

CENTRAL STATES APPRAISAL COMPANY

SUITE NO. 113

411 WEST GALENA BOULEVARD

AURORA, ILLINOIS 60506

PHONE: (630) 896-4061

FAX: (630) 896-3796

COUNSELORS

APPRAISERS

City of Aurora
Director of Neighborhood Standards
44 E Downer Place
Aurora, IL 60507

January 19, 2015

RE: Strip of land located at the SW corner of Highland Avenue and Sullivan Road.

Dear Mr. Pilmer:

Pursuant to your request and for the purpose of Rendering an Opinion of the Market Value of the 2175 square feet of land located at the SW corner of Highland Avenue and Sullivan Road, Aurora, Illinois, I have personally inspected the property and made a careful and detailed analysis of it in this appraisal report.

As a result of my investigation and analysis, I have formed the opinion that the Market Value of the Subject Property as of December 30, 2014 is:

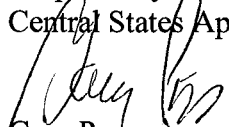
EIGHT THOUSAND SEVEN HUNDRED DOLLARS
(\$8,700.00)


Certain community facts and data relating to facilities, trading area and local government have been omitted for purposes of brevity. This data has been taken into consideration so far as valuation of the property is concerned and can be developed in depth for a specific purpose.

This assignment has been made in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP). This appraisal is communicated by a Restricted Appraisal Report.

This report is being submitted in duplicate complete with charts, plat maps and photographs to properly identify the property. Your attention and interest are invited to the data and details contained in the body of this report.

Respectfully submitted,
Central States Appraisal Company, Inc.


Gary Popp
IL#556000764
Expires 09-30-2015


Marie McNelis Bracken
IL#553000698
Expires 09-30-2015

INDUSTRIAL

COMMERCIAL

FARMS

RESIDENTIAL

DISCLOSURE OF COMPETENCY

The appraisal has been prepared to conform with the Uniform Standards of Professional Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation.

The appraiser(s) has performed appraisals on similar properties in the Chicago suburbs and has both the knowledge and the experience required to perform this assignment competently.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to Estimate the Fair Market Value of the 2175 square feet of land located at the SW corner of Highland Avenue and Sullivan Road, Aurora, Illinois as of December 30, 2014. This appraisal is being done at the request of Jim Pilmer, Director of Neighborhood Standards for the City of Aurora.

PROPERTY RIGHTS APPRAISED

The Property Rights Appraised includes the Fee Simple Interest of the Subject Property and it has been appraised as if free and clear of any an all liens and encumbrances. It is further assumed the property is in compliance with all local codes and ordinances and that it is being operated properly and efficiently and that it is being used to its Highest and Best Use.

DEFINITION OF MARKET VALUE

Market Value has recently been defined and qualified by the Office of the Comptroller of the Currency as, “the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.”

Implicit in this definition is the consummation of a sale as of a specified date and the passing of the title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised and acting in what they consider their own best interests.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash U.S. dollars or in terms of financial arrangements comparable thereto: and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

HIGHEST AND BEST USE

Highest and Best Use is defined in *The Appraisal of Real Estate, Tenth Edition*, published by the Appraisal Institute as follows:

“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially and feasible, and that results in the highest value.”

Any use to which a property is put must be logical, likely and reasonably probable. An evaluation of Highest and Best Use is directed to the subject land as though vacant and available to development. The use of the land should conform with the existing standards of the area in which it is located and to the concept that maximum value exists when a reasonable amount of social and economic homogeneity exists.

Consideration should also be given to the physical characteristics of the land, surrounding land use; zoning patterns, and current development trends.

It is important to understand that the market fundamentally determines the Highest and Best Use of a particular property since the optimum use at any given time may be but one use in a range of uses. There may be more than one potential Highest and Best Use of a site at any given time and criteria, therefore, must be considered in determining Highest and Best Use.

1. The use must be legal.
2. The use must be probable, not speculative or conjectural.
3. There must be a demand for such use.
4. The use should be financially feasible.

HIGHEST AND BEST USE (CONT).

When improvements are situated on the land, it is necessary to evaluate their ability to produce sufficient income to provide both a return to the land and to the contributory value of improvements.

Unless there has been a significant shift in surrounding land use and/or zoning patterns or in the demographic characteristics of a particular location, the current use of the subject land will normally represent the Highest and Best Use of the land. If the change in the characteristics of the area is significant, it may be ascertained that the present improvements does not constitute the Highest and Best Use of the land. Further, the current use of a site may only be interim. The degree of contributory benefits of the improvements will then equate to the remaining economic life of the improvements.

In Summary, in coming to an opinion of the Highest and Best Use of the property, the appraiser took into consideration the above outlined tests. Based upon the analysis, it is believed that the "Highest and Best Use" of the Subject Property as vacant and improved, is its present use,
OFFICE.

LEGAL DESCRIPTION – ENTIRE PARCEL

That part of the Southeast Quarter of Section 9, Township 38 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the South Line of Sullivan Road with the East Line of the right of way of the Chicago Burlington and Quincy Railroad Company, thence South 89 degrees 28 minutes East along the South Line of Sullivan Road 300.02 Feet to the west line of Highland Avenue, thence South 01 degree 03 minutes West along said West Line 250 Feet, thence West parallel with the South Line of Sullivan Road 300 Feet to the said East right of way Line of said Railroad Company, thence North along said East right of way Line 250 Feet to the point of beginning, in the City of Aurora, Kane county, Illinois.

ADDRESS OF PROPERTY: 1330 N. Highland Avenue
Aurora, Illinois

PERMANENT PARCEL NUMBER: 15-09-400-009

ZONING

The entire parcel is zoned O-Office by the City of Aurora Zoning Commission. The current use is legally permissible under the current zoning laws.

REAL ESTATE TAX INFORMATION

2013 Assessed Value

Land	Exempt
Building	<u>Exempt</u>
Total	Exempt

2013 Taxes/Payable 2014 = Exempt

NOTE: The property is owned by a government agency, therefore the property is currently exempt.

LEGAL DESCRIPTION OF THE PROPERTY BEING APPRAISED

That part of the Southeast Quarter of Section 9, Township 38 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the South Line of Sullivan Road as described in Document Number 1151606 with the East Line of the right of way of the Chicago Burlington and Quincy Railroad Company, thence North 88 degrees 50 minutes 13 seconds East along said South Line of said Sullivan Road, 228.74 Feet to the Point of beginning, thence continuing along said South Line of Sullivan Road North 88 degrees 50 minutes 13 seconds East, 71.29 Feet to the West Line of Highland Avenue per Document Number 1120230, thence South 00 degrees 40 minutes 36 seconds East along said West Line of Highland Avenue, 93.21 Feet, thence North 24 degrees 53 minutes 49 seconds West, 59.36 Feet, thence North 56 degrees 59 minutes 01 seconds west 56.17 Feet to the South Line of Sullivan Road as monumented and occupied, thence North 01 degrees 09 minutes 47 seconds West to said South Line of Sullivan Road and the Point of Beginning, in the City of Aurora, Kane County, Illinois.

CHICAGO METRO DATA

The Chicago Metropolitan Area (CMA) refers to the City of Chicago, together with the rest of Cook County and the collar counties of DuPage, Kane, Lake, McHenry and Will.

Chicago is the hub ringed by over 300 suburbs. Early suburban settlement clung to the commuter rail lines, creating rows of towns that fanned out from Chicago like the spokes of a wheel. The expressway system and automobile commuting helped fill in the areas between the rail lines. The process gradually worked its way outward forming the Chicago Metropolitan Area.

The Northeastern Illinois Planning Commission described the Chicago Metropolitan Area as 3,700 square miles of land and 38 square miles of water. The Chicago Metropolitan Area is generally acknowledged to be the approximate population center of the nation.

Its Great Lakes location places Chicago next to a virtually unlimited fresh water supply. Coal and many minerals are readily available in the region. Its mid-continental location made Chicago the rail and air center of the country.

Economy

Chicago's natural advantages and proximity to both raw materials and markets for finished goods, along with virtually unlimited expansion room, have allowed Chicago to remain among the top regions in the nation in every economic activity except mining.

The economic activities include remnants of the industries that built early Chicago. Grain, meatpacking, railroading and steel have suffered employment shrinkage but are still significant factors in the local economy.

CHICAGO METRA DATA (CONT.)

The availability of metals led to the establishment of companies for fabricating many kinds of products and to the manufacture of machine tool products, areas in which Chicago is still a national leader. Firms in the area manufacture plastic products and rubber goods. The region's widely varied smaller industries remain essential to the areas economy.

Chicago is a top printing and paper products center.

Almost everything imaginable including toys, trophies, furniture, chemicals, ceramics and electronics is manufactured in the Chicago Metro Area.

Chicago has also adjusted to the national economy's move away from the production of goods to a new emphasis on service employment.

Since the founding of the Chicago Board of Trade in 1848, the city has been a major stock and commodity trading center, with the Chicago Board Options Exchange, Chicago Mercantile, Mid-American Commodity Exchange, and Midwest Stock Exchange gathered in a cluster at the south end of LaSalle Street to form a financial district second only to New York's Wall Street.

Chicago has also long served as the nation's convention center because of its mid-continental location. McCormick Place and other exposition centers draw huge numbers of trade shows and meetings. McCormick Place is the nations largest exhibit hall.

Early in the 1900's the city had been the innovator, while today, the collar counties in the Chicago Metropolitan Area are gaining much attention, i.e. the high-tech development along the East-West Tollway in the City of Naperville.

CHICAGO METRO DATA (CONT.)

Transportation

Public transportation within the city of Chicago is provided by the Chicago Transit Authority (CTA), which operates bus, elevated, and subway lines on main arterials. Limited service is also provided to several nearby suburban communities. The CTA operates a citywide bus system, and an electric train rail system. In 1999, this system had 466.7 million total passengers.

The Metropolitan Rapid Transit Authority (METRA) connects the City of Chicago with the suburban communities of the metropolitan area via commuter railroads and suburban bus lines.

The CMA is served by O'Hare International Airport and Midway Airport.

The Metropolitan Rail System provided freight service to all parts of the nation and is considered to be the busiest in the world.

The Metropolitan Motor Carrier System provides scheduled trucking service to over 54,000 communities throughout the nation.

The present CMA Expressway System consists of numerous inter-connected limited access roadways providing easy access to most regional locations.

The Illinois Waterway links two of North America's most important shipping routes, the Mississippi River and Great Lakes-St. Lawrence Seaway System. Part river, part canal, it forms a water road between the Gulf of Mexico and the Atlantic Ocean, used by oceangoing ships and strings of barges.

CHICAGO METRO DATA (CONT.)

Population

Chicago Metropolitan Area population is projected to grow 19% between 2006 and 2030, with the strongest percentage growth anticipated in collar counties of Kane, McHenry and Will County.

Conclusion

The natural geographical, geological, agricultural, and commercial advantages that made the Chicago Metropolitan Area the largest concentration of economic activity in the central United States should help insure the area's continued significance as a major component of the national economy. The region is economically diverse.

However, the recent crisis in the housing market has affected the economic activity throughout the area in all aspects. The down turn in the housing market has lasted for about the past two years and all indications and reports point to this trend extending thru 2015 and beyond.

AREA DATA

The Subject Property is located in the City of Aurora. Aurora, which is located on the banks of the Fox River in southeastern Kane County, was founded in 1857 and is known as “The City of Lights” because it was the world’s first community to use electric street lights. It also was home to the first free school in the state, the first YMCA building to be built in Illinois and the location for launching of the Republican Party.

Aurora currently is the second largest city in the State of Illinois based on recent population figures. The population as of 2010 census was 197,899. The city is accessible through five interchanges on the East/West Tollway Corridor. Corporate offices and commercial growth on the city’s east and west sides continue to expand the city’s boundaries, now stretching from Route 59 on the east to portions beyond Orchard Road on the west.

Aurora boasts a healthy business community, with over 30 existing retail centers. In addition there are 15 major business parks, totaling 4,040 acres.

Aurora’s largest employers include School District 204, 131, and 129, Caterpillar Tractor, Hollywood Casino, Waubensee Community College, Rush-Copley Medical Center and the City of Aurora.

Residentially, the community is a tapestry of different architectural styles and time periods. There are distinctive homes of the past (including one built by one of America’s great architects, Frank Lloyd Wright) and exciting new styles of the present.

Six Public School District’s serve Aurora, and there are a number of private schools, including three Catholic High Schools and one Christian High School.

AREA DATA (CONT.)

The Illinois Math and Science Academy located in district 129, is one of only three schools in the nation of its kind. It is a three year, public residential high school. Students at the school scored an average of 31.1 on the ACT in 1998, the highest in the nation.

Institutions of higher learning include Waubensee Community and Aurora University a private, independent institution with an enrolment of more than 2,000 students. This fully accredited University offers undergraduate and graduate degrees.

Other nearby colleges and universities are Northern Illinois University, College of DuPage, Illinois Institute of Technology, Northwestern University, DePaul University, University of Chicago, Loyola University, University of Illinois-Chicago, Benedictine University and North Central College.

Aurora has the third largest police agency in the State of Illinois. The department consists of approximately 270 sworn officers and 80 civilians servicing an area encompassing 40 square miles in four counties. The fire department, likewise has a Class 1 rating with ultra modern equipment and highly trained personnel, including paramedic personnel and vans as well as emergency rescue teams and a new, central fire station in the downtown central area.

Aurora is home to two major full serviced hospital facilities.

The Provena Mercy Center occupies a 160 campus on the west side of Aurora. The 356 bed, full service hospital provides inpatient, partial hospitalization, and outpatient services.

AREA DATA (CONT.)

With a staff of nearly 300 physicians in more than 36 medical specialties, Provena offers the widest possible range of health care services. Among its many services are cardiology, cardiovascular surgery, general surgery, gynecology, hematology laser surgery, neurology and neurosurgery, obstetrics, oncology, pediatrics, plastic surgery, sports medicine and vascular surgery.

Provena also provides a full range of behavioral health services for people of all ages.

Rush-Copley Medical Center, which is located on the city's southeast side, occupies a 98 acre campus. Rush-Copley is a 150 bed hospital which was built in 1995 and is considered to be one of the most state of the art healthcare facilities in the Midwest.

Aurora is conveniently located near major highways, airports, railroads, train and bus service, and is situated only 35 miles from the City of Chicago.

By using the interstate system, one can reach two-thirds of the U.S. consumer market within a days drive. Interstate 88 has five interchanges in the city. Other interstate highways located within 30 miles include I-55, I-80, I-90, I-94 and I-355. In addition, there are several four lane state highway.

Main commercial airports are O'Hare International Airport (the world's busiest), which is a 40 minute drive and Chicago Midway Airport which is 45 minutes away. Aurora Municipal Airport, eighty miles west of downtown is a full service corporate aircraft facility which is owned and operated by the City of Aurora.

The facility has an instrument landing system and three runways the longest being 6,500 feet. The airport handles an average of 450 flights daily.

AREA DATA (CONT.)

The Federal Aviation Administration (FAA) Route Traffic Control Center in Aurora has the responsibility of monitoring and guiding commercial, civil and military air traffic across several Midwestern States. About 800 employees operate this 24-hour facility.

Rail freight service is available through the Burlington Northern, Santa Fe, and the Elgin Joliet and Eastern Railroads. Aurora is located at the intersection of the Burlington Northern mainline from Chicago and the Elgin Joliet & Eastern "outer belt line", which intercepts every line haul railroad servicing Chicago, the largest U.S. rail gateway.

One line haul motor freight carrier maintains a terminal in the immediate Aurora area and seven other line haul carriers provide daily service. In addition two local cartage companies have terminals in Aurora as do four household moving firms, and one carrier specializing transport of industrial machinery.

Rail passenger service is available from Aurora's two new passenger train stations, the Burlington Metro, a commuter service and the AmTrak. Aurora's Transportation Center is located in the downtown area. The other station is located in the CMD Business Campus. Forty seven suburban trains run to and from Aurora each day.

Greyhound service is also available as well as shuttle buses that serve the local and regional area. PACE operates 23 shuttle buses that serve 15 routes which cover nearly all of the Aurora area.

DESCIRPTION OF THE SITE

The property being appraised is a rectangular shaped piece located at the northeast corner of the site. The frontage along Highland Avenue is 93.21 feet and the frontage along Sullivan Road is 71.29 feet. The total lot size is 2175 square feet of area. There is currently AT&T and Nicor Gas easements as well as a portion already dedicated as Sullivan Road along the north lot line.

City water and sewer is available to the site as well as all public utilities.

Both streets are two lane asphalt paved streets improved with concrete curbs and gutters.

The property is not located in a designated flood zone as shown by Flood Map Panel Number 17089C0640H dated 8/3/09. The property is located in Zone X.

Both streets have steady to heavy traffic depending on the time of day.

VALUE ESTIMATE INTRODUCTION

The three classic approaches to value utilized in most appraisals are: the Cost, Sales Comparison, and Income Approaches. The values indicated by these methods are reconciled into a single value estimate based on their applicability and reliability to the objective and purpose of the appraisal.

VALUATION THEORY AND ANALYSIS

In appraising the Subject Property we have followed an orderly set of steps, which lead us to a final conclusion of market value. This procedure is known as the appraisal process and included within the steps of this process are the traditional three classic approaches to value estimate including the Cost Summation, Income or Earnings Approach and Direct Market Comparison Approach. Each of these approaches tend to independently serve as a guide to the value of the property with varying degrees of validity.

VALUATION PROCESS

Indications of value are determined by the application of three valuation procedures, which consists of the Cost, Income and Market Data or Sales Comparison Approaches to Value.

COST APPROACH TO VALUE

The Cost Approach to Value is the hypothetical reconstruction of the Subject Property and by physical inspection of the subject depreciating it back to the existing condition. This depreciated value of the improvement is added to the land value, which is derived from market data. The resulting figure is the Cost Approach to Value. This approach usually tends to set the upper limits of value. The Cost Approach to Value has not been used in this appraisal report.

INCOME APPROACH TO VALUE

Value is said to be present worth of all future benefits of ownership. Under normal circumstances, the benefit of ownership is the net income derived after considering the rental and operating expenses of an income producing property; the capitalization of the potential income stream. The Income Approach to Value has not been used in this appraisal report as it is farm land and is not considered relevant.

MARKET DATA APPROACH TO VALUE

The Market Data Approach to Value is a process of comparing market data; that is, the prices paid for similar properties. The Market Approach is considered to be the most reliable approach to value because it measures actions of typical Buyers and Sellers in the open market. The Market Data or Sales Comparison Approach has been used in this appraisal report. For purposes of this appraisal, the most reasonable unit of comparison is price per acre.

Subject Site: 2,175 Sq. Ft.

MARKET APPROACH TO VALUE

Sale #	Date Sold	Name/Location	Sale Price	Site Size	Price Per Sq.Ft.	Adjustments						Adjusted Value
						Time	Locn	Condition	Size	Zoning		
1	11/12	E. New York Street Aurora, IL	\$10,000.00	1,612 SF	\$6.20	=	-	=	=	-		\$4.03
2	12/12	E. New York Street Aurora, IL	\$11,400.00	1,873 SF	\$6.09	=	-	=	=	-		\$3.96
3	04/13	43W420 Old Oaks Sugar Grove, IL	\$4,500.00	958 SF	\$4.70	=	+	=	-	+		\$5.17
4	10/14	54-56 S. Broadway Aurora, IL	\$30,000.00	4,356 SF	\$6.89	=	-	=	+	-		\$4.82
5	01/13	Lincolnway Avenue North Aurora, IL	\$11,947.00	2,440 SF	\$4.90	=	-	=	=	+		\$4.41
6	07/13	225 North Avenue Batavia, IL	\$6,000.00	1,800 SF	\$3.33	=	+	=	=	+		\$4.00

Indicated Market Value
Subject Property, By Comparison = \$4.00
2,175 Sq. Ft. @ \$4.00/Acre = \$8,700.00
ROUNDED - \$8,700.00

Bracket: High - \$5.17
Low - \$3.96



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 2080 EAST NEW YORK STREET
Street address of property (or 911 address, if available)

AURORA 60505
City or village ZIP

AURORA
Township

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

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

Property index number (PIN)	Lot size or acreage
a <u>PT15-24-403-008</u>	<u>0.037 ACRES</u>
b _____	_____
c _____	_____
d _____	_____

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 1 / 1 / 2 / 0 / 1 / 2
Month Year

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

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

7 ___ Yes X 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 ___	Landlot 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 <u>X</u>	Other (specify): <u>LAWN AREA, ROAD/ROW</u>

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

County: 2013K021704 SANDY WEGMAN
 Recorder - KANE COUNTY, IL

Date: _____

Doc. No: RECORDED: 3/22/2013 10:19 AM
REC FEE: 32.00 RASPS FEE: 18.00
PAGES: 4

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.
Date of significant change: _____ / _____ / _____
(Mark with an "X.")

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

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

a ___ Fulfillment of installment contract —
 year contract initiated: _____

b ___ Sale between related individuals or corporate affiliates

c ___ Transfer of less than 100 percent interest

d ___ Court-ordered sale

e ___ Sale in lieu of foreclosure

f ___ Condemnation

g ___ Short sale

h ___ Bank REO (real estate owned)

i ___ Auction sale

j ___ Seller/buyer is a relocation company

k X Seller/buyer is a financial institution or government agency

l ___ Buyer is a real estate investment trust

m ___ Buyer is a pension fund

n ___ Buyer is an adjacent property owner

o ___ Buyer is exercising an option to purchase

p ___ Trade of property (simultaneous)

q ___ Sale-leaseback

r ___ Other (specify): _____

s ___ 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>10,000.00</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	___ Yes <u>X</u> No	
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>10,000.00</u>
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	\$	<u>0.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	15	\$	<u>0.00</u>
16	If this transfer is exempt, use an "X" to identify the provision.	16	<u>X</u> b ___ k ___ m	
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	<u>0.00</u>
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18		<u>0.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	<u>0.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20	\$	<u>0.00</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>0.00</u>

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

PTAX-203 (R-9/10)

Page 1 of 4

ID:INT, Declaration Number: R135-R543-S545-4415



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 APPROX 2100 EAST NEW YORK STREET
Street address of property (or 911 address, if available)

AURORA 60502
City or village ZIP

AURORA
Township

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

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

Property index number (PIN)	Lot size or acreage
a <u>PT15-24-403-014</u>	<u>0.043 ACRES</u>
b _____	_____
c _____	_____
d _____	_____

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 1 / 2 / 20 1 2
Month Year

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

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



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

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

2013K021703
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 3/22/2013 10:19 AM
REC FEE: 32.00 INDEX FEE: 10.00
PAGES: 4

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

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

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

s _____ 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>



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 43W420 OLD OAKS ROAD
Street address of property (or 911 address, if available)
SUGAR GROVE 60554
City or village ZIP
SUGAR GROVE
Township

2 Write the total number of parcels to be transferred. 1
3 Write the parcel identifying numbers and lot sizes or acreage.
Property index number (PIN) Lot size or acreage
a 14-05-252-006 0.022 ACRES
b _____
c _____
d _____

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 0 / 4 / 20 1 3
Month Year
5 Type of instrument (Mark with an "X."): X Warranty deed
____ Quit claim deed ____ Executor deed ____ Trustee deed
____ Beneficial interest ____ Other (specify): _____

6 Yes X No Will the property be the buyer's principal residence?
7 Yes X 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 X _____ 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 _____ X Other (specify): RIGHT OF WAY

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

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



2013K035858
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 5/15/2013 10:53 AM
REC FEE: 32.00
PAGES: 4

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

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

Step 2: Calculate the amount of transfer tax due.

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

11	Full actual consideration	11	\$	<u>4,500.00</u>
12a	Amount of personal property included in the purchase	12a	\$	<u>0.00</u>
12b	Was the value of a mobile home included on Line 12a?	12b		<u>Yes</u> <u>X</u> No
13	Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>4,500.00</u>
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	\$	<u>0.00</u>
15	Outstanding mortgage amount to which the transferred real property remains subject	15	\$	<u>0.00</u>
16	If this transfer is exempt, use an "X" to identify the provision.	16		<u>X</u> b ____ k ____ m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	<u>0.00</u>
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18		<u>0.00</u>
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	<u>0.00</u>
20	County tax stamps — multiply Line 18 by 0.25.	20	\$	<u>0.00</u>
21	Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>0.00</u>

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

PTAX-203 (R-9/10)

ID:INT, Declaration Number: V136-W724-W916-3321

Page 1 of 1



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 54-56 S. BROADWAY
Street address of property (or 911 address, if available)
AURORA 60505
City or village ZIP
AURORA
Township

2 Write the total number of parcels to be transferred. 1
3 Write the parcel identifying numbers and lot sizes or acreage.
Property Index number (PIN) Lot size or acreage
a 15-22-381-003 .105
b _____
c _____
d _____

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 09 / 20 14
Month Year
5 Type of instrument (Mark with an "X"):
 Warranty deed
 Quit claim deed Executor deed Trustee deed
 Beneficial interest Other (specify): _____

6 Yes No Will the property be the buyer's principal residence?
7 Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

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

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

County: _____
Date: _____
Doc. No.: **2014K053106**
SANDY WEGMAN
RECORDER - KANE COUNTY, IL
Vol.: _____
Page: _____
RECORDED: 10/21/2014 03:25 PM
REC FEE: 33.00 RASPS FEE: 9.00
STATE TAX: 30.00 C
COUNTY TAX: 15.00 C
PAGES: 3
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 _____ Short sale
h _____ Bank REO (real estate owned)
i _____ Auction sale
j _____ Seller/buyer is a relocation company
k _____ Seller/buyer is a financial institution or government agency
l _____ Buyer is a real estate investment trust
m _____ Buyer is a pension fund
n _____ Buyer is an adjacent property owner
o _____ Buyer is exercising an option to purchase
p _____ Trade of property (simultaneous)
q _____ Sale-leaseback
r Other (specify): _____
s _____ Homestead exemptions on most recent tax bill:
1 General/Alternative \$ _____ 0.00
2 Senior Citizens \$ _____ 0.00
3 Senior Citizens Assessment Freeze \$ _____ 0.00

Step 2: Calculate the amount of transfer tax due.

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

11 Full actual consideration	11	\$	<u>30,000.00</u>
12a Amount of personal property included in the purchase	12a	\$	<u>0.00</u>
12b Was the value of a mobile home included on Line 12a?	12b		<u>Yes</u> <input checked="" type="checkbox"/> <u>No</u>
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>30,000.00</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>30,000.00</u>
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18		<u>60.00</u>
19 Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	<u>30.00</u>
20 County tax stamps — multiply Line 18 by 0.25.	20	\$	<u>15.00</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>45.00</u>

PTAX-203 (R-9/10)

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

DECLARATION Number: S141-S097-T808-1115

BATAVIA

PIN #: 12-33-453-006

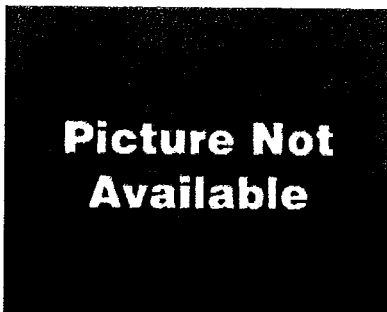
PROPERTY INFORMATION

Property Address
LINCOLNWAY
NORTH AURORA, IL 60542

Billing Information
FITZPATRICK PROPERTIES LLC
481 WILLOW ST
SUGAR GROVE, IL 60554

LEGAL DESCRIPTION

Subdivision: George Acres
Neighborhood Code: 112
Lot Dimensions: 20 X 122
Lot Number/Sq Ft: P1 28/2,614
Property Class: 0030 Residential Vacant Land
Tax Code: BA032



ASSESSMENT

Year	Type	Land	Building	Total
2014	Normal	1,815	0	1,815
2013	Normal	1,780	0	1,780

All property assessments DO NOT include exemptions

SALE INFORMATION

Sale Date	Sale Amount
01/01/2013	11,947

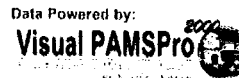
BUILDING INFORMATION

Story Description:
Total Building Sqft: 0
Total Ground Sqft: 0
Basement Sq Ft. Full: 0
Basement Sq Ft. Partial: 0
Basement Sq Ft. Crawl: 0
Year Built: 0
Total Rooms: 0
Bedrooms: 0
Total Plumbing Fixtures: 0

Central Air: No
Garage: Attached
Fireplace: 0
WPSPA:
Deck: No
Patio:
EFP: No
OFP: No

[Search Results](#) | [New Search](#) | [Search Again](#)

Our property information database is continually being updated. We cannot guarantee the accuracy or completeness of the information presented above.



131 Flinn Drive, Suite B
Batavia, IL 60510



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.

1 225 NORTH AVENUE
Street address of property (or 911 address, if available)
BATAVIA 60510
City or village ZIP
BATAVIA
Township

2 Write the total number of parcels to be transferred. 1
3 Write the parcel identifying numbers and lot sizes or acreage.

Property index number (PIN)	Lot size or acreage
a <u>12-15-326-013</u>	<u>18' X 100'</u>
b _____	_____
c _____	_____
d _____	_____

Write additional property index numbers, lot sizes or acreage in Step 3.

4 Date of instrument: 0 / 7 / 20 13
Month Year
5 Type of instrument (Mark with an "X."): X Warranty deed
____ Quit claim deed ____ Executor deed ____ Trustee deed
____ Beneficial interest ____ Other (specify): _____

6 Yes X No Will the property be the buyer's principal residence?
7 Yes X 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 X X 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): _____

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

2013K086951
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 12/17/2013 03:13 PM
REC FEE: 33.00 RHPFS FEE: 9.00
STATE TAX: 6.00 C
COUNTY TAX: 3.00 C
PAGES: 4

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

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

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

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

s _____ 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 \$ _____ 6,000.00
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 <u>X</u> No
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13 \$ _____ 6,000.00
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 <u>b</u> <u>k</u> <u>m</u>
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17 \$ _____ 6,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18 _____ 12.00
19 Illinois tax stamps — multiply Line 18 by 0.50.	19 \$ _____ 6.00
20 County tax stamps — multiply Line 18 by 0.25.	20 \$ _____ 3.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21 \$ _____ 9.00

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-492-0227

PTAX-203 (R-9/10)

Page 1 of 4

ID:INT, Declaration Number: K137-N450-N496-9230

LAND VALUATION

The best method of valuating vacant tracts of land is by comparing sales of properties, which are similar to the Subject Site. This approach is the process of analyzing and correlating data of recently sold properties similar to the Subject. The reliability of this approach is derived by the comparability of each sold property with the Subject, and the verification of sales data along with any absence of unusual conditions affecting the sale. It is the study to determine the sales potential for particular use at a specific location.

Factors considered most important in arriving at an estimate of value are as follows:

1. Prominence of Locations
2. Date of Sale
3. Size and Utility
4. Availability of Utilities
5. Zoning
6. Topography and other factors

The following sales were considered to be the most representative of the Subject's land value. Due to the lack of recent sales in the area of this type property, it was necessary to use comparables over one year old and over 1 mile away.

Comparables #1, #2 and #3 were right of way purchases made by governmental bodies. The remainder three sales were regular transactions.

Although the Subject Property and the sales are basically similar, adjustments are necessary to reflect differences in location, market condition and physical characteristics (size and condition). Consideration was given and adjustments made to each comparable as to time of sale, condition, size and location and zoning.

Adjustments for location were made on all the comparables based on the traffic flow around the properties and the amount of exposure each property gets from the traffic flow.

LAND VALUATION (CONT.)

Adjustments for size are required since larger parcels sell for less money per square foot than otherwise comparable smaller parcels and conversely smaller parcels typically sell for more money than otherwise comparable larger parcels.

Adjustments for zoning were made on all the comparables. Comparables #1, #2 and #4 were zoned for commercial use, which is a higher designation and comparables #3, #5 and #6 were zoned residential which is a lower designation.

The adjustments made reflect the most probable market reaction in terms of price to resulting differences in each comparable sale as compared to the Subject Property.

CORRELATION AND FINAL ESTIMATE OF VALUE

The state purpose of this appraisal is to Render an Opinion of the Market Value of the Fee Simple Interest of the Subject Property. The appraiser considered the Subject Property in relation to its economic and environmental influences because they have a direct bearing on the real estate market and current values.

Considering the indicated values developed under the Market Approach to Value, which is as follows, the appraiser has made the Final Opinion of Value:

MARKET APPROACH \$8,700.00

The **Market Approach to Value** indicated a value of the Subject Property of \$8,700.00. This approach is predicated upon sales of comparable properties. The Market Approach is said to be the most reliable approach to value because it measures actions of typical buyers and sellers. Therefore, the Market Approach was given the most credence.

It is the appraisers opinion that the Market Value of the Subject Property, as of December 30, 2014 is:

**EIGHT THOUSAND SEVEN HUNDRED DOLLARS
(8,700.00)**

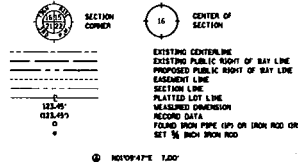
PLAT OF DEDICATION

SULLIVAN ROAD & HIGHLAND AVENUE
SOUTHEAST QUARTER OF SECTION 9, TWP. 38 NORTH, RANGE 8 EAST, 3RD P.M.
CITY OF AURORA, KANE COUNTY, ILLINOIS

AREA TABLE		
PARCEL	ACRES	SO. FT.
TOTAL HOLDING	1.674 ±	72,908 ±
DEDICATION	0.062 ±	2,678 ±
AREA IN REMAY.	0.048 ±	2,100 ±
REMAINDER	1.512 ±	70,230 ±



LEGEND



PARENT PARCEL LEGAL DESCRIPTION

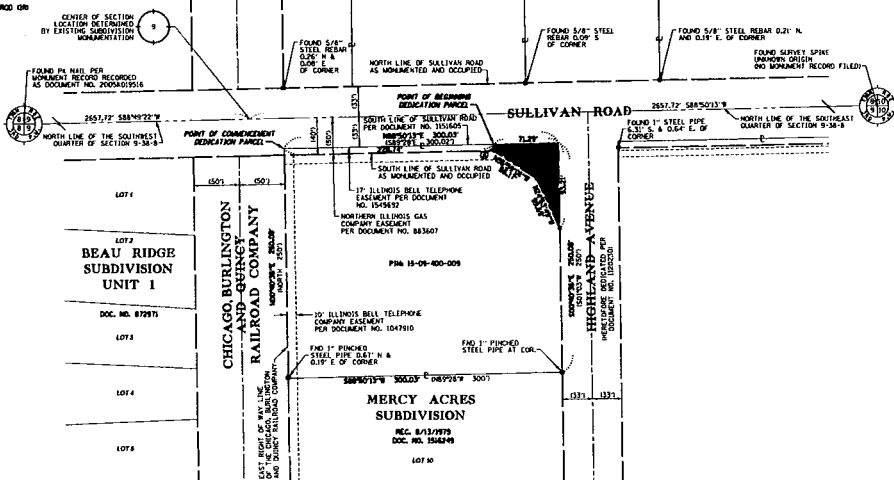
15-09-400-009
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SULLIVAN ROAD WITH THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY; THENCE SOUTH 89 DEGREES 28 MINUTES EAST ALONG THE SOUTH LINE OF SULLIVAN ROAD 300 FEET TO THE WEST LINE OF HIGHLAND AVENUE; THENCE SOUTH 89 DEGREES 03 MINUTES WEST ALONG SAID WEST LINE 250 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SULLIVAN ROAD 300 FEET TO THE EAST RIGHT OF WAY OF SAID RAILROAD COMPANY; THENCE NORTH ALONG EAST RIGHT OF WAY LINE 200 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

RIGHT OF WAY DEDICATION LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SULLIVAN ROAD AS DESCRIBED IN DOCUMENT 118483 WITH THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY; THENCE NORTH 89 DEGREES 50 MINUTES 13 SECONDS EAST ALONG SAID SOUTH LINE OF SAID SULLIVAN ROAD, 257.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF SULLIVAN ROAD NORTH 89 DEGREES 50 MINUTES 13 SECONDS EAST, 71.29 FEET TO THE WEST LINE OF HIGHLAND AVENUE; THENCE SOUTH 89 DEGREES 03 MINUTES WEST ALONG SAID WEST LINE OF HIGHLAND AVENUE, 250 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 03 SECONDS WEST, 16.57 FEET TO THE SOUTH LINE OF SULLIVAN ROAD AS MONUMENTED AND OCCUPIED; THENCE NORTH 89 DEGREES 03 MINUTES WEST TO SAID SOUTH LINE OF SULLIVAN ROAD AND THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KANE
I, THE UNDERSIGNED, AS COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNRECORDED GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO UNRECORDED TAXES AGAINST ANY OF THE LAND DESCRIBED HEREON. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DESCRIBED HEREON.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT AURORA THIS DAY OF 2014.

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KANE
I, THE UNDERSIGNED, AS RECORDER OF DEEDS FOR KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT INSTRUMENT NO. 1524 IS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE DAY OF A.D. 2014 AT O'CLOCK
RECORDER OF DEEDS
PLEASE TYPE/PRINT NAME

PRELIMINARY

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KANE
THIS IS TO CERTIFY THAT I, COVENTINE FODL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT OF DEDICATION AS SHOWN BY THE ANNEXED PLAT WHICH IS A TRUE REPRESENTATION OF SAID PROPERTY, FOR THE USES AND PURPOSES DESCRIBED HEREON.
GIVEN UNDER MY HAND AND SEAL AT CHICAGO, ILLINOIS THIS DAY OF 2014, A.D.

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KANE
THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE TERRITORY DEDICATED TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS, AND ACCEPTED BY RESOLUTION NO. A PROPER RESOLUTION ADOPTED BY THE AURORA CITY COUNCIL, ON 2014.
CITY ENGINEER
PLEASE TYPE/PRINT NAME

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KANE
I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER MY OFFICE THIS DAY OF A.D. 2014.
CITY ENGINEER
PLEASE TYPE/PRINT NAME

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KANE
I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER MY OFFICE THIS DAY OF A.D. 2014.
CITY ENGINEER
PLEASE TYPE/PRINT NAME

CAD DRAFTING BY: ROB BACHARA
CALCULATIONS BY: ROB BACHARA
CHECKED BY: CRAIG BURT
APPROVED BY: COVENTINE FODL

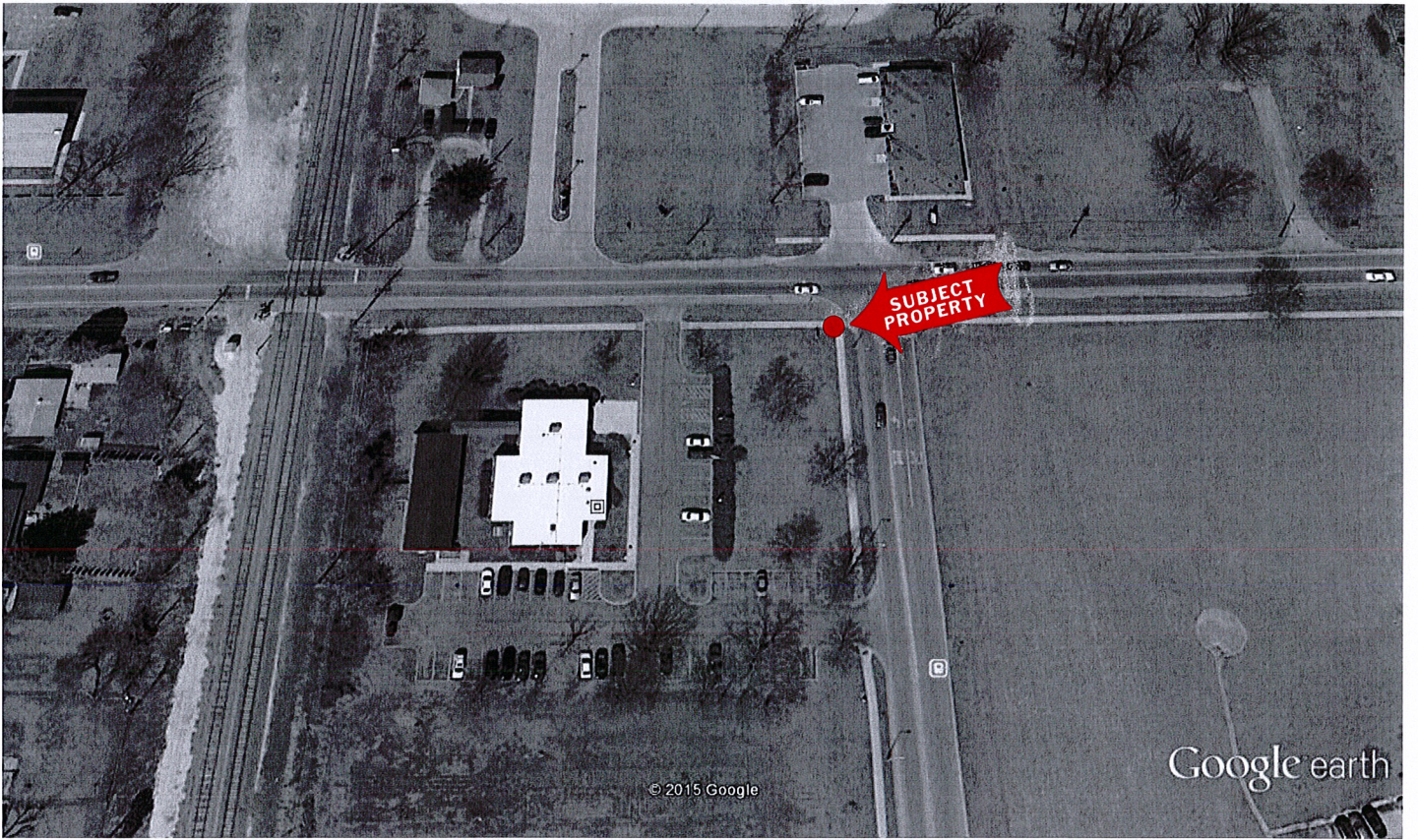
AMERICAN
SURVEYING & ENGINEERING, P.C.
SURVEYORS-ENGINEERS
GEODESISTS-MAPPING SCIENTISTS
Chicago: 948 N. Dearborn St., Suite 1700
Chicago, IL 60610
Phone: 312.737.2017
Fax: 312.737.2019
114 N. State Street
Chicago, IL 60610
Phone: 312.467.4100
Fax: 312.467.4101

CITY OF AURORA
44 E. DOWNER PLACE
AURORA, ILLINOIS 60505

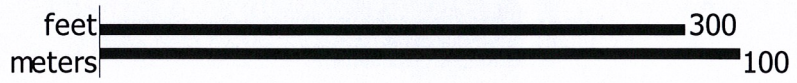
NO.	DATE	REVISIONS
1		
2		
3		

SULLIVAN ROAD AND HIGHLAND AVENUE
CITY OF AURORA
KANE COUNTY, ILLINOIS
OWNER: County of Kane, c/o Body Public and Corporate
JOB NO. 514839
DRAWING NO. 1 OF 1





Google earth



TWP

TOLLWAY

Aurora

SUBJECT PROPERTY

PROVENA MERCY CENTER

Aurora

AURORA UNIV.

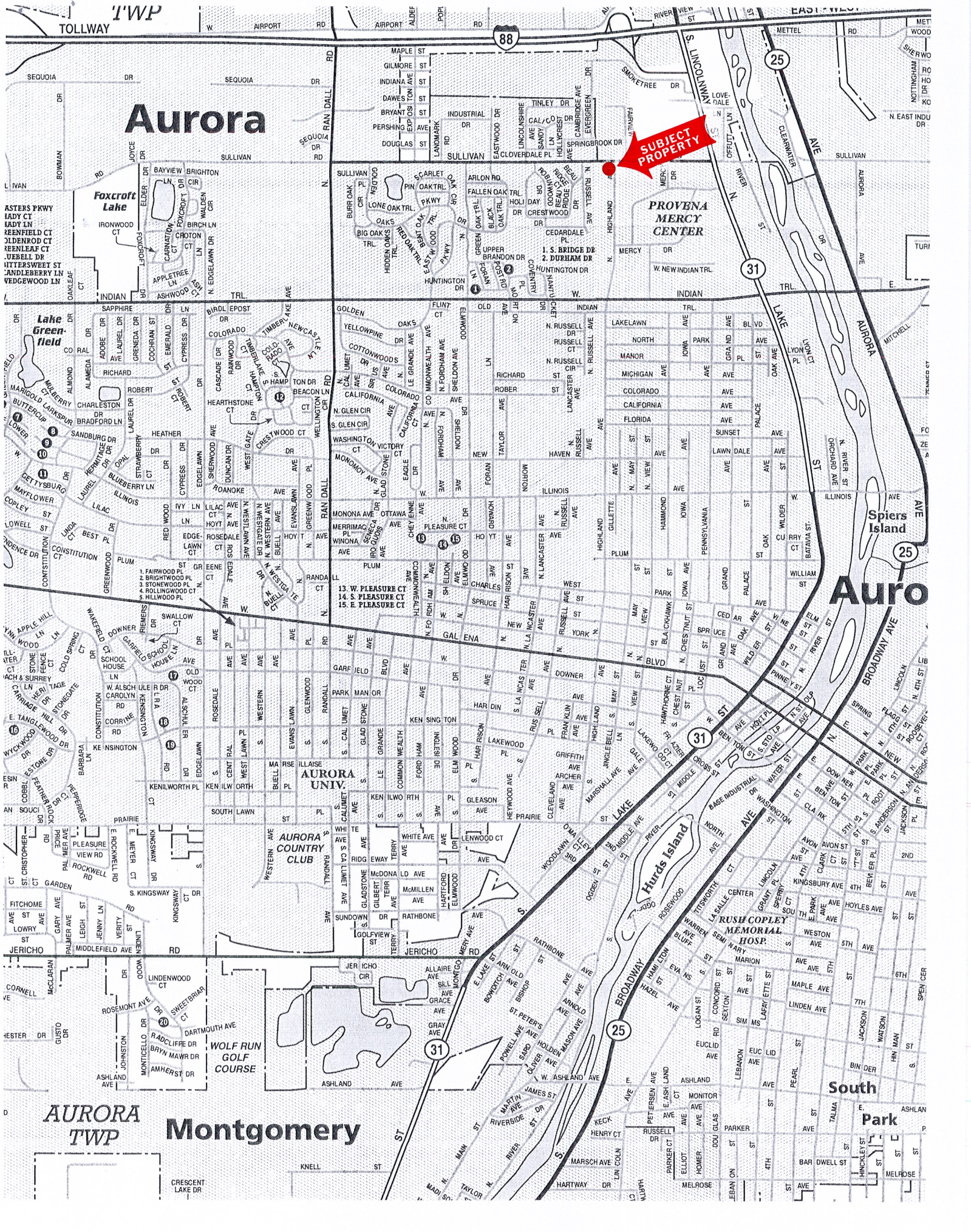
AURORA COUNTRY CLUB

WOLF RUN GOLF COURSE

AURORA TWP

Montgomery

South Park





Sullivan Road Looking West



Sullivan Road Looking East



Highland Avenue Looking North



Subject Property




Subject Property


APPRAISERS CERTIFICATION

I hereby certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent upon reporting a predetermined value or direction in value that favors the cause of the client, the amount of value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.
- My analyses, opinions and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made an inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person signing this report.



Gary Popp
Certified Residential Appraiser
#556000764



Marie McNelis Bracken
Certified General Appraiser
#553000698

QUALIFICATIONS OF GARY POPP

EDUCATION:

1976-1978	Waubonsee Community College
1978-1980	Aurora University – B.A. in Accounting
1983 (Fall)	Waubonsee Community College: Introduction to Real Estate Course
1984 (Fall)	Introduction to Real Estate Appraising
1985 (Fall)	Satisfactorily completed Society of Real
1986 (Fall)	Estate Appraisers – Course 101 & 102
1993	Illinois State Licensed Real Estate Appraiser
1994	Illinois State Certified Residential Real Estate Appraiser, #156-0000764

Associated with Central States Appraisal Company for two years on a part time basis and since September, 1985. 1985 on a full time basis. Purchased Central States Appraisal Company in July, 1994.

Completed appraisals for relocation companies, banks, individuals and attorneys:

Harris Bank	Chicago Title National Mortgage
Freddie Mac	Norwest Mortgage
Argonaut Realty (General Motors Relocation)	GMAC Mortgage
Aurora Federal Savings Bank	Resolution Trust Corp.
Various Attorneys	Oswegoland Park District
Ford Credit	Kane County Forest Preserve
Various Relocation Companies	LaSalle Bank
Construction Equipment Federal Credit Union	Bank of Sugar Grove
Citizens Savings & Loan	Bank of Yorkville
Farmers State Bank	Hinckley State Bank
Kane County Teachers Credit Union	Aurora National Bank
Community Bank of Plano	Merchants National Bank Corp.
Midwest Funding	Old Second National Bank
Naper Tech Credit Union	IAA Federal Credit Union
Gary Wheaton Bank	Fannie Mae
Resource Bank	Talman Home Mortgage
United Federal Bank	Old Second Community Bank
Bank of Montgomery	Capital Family Mortgage