

South Holland · Cook County, IL
Absolute
REAL ESTATE AUCTION

- Property will sell to the highest bidder, regardless of price
- Great corner location
- Frontage on E. 162nd St. (US Route 6); High Traffic Street
- Income Property - Over 85% leased
- Two Story Building - Approx. 12,600 sq ft

SCHRADER
Real Estate and Auction Company, Inc.

RETAIL/OFFICE SPACE
COMMERCIAL PROPERTY

The 837 Business Center

Monday, August 1 · 11:00 am

162ND ST

E 162nd St

Cottage Grove Ave

Maryland Ave

E 163rd St

**INFORMATION
BOOKLET**

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

OWNER: Van Drunen Trust

Auction Company: Schrader Real Estate and Auction Company, Inc.

2% Broker Participation Fee Offered

Brokers – Contact Auction Company for Broker Participation Terms

2% Buyer's Premium - See Terms and Conditions on Auction Brochure



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

NOTE: The 17,000± square feet of vacant land adjoining The 837 Business Center on the east is for sale by Ralph Edgar Properties, at the price of \$255,000 and interested parties should contact Mr. Edgar at (708) 606-6001. Schrader Real Estate and Auction Company, Inc. is not an agent of Ralph Edgar Properties.

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ONLINE BIDDING REGISTRATION FORM

Online Auction Bidder Registration
Commercial Building • South Holland, Illinois
Monday, August 1, 2016

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Monday, August 1, 2016 at 11:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full if I am not the successful high bidder.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number and bank account number is: _____. (This for return of your deposit money). My bank name and address is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, July 25, 2016**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

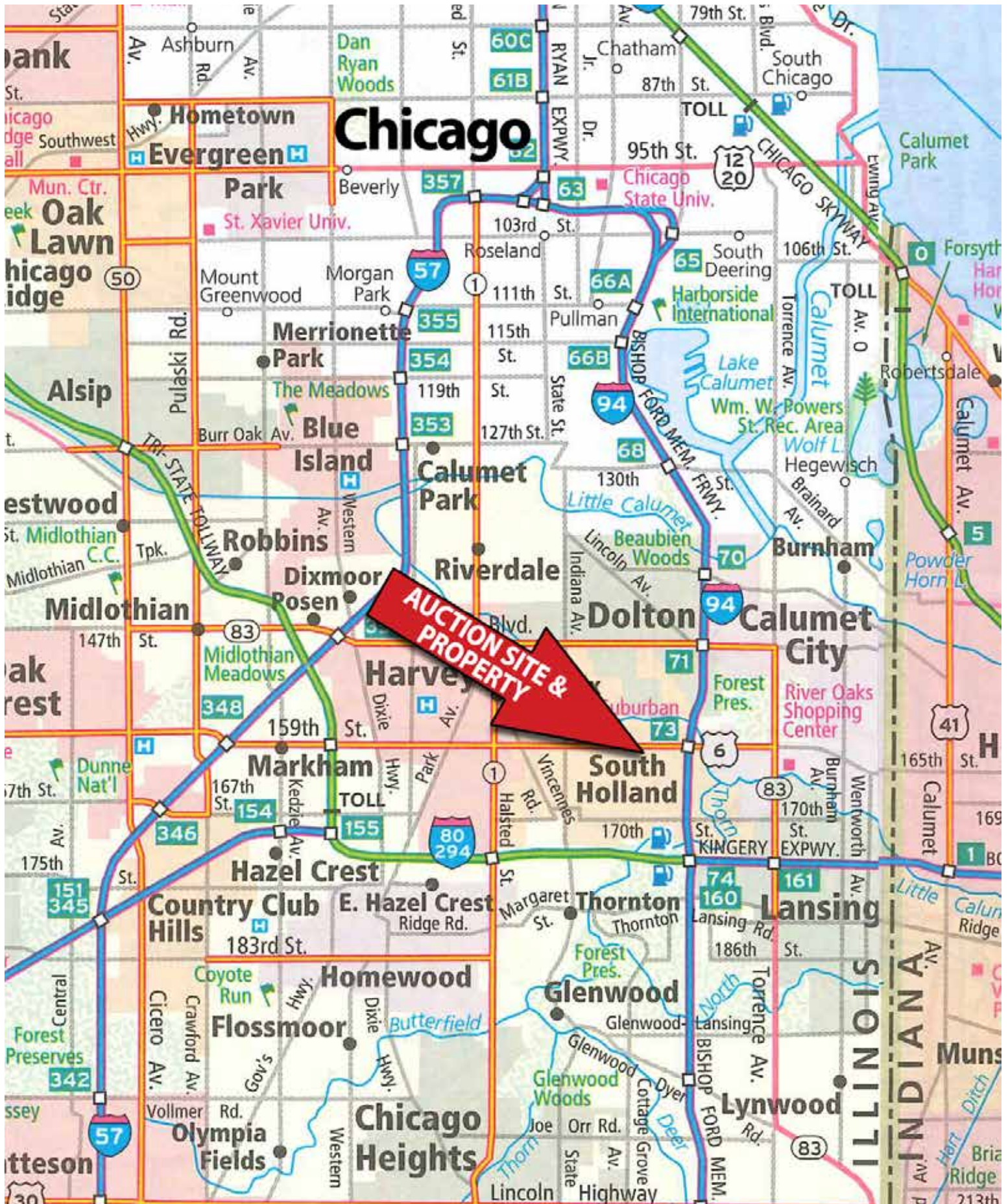
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

MAPS

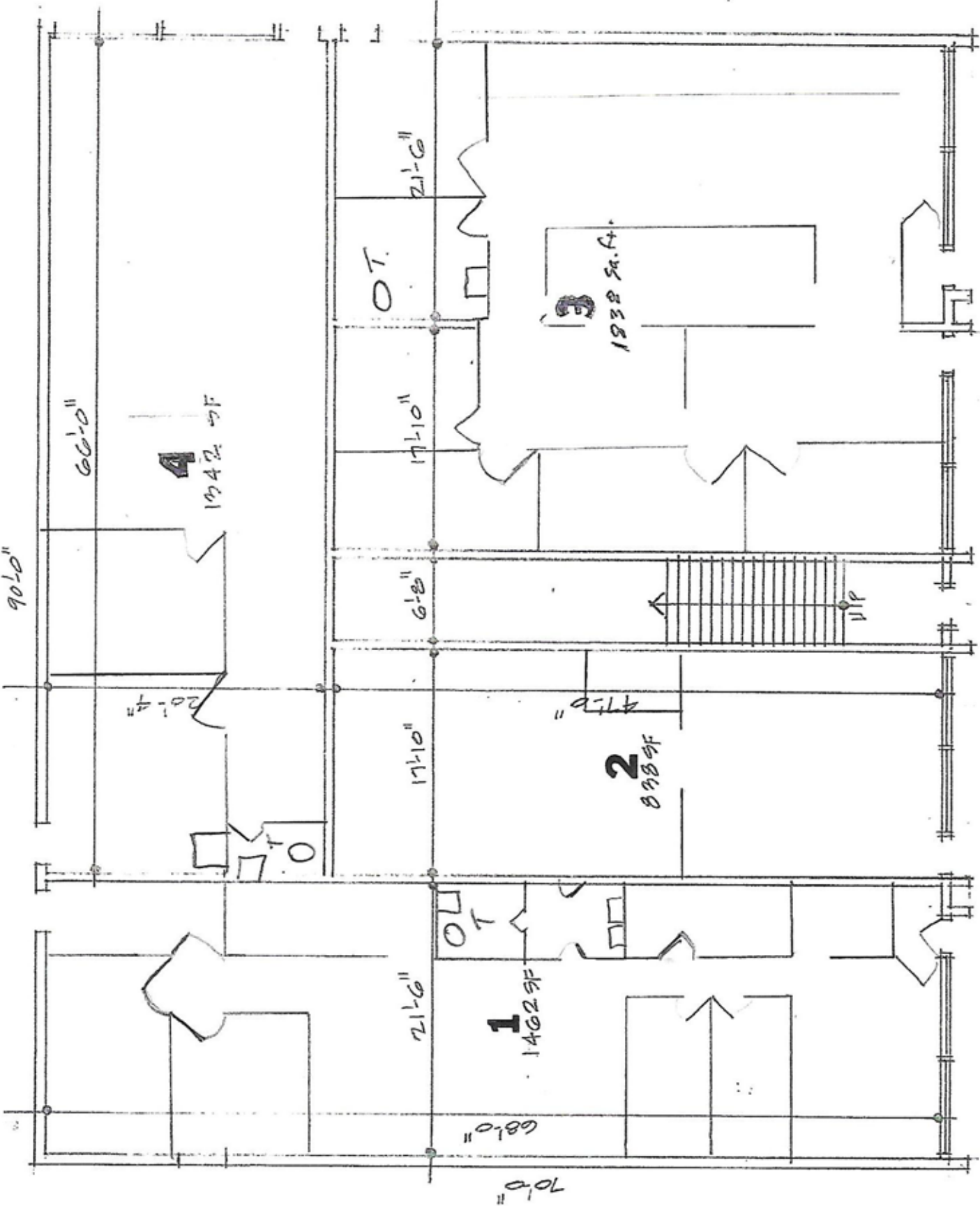
LOCATION MAP



AERIAL MAP

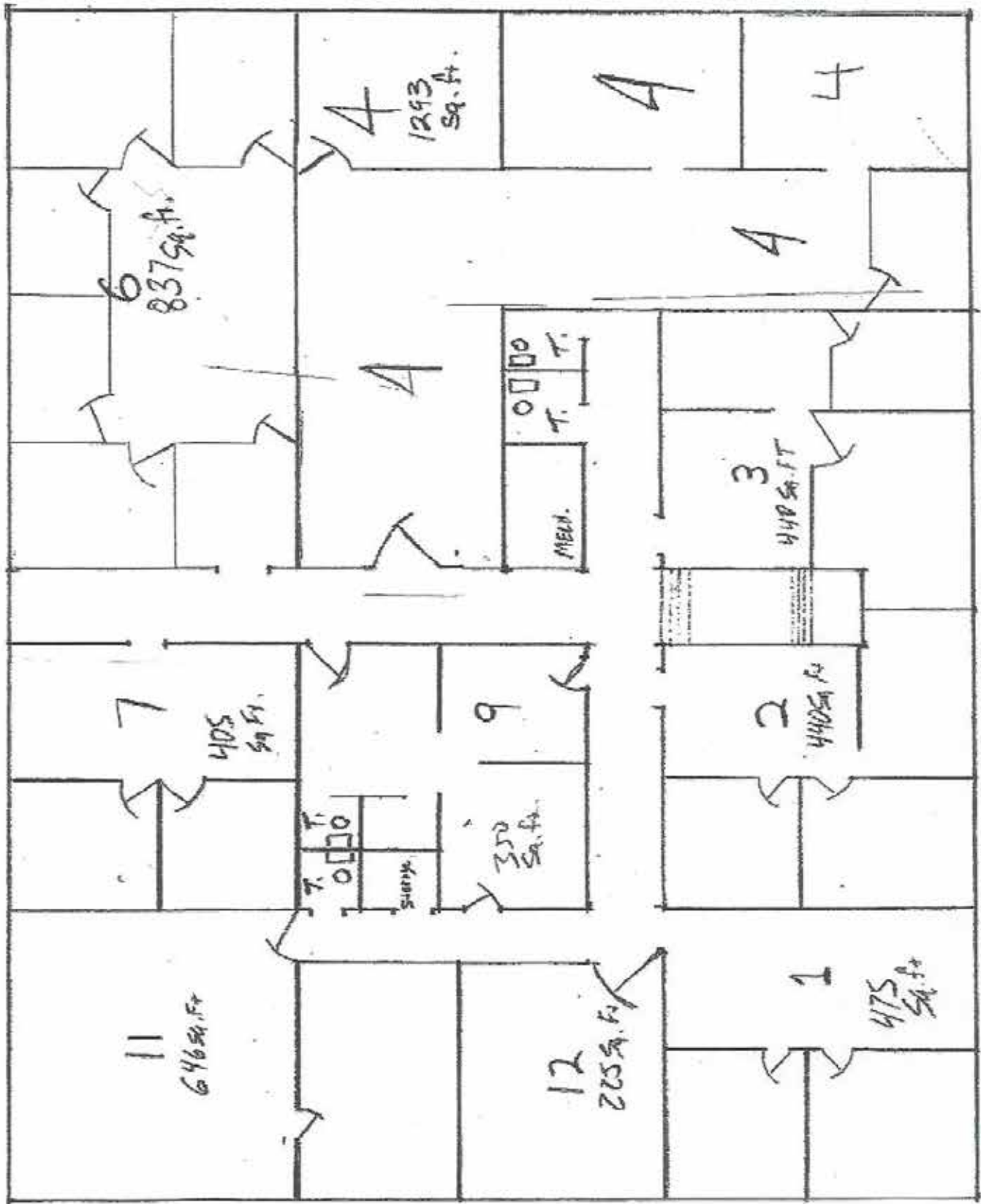


FIRST FLOOR GENERAL LAYOUT



FIRST FLOOR RETAIL STORES

SECOND FLOOR GENERAL LAYOUT



PLAT OF SURVEY

OFFICE:
17844 CHAPPEL AVENUE
LANSING, ILLINOIS 60438

PLAT OF SURVEY

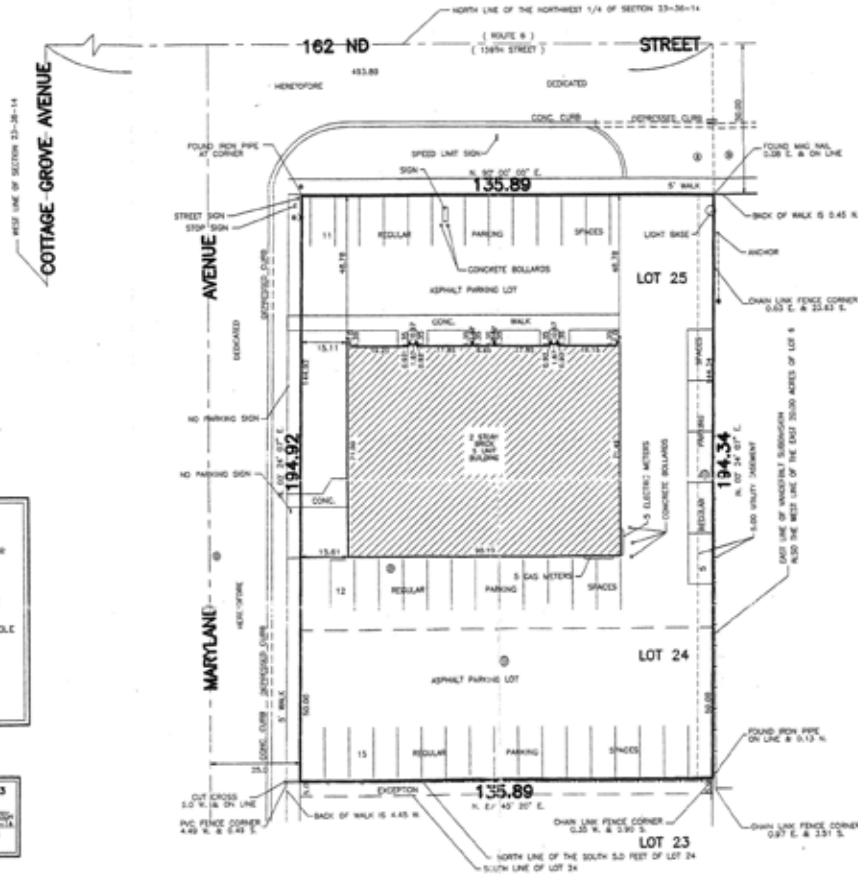
by

ROBERT A. NOWICKI & ASSOCIATES, LTD.
• LAND SURVEYORS •

PHONE: (708) 474-1944
FAX: (708) 474-1962

ALTA/ACSM LAND TITLE SURVEY

LOT 24 (EXCEPT THE SOUTH 5 FEET THEREOF) AND ALL OF LOT 25 IN VANDERBILT'S SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED ON DECEMBER 12, 1955 AS DOCUMENT NUMBER 16443772, IN COOK COUNTY, ILLINOIS.



LEGEND

- 1ST
- GAS
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- CATCHBASIN
- INLET
- STORM MANHOLE
- VALVE VAULT
- SANITARY MANHOLE
- WATERVALVE
- HYDRANT
- POWER POLE
- STREETLIGHT
- HANDICAPPED

CALL JULIE 1-800-882-0123
WITH THE FOLLOWING:
LOT, BLOCK, SUBDIVISION, SECTION, TOWNSHIP, RANGE, MERIDIAN
48 HOURS BEFORE YOU DO
EXCLUDING SAT, SUN & HOLIDAYS

UPON STUDY AND INVESTIGATION OF THE FLOOD INSURANCE RATE MAP OF THE VILLAGE OF SOUTH HOLLAND, COOK COUNTY, ILLINOIS AND INCORPORATED AREAS, THE SURVEYOR MAKES NO GUARANTEE THAT THE INFORMATION SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING SHOWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL JULIE, (800) 882-0123 PRIOR TO CONSTRUCTION OR EXCAVATION.

THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. COMPARE ALL POINTS BEFORE BUILDING BY SIGHT AND AT ONCE BEFORE ANY DIFFERENCES BEFORE DAMAGE IS DONE. FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON SURVEY PLAT REFER TO YOUR ABSTRACT, DEED, CONTRACT, TITLE POLICY AND LOCAL BUILDING LINE REGULATIONS. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

JAMES ALLEN VANDERBILT
C/O LAGESTEE-MULDER CO.
ORDER NO. 80701
SCALE: 1" = 30'

Contractor or builder should verify and compare all points before beginning any construction and at once report any discrepancies to the Surveyor. Consult your deed or title policy for easements and restrictions.

RESURVEYED TO LOCATE BUILDINGS.

FOR:
ORDER NO.
DATE:

NOTE: BEARINGS ON PLAT ARE SHOWN BASED ON THE SOUTH LINE OF 162ND STREET BEING N. 90° 00' 00" E.

AREA IN SURVEY
26,448 SQ. FT. = 0.607 ACRES

PAYMENT TAX INDEX NUMBERS

29-23-102-001
29-23-102-007

PARKING SPACES

42 REGULAR SPACES
42 TOTAL PARKING SPACES

STATE OF ILLINOIS } SS
COUNTY OF COOK

10. CHICAGO TITLE INSURANCE COMPANY

JAMES ALLEN VANDERBILT, SUCCESSOR TRUSTEE OF THE PETER VANDERBILT TRUST NO. 4392
JAMES ALLEN VANDERBILT, SUCCESSOR TRUSTEE OF THE JENNY VANDERBILT TRUST NO. 4393

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2002, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 11A, OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: August 22, 2007
EXPIRES NOVEMBER 30, 2008

REGISTRATION NO. 7544



STATE OF ILLINOIS } SS
COUNTY OF COOK

I, PAUL J. NOWICKI, a Registered Illinois Land Surveyor, do hereby certify that I have surveyed the property described in the caption to the hereon drawn plat and that the foregoing plat is a true and correct representation of the same. All dimensions are in feet and decimal parts thereof and are corrected to a temperature of 68 degrees Fahrenheit.

Date _____ Certificate No. _____

DECIMAL EQUIVALENTS		
1/8" = 0.01	1" = 0.08	8" = 0.67
1/4" = 0.02	2" = 0.17	9" = 0.76
3/8" = 0.03	3" = 0.25	10" = 0.83
1/2" = 0.04	4" = 0.33	11" = 0.92
5/8" = 0.05	5" = 0.42	12" = 1.00
3/4" = 0.06	6" = 0.50	
7/8" = 0.07	7" = 0.58	

**PRELIMINARY TITLE
INSURANCE
COMMITMENT**

PRELIMINARY TITLE INSURANCE COMMITMENT



COMMITMENT FOR TITLE INSURANCE

ISSUED BY

FIRST AMERICAN TITLE INSURANCE COMPANY

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Exceptions in Schedule B.

The Conditions, Requirements and Standard Exceptions on the next page.

This Commitment is not valid without Schedule A and Schedule B.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

PRELIMINARY TITLE INSURANCE COMMITMENT

CONDITIONS

1. DEFINITIONS.

- (a) "Mortgage" means mortgage, deed of trust or other security instrument.
- (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS.

The Exceptions in Schedule B may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attach between the Commitment Date and the date on which all of the Requirements (a) and (c) shown below are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown below
or
eliminate with our written consent any Exceptions shown in
Schedule B or the Standard Exceptions noted below.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

REQUIREMENTS

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (e) Proper documentation to dispose of such exceptions as you wish deleted from Schedule B or the Standard Exceptions noted below.

STANDARD EXCEPTIONS

The following Standard Exceptions will be shown on your policy:

- 1. Rights or claims of parties in possession not shown by the public records.
- 2. Easements, or claims of easements, not shown by the public records.
- 3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin. Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property..
- 4. Any lien, or right to lien, for services, labor, or other material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 5. Taxes, or special assessments, if any, not shown as existing liens by the public records.
- 6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.

PRELIMINARY TITLE INSURANCE COMMITMENT

First American Title Insurance Company

Chicago Metro Commercial Center

27775 Diehl Rd, Warrenville, IL 60555

Phone (866) 563 7707 / **Fax** (877) 315 1066 / **Email:** cmcc.il@firstam.com

To Schedule Closing: **Phone** (877) 295 4328 / **Email:** scheduling.il@firstam.com

ALTA Commitment

Schedule A

Reference: **FA-File-NUMBER**

Revised June 21, 2016, June 24, 2016

File No.: 2761753

1. **Effective Date: May 27, 2016**

2. **Policy or Policies to be issued:** **Amount:**

a. **ALTA Owner's Policy**

ALTA Std Owner Policy 1402.06 (2006)-N \$10,000.00

Proposed Insured:

TBD

b. **ALTA Loan Policy**

ALTA Std Loan Policy 1056.06 (1) (2006)-N \$10,000.00

Proposed Insured:

To Be Determined, its successors and/or assigns as their interests may appear as defined in the Conditions of this policy.

3. **The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title to the estate or interest in said land is at the effective date hereof vested in:**

James A. Van Drunen or Debbie L. Van Drunen as Co-Trustees of the James A. Van Drunen Revocable Trust dated December 21, 2010

4. **The mortgage and assignments, if any, covered by this Commitment are described as follows:**

To Be Furnished

PRELIMINARY TITLE INSURANCE COMMITMENT

5. The land referred to in this Commitment is described as follows:

Lot 24 (except the South 5 feet thereof) and all of Lot 25 in Vanderbilt's Subdivision, being a subdivision in the Northwest 1/4 of Section 23, Township 36 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded December 12, 1955 as Document Number 16443772, in Cook County, Illinois.

Note: For informational purposes only, the land is known as:

837 East 162nd Street
South Holland, IL 60473

THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED.

PRELIMINARY TITLE INSURANCE COMMITMENT

ALTA Commitment

Schedule B

Part I

File No.: 2761753

Schedule B of the policy or policies to be issued will contain the exceptions shown on the inside front cover of this Commitment and the following exceptions, unless same are disposed of to the satisfaction of the Company:

If any document referenced herein contains a covenant, condition or restriction violative of 42USC 3604(c), such covenant, condition or restriction to the extent of such violation is hereby deleted.

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by the public records.
3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate survey of the land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes, or special assessments, if any, not shown as existing liens by the public records.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.

NOTE: THE LAND SUBJECT TO THIS COMMITMENT LIES WITHIN THE BOUNDARIES OF COOK COUNTY, KANE COUNTY, PEORIA COUNTY, OR WILL COUNTY ILLINOIS AND IS SUBJECT TO THE PREDATORY LENDING DATABASE PROGRAM (765 ILCS 77/70 ET SEQ) EFFECTIVE JULY 1, 2008 AS TO COOK COUNTY. THE PREDATORY LENDING DATABASE PROGRAM HAS BEEN EXPANDED TO INCLUDE KANE, PEORIA AND WILL COUNTIES AS TO ALL MORTGAGE APPLICATIONS MADE OR TAKEN ON OR AFTER THE EXPANSION INCEPTION DATE OF JULY 1, 2010. VALID CERTIFICATES OF COMPLIANCE OR EXEMPTION ISSUED IN CONFORMITY WITH THE ACT MUST BE OBTAINED AT TIME OF CLOSING IN ORDER TO RECORD ANY MORTGAGE. FOR ADDITIONAL INFORMATION, GO TO WWW.IDFPR.COM, THE DIVISION OF BANKING.

7. General taxes and assessments for the year 2015 2nd Installment, 2016 and subsequent years which are not yet due and payable.

Tax identification no.: 29-23-103-001-0000 Vol. 215
(Affects Lot 25)

Note: Total 2014 taxes in the amount of \$52,339.82 with a status of paid.

PRELIMINARY TITLE INSURANCE COMMITMENT

Note for informational purposes 2015 taxes:

1st Installment in the amount of \$28,786.90 with a status of PAID. (Due Date 03/01/2016)

2nd Installment in the amount of \$UNKNOWN with a status of UNKNOWN. (Due Date UNKNOWN)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

8. General taxes and assessments for the year 2015 2nd Installment, 2016 and subsequent years which are not yet due and payable.

Tax identification no.: 29-23-103-027-0000 Vol. 215
(Affects Lot 24 - except the South 5 feet thereof)

Note: Total 2014 taxes in the amount of \$5,536.92 with a status of paid.

Note for informational purposes 2015 taxes:

1st Installment in the amount of \$3,045.31 with a status of PAID. (Due Date 03/01/2016)

2nd Installment in the amount of \$UNKNOWN with a status of UNKNOWN. (Due Date UNKNOWN)

Note: If taxes are to be paid at time of closing, an original tax bill must be presented.

9. Intentionally Deleted
10. Intentionally Deleted
11. Intentionally Deleted
12. Intentionally Deleted
13. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.
14. Any lien, or right to a lien in favor of a property manager employed to manage the land. Note: we should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner.
15. It appears that the land described herein lies within the municipal boundaries of South Holland, please contact the municipality for any requirements which must be complied with prior to closing. The municipal phone number may be found at www.firstam.com/title/il under Products and Resources, then Forms and Documents, then Municipal Transfer Stamp Requirements.
16. Relative to the deletion of Standard Exceptions 1 through 6, we should be furnished the following:

PRELIMINARY TITLE INSURANCE COMMITMENT

- a) A current survey of the land, properly certified to the Company, made in accordance with (i) the accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and American Congress on Survey and Mapping February 23, 2011; and (ii) the Laws of the State of Illinois.
- b) A properly executed ALTA 2006 Loan and Extended Coverage Statement.

17. Easements for public utilities, as shown on the plat of subdivision.
(Affects the East 5 feet)

18. Note: The Extended Coverage Endorsement, deleting Standard Exceptions 1 through 6, will be considered for approval upon receipt and review of the requirements referenced herein.

NOTE for informational purposes: The final 2006 ALTA Policy issued will contain an arbitration provision. When the Amount of Insurance is \$2,000,000 or less, all arbitral matters in dispute shall be arbitrated at the option of either the Company or the Insured and will be the exclusive remedy available to the Parties. You may review a copy of the arbitration rules at <http://www.alta.org>.

End of Schedule B - Part I

JS

**THE 837 BUSINESS
CENTER
2016 RENT ROLL**

2016 RENT ROLL

FIRST FLOOR & INCOME PROJECTIONS

THE 837 BUSINESS CENTER 2016 RENT ROLL FIRST FLOOR

UNIT TENANT LEASE EXPIRATION	RETAIL 1 NURSE ACADEMY MONTH-MONTH 1642 SF	RETAIL 2 GVON'S BOUTIQUE MONTH-MONTH 838 SF	RETAIL 3 EYE SITE MONTH-MONTH 1848 SF	RETAIL 4 VACANT 1342 SF \$1,600 PER MONTH
	RENT	RENT	RENT	
JANUARY	\$1,600.00	\$1,000.00	\$2,483.00	
FEBRUARY	\$1,600.00	\$1,000.00	\$2,483.00	
MARCH	\$1,600.00	\$1,000.00	\$2,483.00	
APRIL	\$1,600.00	\$1,000.00	\$2,483.00	
MAY	\$1,600.00	\$1,000.00	\$2,483.00	
JUNE	\$1,600.00	\$1,000.00	\$2,483.00	

RENTABLE SQ. FT PER MONTH

11,000

RENTABLE SQ. FT THROUGH JUNE 2016

66,000

RENTED SQ. FT THROUGH JUNE 2016

56,998

OCCUPANCY RATE THROUGH JUNE 2016

86.4%

PER MONTH CURRENT RENT 86% OCCUPIED

\$11,158.00

PER MONTH CURRENT RENT ANNUALIZED

\$133,896.00

2015 OPERATING EXPENSES

-\$102,403.00

(STATEMENT ATTACHED)

2016 PROJECTED INCOME 86% OCCUPIED

\$31,493.00

PER MONTH RENT 100% OCCUPIED

\$12,758.00

ANNUALIZED

\$153,096.00

2015 OPERATING EXPENSES

-\$102,403.00

(STATEMENT ATTACHED)

PROJECTED INCOME 100% OCCUPIED

\$50,693.00

2016 RENT ROLL

SECOND FLOOR

THE 837 BUSINESS CENTER 2016 RENT ROLL SECOND FLOOR

UNIT TENANT LEASE EXPIRATION	SUITE 1 IBC INV. LLC 12/31/2016 475 SF	SUITE 2 TIM CHAPPELL MONTH-MONTH 440 SF	SUITE 3 KING REALTY MONTH-MONTH 440 SF	SUITE 4 RAMIREZ MONTH-MONTH 1293 SF	SUITE 6 SEW PERFECT MONTH-MONTH 837 SF
	RENT	RENT	RENT	RENT	RENT
JANUARY	VACANT	\$700.00	\$600.00	\$1,200.00	\$650.00
FEBRUARY	VACANT	\$700.00	\$600.00	\$1,200.00	\$650.00
MARCH	\$500.00	\$700.00	\$600.00	\$1,200.00	\$650.00
APRIL	\$500.00	\$700.00	\$600.00	\$1,200.00	\$650.00
MAY	\$500.00	\$700.00	\$600.00	\$1,200.00	\$650.00
JUNE	\$500.00	\$700.00	\$600.00	\$1,200.00	\$650.00
UNIT TENANT LEASE EXPIRATION	SUITE 7 MUHAMMED 12/31/2017 405 SF	SUITE 9 RIVER CONSULTING MONTH-MONTH 350 SF	SUITE 11 NURSE ACADEMY MONTH-MONTH 835 SF	SUITE 12 EMPIRE MONTH-MONTH 255 SF	
	RENT	RENT	RENT	RENT	
JANUARY	\$575.00	\$650.00	\$700.00	\$500.00	
FEBRUARY	\$575.00	\$650.00	\$700.00	\$500.00	
MARCH	\$575.00	\$650.00	\$700.00	\$500.00	
APRIL	\$575.00	\$650.00	\$700.00	\$500.00	
MAY	\$575.00	\$650.00	\$700.00	\$500.00	
JUNE	\$575.00	\$650.00	\$700.00	\$500.00	

2015 INCOME STATEMENT

THE 837 BUSINESS CENTER 2015 INCOME STATEMENT

Ordinary Income/Expense Income

4000 · RENTAL INCOME \$ 113,846.00

4890 · MISC. CHARGES

Total Income Expense \$ 113,846.00

5202 · LAWYERS FEES \$ 8,190.75

5205 · SCAVENGER \$ 1,926.47

5208 · SNOW PLOWING \$ 3,187.50

5230 · JANITORIAL SERVICES \$ 2,000.00

5990 · LAWN MAINTENANCE \$ 1,050.00

6120 · BANK FEES \$ 132.00

6240 · MISCELLANEOUS \$ 90.00

6300 · REPAIRS \$ 6,352.20

6580 · SUPPLIES \$ 2,117.03

6610 · PROPERTY TAXES \$ 57,942.17

6630 · UTILITIES \$ 12,429.35

8040 · INSURANCE \$ 6,985.50

Total Expense \$ 102,402.97

Net Ordinary Income \$ 11,443.03

NOTES: The Legal Fees were unusually high to compensate for a very successful real estate tax protest and reduction.
Rental Income is at 86% occupancy.

All leases are month to month except two of the suites on the 2nd floor. One expires 12/31/16 and the other 12/31/17. Both of these leases may be terminated by lessor with 30 days written notice.

MARYLAND



Dr. Jay Guballa
Dr. Gene Cassella
OPTOMETRISTS

Eye Site

**THE 837 BUSINESS
CENTER
HEATING & COOLING
INFORMATION**

HEATING & COOLING INFORMATION

FIRST FLOOR:

Each unit has its own forced air furnace in the unit and air conditioner on the roof for each unit as well. Unit 3 has 2 furnaces and 2 air conditioners (Unit 3 was originally two units but now rented to one tenant).

Unit 2 had a new furnace installed last year.

Unit 3 had 1 new furnace and air conditioner installed approximately 3 years ago.

SECOND FLOOR:

Suites 1, 2, 9 & 12: One forced air furnace inside the mechanical room and one rooftop air conditioner services these suites. The thermostat is in the hallway outside Suite 12.

Suites 3 & 4: One forced air furnace inside the mechanical room and one rooftop air conditioner services these suites. The thermostat is inside Suite 4.

Suite 6: Both the forced air furnace and air conditioner are on the roof for this suite. The thermostat is inside Suite 6.

Suites 7 & 11: There is one forced air furnace and air conditioner on the roof that services these suites. The thermostat is inside Suite 11.

**INFORMATION FROM
COOK COUNTY
ASSESSOR WEBSITE**

COOK COUNTY ASSESSOR

[Property Data](#)[Exemption History](#)[Appeal History](#)[Certificate of Error](#)

Property Characteristics

2015 Tax Year Property Information

PIN: 29-23-103-001-0000

Address: 837 E 162ND ST

City: SOUTH HOLLAND

Township: Thornton

Property Classification: 592

Square Footage (Land): 19,704

Neighborhood: 92

Taxcode: 37222



29231030010000 03/09/2008

Assessed Valuation

	2015 Board Certified	2014 Board of Review Certified
Land Assessed Value	29,556	29,556
Building Assessed Value	72,177	72,177
Total Assessed Value	101,733	101,733

Property Characteristics

Estimated 2015 Market Value N/A

Estimated 2014 Market Value N/A

Description Two or three story building containing part or all retail and/or commercial space

Age 48

Building Square Footage 0

Assessment Pass Board Certified

COOK COUNTY ASSESSOR

[Property Data](#)[Exemption History](#)[Appeal History](#)[Certificate of Error](#)

Property Characteristics

2015 Tax Year Property Information

PIN: 29-23-103-027-0000
Address: 837 E 162ND ST
City: SOUTH HOLLAND
Township: Thornton
Property Classification: 590
Square Footage (Land): 6,800
Neighborhood: 92
Taxcode: 37222



29231030270000 03/07/2008

Assessed Valuation

	2015 Board Certified	2014 Board of Review Certified
Land Assessed Value	10,200	10,200
Building Assessed Value	562	562
Total Assessed Value	10,762	10,762

Property Characteristics

Estimated 2015 Market Value	N/A
Estimated 2014 Market Value	N/A
Description	Commercial minor improvements
Age	28
Building Square Footage	0
Assessment Pass	Board Certified



PROPERTY TAX INFORMATION

COOK COUNTY PROPERTY TAX INFORMATION

Cook County Property Tax Portal Search Results

[Search Again »](#)



29231030010000 03/09/2008

[View on CookViewer Map »](#)

Property Characteristics

Info for Tax Year: 2015

PIN: 29-23-103-001-0000
Address: 837 E 162ND ST
City: SOUTH HOLLAND
Zip Code: 60473
Township: THORNTON

Tax Bill Mailing Address

Info for Tax Year: 2015

837 BUSINESS CENTER
P O BOX 956
S HOLLAND, IL 60473
[Update Mailing Address »](#)

Tax Calculator

Info for Tax Year: 2015

Estimated Property Value:
Total Assessed Value: 101,733 [Assessed Value History](#)
Lot Size (SqFt): 19,704
Building (SqFt):
Property Class: 5-92 [Property Class Description](#)

More Property Characteristic Information »

Other Related Information

Tax Rate (2014): 18.878 [Tax Rate History](#)
Tax Code (2015): 37222
[View Taxing Districts' Financial Statements »](#)
[More Tax Rate Information »](#)

Tax Billed Amounts & Tax History

2015: \$28,786.90 *	Paid in Full
2014: \$52,339.82	Paid in Full
2013: \$53,122.05	Payment History
2012: \$51,333.83	Payment History
2011: \$49,130.95	Payment History

* = (1st Install Only)

[More Payment Options, Instructions & Tax Bill Requests »](#)

Exemptions

2015:	Not Available
2014:	0 Exemptions Received
2013:	0 Exemptions Received
2012:	0 Exemptions Received
2011:	0 Exemptions Received

[More Exemption Information »](#)

Appeals

2015:	Not Available
2014:	Appeal Filed
2013:	Appeal Filed
2012:	Appeal Filed
2011:	Appeal Filed

[More Appeal Information »](#)

Refunds Available

No Refund Available

[More Refund Information »](#)

Tax Sale (Delinquencies)

2015:	Tax Sale Has Not Occurred
2014:	Tax Sale Has Not Occurred
2013:	No Tax Sale
2012:	No Tax Sale
2011:	No Tax Sale

[More Tax Sale Information »](#)

Documents, Deeds & Liens

1103118076 - DEED IN TRUST - 01/31/2011
1103118075 - DEED IN TRUST - 01/31/2011

[More Record Information »](#)

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.

COOK COUNTY PROPERTY TAX INFORMATION

Cook County Property Tax Portal Search Results

[Search Again »](#)



29231030270000 03/07/2008

[View on CookViewer Map »](#)

Property Characteristics

Info for Tax Year: 2015

PIN: 29-23-103-027-0000
Address: 837 E 162ND ST
City: SOUTH HOLLAND
Zip Code: 60473
Township: THORNTON

Tax Bill Mailing Address

Info for Tax Year: 2015

837 BUSINESS CENTER
P O BOX 956
S HOLLAND, IL 60473
[Update Mailing Address »](#)

Tax Calculator

Info for Tax Year: 2015

Estimated Property Value:
Total Assessed Value: 10,762
Lot Size (SqFt): 6,800
Building (SqFt):
Property Class: 5-90

More Property Characteristic Information »

[Assessed Value History](#)

[Property Class Description](#)

Other Related Information

Tax Rate (2014): 18.878 [Tax Rate History](#)
Tax Code (2015): 37222

[View Taxing Districts' Financial Statements »](#)

[More Tax Rate Information »](#)

Tax Billed Amounts & Tax History

2015: \$3,045.31 *	Paid in Full
2014: \$5,536.92	Paid in Full
2013: \$5,329.21	Payment History
2012: \$5,149.74	Payment History
2011: \$4,761.99	Payment History

* = (1st Install Only)

[More Payment Options, Instructions & Tax Bill Requests »](#)

Exemptions

2015:	Not Available
2014:	0 Exemptions Received
2013:	0 Exemptions Received
2012:	0 Exemptions Received
2011:	0 Exemptions Received

[More Exemption Information »](#)

Appeals

2015:	Not Available
2014:	Appeal Filed
2013:	Appeal Filed
2012:	Appeal Filed
2011:	Appeal Filed

[More Appeal Information »](#)

Refunds Available

No Refund Available

[More Refund Information »](#)

Tax Sale (Delinquencies)

2015:	Tax Sale Has Not Occurred
2014:	Tax Sale Has Not Occurred
2013:	No Tax Sale
2012:	No Tax Sale
2011:	No Tax Sale

[More Tax Sale Information »](#)

Documents, Deeds & Liens

1103118076 - DEED IN TRUST - 01/31/2011
1103118075 - DEED IN TRUST - 01/31/2011

[More Record Information »](#)

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.

29231030010000/0/14/F/0000000000/2

29231030270000/0/14/F/0000000000/2

[illegible]

[illegible]



**PRESTIGE NURSE AIDE (708)
TRAINING ACADEMY 331-4580**

CNA
EKG
Phlebotomy
Patient Care Tech
CPR/First Aid
Dialysis



Student Loans Available
Hours within

ROOF INFORMATION
Contract for new roof
installed in 2013.

ROOF INFORMATION



M&M Home Remodeling Services Commercial Flat Contract



Date: 7/23/13	Consultant: Michael Yadron	Referred By: Previous Customer
Customer Name: The 837 Business Center 837	Address: 837 E. 162nd Street	
City: South Holland	State: IL	Zip: 60473
Home Phone: (954) 290-6901	Business Phone:	Cell Phone:
Email Address: frostfree2@aol.com		
Billing address if different than above: Attn: Jim VanDrunen		
City: South Holland	State: IN	Zip: 60473

Tear-Off ☐ **Re-Roof** ☒ **New Construction** ☐
M&M proposes to re-roof over your existing roof as follows:

N/A ☐ HDMF ☐ HDG ☒ Dens MF ☐ Dens G ☐ 1.5 ISO ☐ 2 ISO ☐ 3.5 ISO ☐ CLEAR ☐
A layer of 1/2-inch recovery board will be glued over the existing roof surface to provide a smoother and more acceptable substrate for the new roof.

N/A ☐ 1/8 Tap ☐ 1/4 Tap ☐ 1/2 Tap ☐ CLEAR ☐

SA ☐ Nail Base ☐ CLEAR ☐

Modified ☒ 0.045 EPDM ☐ 0.060 EPDM ☐ 0.045 TPO ☐ 0.060 TPO ☐ CLEAR ☐

An APP (Atactic Polypropylene) Modified Roof Membrane with a granular surface shall be fully adhered using a heat-weld method. This product is made of bitumen and polymer modifiers. When combined, they alter the softening point of the original asphalt to improve cold temperature flexibility, elongation, and improve cohesive strength and resistance to flow at high temperatures. The reinforcing materials consist of a non-woven polyester mat embedded within the modified bituminous sheet.

Initial: _____

Headquarters
3488 Eagle Nest Dr.
Crete, IL 60417
(708) 756-7800

Showroom
1732 Armitage Ct.
Addison, IL 60101
(630) 769-1700

Showroom
9432 W. 191st St.
Mokena, IL 60448
(708) 478-1076

Showroom
1877 E. Summit St.
Crown Point, IN 46307
(219) 661-1600

ROOF INFORMATION



M&M Home Remodeling Services Commercial Flat Contract



When applicable, a four-inch face cant strip shall be installed at all parapet walls and other significant protrusions.

Depending on your roof system, new lead flashings or pipe boots shall be installed on all plumbing vent stacks.

An Please Select shall be applied on the roof surface and extending up the vertical surface of the walls, curbs, and rails.

Prebent Galv C/F ☒ Prebent Kynar C/F ☐ Coping ☐ G/S ☐ G/A ☐ CLEAR ☐

A 24-ga. galvanized prebent steel counter-flashing shall be installed above the roof flashings and extend down over the membrane to ensure watertight detail. The counter-flashing shall be anchored at a minimum of 12-inch intervals, and a bead of one part urethane sealant shall be applied to bridge from the top of the metal to the vertical surface of the parapet wall.

Prebent Galv C/F ☐ Prebent Kynar C/F ☐ Coping ☐ G/S ☒ G/A ☐ CLEAR ☐

A metal gravel stop shall be installed at the roof perimeter where there is no parapet wall. The gravel stop shall consist of 24-ga. steel with a 20-year KYNAR color finish warranty from the manufacturer.

Prebent Galv C/F ☐ Prebent Kynar C/F ☐ Coping ☐ G/S ☐ G/A ☒ CLEAR ☐

A 24-ga. steel gutter apron with a 20-year KYNAR color finish shall be installed at the roof perimeter to allow water to drip off into the gutter without affecting the underlying construction.

Prebent Galv C/F ☐ Prebent Kynar C/F ☐ Coping ☐ G/S ☐ G/A ☐ CLEAR ☐

Prebent Galv C/F ☐ Prebent Kynar C/F ☐ Coping ☐ G/S ☐ G/A ☐ CLEAR ☐

Initial: _____

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ROOF INFORMATION



M&M Home Remodeling Services Commercial Flat Contract



M&M3 ☒ M&M5 ☐ NDL10 ☐ NDL15 ☐ NDL20 ☐ Other ☐

M&M shall guarantee your new flat roof for a period of 3 years as it relates to our workmanship. A 12-year pro-rated material only warranty shall be issued by the manufacturer upon successful completion of your flat roof system only according to specifications and payment in full. This is a non-transferable warranty.

None _____ of the contract price is required at the time the contract is signed. Upon completion of the job, you will be invoiced for the remaining balance. Payment in full is due within 10 days from the date of the invoice.

Notes:

If the HVAC units need to be lifted, this will be the responsibility of the owner.

-
-
-
-
-
-
-

Note that existing gravel will be removed from surface and disposed of.

Also there are several areas where there is possible bad wood and we are tearing out these areas and disposing of debris.

We will build up these areas with 1/2" insulation to bring to proper height.

Initial:

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Crown Point, IN 46307
(219) 661-1600

ROOF INFORMATION



M&M Home Remodeling Services Commercial Flat Contract



M&M will obtain all necessary permits, except unincorporated addresses at owners expense. Signature below authorizes the work to be done as specified and validates this document as a legal contract. This proposal may be withdrawn by us if not accepted within 15 days. If accepted, a down payment is required, and the balance, in full, is due upon completion unless otherwise specified.

I have read and fully understand the disclaimer sheet. Only one coupon per customer. Coupon must be presented when signing the contract. Coupon is not valid with any other discounts. Customer has the right to rescind this contract within three business days from the date of signature.

The undersigned agrees to pay all such debts, sums and obligations, and further agrees to pay all costs and reasonable attorney fees incurred by M&M in collecting such debts, sums and obligations. A finance charge of 2% per month will be added to all late payments.

Customer Signature: _____ **Date** _____

Sales Rep Signature: Michael Yudin **Date** 07/24/13

Shingle Color Selection: Please Select **Flat Color Selection:** White

Metal Color: Medium Bronze

If you choose to accept this proposal, please supply us with a daytime telephone number (*i.e. home, work, cellular, etc...*) in the event that we need to contact you during the home improvement process:

E-mail Address: _____

Phone Number: _____

Sub Total	\$30,777.00
MMD	\$0.00
Total Contract Price	\$30,777.00
Down Payment	\$0.00
Balance Due	\$30,777.00

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PHOTOS



PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



SCHRADER
Real Estate and Auction Company, Inc.
SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

