



## PROPERTY INFORMATION PACKAGE



1975 E. RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS

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- II. Tax Bills and Assessments
- III. Survey
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(complete copy available upon request)
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(complete copy available upon request)





Building & Lot



Dock Overhead



Electric Sign



Kitchen



Office Area



Retail



Shop Area



Workshop

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## II. TAX BILLS AND ASSESSMENTS

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Office of Cook County Treasurer - Maria Pappas

Cook County Property Tax & Payment Information

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

Property Index Number (PIN): 03-21-303-014-0000

2007 Tax Year Information - Payable in 2008				
Tax Year: 2007 Tax Type: Current Tax Volume: 232 PCL: 5-17				
Property Location				
1975 N RAND RD PROSPECT HEIGHTS, IL 60070-0000				
Mailing Information				
LRS DEV INC 865 S CARRIAGEWAY LN PALATINE, IL 60067-7144				
Exemption Information				
Homeowner Exemption Received: NO				
Senior Citizen Exemption Received: NO				
Senior Freeze Exemption Received: NO				
Tax Payment Information				
Installment	Tax Amount Billed	Tax Due Date	Last Payment Received	Date Received
1st	\$18,843.67	03/04/2008	\$18,843.67	02/12/08
2nd	\$29,428.32	11/03/2008	\$29,428.32	10/31/08
Balance Due:	<input type="text" value="\$0.00"/>			
<small>The balance due, including any penalty, is as of: 11/26/2008 Payments processed are posted through: 11/25/2008</small>				

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

<http://www.cookcountytreasurer.com/paymentprintout.aspx?type=current&pin=0321303...> 11/26/2008



**Office of Cook County Treasurer - Maria Pappas**

Cook County Property Tax & Payment Information

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

Property Index Number (PIN): 03-21-303-025-0000

<b>2007 Tax Year Information - Payable in 2008</b>				
Tax Year: 2007 Tax Type: Current Tax Volume: 232 PCL: 5-90				
<b>Property Location</b>				
1575 N RAND RD PROSPECT HEIGHTS, IL 60070-0000				
<b>Mailing Information</b>				
LKS DEV INC 866 S CARRIAGE WAY LN PALATINE, IL 60067-7144				
<b>Exemption Information</b>				
Homeowner Exemption Received: NO				
Senior Citizen Exemption Received: NO				
Senior Freeze Exemption Received: NO				
<b>Tax Payment Information</b>				
<b>Installment</b>	<b>Tax Amount Billed</b>	<b>Tax Due Date</b>	<b>Last Payment Received</b>	<b>Date Received</b>
1st	\$3,845.47	03/04/2008	\$3,845.47	02/12/08
2nd	\$3,247.28	11/03/2008	\$3,247.28	10/31/08
<b>Balance Due:</b>	<input type="text" value="\$0.00"/>			
<small>The balance due, including any penalty, is as of: 11/26/2008 Payments processed are posted through: 11/25/2008</small>				

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**PROPERTY SEARCH DETAILS**

**Non-Residential Property**

Please Note: This is non-residential property. Unlike residential property, it may be misleading to compare properties based solely on the information contained on this site. Many factors are considered when assessing non-residential properties. These factors include, but are not limited to, recent purchase price, income or rental data, appraisal value, and vacancy/occupancy

**Property Index Number:** 03-21-303-014-0000  
**Address :** 1975 N Rand Rd  
**City :** Prospect Heights  
**Township :** Wheeling  
**Neighborhood :** 50  
**Taxcode :** 38074



[View Property Picture](#)  
[View Property Map](#)

**Assessed Valuation**

	2008 First Pass Assessment	2007 Board of Review Certified
Land Assessed Value	69,380	69,380
Building Assessed Value	183,320	183,320
Total Assessed Value	252,700	252,700

**Property Characteristics**

**Class:** 5-17  
**Description :** One story store  
**Estimated Building Sq. Ft:** 7,000  
**Estimated Building Sq. Ft:** 7,000  
**Age:** 34  
**Land Square Footage:** 21,480

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**2008 Assessment Appeal Information**

No Appeals found for current year

**Other Information:**

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 118 North Clark Street, Chicago, IL 60602 (312) 443-7550  
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**Property Index Number:** 03-21-303-025-0000  
**Address :** 1975 N Rand Rd  
**City :** Prospect Heights  
**Township :** Wheeling  
**Neighborhood :** 50  
**Taxcode :** 38074



[View Property Picture](#)  
[View Property Map](#)

**Assessed Valuation**

	2008 First Pass Assessment	2007 Board of Review Certified
Land Assessed Value	34,480	34,480
Building Assessed Value	2,650	2,650
Total Assessed Value	37,130	37,130

**Property Characteristics**

**Class:** 5-90  
**Description :** Commercial minor improvements  
**Age:** 22  
**Land Square Footage:** 10,675

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**2008 Assessment Appeal Information**

No Appeals found for current year

**Other Information:**

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IV. APPRAISAL SUMMARY



Certified Appraisers and Consultants

312.738.4162 – fax. 312.738.4164  
e-mail: pjs@soukoulisappraisal.com

December 27, 2007

██████████  
██  
Norridge, Illinois 60706  
██

RE: 1974 East Rand Road  
Arlington Heights, Illinois

Dear Mr. ██████████

Per your request we have re-inspected the property located at 1975 East Rand Road Arlington Heights, Illinois. At the time of inspection the business occupying the premises was closed, thus an interior inspection was not completed. We assume that the subject property is in identical condition to our initial inspection conducted November 30, 2006. *The subject's retail buildout, documented in the report, was extensive and of very high quality.* In addition to re-inspecting the exterior of the subject we have also reviewed two recent sales of similar one story commercial buildings in the subject's immediate area. The sales are listed below. There have not been any verifiable sales more recent than the sales outlined in the report on November 30, 2006 located on Rand Road. Therefore it was necessary to utilize sales in competing commercial locations of Arlington Heights and Mt. Prospect.

Address	Square Feet	Sales Price	Sales Date	Price/Foot
210-220 E. Northwest Highway Arlington Heights, Illinois	5,574	\$887,500	2/23/07	\$159.22
Property Description: This sale is of a 5,574 square foot Class C Office building built in 1955. At the time of sale the property reportedly had two office tenants. The improvements are situated on a site with approximately 13,028 square feet.				
726 North Main Street Mt. Prospect, Illinois	2,333	\$770,000	2/16/07	\$330.05
Property Description: This sale is of a 2,333 square foot Auto Repair Building built in 1970. The improvements are situated on a site with 151 feet frontage on Main Street and 122 feet of frontage along Kensington Avenue with approximately 18,295 gross square feet.				

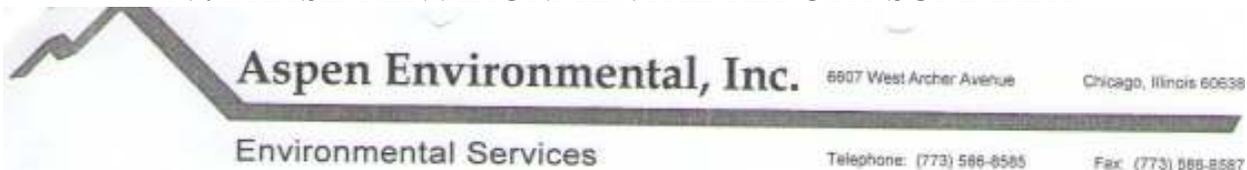
Based on the comparables listed above we feel that the value indicated in our report on November 30, 2006 of \$1,250,000 or \$178.00 per square foot is supported in the current market. **(Assuming the retail build out is intact)** Our final value estimate assumes a marketing period of 120 to 180 days. This estimate is based on comparable properties and brokers' opinions. Additionally, this appraisal assumes that the property is free and clear of any encumbrances and gives no value to any business interests on the site. The subject property was listed for sale on the Northern Illinois Multiple Listing Service on 3/23/07 for \$1,750,000 and reduced to \$1,495,000; the property has been active for 281 days. The listing broker is out of a residential brokerage office, we feel that a commercial broker would be better suited to expose the property to potential buyers.

Please call or e-mail with any additional questions or concerns.

Sincerely,

Peter Soukoulis  
State Certified General Appraiser  
0553-001439, IL. Exp. 09/09

## IV. PHASE I ENVIRONMENTAL REPORT SUMMARY



**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
1975 EAST RAND ROAD  
ARLINGTON HEIGHTS, ILLINOIS**

**Prepared for:**

Community Bank of DuPage  
218 North Cass Avenue  
Westmont, Illinois 60559

**Prepared by:**

Aspen Environmental Incorporated  
6607 West Archer Avenue  
Chicago, Illinois 60638  
Project No. CBD11143-021

**Submitted:**

December 29, 2006

CHICAGO • LAS VEGAS

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SITE ASSESSMENTS • ASBESTOS • UNDERGROUND STORAGE TANKS • HAZARDOUS WASTE • LEAD PAINT

[www.Aspenenvironmental.com](http://www.Aspenenvironmental.com)

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
1975 EAST RAND ROAD  
ARLINGTON HEIGHTS, ILLINOIS  
DECEMBER 29, 2006**

**I. EXECUTIVE SUMMARY**

A Phase I Environmental Site Assessment has been completed for the 1975 East Rand Road property in Arlington Heights, Illinois. Based on inquiry, public records and site investigation, the potential hazard or environmental conditions that would result in costs or liabilities associated with ownership, use and operation of the subject property which are known and/or identified in this environmental report are listed below.

BASIC ELEMENTS OF 1975 EAST RAND ROAD PROPERTY	
Current Use:	A One (1), Story, Steel Frame, Commercial Motorcycles Sales and Service Buildings with Attached Parking Areas
Underground Storage Tanks:	See Report (Removed in 1990)
Aboveground Storage Tanks:	None Identified
Leaking Underground Storage Tanks:	None Identified
CERCLIS Sites:	None Identified
NPL Sites:	None Identified
RCRA Sites:	None Identified
SWLF Sites:	None Identified
RCRA-TSD Sites:	None Identified
SRP Sites:	None Identified
SCL (HWS) Sites:	None Identified
Asbestos (ACM):	See Report
Polychlorinated Biphenyls (PCB):	None Identified
Radon:	None Identified
Lead-Based Paint:	None Identified
Air Emissions:	None Identified
Non/Hazardous Materials:	See Report
Petroleum Pipelines:	None Identified
Spills or Release:	None Identified
Violations/Citations:	None Identified

Future changes in tenants and/or their use of the buildings and property may warrant further environmental reviews and investigations.

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
1975 EAST RAND ROAD  
ARLINGTON HEIGHTS, ILLINOIS  
DECEMBER 29, 2006

**XXV. CONCLUSIONS AND RECOMMENDATIONS**

According to public records, one (1), 8,000 gallon, gasoline underground storage tank was properly and legally removed from the subject property on October 5, 1990 and was reportedly housed off the southeast end of the existing building. The property received facility ID#2-017784 from the Office of the State Fire Marshal (OSFM) for the referenced 8,000 gallon gasoline underground storage tank and related piping. Based on the removal "logs" and attached information obtained from the OSFM and the Arlington Heights Fire Department pertaining to the underground storage tank removal activities, the site received a "no release" status from the OSFM personnel present during the removal activities (see UST data/logs). Based on this information, the "none noted" or "no release" status the site received as indicated in the removal logs, the closure samples obtained, and the removal work performed, Aspen Environmental, Inc. believes that further testing, remediation, reporting and/or investigation work is not warranted nor needed in regards to the former 8,000 gallon, gasoline underground storage tank at this time.

Aspen Environmental, Inc. performed a limited, non-AHERA survey of the existing building and identified a limited number of suspect asbestos containing materials throughout the subject building. During the time of the site inspection, these identified suspect asbestos containing materials were found in good condition and in their present state pose little or no environmental concern to the subject property and building occupants. However, if activities are considered which would disturb these suspect asbestos containing materials, Aspen Environmental, Inc. recommends that a comprehensive asbestos survey be conducted by an Illinois Department of Public Health (IDPH) licensed inspector to determine or deny if these materials contain asbestos.

Based on the December 14, 2006 walk-thru inspection and review of available local, state and federal records, the subject property contains the aforementioned environmental concerns.