Trier

NBHD.

94

Taxcode

23015

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	52,015	43,562
Building Assessed Value	197,985	200,968
Total Assessed Value	250,000	244,530

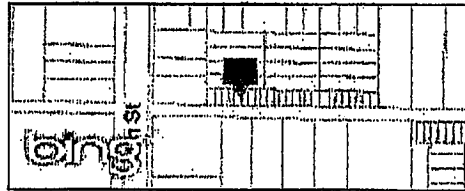
Property Characteristics

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
-----------------------------	------------

Sale Price : \$1,000,000

Buyer Name : 340 Linden Llc

George J Cyrus & Co
Inc

Buyer Name 2 : 4th Linden Llc

Seller Name : George J Cyrus & Co Trust R-2342
Inc

Document No : 15926314

17334080

Document Type : Warranty Deed

Trustee Deed

Mortgage History:

Mortgage Date :	06/05/2009	12/24/2007	06/22/2006
Mortgage Amt :	\$750,000	\$900,902	\$1,291,137
Mortgage Lender :	Lakeside Bk	Private Individual	
Document No :	000015634077	000035831016	000017334081
Mortgage Type :	Conventional		
Borrower 1 :	4th Linden Llc	George J Cyrus & Co Inc	George J Cyrus & Co Inc
Borrower 2 :	340 Linden 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.

13	15 -015	16
50	60	196
160		

101.14	95
196	
53	14 -020
103	15
50	16 -009
50	17 -010
50	18 -011
50	19 -012
	1

1		2		3		4		B" W" 1		2		3		4	
43.81	1	82.0	-035	25.46	1	53.5	-038	24.22	1	87.88	-042	95.0	1		
27.17	2	-036		22.33	2	-039			2	-043		2			
45.02	3	-037		22.40	3	-040			3	-044		3	H		
				88.0	4	-041			4	-045		4			
14.81	1	82.0		22.40	1	-050			1	87.89		95.0			
10.10	2			22.40	2	-051			2						
10.10	3			22.40	3	-052			3						
10.10	4			22.40	4	-053			4						
10.10	5			22.40	5	-054			5						
10.10	6			22.40	6	-055			6						
10.10	7			22.40	7	-056			7						
10.10	8			22.40	8	-057			8						
10.10	9			22.40	9	-058			9						
10.10	10			22.40	10	-059			10						
10.10	11			22.40	11	-060			11						
10.10	12			22.40	12	-061			12						
10.10	13			22.40	13	-062			13						
10.10	14			22.40	14	-063			14						
10.10	15			22.40	15	-064			15						
10.10	16			22.40	16	-065			16						
10.10	17			22.40	17	-066			17						
10.10	18			22.40	18	-067			18						
10.10	19			22.40	19	-068			19						
10.10	20			22.40	20	-069			20						
10.10	21			22.40	21	-070			21						

SIMPLE VERIFICATION SHEET

Property Address: 1225 Wilmette Wilmette, IL				
<u>Verification</u>				
	<u>Comps</u>	<u>MLS</u>	<u>Green Sheet</u>	<u>Deed</u>
Address				
Sale Date	7/09		9/09	
Sale Price			\$545,000	
Document Number	WR09	26126059		
Grantee			✓	
Grantor			✓	
Other				
Notes on discrepancies:				
	<u>CPSTAN</u>	<u>b.b</u>	<u>Assessor</u>	
-L	4,940 (0.11)	5,000	4,940	
B	2,550		2,550	
Source document:				

Revised

9/09
545,000

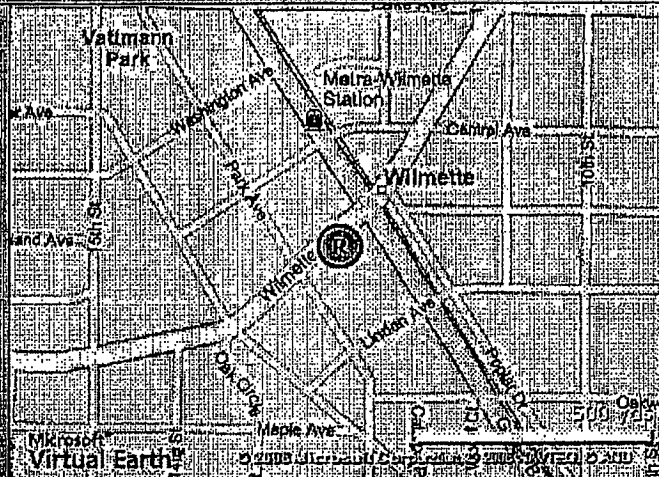
1225 Wilmette Ave

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: 1749709

Sale Date: 07/14/2009 (109 days on market)

Escrow Length: 600 days

Sale Price: \$545,000-Confirmed

Asking Price: \$550,000

Price/SF: \$213.73

Price/AC Land Gross: \$4,805,996.47

Sale Type: Owner/User

Bldg Type: Retail - Storefront Retail/Residential

Year Built/Age: Built in 1893 Age: 116

GLA: 2,550 SF

Land Area: 0.11 AC (4,940 SF)

Percent Leased: -

Tenancy: Multi

Percent Improved: 83.7%

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: 6130145**

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"/>			
The balance due, including any penalty, is as of: 4/14/2011 Payments processed are posted through: 4/13/2011				

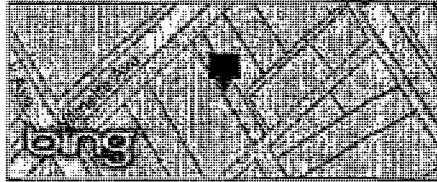
2009 Tax Year Information - Payable in 2010				
Tax Year: 2009 Tax Type: Current Tax Volume: 109 PCL: 2-12				
Property Location				
1225 WILMETTE AVE WILMETTE, IL 60091-2557				
Mailing Information				
JULIE THOMAS 1225 WILMETTE AVE WILMETTE, IL 60091-2557				
Exemption Information				
Homeowner Exemption 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	\$5,735.78	12/13/2010	\$5,735.78	12/10/10
Balance Due:	<input type="text" value="\$0.00"/>			
The balance due, including any penalty, is as of: 4/14/2011 Payments processed are posted through: 4/13/2011				

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 Zip : 60091
Tax Billing Address : 1225 Wilmette Ave	Tax Billing Zip+4 : 2557
Tax Billing City & State : Wilmette IL	

MLS Listing Info:

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

Location Info:

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

Tax Info:

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

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 : 2,650
 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:

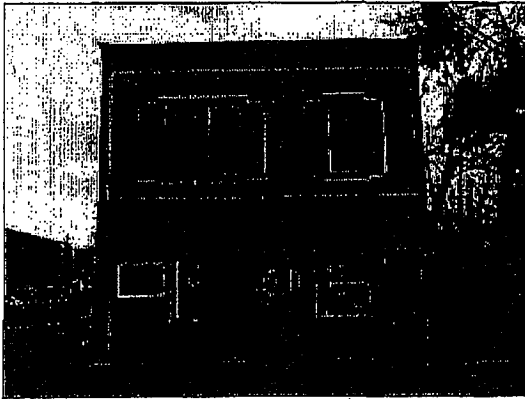
Recording Date : 02/01/2010	09/18/2009	09/11/1984	09/11/1984
Sale Price :	\$545,000		
Buyer Name : Thomas Julie J	Pierce David F	Bernahl Sr Robt J & Carol L	Bernahl Carol L
Buyer Name 2 :		Bernahl Carol L	
Seller Name : Bernahl Carol Trust	Bernahl Carol Trust	Bernahl Sr Robt J	
Document No : 3231063	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.



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:

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 BLDG, 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:

Owner:

Lock Box:

List Office: @properties

ID#: 17665

Owner's Phone:

List Agent: Michael Levin

ID#: 139260

Office Phone: (312) 506-0200

List Agent E-mail: mlevin5123@yahoo.com

Team:

Agent Phone: (847) 977-5389

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. 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

Bratill 847-564 8886

Donna 847, 475-5567

Donnad.ref 847-939-5607

VOLUME	PROPERTY INDEX NUMBER	TOWNSHIP	TAX CODE	NEIGHBORHOOD
109	05-34-116-006-0000	NEW TRIER	23015	093
LOCATION	1225 WILMETTE AVE		WILMETTE	
TAXPAYER	CAROL L. BERNAHL			
ADDRESS	918 MONTANA DR			
CITY-ST ZIP	CARY IL 60013-1602			LAST TRI YEAR 2007

	ASSESSMENT VALUATIONS		
	2006	2007	2008 PROPOSED
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	TR	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 Dessert 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

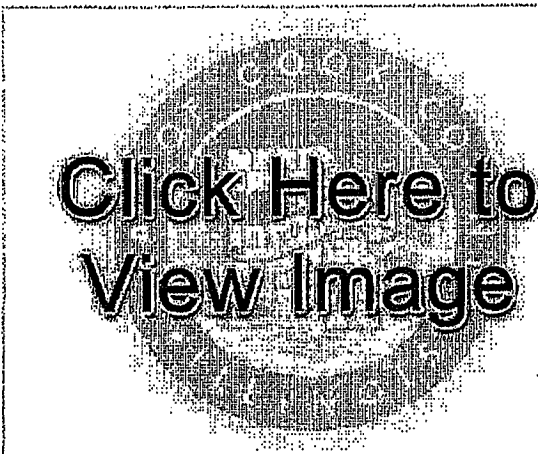
Appeals

Exemptions

Certificate Of Error

Property Details

This property is currently being reviewed by the Assessor's Office for possible improvements.



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	Mult 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

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

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

STATE OF ILLINOIS



AUG. 10. 09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX

0054500

FP 103032

BOX 333-CT

303

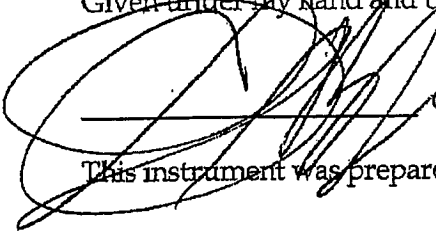
STATE OF ILLINOIS

COUNTY OF

} SS

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.

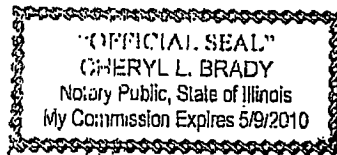
 Commission Expires: 5/9/2010 Notary Public

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 \$500.00
Real Estate Transfer Tax
500 - 9588
JUL 14 2009
Issue Date

Village of Wilmette \$100.00
Real Estate Transfer Tax
100 - 2543
JUL 14 2009
Issue Date

Village of Wilmette \$30.00
Real Estate Transfer Tax
Thirty - 625
JUL 14 2009
Issue Date

Village of Wilmette \$5.00
Real Estate Transfer Tax
Five - 3519
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

Please read the instructions before completing this form.

Step 1: Identify the property and sale information.

- 1 1225 VILMETTE AVE
Street address of property (or 911 address, if available)
VILMETTE, IL NewTrr
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 05-24-116-006-0000 25' x 200'
b _____
c _____
d _____
Write additional parcel identifiers and lot sizes or acreage in Step 3.
- 4 Date of deed/trust document: 07-1-2009
Month Year
- 5 Type of deed/trust document ("X" one item):
____ 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 (5 units or less) No. of units: _____
e ____ Apartment building (over 5 units) No. of units: _____
f ____ Office
g ☒ Retail establishment
h ☒ Commercial building (specify)*: Mixed use
i ____ Industrial building
j ____ Farm
k ____ Other (specify)*: _____

- This space Do not write in this area. USA.
- County: [Barcode]
- Date: Doc#: 0926126059 Fee: \$0.00
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: _____
- 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* \$545,000.00
- 12a Amount of personal property included in the purchase* 0
- 12b Was the value of a mobile home included on Lines 11 and 12a? ____ Yes ☒ No
- 13 Subtract Line 12a from Line 11. This is the net consideration for real property. \$545,000.00
- 14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11* 0
- 15 Outstanding mortgage amount to which the transferred real property remains subject* 0
- 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. \$545,000.00
- 18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62). 545.00
- 19 Illinois tax stamps — multiply Line 18 by 0.50. 272.50
- 20 County tax stamps — multiply Line 18 by 0.25. 0
- 21 Add Lines 19 and 20. This is the total amount of transfer tax due. 272.50

* 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 BERNHART AS TRUSTEE

Seller's or trustee's name

918 MONTANA

Street address (after sale)

[Signature]

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)

[Signature]

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

Mall tax bill to:

Julie Thomas 1225 Wilmette Ave.

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

[Signature]

Preparer's signature

Preparer's file number (if applicable)

SEOLIE IL

City State ZIP

847 965-8282

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

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

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.

COOK COUNTY RECORDER OF DEEDS

EUGENE "GENE" MOORE

HOME PAGE
BIOGRAPHY
LOCATIONS
INTERESTING LINKS
FEE SCHEDULE
WHAT'S NEW
FAQ
SEARCH MENU

[Grantor / Grantee](#)
[Document Number](#)
[Legal Search](#)
[PIN Search](#)
[Trust Number](#)
[Subdivision Search](#)

[Forms](#)

[View Purchased Documents](#)

Result For: [0926126059]

Document No.	Executed	Recorded	Document Type	Case No.	Amount
0926126059	07/14/2009	09/18/2009	TRUSTEES DEED		\$545,000.00

Legal Description

Section-Township: 33-42-13 SubDiv-Condo: DINGEE&MR/B/3B/6B/9-
Lot #: 5 Block #: 9 Part of Lot: S

Property Description

05-34-116-006-0000 UPTN

Grantor(s)	Name: <u>BERNAHL CAROL TR</u> Trust Number:- Name: <u>BERNAHL CAROL TRUST</u> Trust Number:-
Grantee(s)	Name: <u>PIERCE DAVID E</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.

Copyright © 2010 Cook County Recorder of Deeds. All rights reserved.

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 rod.support@cookcountyil.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.



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 IL 60071

3. 325 City WILLIAMS County COOK State IL Zip 60071

4. Legally described on Exhibit A, if any. Lot also 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: persons, 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 fireplace screens, smoke detectors; as well as the following specific items:

7. EXCLUSIONS: The following shall be excluded:

8. 1. PRICE: Purchase Price \$ 250,000 - Initial earnest money \$ 5,000 - In the form of a check dated 5 March 08, payable to Carol Bernall. Upon acceptance of this offer, 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% (20% if unimproved) of purchase price within 100 days of Seller's acceptance hereof. Said initial earnest money shall be returned, and this offer shall be void if not accepted on or before 100 days of Seller's acceptance hereof. This contract is contingent upon the ability of Buyer to secure within 100 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 6.5%, said loan to be amortized over a minimum of 30 years with a loan service charge not to exceed 3%.

9. 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 also notifies Seller may, at Seller's option, within 10 additional days after acceptance, 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 terms established by any lending institution with a principal office in the Chicago metropolitan area having assets of at least one billion dollars. If Seller is so notified, Buyer agrees to furnish to Seller all material and non-material information and to sign customary papers relating to the application for financing of a mortgage commitment. 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. Buyer represents and warrants

10. 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 an trust or in an estate) and payment of purchase price.

11. (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; or any special tax or assessments for improvements heretofore completed; building taxes and building regulations 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 none done or suffered by or through the Buyer.

12. (c) This sale shall be closed at office of Buyer's mortgagee or, if none, at office of listing broker, or as specified below:

13. (Name) TSP (Address)

14. 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 Purchaser.

15. (d) Seller and/or Buyer will pay their respective broker's commission as provided in their respective representation agreement or contract.

16. 5. PROVISIONS: Real Estate taxes (based on 1.5 % of most recent assessable taxes); assignable insurance policies; if requested by Buyer; rent, if any; water taxes and other proratable items including flood tax and insurance shall be prorated to date of possession. Parties hereto agree to prorated when 2007 real estate tax bill is available.

17. 6. POSSESSION: Possession shall be delivered on 5 March 08 for the benefit of the parties hereto.

18. 7. EARNEST MONEY: Earnest money and this contract shall be held by Buyer 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.

19. 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.

20. 9. INSPECTION/ENVIRONMENTAL SITE ASSESSMENT: This contract is contingent upon approval by Buyer of the conditions of the real estate as evidenced by an independent environmental site assessment conducted at Buyer's expense and by a contractor selected by Buyer, within 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.

21. 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 Residential 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.

22. 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.

23. 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 .

24. 12. LEASES: The contract may provide that:

25. (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 leases, deposits, damage awards, or other deposits in the possession of Seller including interests earned, if applicable, shall be assigned to Buyer at the time of closing.

26. The terms of the Rider(s) consisting of 1 pages attached hereto is made a part hereof.

27. BUYER'S NAME (Type or Print) Julie Thomas SSN:

28. BUYER Julie Thomas Address 3618 Old Glenview Rd. Evanston IL 60201

29. BUYER City Evanston State IL Zip 60201

30. ACCEPTANCE OF OFFER BY SELLER

31. This day of March, Year 2008, at Ill., we accept this offer and agree to perform and convey according to the terms of this contract.

32. SELLER'S NAME (Type or Print) Carol Bernall SSN:

33. SELLER Carol Bernall Address 918 Montana Dr. Cary IL 60013

34. SELLER City Cary State IL Zip 60013

THE PROVISIONS APPEARING ON THE REVERSE SIDE HEREOF ARE AN INTEGRAL PART OF THIS CONTRACT.

CBSB.COMM.3.500

Doc#: 0902656071 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/28/2009 01:38 PM Pg: 1 of 8

THIS OFFER IS CONTINGENT UPON BUYER SECURING ZONING APPROVAL FOR SPECIAL USE BY VILLAGE OF WILMETH, JT CH
SELLER WILL RETAIN PORTION OF COMMISSION ASSOCIATED WITH BUYER'S PURCHASE AS BUYER IS ACTING AS HER REPRESENTATIVE IN SALE. JT CH
THIS AMOUNTS (EQUALS 2% (11,800.00)). THIS IS TO BE APPLIED TO PURCHASE PRICE.
ALL PERSONAL BELONGINGS WILL BE REMOVED UPON CLOSING, INTERIOR AND EXTERIOR. JT CH
EARNEST MONEY OF \$5000 TO BE DEPOSITED BY SELLER ONLY AFTER ATTORNEY REVIEW COMPLETED. EARNEST MONEY TO BE RETAINED BY SELLER IN ANY EVENT IN 5 WORKING DAYS OF MARCH 5TH, 2008 JT CH

**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

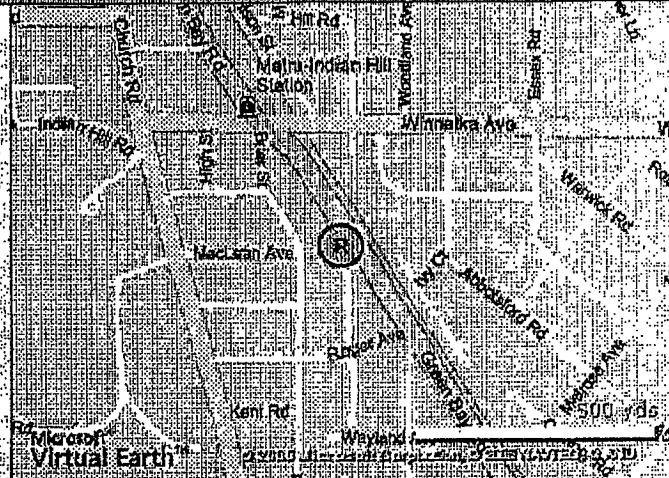


James
As 2008
Data

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) - Research Complete
4,000 SF Retail Storefront Building Bldg. in 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

ID: 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.

2630 Green Bay Rd**SOLD**

4,000 SF Retail Storefront Building Built in 1946 (55 ft)

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 May18th, 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: 628984

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

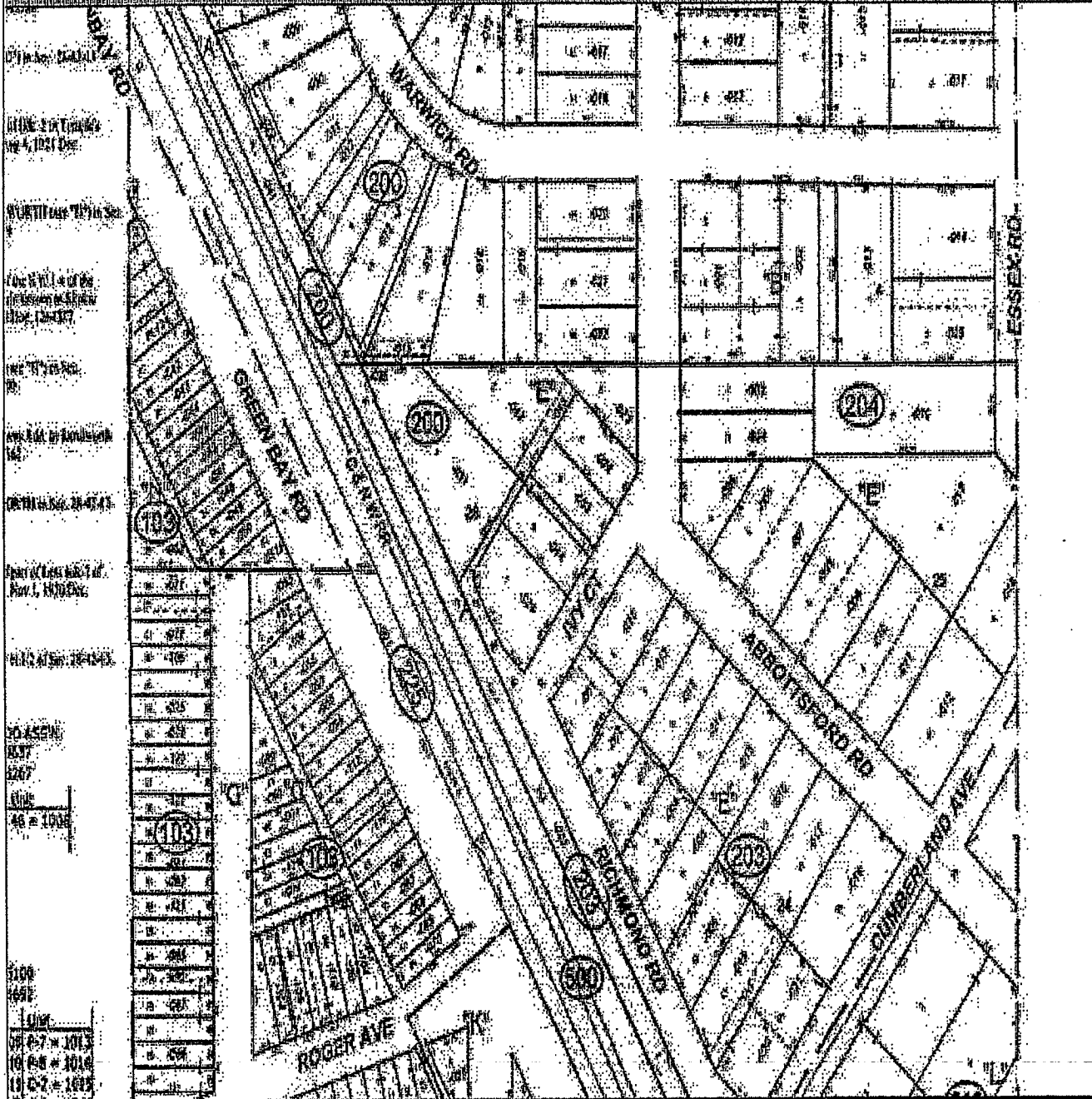
26-30 Green Bay Rd

SOLD

2,000 SF Retail Sprinkler Building Built in 1928 (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.

Step 1: Identify the property and sale information.

1 26-30 Green Bay Road

Street Address of Property (or 911 address, if available)

Winnelka, Illinois

2 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

b 05-28-103-046-0000

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 Year

5 Type of deed/trust document* (Mark with an "X") ☒ Warranty deed

☐ Other (specify): ☐ Executor deed ☐ Trustee deed

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 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 <u> </u> |
| e | <input type="checkbox"/> | <input type="checkbox"/> | Apartment building (over 6 units) No. of Units <u> </u> |
| 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)* <u> </u> |
| 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)* <u> </u> |

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*

12a Amount of personal property included in the purchase*

12b Was the value of a mobile home included on Lines 11 and 12a?

13 Subtract Line 12a from Line 11. This is the net consideration for real property.

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.*

17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.

18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).

19 Illinois tax stamps -- multiply Line 18 by 0.50.

20 County tax stamps -- multiply Line 18 by 0.25.

21 Add Lines 19 and 20. This is the total amount of transfer tax due.

T



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:

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 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)*:

RECEIVED

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.)

28-30 Green Bay Road, LLC

Seller's or trustee's name

Seller's trust number (if applicable)

8000 Maryland Avenue, Suite 1010

St. Louis MO 63106

Street Address (after sale)

City State ZIP

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

Chicago IL 60661

Street address (after sale)

City State ZIP

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

Chicago IL 60606

Street address

City State ZIP

Preparer's signature

(312) 876-7100

Preparer's daytime phone

Preparer's e-mail address (if available)

peruben@arnstein.com

☒ Extended legal description ☒ Form PTAX-203-A

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

☐ Itemized list of personal property

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

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

Doc#: 1010941060 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/19/2010 12:22 PM Pg: 1 of 4

WSA 446010 10/10/10
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. HoffmannName: David H. HoffmannIts: ManagerSTATE OF Missouri)

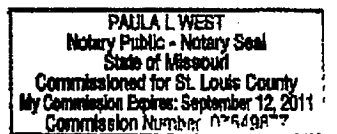
) SS.

COUNTY OF St Louis)

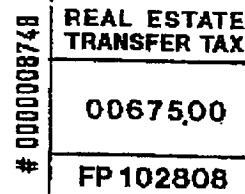
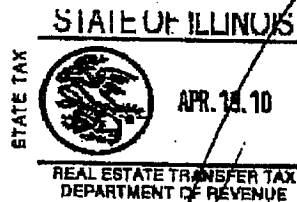
I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO
HEREBY CERTIFY that **David H. Hoffmann**, personally known to me to be the person whose
name is subscribed to the foregoing instrument, appeared before me this day in person, and
acknowledged that he signed, sealed 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



07649877

**Send Tax Bills To:**

Miden Property Holdings, L.L.C.
Attn: Michael Golden
618 W. Fulton Street
Chicago, Illinois 60661

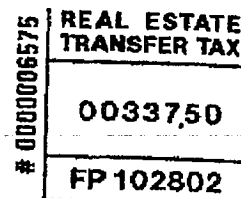
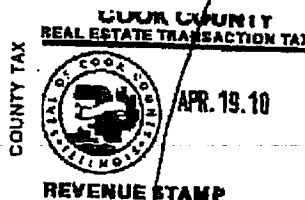


EXHIBIT "A"

Legal Description

LOTS 31 AND 32 (EXCEPT THE NORTHEASTERLY 20 FEET THEREOF) IN BLOCK 1 IN MANUS INDIANHILL SUBDIVISION OF PARTS OF THE NORTH ½ 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.

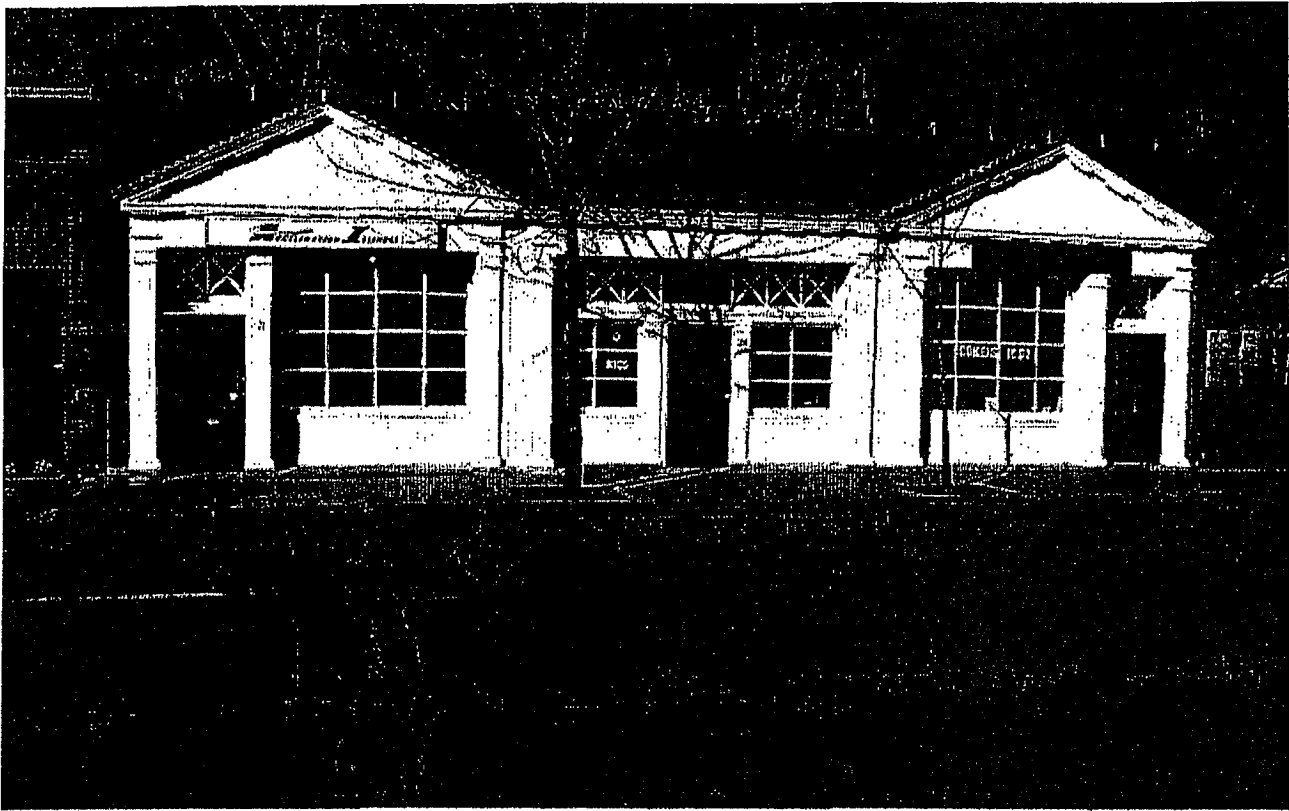
PIN#s: 05-28-103-045-0000 AND 05-28-103-046-0000

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				
<u>Verification</u>				
	<u>COMDE</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>	
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

**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



05281030460000 04/15/2007



Cook County Assessor's Office
Joseph Berrios

26 Green Bay Rd

PIN 05-28-103-046-0000

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

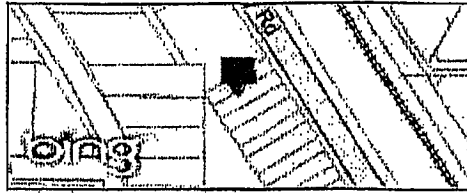
Property Characteristics

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

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	\$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 Llc Llc	

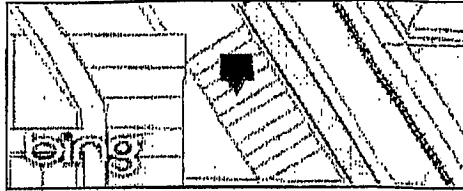
Courtesy of Dale Kleszynski
MRED

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
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 : 05-28-103-046-0000	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 26 Greenbay Road Llc	Howell John Trust Llc	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.