



OFFICE OF WILL COUNTY EXECUTIVE  
**JENNIFER BERTINO-TARRANT**

Will County Office Building – 302 N Chicago Street – Joliet, Illinois 60432

**Kevin Lynn**  
Purchasing Director

(815) 740-4712  
Fax (815) 740-4604  
[klynn@willcountyillinois.com](mailto:klynn@willcountyillinois.com)

October 8, 2021

To Whom It May Concern:

You are invited to submit your bid for the Sale of Surplus Real Property in the County of Will, Joliet, Illinois. Complete bid specifications are attached.

Bids will be received in the Purchasing Department, 2nd Floor, Will County Office Building, 302 N. Chicago St., Joliet, IL 60432, not later than **Friday, NOVEMBER 5, 2021, at 11:30 A.M. "As so indicated by the time stamp clock of Will County"**.

Bids will be publicly opened and read by the Will County Executive or her representative on **Friday, November 5, 2021, at 11:35 A.M** at the Will County Office Building, 2nd Floor, 302 N. Chicago St., Joliet, IL 60432.

The bidder acknowledges the right of the County of Will to reject all bids, and to waive non-material informality or irregularity in any bid received in whole or in part as maybe specified in the solicitation.

Technical questions regarding the vehicles should be directed to **Michael Szubryt at 815-727-8476**. If you should have any questions regarding the content of the bid specifications, please contact Kevin Lynn, Purchasing Director, at [klynn@willcountyillinois.com](mailto:klynn@willcountyillinois.com).

We welcome your bid.

Sincerely,

*Kevin Lynn*

Kevin Lynn  
Purchasing Director

**NOTICE OF BID ON THE SALE OF SURPLUS REAL PROPERTY IN THE  
COUNTY OF WILL, ILLINOIS**

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to the provisions of Section 10-5-105 of the Illinois Code of Civil Procedure (735 ILCS 30/10-5-105), the County of Will has passed Resolution No. 21-317 on September 16, 2021, authorizing the sale of certain parcels of surplus public real estate acquired by condemnation. The property being offered for sale are specifically listed and legally described on the attached **Exhibit A**.

The property is being sold as-is and the County makes no representation as to the condition of the property. Any person may submit a written sealed bid in the form of a contract proposal for the purchase of the property, **utilizing the attached Real Estate Contract form**. There is a minimum bid for the property listed on **Exhibit A**, which is as follows:

Parcel: \$48,000.00

The County Board may accept the high bid or any other bid determined to be in the best interest of the County, which acceptance must be made by approval of at least two-thirds of the Board members. The County reserves the right to reject any or all bids and to waive any technicalities or non-material irregularities in the bidding if it should be deemed in the public interest. Such decisions shall be final and not subject to recourse. This request for proposals shall not obligate the County to pay any costs incurred by any bidder in the submittal of a bid or in making necessary studies or designs for the preparation of that bid.

Sealed bids shall be marked "SEALED PROPERTY BID" and be sent to Mr. Kevin Lynn, Purchasing Director, Will County Executive, 302 N. Chicago St., Joliet, IL 60432. Said bids must be received on or before Friday, November 5, 2021 at 11:30 AM. Bids received after this time will not be accepted.

Bids will be publicly opened and read at 11:35 AM on Friday, November 5, 2021 by the Will County Executive or her representative at the Will County Office Building, 302 N. Chicago St., Joliet, IL 60432. For further information regarding the property, interested persons may contact Michael Szubryt at 815-727-8476 during regular business hours. The County of Will accepts no responsibility for and specifically disclaims any oral statements from any official, employee, or agent of the County regarding the property or the condition of the property, nor shall any bidder rely on any oral statements from any official, employee, or agent of the County, including but not limited to Michael Szubryt.

Any and all submissions to the County of Will become the property of the County of Will and will not be returned. Your bid will be open to the public under the Illinois Freedom of Information Act (FOIA), 5 ILCS 140/1 *et seq.* and other applicable laws and rules, unless you request in your proposal that the County treat certain information as exempt. The County will not

honor requests to exempt entire bids. You must show the specific grounds under FOIA or other law or rule that support exempt treatment. If you request exempt treatment, you must submit an additional copy of the bid with exempt information deleted. This copy must tell the general nature of the material removed and shall retain as much of the proposal as possible. In the event the County of Will receives a FOIA request for a document submitted, the County shall provide notice to the bidder as soon as practicable. Regardless, the bidder will be responsible for any costs or damages associated with defending the bidder's request for exempt treatment. Furthermore, the bidder warrants that the County's responses to FOIA requests for a document submitted by the bidder that is not requested to be exempt will not violate the rights of any third party.

Please be advised that if your bid is accepted by the County of Will all related records or documents maintained by, provided to, or required to be provided to the County related to closing of the sale and purchase transaction are subject to FOIA. In the event the County receives a request for such a record or document, the County shall provide notice to the bidder as soon as practicable and, within the time period available under FOIA, the successful bidder may then identify those records, or portions thereof, that it in good faith believes to be exempt from production, and the justification for such exemption. Regardless, the successful bidder will be responsible for any costs or damages associated with defending the successful bidder's request for exempt treatment. Furthermore, the successful bidder warrants that the County's responses to FOIA requests for a such a record or document that is not requested to be exempt will not violate the rights of any third party.

Please be advised also that FOIA provides that any record in the possession of a party with whom the County of Will has contracted to perform a governmental function on behalf of the County, and that directly relates to the governmental function and is not otherwise exempt under FOIA is considered a public record of the County for purposes of FOIA. 5 ILCS 140/7(2). As such, upon request by the County (or any of its officers, agents, employees or officials), the successful bidder shall provide to the County at no cost and within the timeframes of FOIA a copy of any "public record" as required by FOIA and in compliance with the provisions of FOIA. After request by the County, the successful bidder may then identify those records, or portions thereof, that it in good faith believes to be exempt from production and the justification for such exemption. Regardless, the successful bidder will be responsible for any costs or damages associated with defending the request for exempt treatment.

Bids must include a Disclosure Affidavit on the form attached for the purpose of compliance with the requirements of 50 ILCS 105/3.1

**Exhibit A**

Parcel:

**THAT PART OF LOTS 2, 3, 6 AND 7 IN J.J. KEIG'S SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1, IN TOWNSHIP 36 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1913 AS DOCUMENT NUMBER 280245, IN WILL COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 IN SAID J.J. KEIG'S SUBDIVISION; THENCE NORTH 01 DEGREE 31 MINUTES 10 SECONDS WEST ALONG THE WEST LINE OF LOTS 7, 6, 3 AND 2 IN SAID J.J. KEIG'S SUBDIVISION, 179.02 FEET; THENCE NORTH 45 DEGREES 19 MINUTES 12 SECONDS EAST 37.01 FEET; THENCE NORTH 87 DEGREES 48 MINUTES 07 SECONDS EAST 98.01 FEET TO THE EAST LINE OF LOT 2 IN SAID J.J. KEIG'S SUBDIVISION; THENCE SOUTH 01 DEGREE 31 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS 2, 3, 6 AND 7, 204.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 87 DEGREES 48 MINUTES 07 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 7, 125.01 FEET TO THE POINT OF BEGINNING.**

Common Address: **17557 W. 135<sup>th</sup> Street, Lockport, Illinois 60441**

P.I.N.s: **11-04-01-100-003-0000, 11-04-01-100-004-0000 & 11-04-01-100-013-0000**

Said property is 0.578 acres in size, zoned Residential and is presently vacant and unimproved

**REAL ESTATE CONTRACT**

**THIS REAL ESTATE CONTRACT** ("Contract") on the following terms and conditions, is made effective on the last date executed by either party ("Effective Date"), by and between the County of Will, a Body Politic and Corporate ("Seller"), and the following as Purchaser ("Purchaser"):

Purchaser's Name (printed): \_\_\_\_\_

Purchaser's Address: \_\_\_\_\_

Purchaser's contact information: \_\_\_\_\_ (phone number)

\_\_\_\_\_ (email)

Seller's Name: County of Will

c/o Christopher Wise, Assistant State's Attorney

Will County State's Attorney's office

57 N. Ottawa St.

Joliet, IL 60432

[cwise@willcountyillinois.com](mailto:cwise@willcountyillinois.com)

(815) 724-1393 (office phone)

(815) 727-6085 (facsimile number)

**1. PROPERTY:** Seller agrees to sell and Purchaser agrees to buy certain real estate commonly known as: and legally described on Exhibit "A"; attached hereto and made a part hereof (hereafter "Property").

**2. PURCHASE PRICE:** The purchase price for the Property to be paid at Closing ("Purchase Price") shall be:

\$ \_\_\_\_\_

**3. CLOSING:** Closing ("Closing") shall take place on:

\_\_\_\_\_

or at such date and time agreed to by the parties (hereafter "Closing Date"), through a customary Deed and Money escrow at such time and at such location in Will County as agreed to by the parties. Possession of the Property shall be delivered at Closing.

**4. THE DEED:** Seller shall convey or cause to be conveyed to Purchaser or Purchaser's designee, as grantee, good and merchantable title to the Property by recordable special Warranty Deed, and with real estate transfer stamps, if any, to be paid by the Seller (unless otherwise designated by local ordinance).

Title when conveyed will be good and merchantable subject only to: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record.

**5. TITLE MATTERS AND TRANSFER TAXES:** Seller (at its sole cost and expense) will deliver to Purchaser sufficiently in advance of Closing a commitment for an ALTA Owner's Policy of Title Insurance ("Commitment") in the amount of the purchase price issued by a title company licensed to operate in the State of Illinois ("Title Company") showing title to the Property in Seller subject only to covenants, conditions and restrictions of record, easements if any, and general real estate taxes not due and payable at the time of Closing, and shall cause a title policy to be issued with an effective date as of Closing. The commitment for title insurance furnished by Seller will be presumptive evidence of good and merchantable title as therein shown, subject only to the exceptions therein stated. If the title commitment discloses any unpermitted exceptions, then Seller shall have said exceptions removed, or have the title insurer commit to either insure against loss or damage that may result from such exceptions or insure against any court-ordered removal of the encroachments. If Seller fails to have such exceptions waived or insured over prior to Closing, Purchaser may elect to take title as it then is with the right to deduct from the Purchase Price prior encumbrances of a definite or ascertainable amount. Seller shall furnish to Purchaser at Closing an Affidavit of Title covering the date of Closing, and shall sign any other customary forms required for issuance of an ALTA Insurance Policy.

**6. AS IS/WHERE IS:** Except as provided in this Contract, this property is being purchased in an "As is/Where is" condition.

**7. NO BROKERAGE COMMISSION:** Neither Seller nor Purchaser has retained real estate agents/brokers to represent them in this transaction, and no related commissions or fees are or will become due.

**8. SURVEY:** Seller provides Purchaser the attached Plat of Survey of the Property dated March 6, 2020 prepared by a surveyor licensed by the State of Illinois, that conforms to the current Illinois Minimum Standards for a boundary survey, and sets forth the legal description of the Property (the "Survey"). Seller will provide an Affidavit of No New Improvements at Closing upon request.

**9. CASH TRANSACTION, MORTGAGE ALLOWED:** Purchaser will pay, in the form of "Good Funds," the balance due at Closing. Purchaser represents to Seller that Purchaser has sufficient funds available to satisfy the provisions of this paragraph. Purchaser agrees to verify the above representation upon the reasonable request of Seller and to authorize the disclosure of such financial information to Seller that may be reasonably necessary to prove the availability of sufficient funds to close. Notwithstanding such representation, Seller agrees to reasonably and promptly cooperate with Purchaser so that Purchaser may apply for and obtain a mortgage loan to satisfy Purchaser's obligations to pay the balance due at Closing. This Contract shall NOT be contingent upon Purchaser obtaining financing. Purchaser understands and agrees that any act or omission, whether intentional or not, that prevents Purchaser from satisfying the balance due at Closing shall constitute a material breach of this Contract by Purchaser. Purchaser shall pay the title company escrow dosing fee if Purchaser obtains a mortgage; provided however, if Purchaser elects to close without a mortgage loan, the parties shall share the title company escrow closing fee equally.

**10. NOTICES:** Notices shall be in writing and shall be served by one Party or attorney to the other Party or attorney. Notice shall be given in the following manner:

a) By personal delivery; or

b) By mailing to the addresses recited herein by regular mail and by certified mail, return receipt requested, provided Notice served by certified mail shall be effective on the date of mailing; or

c) By facsimile transmission, provided Notice shall be effective as of date and time of the transmission, if transmission is sent on business days during business hours; in the event Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next business day after transmission; or

d) By e-mail transmission if an e-mail address has been furnished by the recipient party or the recipient party's attorney to the sending party or is shown in this Contract, provided Notice shall be effective as of date and time of e-mail transmission; in the event e-mail Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next business day after transmission; or

e) By commercial overnight delivery (e.g., FedEx), provided Notice shall be effective on the next business day following deposit with the overnight delivery company.

**11. BINDING SIGNATORIES:** The individuals executing this Contract on behalf of Purchaser and Seller represent and warrant each to the other that they are duly and validly empowered and authorized to execute this Contract and to bind the party on whose behalf such person is executing this Contract.

**12. SUCCESSORS:** This Contract shall be binding upon, and shall inure to the benefit of, the parties hereto, and their successors and assigns.

**13. REAL ESTATE TAX PRORATION:** The general real estate taxes shall be prorated to and including the date of Closing based on 100% of the most recent ascertainable full year tax bill. All general real estate tax pro-rations shall be final as of Closing. The Purchaser shall be responsible for the balance of the year in which the Closing occurs and thereafter.

**14. COUNTERPARTS:** This Contract may be signed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument. Copies of signed counterparts transmitted by telecopy, fax, or other electronic transmission shall be considered original executed counterparts for the purposes of this Paragraph. This Contract shall not be effective unless and until signed by all Parties hereto.

**15. MISCELLANEOUS:**

a) Time/Performance/Business Days. Time is of the essence of this Contract. If the day for performance under this Contract is on a Saturday, Sunday or federal or State of Illinois legal holiday, then the day for performance is the next day which is not a Saturday, Sunday or federal or State of Illinois legal holiday. The term "business days" means days other than Saturday, Sunday or any day which is a federal or State of Illinois legal holiday.

b) Applicable Law. This Contract shall be construed and enforced in accordance with the laws of the State of Illinois.

c) Entire Agreement. This Contract embodies the entire agreement between the parties with respect to the Property; it is subject to no understanding, conditions or representations other than those expressly stated herein. No extension or amendment of this Contract shall be made or claimed by any party or have any force or effect whatsoever unless it shall be set forth in writing and signed by the parties.

d) Waiver of Jury Trial. Seller and Purchaser each knowingly, voluntarily and intentionally waive any right which either party may have to a trial by jury with respect to any litigation or legal proceeding based upon or arising directly, indirectly or otherwise in connection with, out of, related to or from this Contract including, by way of example but not limitation, any course of conduct, course of dealings, verbal or written statements or acts or omissions of either party which in any way relate to this Contract. Seller and Purchaser have specifically discussed and negotiated for this waiver and understand the legal consequences of it.

**IN WITNESS WHEREOF**, the Seller and Purchaser have duly executed this Real Estate Contract as of the last date written below.

SELLER: \_\_\_\_\_

By: \_\_\_\_\_

DATE: \_\_\_\_\_, 2021.

PURCHASER: COUNTY OF WILL, a body politic and corporate

\_\_\_\_\_  
Jennifer Bertino-Tarrant, Will County Executive

DATE: \_\_\_\_\_, 2021.

**Exhibit A**

**Legal Description**

Current legal description:

**[THAT PART OF LOTS 2, 3, 6 AND 7 IN J.J. KEIG'S SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1, IN TOWNSHIP 36 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1913 AS DOCUMENT NUMBER 280245, IN WILL COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 IN SAID J.J. KEIG'S SUBDIVISION; THENCE NORTH 01 DEGREE 31 MINUTES 10 SECONDS WEST ALONG THE WEST LINE OF LOTS 7, 6, 3 AND 2 IN SAID J.J. KEIG'S SUBDIVISION, 179.02 FEET; THENCE NORTH 45 DEGREES 19 MINUTES 12 SECONDS EAST 37.01 FEET; THENCE NORTH 87 DEGREES 48 MINUTES 07 SECONDS EAST 98.01 FEET TO THE EAST LINE OF LOT 2 IN SAID J.J. KEIG'S SUBDIVISION; THENCE SOUTH 01 DEGREE 31 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS 2, 3, 6 AND 7, 204.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 87 DEGREES 48 MINUTES 07 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 7, 125.01 FEET TO THE POINT OF BEGINNING.**

Common Address: **17557 W. 135<sup>th</sup> Street, Lockport, Illinois 60441**

P.I.N.s: **11-04-01-100-003-0000, 11-04-01-100-004-0000 & 11-04-01-100-013-0000**

Said property is 0.578 acres in size, zoned Residential and is presently vacant and unimproved

**AFFIDAVIT  
PURSUANT TO 50 ILCS 105/3.1**

TO THE COUNTY OF WILL:

IN ACCORDANCE WITH THE DISCLOSURE REQUIREMENTS OF 50 ILCS 105/3.1, I PROVIDE THE FOLLOWING DISCLOSURE FOR THE PROPERTY THAT IS THE SUBJECT OF A REAL ESTATE CONTRACT BETWEEN THE COUNTY OF WILL, WILL COUNTY, ILLINOIS, AS SELLER AND THE SUCCESSFUL BIDDER, AS DISCLOSED BELOW, AS PURCHASER, WHICH PROPERTY IS LOCATED AT:

\_\_\_\_\_ (address).

1. The bidder's identity pertaining to the above-referenced transaction, is:
2. If the bidder's identity listed in #1 above is a trust, a complete listing of the holders of the beneficial interest of said trust is as follows:
3. If the bidder's identity listed in #1 above is a partnership, limited liability company, or corporation, the owners of said partnership, company or corporation who are entitled to receive more than 7.5 % of the total distributable income from such entity are as follows:

Further Affiant Sayeth Not.

Owner,

By: \_\_\_\_\_  
It's Authorized Officer

Subscribed and sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public



Appraisal Report

Route C.H. 35 (135th Street)
Section
County Will

Project
Job No.
Parcel SEC 135 St. & High Rd. Unit

Take: [X] Whole [ ] Partial [ ] Other:
Appraisal Sequence: [X] Original [ ] Supplemental

- 1. Attached is a [ ] complex [X] non-complex appraisal, per IDOT's Land Acquisition Policies and Procedures Manual.
2. Location and Address: SEC of 135th Street & High Road (Lockport Road), Unincorporated Will County, IL
3. Identification: 11-04-01-100-003, 11-04-01-100-004, 11-04-01-100-013
4. Present Owner's Name, Address and Telephone No.: Will County Highway Department
5. Tenant's or Lessee's Name, Address and Telephone No.: N/A
6. Person Interviewed: Eric K. Wesel, PE 7. Interviewed by: Mark K. Polach
8. Farmland Preservation Act (pertains to fee takings and permanent easements):
CL N/A OC N/A HL N/A PL N/A FL N/A FS N/A RL N/A OL N/A
9. Present Use: Roadway Highest and Best Use Before Taking: Residential
Zoning: R-3, SFR District, Unincorporated DuPage Highest and Best Use After Taking: n/a

Table with 3 columns: Description, Acres, Sq. Ft.
10 Area of Whole Property 0.578 25,178
Total Area to be Acquired in Fee Simple Title:
Area to be Acquired by New Dedication
Area Acquired by Previous Dedication
Area to be Acquired for Additional ROW
Area to be Acquired by Permanent Easement
Area to be Acquired by Temporary Easement
Area of Remainder

11 Final Conclusion of Value Effective Date of Appraisal: May 20, 2021
Fair Market Value of Whole Property \$60,000
For Partial Taking include the following:
Fair Market Value of property taken (including improvements) as part of the whole n/a
Fair Market Value of remainder as part of the whole before taking n/a
Fair Market Value of remainder after taking as will be affected by contemplated improvements n/a
Damage to Remainder n/a
Compensation for Permanent Easement(s) n/a
Compensation for Temporary Easement(s) n/a
Total Compensation n/a

Date of the Report: May 27, 2021

Appraiser Name: Mark K. Polach
License Type: Certified General Real Estate Appraiser

Appraiser Signature (Handwritten)
IL License # 553.001545 Expires: 9/30/2021

**Definition of Fair Market Value:** The fair cash market value of a property in an eminent domain proceeding is that price which a willing buyer would pay in cash, and a willing seller would accept, when the buyer is not compelled to buy and the seller is not compelled to sell. In the condemnation of a property for a public improvement, any appreciation or depreciation in value caused by the contemplated improvement shall be excluded from the consideration of the fair cash market value of the whole property and the value of the part taken. (Illinois Pattern Jury instructions)

In the event of a partial acquisition where there is remainder property, any appreciation or depreciation caused by the contemplated improvement shall be considered when determining the fair cash market value of the remainder. Any increase or decrease in value caused by the actual acquisition of a part of the property must be considered in estimating the value of the remainder after taking.

**Property History:** Has subject sold in the last five (5) years or is it currently listed for sale? Yes  No   
If yes, an analysis of the recent sale(s) and/or current listing is summarized as follows: \_\_\_\_\_

**Property Interest to be Appraised:**  Fee Simple Estate  Leased Fee Estate

**Property Interest to be Acquired (check all that apply):**

- Fee Acquisition  Permanent Easement  Dedication/Perpetual Easement
- Temporary Easement  Other: \_\_\_\_\_
- None of the Above: This appraisal is for the disposal of excess land and/or the release of other rights.  
If applicable, the disposition/release of rights is described as follows: Potential disposition of property

**USPAP Reporting Option (as defined by USPAP SR 2-2):**  Appraisal Report  Restricted Appraisal Report

**Type of Appraisal (per IDOT’s Land Acquisition Policies and Procedures Manual):**

- Non-Complex:* Appraisal report “meets minimum requirements consistent with commonly accepted Federal and Federally-assisted program appraisal practices for those acquisitions, which, by virtue of their low value or simplicity,” do not require in-depth analysis presentation.
- Complex:* Appraisal report that meets all minimum requirements and also reflects “established and commonly accepted Federal and Federally-assisted program appraisal practices” with appropriate in-depth analysis and presentation.

**Client:** Will County Division of Transportation

**Intended User:** The intended users of this report include the Client and any of its Federal-funding partners. Parties who receive a copy of this report as a consequence of the Client’s disclosure policies are not intended users of the report.

**Intended Use:** The intended use of this appraisal report is for  acquisition  disposition of right of way by the Client. This report is not intended for any other use.

**Authorization:** The following person contacted the appraiser to provide this appraisal service: Eric K. Wesel, PE, Phase II Project Manager, Will County Division of Transportation

**Purpose of Valuation:**

- The purpose of this valuation is to arrive at an opinion of the fair market value of the acquisition of the whole property and/or a portion thereof. When applicable, the fair market value of the whole will be established, as will the fair market value of the remainder after the taking. Fair Market Value may also be affected by contemplated improvements with consideration for damages or benefits, if any, to the remainder, and/or the fair market value of possible permanent easements and/or temporary easements as required by design, and the total just compensation due to property owner by reason of the taking.
- The purpose of this valuation is to arrive at an opinion of the fair market value of the subject land parcel and/or other rights to be disposed by the Client.

**Assignment Conditions:** Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, laws and regulations, jurisdictional exceptions, and other conditions that affect the scope of work. Assignment conditions applicable to this appraisal assignment are summarized below.

The Client requires this appraisal assignment to comply with the following standards, laws, regulations, and policies:

- the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 24,
- the Uniform Standards of Professional Appraisal Practice (USPAP), and
- the Illinois Department of Transportation's Land Acquisition Policies and Procedures Manual.

Furthermore, the Client requires this appraisal to be prepared in accordance with the appropriate state laws, regulations and policies and procedures applicable to appraisal of right of way. No portion of the value assigned to such property shall consist of items which are non-compensable under the established laws of Illinois.

In accordance with 49 CFR Part 24 and IDOT's Land Acquisition Policies and Procedures Manual, in opining on the value of the property before the taking, the appraiser shall disregard any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner. This situation is considered to be a hypothetical condition for the purposes of this appraisal. The use of this hypothetical condition may affect the assignment results.

Any decrease or increase in value caused by the actual acquisition of a part of the property must be considered in opining on the value of the remainder after taking. Such changes in value are parcel-specific.

USPAP Standards Rule 1-2(c)(iv) requires that when exposure time is a component of the definition for the value opinion being developed, the appraiser must also develop an opinion of reasonable exposure time linked to that value opinion. However, the definition of fair market value in this report does not include exposure time as a component. Therefore, the appraiser is not required to develop and report an opinion of exposure time linked to the value opinion. This situation is considered to be an assignment condition for the purposes of this appraisal.

**Scope of Work:** Summarize the steps/process employed to develop the appraisal report, as required in 49 CFR Part 24, and the Uniform Standards of Professional Appraisal Practice (USPAP).

The amount and type of information researched and the analysis applied in an assignment includes, but is not limited to 1) the extent to which the property is inspected or identified; 2) extent of inspection and description of the neighborhood and proposed project area; 3) the extent of research into physical or economic factors that could affect the property; 4) the extent of data researched; and 5) the type and extent of analysis applied to arrive at opinions or conclusions.

The scope of work also needs to explain the various approaches utilized and the reasons for why any particular approach was not used.

This appraisal report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. It presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated on page 2 of this report. The appraiser is not responsible for unauthorized use of this report.

The scope of our appraisal included an inspection of the subject property and inspection of the surrounding area, research with respect to the subject property and surrounding area, review of right of way plans, construction plans and title report as provided by the client, research of market data using sources including public records, MLS data, CoStar data, other appraisers, sales agents, buyers, sellers, attorneys and field inspections. All sales referenced were inspected by either the appraiser or someone under their direction. Based on readily available information, an analysis of the subject property, the highest and best use and the market data was performed to arrive at the opinions reported.

The sales comparison approach was applied using available market data. Sufficient market data was found for utilization in this approach. Neither the income approach to value nor the cost approach were applied to the subject property due to the fact that the subject property is vacant land. Only the sales comparison approach to value was utilized.

**General Assumptions and Limiting Conditions:** Summarize any general assumptions and limiting conditions utilized in this report.

See attached.

We have not been provided with an environmental site assessment for the subject property and, therefore, have appraised the property as free and clear of any and all potential environmental problems. Should this not be the case, we reserve the right to revise our opinions.

**Property Owner Contact/Interview:** Summarize the appraiser's contact/interview with property owner. The property owner (or the owner's designated representative) must be provided the opportunity to accompany the appraiser during the appraiser's inspection of subject property (49 CFR Part 24.102).

Name of the property owner (or designated representative) who was offered an opportunity to accompany the appraiser:  
Eric K. Wesel, PE, Phase II Project Manager, Will County Division of Transportation

The method used to contact the property owner included (check all that apply):

- Personal contact
- Telephone
- Letter
- Other (explain): \_\_\_\_\_

The invitation to the property owner:

- was accepted
- was declined
- did not receive a response
- Other (explain): \_\_\_\_\_

The appraiser personally inspected the subject property on the following date(s): May 20, 2021

Additional information relating to the appraiser's contact with the property owner, including any concerns expressed by the owner, is explained as follows: None

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph: May 20, 2021  
Photograph By: M. Polach  
Camera Facing: East

Description: Whole Property



Date of Photograph: May 20, 2021  
Photograph By: M. Polach  
Camera Facing: Southwest

Description: Whole Property

**Descriptive Analysis of Whole Property:** Describe entire property before the taking, including such items as: 1) location and environment; 2) land type and usage; 3) zoning; 4) improvements; 5) special features that serve to detract or enhance; 6) include an analysis of the general area, the neighborhood, and the site; and 7) explain and justify highest and best use if it differs from present use and/or zoning.

### Area Description

The subject property is located in the Village of Romeoville, within Will County. Romeoville is located approximately 35 miles southwest of the City of Chicago.

According to the United States Census Bureau, the City of Romeoville has a population estimate of 39,793 residents according to the latest data as of July 1, 2018. The median age for residents of the Village of Romeoville is reported to be 32.2 years. There are a reported 11,777 total housing units and the median household income is \$77,053.

The village is home to Lewis University, a private Catholic school with an enrollment greater than 6,400. The village is located in Will County, proximate to the villages of Bolingbrook, Plainfield and Lockport. It has branches of Joliet Junior College and Rasmussen College located within its borders.

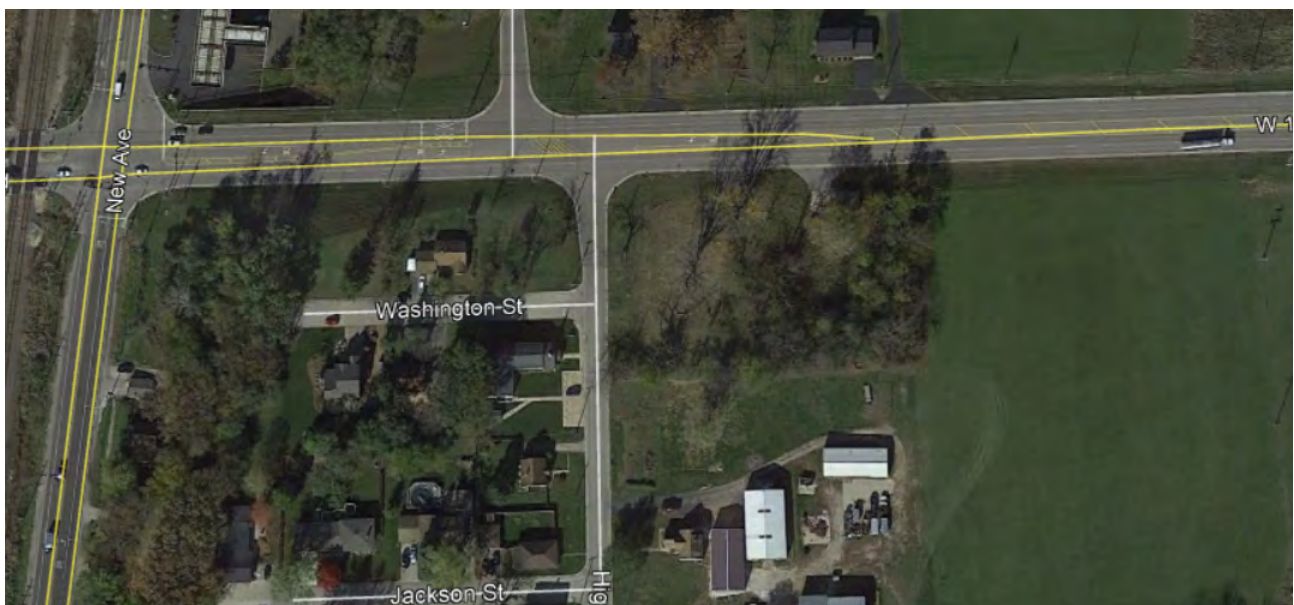
More specifically, the subject is located in the eastern portion of the Village of Romeoville on the south side of 135<sup>th</sup> Street (Romeo Road), approximately 200 west of High Road (Lockport Road).

The majority of the uses within this area consist of primarily residential uses along 135th Street (Romeo Road) and residential uses along interior streets and to the north, west and south of the subject property. There are some commercial uses to the west along New Avenue.

Real estate values in the area in recent years had been generally stable to increasing due to economic conditions in the overall economy. This trend appears to be generally improving over the past year.

### Whole Property:

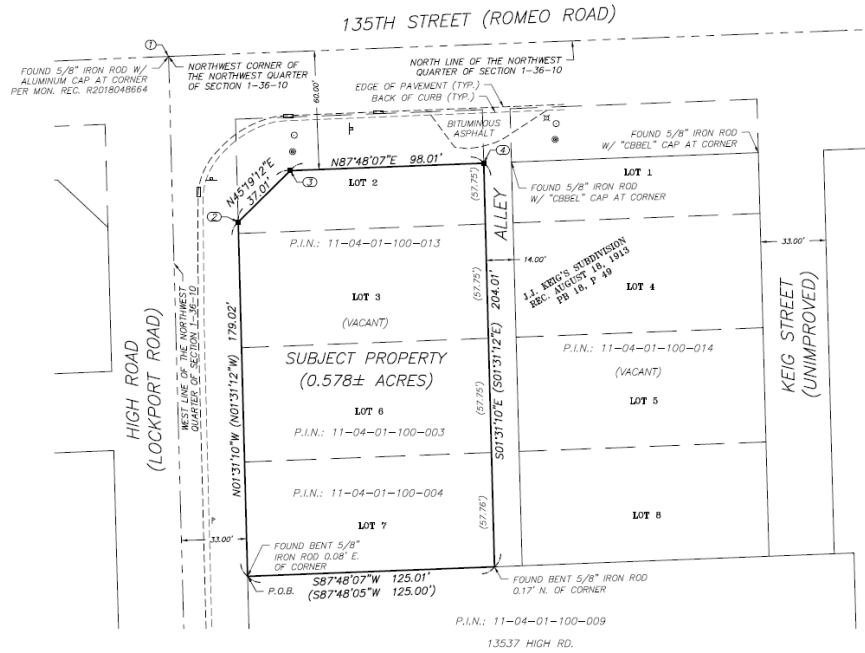
The whole property is located at the southeast corner of 135th Street and South High Road (Lockport Road). Uses within this area are generally residential uses within the area.



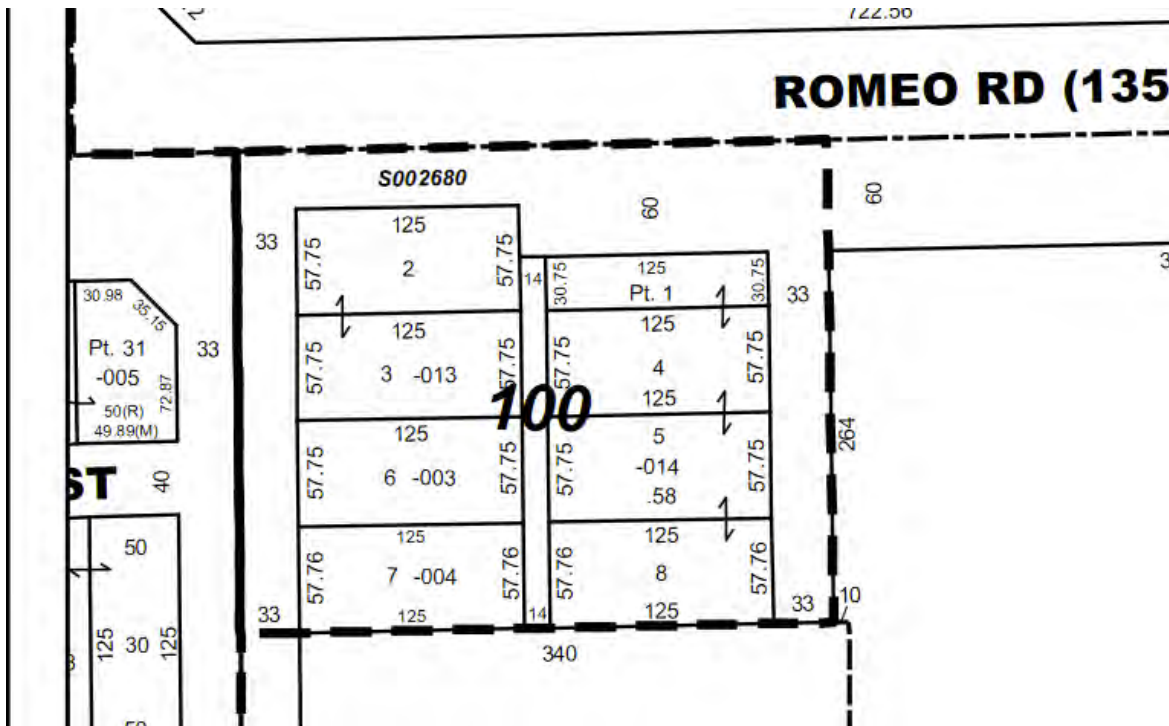
The whole property is depicted on the provided Plat as an irregular shaped tract of land. The property is indicated as tax parcel 11-04-01-100-003, 11-04-01-100-004 and 11-04-01-100-013.

The property has 179.02 feet of frontage on High Road (Lockport Road), a frontage at the corner is 37.01 feet and a depth along the northern property line of 98.01 feet.

The Plat indicates an area of 0.578 acres or 25,178 square feet.



Following is the tax map for the subject property.



The property is zoned R-3 Single Family Residence District within Unincorporated Will County.



The R-3 District is stated as,

- (a) The R-3 district is primarily intended to accommodate detached houses in areas served by central water service and paved roads and where police, fire and emergency medical services are readily available. As with all residential districts, the R-3 district also allows some other uses typically found within residential areas in Will County.
- (b) Conservation design subdivisions are allowed and encouraged for new residential developments in the R-3 district.

The minimum lot area is 20,000 square feet. and the minimum lot frontage is stated as 90 feet.

According to the Federal Emergency Management Agency Flood Maps the property does not contain any areas of mapped flood hazard.



According to the US Fish & Wildlife Wetlands Mapper Website, the subject property does not appear to contain any mapped wetland area.





**Highest and Best Use Analysis:** Summarize the **support and rationale** for the appraiser's determination of the highest and best use of the subject property. If the property is improved, address both the highest and best use **as vacant**, and of the property **as improved**. Appraiser may provide a Land Only Grid to support highest and best use analysis. A detailed appraisal requires more in-depth analysis. A change in highest and best use requires more in-depth analysis of the subject property before the acquisition and the remainder.

Highest and Best Use is defined as:

*The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value.*

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 this subject land will normally represent the highest and best use of the land. If a change in the characteristics of the area is significant, it will be ascertained that the present improvements do not constitute the highest and best use of the land. Further, if perhaps a current use of a site will only be its interim use, the degree of contributory benefits of the improvements will then equate to the remaining economic life of the improvements.

The property is zoned R-3 Single Family Residence District within Unincorporated Will County. Properties in the immediate area are zoned for residential use and are being utilized as such.

According to the Zoning Ordinance, the minimum area is twenty thousand (20,000) square feet. Based on this information, the subject property meets the minimum lot size and minimum lot area requirements.

Based on current zoning of the subject property we have concluded that as vacant and available for development, the legally permissible use of the subject property would be development and use as permitted by the zoning ordinance.

Judging by the physical characteristics of the subject property, development of the site with structures and ancillary improvements which meet the zoning requirements is possible. A residential use would be financially feasible as is evidenced by similar uses within the area. The market in this area is stable as of the date of value and there is some demand for the properties similar to the subject property.

#### As Vacant

Based on surrounding land uses, the current zoning, and trends in the area, our opinion of highest and best use for the subject property as vacant is for residential use as allowed under the current zoning.

## Valuation Analysis of Whole Property:

The cost approach has not been applied because the property being appraised is primarily vacant land. The income approach has not been applied because the property being appraised is primarily vacant land and would not be purchased for its income producing ability. Only the Sales Comparison Approach has been considered applicable in this analysis.

The following table represents a summary of pertinent market transactions that we have analyzed in arriving at a value indication for the subject property.

### COMPARABLE SINGLE FAMILY LAND SALES SUMMARY TABLE

	Address	Sale Date	Sale Price	Acreage	SF	\$/SF
1	Lot A LeJeune Avenue Lockport	04/21	\$50,000	0.41	17,860	\$2.80
2	13908 S. Elm Street Homer Glen	01/21	\$150,000	0.903	39,355	\$3.81
3	16709 West 138th Street Lockport	05/18	\$47,000	0.50	21,780	\$2.16
4	1024 West 151st Street Unincorporated Will County,	02/21	\$100,000	0.98	42,689	\$2.34
	<b>Subject</b>			<b>Acreage</b>	<b>SF</b>	
	SEC 135th & High Road Unincorporated Will County	--	--	0.578	25,178	--

All of the sales have been adjusted downward for location.

Sales 1 and 3 are smaller in size. Smaller parcels tend to sell for higher unit prices and therefore the sales were adjusted downward. Sales 2 and 4 are larger in size as compared to the subject property. Larger parcels tend to sell for lower unit prices and therefore the sales were adjusted upward.

Sale 2 consists of two lots that can be sold off independently and therefore a downward adjustment was made.

The subject topography appears to be generally level similar to all the sales.

The sale property zoning is residential which is considered to be similar to the subject property and therefore no adjustment was made for this factor.

Based upon our comparative analysis of the sales data, we have concluded at an opinion of market value for the subject property, via the sales comparison approach, of \$60,000, which is equivalent to slightly less than approximately \$2.50 per square foot of land area.

## APPRAISER CERTIFICATION

In accordance with USPAP, I 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, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the Client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 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 a personal inspection of the property that is the subject of this report.
- The following individual(s) provided significant real property appraisal assistance to the person signing this certification: n/a

As required by the Client, I further certify that:

- I have afforded the property owner(s) or their designated representative the opportunity to accompany me at the time of inspection.
- I have made a personal field inspection of the comparable sales relied upon in this appraisal report.
- The subject and comparable sales relied upon in preparing this appraisal were as represented by the photographs contained within the report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 24, as well as the Illinois Department of Transportation's Land Acquisition Policies and Procedures Manual.
- I understand this report may be used in connection with the acquisition of right of way for a highway to be constructed by the State of Illinois with its funds and/or with the assistance of Federal-aid highway funds, or other Federal funds.
- I have prepared this appraisal in accordance with the appropriate state laws, regulations and policies and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established laws of Illinois.
- I have not given consideration to, or included in my appraisal, any allowance for relocation assistance benefits.
- Any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in opining on the value of the property before the taking. Any decrease or increase in value caused by the actual acquisition of a part of the property was considered in opining on the value of the remainder after the taking. This statement is in compliance with 49 CFR 24.103(b) as well as IDOT's Land Acquisition Policies and Procedures Manual.
- I have not revealed the findings of this appraisal to anyone other than the Client, and that I will not do so until authorized by the Client or until I am required to do so by law, or until I am released from this obligation by having publicly testified to these findings.
- The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address "standards of practice" as defined in the Home Inspector License Act [225 ILCS 441] and 68 Ill. Adm. Code 1410 and are not to be considered a home inspection or home inspection report.
- My opinion of the fair market value of the whole, as of the effective date of this appraisal is \$60,000 based upon my independent appraisal and the exercise of my professional judgment.

Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.



Appraiser Name: Mark K. Polach  
License Type: Certified General Real Estate Appraiser

Appraiser Signature  
IL License # 553.001545 Expires: 9/30/2021

As of the date of this report, Mark Polach has completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

## CONTINGENT AND LIMITING CONDITIONS

It is assumed that the title to this property is good and marketable. No title search has been made, nor have we attempted to determine ownership of the property. The value opinion is given without regard to any questions of title, boundaries or encroachments. It is assumed that all assessments are paid. We assume the property to be free and clear of liens and encumbrances except as noted. No attempt has been made to render an opinion or determine the status of easements that may exist.

The legal description, if included in any report, should be verified by legal counsel before being relied upon or used in any conveyance or other document.

We are not familiar with any engineering studies made to determine the bearing capacity of the land. We assume improvements in the area appear to be structurally sound. It, therefore, is assumed that soil and subsoil conditions are stable unless specifically outlined.

Any exhibits in the report are intended to assist the reader in visualizing the property and its surroundings. The drawings are not intended as surveys and no responsibility is assumed for their cartographic accuracy. Drawings are not intended to be exact in size, scale or detail.

Areas and dimensions of the property may or may not have been physically measured. If data is furnished by the principal or from plot plans or surveys furnished by the principal, or from public records, we assume it to be reasonably accurate. In the absence of current surveys, land areas may be based upon representations made by the owner's agents or our client. No responsibility is assumed for discrepancies which may become evident from a licensed survey of the property.

Our value opinion involves only the real estate and all normal building equipment if any improvements are involved. No consideration was given to personal property, (or special equipment), unless stated.

It is assumed that the property is subject to lawful, competent and informed ownership and management unless noted.

Information in this report concerning market data was obtained from buyers, sellers, brokers, attorneys, trade publications or public records. To the extent possible, this information was examined for accuracy and is believed to be reliable. Dimensions, areas or data obtained from others are believed correct; however, no guarantee is made in that the appraiser did not personally measure same.

Any information, in whatever form, furnished by others is believed to be reliable; however, no responsibility is assumed for its accuracy.

The physical condition of any improvements described herein was based on visual inspection only. Electrical, heating, cooling, plumbing, sewer and/or septic system, mechanical equipment and water supply were not specifically tested but were assumed to be in good working order, and adequate, unless otherwise specified. No liability is assumed for the soundness of structural members, since no engineering tests were made of same. The roof(s) of structures described herein are assumed to be in good repair unless otherwise noted.

The existence of potentially hazardous material used in the construction or maintenance of the building, such as urea formaldehyde foam insulation and/or asbestos insulation, which may or may not be present on the property, has not been considered. In addition no deposit of toxic wastes, unless specifically mentioned herein, have been considered. The appraiser is not qualified to detect such substances and suggests the client seek an expert opinion, if desired. Further, this report does not consider the potential ramifications due to the presence of Underground Storage Tanks (UST) or the possible environmental impact due to leakage and/or soil contamination, if present.

It is specifically noted that the appraiser(s) have not conducted tests to determine the presence of, or absence of, Radon. We are not qualified to detect the presence of Radon gas, which requires special tests and, therefore, must suggest that if the buyer is suspect as to the presence of Radon or any other potentially hazardous substances, he or she should take steps to have proper testing done by qualified firms who have the equipment and expertise to determine the presence of this substance in the property.

In addition, if the client has any concern regarding the structural, mechanical or protective components of the improvements described herein, or the adequacy or quality of sewer, water or other utilities, it is suggested that independent contractors or experts in these disciplines be retained by said client, before relying upon this appraisal.

The separate allocation between land and improvements, if applicable, represents our judgment only under the existing utilization of the property. A re-evaluation should be made if the improvements are removed or substantially altered, and the land utilized for another purpose.

All information and comments concerning the location, neighborhood, trends, construction quality and costs, loss in value from whatever cause, condition, rents, or any other data for the property appraised herein, represents the opinions of the appraiser formed after an examination and study of the property.

Any valuation analysis of the income stream had been predicated upon financing conditions as specified in the report, which we have reason to believe are currently available for this property. Financing terms and conditions other than those indicated may alter the final value conclusions.

Stabilized expenses shown in the income capitalization approach, if used, are projections, and are based on past operating history if available, and are stabilized as generally typical over a reasonable time period.

The appraiser is not required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been made previously thereto. If the appraiser(s) is subpoenaed pursuant to court order, the client will be required to compensate said appraiser(s) for his time at his regular hourly rates plus expenses.

All opinions, as to values stated, are presented as the appraiser's considered opinion based on the information set forth in the report. We assume no responsibility for changes in market conditions or for the inability of the client or any other party to achieve their desired results based upon the appraised value. Further, some of the assumptions made can be subject to variation depending upon evolving events. We realize some assumptions may never occur and unanticipated events or circumstances may occur. Therefore, actual results achieved during the projection period may vary from those in our report.

Appraisals made subject to satisfactory completion of construction, repairs, alterations, remodeling or rehabilitation, are contingent upon completion of such work in a timely manner using good quality materials and workmanship and in substantial conformity to plans or descriptions or attachments made hereto.

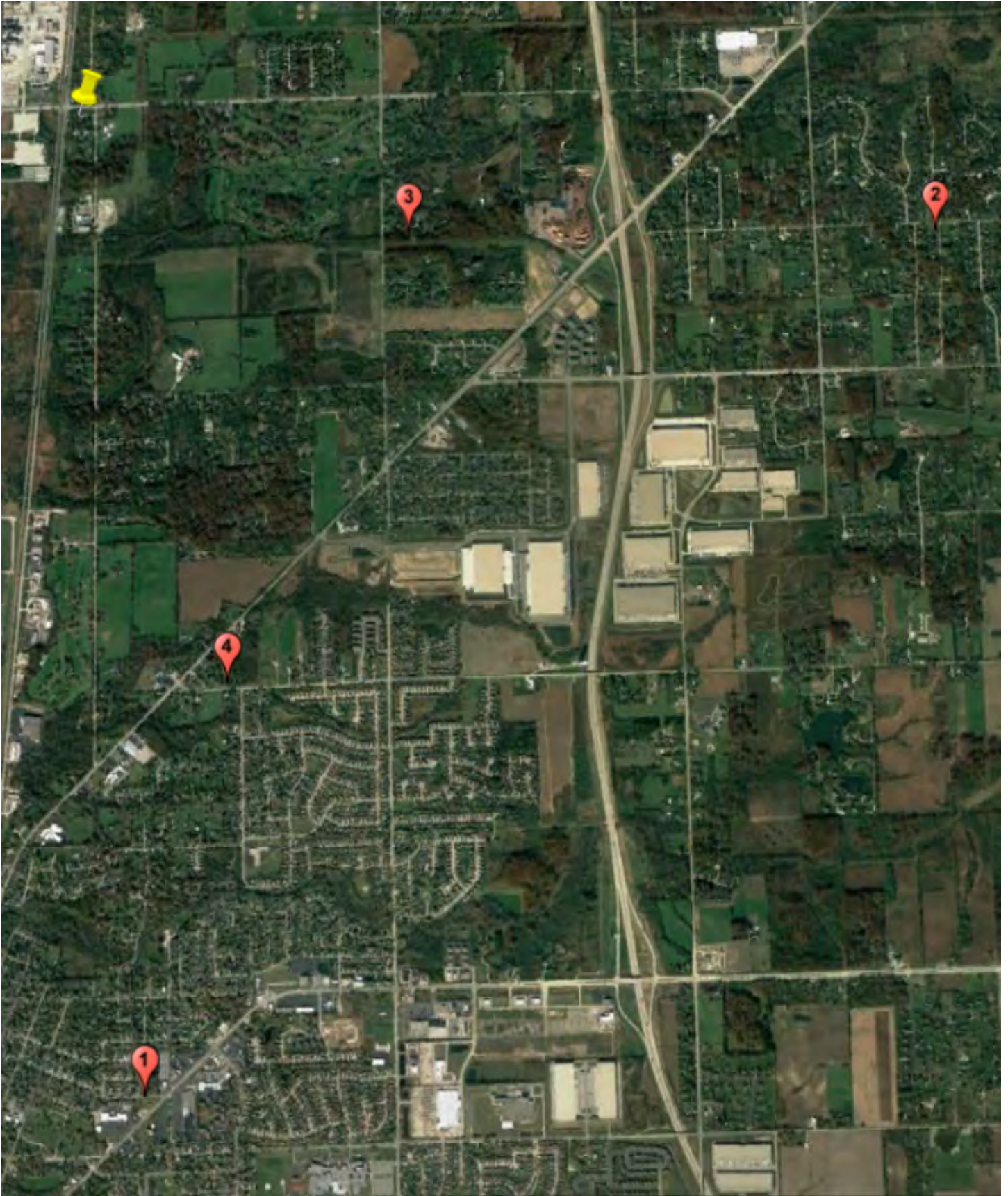
Unless otherwise noted, it is assumed that the construction and use of the appraised property, if improved, complies with all public authorities having jurisdiction, including, but not limited to, the National Environmental Protection Act, and any other applicable federal, state, municipal, and local environmental impact or energy laws or regulations.

This report should not be used or relied upon by any other party except the client to whom the report is addressed. Any party who uses or relies upon any information in the report without the preparer's written consent, does so at his own risk. The Appraiser/consultant responsibility is limited to the client, and use of this appraisal by third parties shall be solely at the risk of the client and/or third parties.


A signatory of this appraisal report is a member or affiliate of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member and candidate to control the use and distribution of each appraisal report signed by such member or candidate. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this was prepared. Selected portions of this appraisal report, however, shall not be given to third parties without prior written consent of the signatories of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatories of this appraisal report. This restriction applies particularly to the valuation conclusions, the identity of the appraisers, or any reference to the Appraisal Institute, or to the MAI, SRA, or SRPA designations.

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.

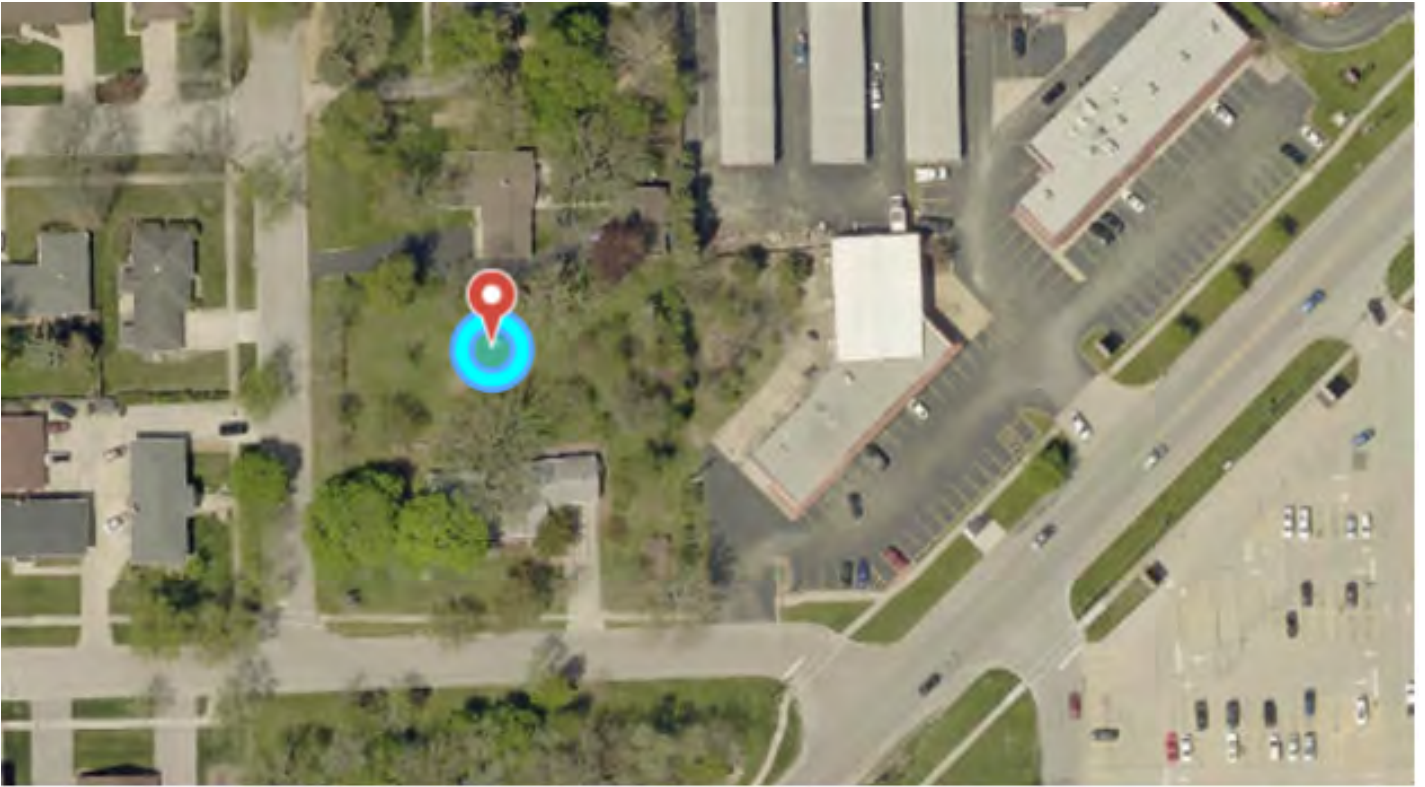
SALES LOCATION MAP



**Comparable Sale Data**

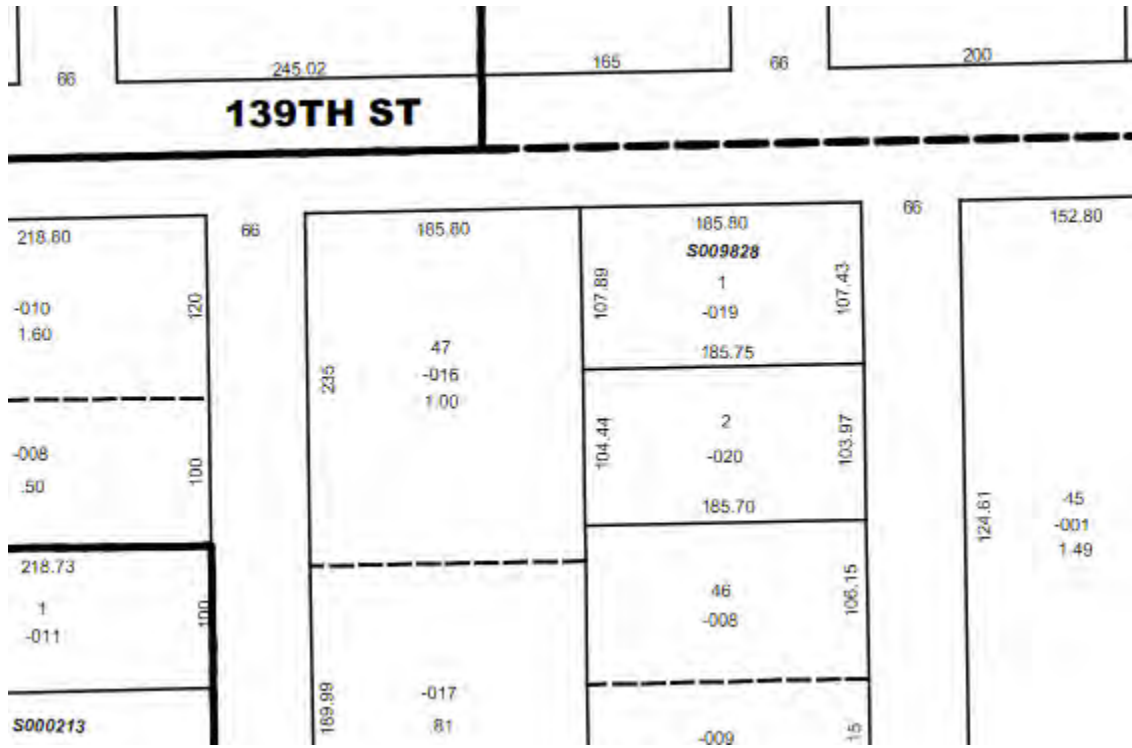
	Comparable Sale No.: 1	
	Seller: Gerrity (according to Broker)	
	Purchaser: Drake Thomas Susan JNT Trust	
	Sale Date: April 02, 2021	
	County: Will County	
	Deed Type: Not Disclosed	Document Number: Not Disclosed
	Verified Sale Price: \$50,000	
	Unit Price (if applicable): \$2.80 Per SF	
	Zoning: R1, Single Family Residence, Village of Lockport	
	Highest and Best Use: Residential	
	Property Rights Conveyed: Fee Simple	
	Financing: Appears Normal	
Conditions of Sale: Appears Arm's Length		
Name of party to the transaction with whom this sale was verified: The sale was verified with Broker, Jonathan Darin Name of appraiser(s) who verified this sale (date sale was verified): Mark Polach 5/18/21 Name of appraiser(s) who inspected this sale (date of inspection): 5/18/21 Secondary data sources used to verify this sale: Public Records/ Deed Not Disclosed Additional comments on verification process (if applicable):		
Address: Lot A LeJeune Avenue, Lockport, 60441 PIN(s): 11-04-24-110-029 Location Description: East Side of LeJeune Avenue and 3rd Street Legal Description: Refer to Public Records		
Description of the Land Area (Acres): 0.410      Area (SF): 17,860  Describe relevant site details below: Orientation: Interior Shape: Rectangular Frontage: 94 feet Depth: 180 feet Topography: Generally Level Flood Info.: None Mapped FEMA, #17197C0158G, February 15, 2019 Wetlands: None Mapped NWI Wetland Mapper  The following utilities and services are available to this site: Electricity <input type="checkbox"/> Water <input type="checkbox"/> Gas <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Comments: ELECTRIC, GAS AND WATER NEARBY  <u>Allocation of Value (if applicable):</u> Value Allocated to Land      N/A Unit Value of Land      \$2.80 Per SF	Description of the Improvements (if applicable)  Describe relevant building improvement details below:  Describe relevant site improvement details below:  <u>Allocation of Value (if applicable):</u> Value Allocated to Improvements      N/A	
Use the space below to provide additional explanation of relevant details (use an additional page if necessary): <b>ADDITIONAL COMMENTS:</b>		

# SALE 1 MAP





# SALE 2 MAP



**Comparable Sale Data**

	Comparable Sale No.: 3	
	Seller: Thomas Romualda	
	Purchaser: Beata M. Lenart	
	Sale Date: May 25, 2018	
	County: Will County	
	Deed Type: Warranty Deed	Document Number: R2018-037482
	Verified Sale Price: \$47,000	
	Unit Price (if applicable): \$2.16 Per SF	
	Zoning: Single Family Residential, R-2, Unincorporated Will County	
	Highest and Best Use: Residential	
	Property Rights Conveyed: Fee Simple	
	Financing: Appears Normal	
Conditions of Sale: Appears Arm's Length		
Name of party to the transaction with whom this sale was verified: We have attempted to verify the sale with the broker, Kestustis Vilekis but have not heard back.		
Name of appraiser(s) who verified this sale (date sale was verified): Mark Polach 5/18/21		
Name of appraiser(s) who inspected this sale (date of inspection): 5/18/21		
Secondary data sources used to verify this sale: DEED		
Additional comments on verification process (if applicable):		
Address: 16709 West 138th Street, Lockport, 60441		
PIN(s): 16-05-06-103-009		
Location Description: South Side of 138th Street and East of Smith Road		
Legal Description: Refer to Public Records		
Description of the Land Area (Acres): 0.500                      Area (SF): 21,780	Description of the Improvements (if applicable)	
Describe relevant site details below: Orientation: Interior Shape: Rectangular Frontage: 107 feet Depth: 216 feet Topography: Generally Level Flood Info.: None Mapped FEMA #17197C0070G, February 15, 2019 Wetlands: None Mapped NWI Wetland Mapper	Describe relevant building improvement details below: None	
Describe relevant site improvement details below: None	Describe relevant site improvement details below: None	
The following utilities and services are available to this site: Electricity <input type="checkbox"/> Water <input type="checkbox"/> Gas <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Comments: NONE TO SITE		
<u>Allocation of Value (if applicable):</u> Value Allocated to Land                      N/A Unit Value of Land                                      \$2.16    Per SF	<u>Allocation of Value (if applicable):</u> Value Allocated to Improvements                                      N/A	
Use the space below to provide additional explanation of relevant details (use an additional page if necessary): <b>ADDITIONAL COMMENTS:</b> Unincorporated wooded property that backs up to trails and utility easement.		

# SALE 3 MAP



**Comparable Sale Data**

	Comparable Sale No.:	4		
	Seller:	Janet Pope		
	Purchaser:	Zemonas Simkevicius		
	Sale Date:	October 24, 2020		
	County:	Will County		
	Deed Type:	Warranty Deed	Document Number:	R202102 1717
	Verified Sale Price:	\$100,000		
	Unit Price (if applicable):	\$2.34	Per SF	
	Zoning:	R-1, Unincorporated Will County		
	Highest and Best Use:	Residential		
	Property Rights Conveyed:	Fee Simple		
	Financing:	Appears Normal		
Conditions of Sale:	Appears Arm's Length			

Name of party to the transaction with whom this sale was verified: Verified sale with Broker, Margie Apgar  
 Name of appraiser(s) who verified this sale (date sale was verified): Mark Polach (5/18/21)  
 Name of appraiser(s) who inspected this sale (date of inspection): (5/18/21)  
 Secondary data sources used to verify this sale: DEED  
 Additional comments on verification process (if applicable):

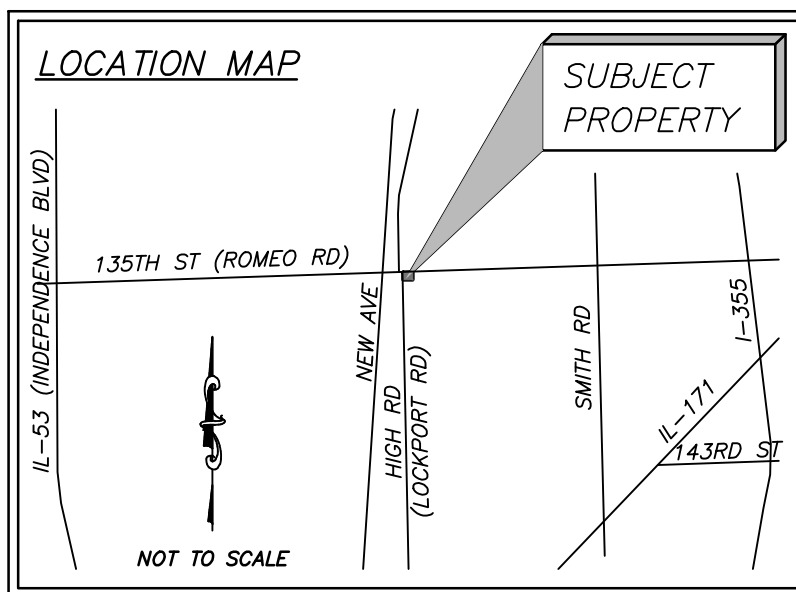
Address: 1024 West 151st Street, Unincorporated Will County, 60441  
 PIN(s): 11-04-12-301-013  
 Location Description: North Side of 151st Street and East of State Street  
 Legal Description: Refer to Public Records

<p><b>Description of the Land</b>                  Area (Acres): 0.980      Area (SF): 42,689                  Describe relevant site details below:                  Orientation: Interior                  Shape: Rectangular                  Frontage: 159 feet                  Depth: 212 feet                  Topography: Generally Level                  Flood Info.: None Mapped FEMA, #17197C0156G, February 15, 2019                  Wetlands: None Mapped NWI Wetland Mapper</p> <p>The following utilities and services are available to this site:                  Electricity <input type="checkbox"/>      Water <input type="checkbox"/>                  Gas <input type="checkbox"/>      Sanitary Sewer <input type="checkbox"/>                  Comments: ELECTRIC AND GAS TO SITE, SEPTIC PRIVATE</p> <p><u>Allocation of Value (if applicable):</u>                  Value Allocated to Land      N/A                  Unit Value of Land      \$2.34 Per SF</p>	<p><b>Description of the Improvements (if applicable)</b>                  According to the Broker, this property was a teardown.</p> <p>Describe relevant site improvement details below:</p> <p><u>Allocation of Value (if applicable):</u>                  Value Allocated to Improvements      None</p>
--	--

Use the space below to provide additional explanation of relevant details (use an additional page if necessary):  
**ADDITIONAL COMMENTS:** The property was improved with a two story home. According to the Broker, this property was a teardown and the value was only in the land. She mentioned she would not even go up the stairs because some of the steps were missing and the roof had already collapsed in one of the upstairs bedrooms. The next door neighbor bought it with cash.

# SALE 4 MAP



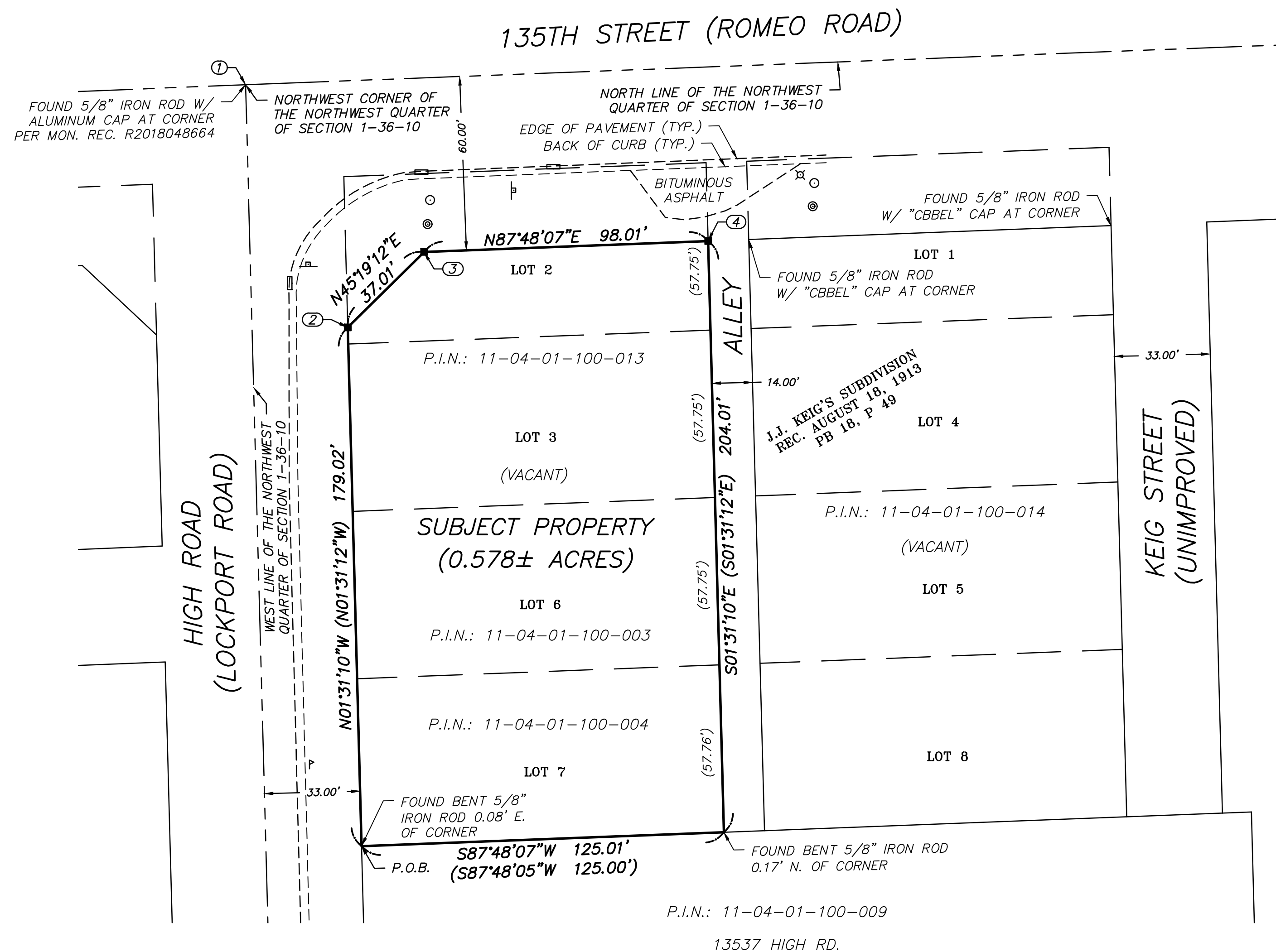
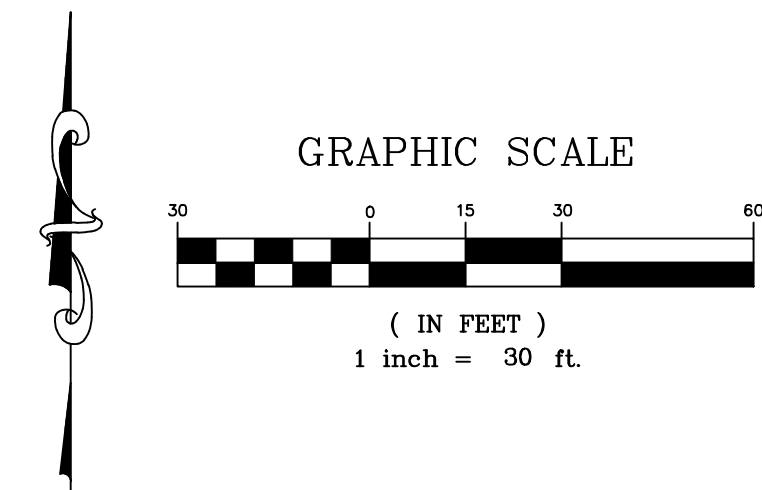


# PLAT OF SURVEY

## LEGAL DESCRIPTION

THAT PART OF LOTS 2, 3, 6, AND 7 IN J.J. KEIG'S SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1, IN TOWNSHIP 36 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1913, AS DOCUMENT NUMBER 280245, IN WILL COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 IN SAID J.J. KEIG'S SUBDIVISION; THENCE NORTH 01 DEGREE 31 MINUTES 10 SECONDS WEST ALONG THE WEST LINE OF LOTS 7, 6, 3, AND 2 IN SAID J.J. KEIG'S SUBDIVISION, 179.02 FEET; THENCE NORTH 45 DEGREES 19 MINUTES 12 SECONDS EAST 37.01 FEET; THENCE NORTH 87 DEGREES 48 MINUTES 07 SECONDS EAST 98.01 FEET TO THE EAST LINE OF LOT 2 IN SAID J.J. KEIG'S SUBDIVISION; THENCE SOUTH 01 DEGREE 31 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS 2, 3, 6, AND 7, 204.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 87 DEGREES 48 MINUTES 07 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 7, 125.01 FEET TO THE POINT OF BEGINNING.



NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.  
 \* Basis of bearings for this survey: IL SPC - NAD 83 EAST ZONE, 2011 (GRID)  
 \* No distance should be assumed by scaling.  
 \* No underground improvements have been located unless shown and noted.  
 \* No representation as to ownership, use, or possession should be hereon implied.  
 \* This survey was prepared without the benefit of a title commitment.  
 \* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.  
 \* Field work for this survey was completed on 02/18/20.  
 \* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

WILL COUNTY DIVISION OF TRANSPORTATION  
 Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

3/6/2020 2:31:59 PM  
 J:\2019\090056.09\Survey\Dwgs\090056.09-135th\_St.dwg

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
 ) S.S.  
 COUNTY OF WILL )

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT NEW LENOX, WILL COUNTY, ILLINOIS ON MARCH 6, 2020.

*M.D.*

MILAN DOBROSavljevic (EMAIL: MDOBROSAVLJEVIC@HRGREEN.COM)  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3615  
 LICENSE EXPIRES: NOVEMBER 30, 2020



COORDINATE TABLE		
POINT	NORTHING	EASTING
1	1811904.88	1062605.43
2	1811821.18	1062640.66
3	1811847.20	1062666.98
4	1811850.96	1062764.91

## LEGEND

CATCH BASIN/INLET ○=

MANHOLE ⊙

MAILBOX ⊕

SIGN ⊥

LIGHT POLE ⋈

SECTION LINE - - - - -

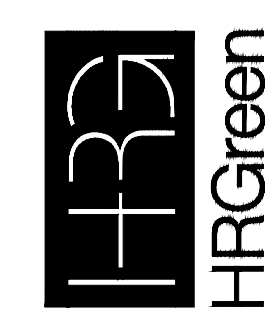
PARCEL LINE ————

POINT OF BEGINNING P.O.B. ■

DENOTES SET 5/8"X24" REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "COUNTY OF WILL" AND BEARING THE PLS #3615

NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 184-001322  
 323 Alana Drive,  
 New Lenox, Illinois 60451  
 t. 815.462.9324 f. 815.462.9328  
 www.hrgreen.com



**PLAT OF SURVEY**  
 PART OF LOTS 2, 3, 6 & 7 IN J.J. KEIG'S SUBDIVISION  
 OF PART OF THE NORTHWEST QUARTER OF SECTION 1,  
 TOWNSHIP 36N, RANGE 10E OF THE 3RD P.M.  
 WILL COUNTY, ILLINOIS

BAR IS ONE INCH ON  
 OFFICIAL DRAWINGS  
 1"  
 IF NOT ONE INCH,  
 ADJUST SCALE ACCORDINGLY

DRAWN BY: NAB  
 APPROVED: MD  
 JOB DATE: 03/06/2020  
 JOB NO: 090056.09