

**Lakewoods Corporate Center**

**650 East Algonquin Road  
Schaumburg, IL 60173**



- ❖ For Sale by Auction - 2pm Thursday, December 11, 2008 at the Property. No Reserve After \$5,500,000. A VALUE ADDED BUY.
- ❖ Perfect for User/Investor - O'Hare Airport Just 15 Minutes to the Southeast - 5 Minutes East of South Barrington.
- ❖ 82,000 Plus Square Foot Blue Glass, Steel and Aluminum Curvilinear Office Building.
- ❖ Many National Tenants - Near New Schaumburg Convention Center.
- ❖ Close to I-90, Rte. 53, Woodfield Mall, Motorola HQ, William Rainey Harper College Campus.

**David M. Kaufman, CCIM**  
**312 324 0109**  
**kaufman100@gmail.com**



**DK REALTY PARTNERS, LLC**



650 East Algonquin Road  
Schaumburg, IL 60173

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## **ONE OF 6 PROPERTIES BEING SOLD OUT OF THE HALYARD PORTFOLIO**

*Details at [www.dkrealty.com/auctprop.html](http://www.dkrealty.com/auctprop.html)*

AUCTION - \$5,500,000 Minimum bid & no reserve thereafter - December 11, 2008 at 2 P.M. at the property. (See full property brief at [www.dkrealty.com/auctprop.html](http://www.dkrealty.com/auctprop.html))

Built in 1987, Lakewoods Corporate Center is an approximately 82,000 square foot four-story multi-tenanted building with reflective blue glass and steel frame. Fully sprinklered with a wet system. Men's and women's washrooms on each floor with typical finish consisting of ceramic tile floors and walls, two china wash basins in ceramic tile counter and flush valve toilets with metal stalls. Two automatic electric elevators service the building. Attractive marble 2-story atrium lobby with two entrances and security alcoves on the east and west center core of the building. .



There are 18 suites ranging in size from 1,087 to 9,023 square feet. (Note: While shown as vacant on the rent roll within, Washington Mutual continues to occupy Suite 305 on a holdover basis at 150% of its previous rent or \$25.32/sq.ft. net plus passthroughs. AEK/Thoroughbred - Suite 403 is not paying their rent and we have initiated action against them).

The site consists of 5.682 acres and also includes the main drive off Algonquin Road plus the internal roadway connecting to Quentin Road.

We assumed that rents would continue to increase upon renewals except in cases where tenant is known to not be staying in which case rent was marked to market. We assumed that tenants would exercise options based upon the terms of those options. We further assumed a global vacancy rate of 8% for years 1 and 2 and 4% thereafter.

***Lakewoods Corporate Center***



East Elevation



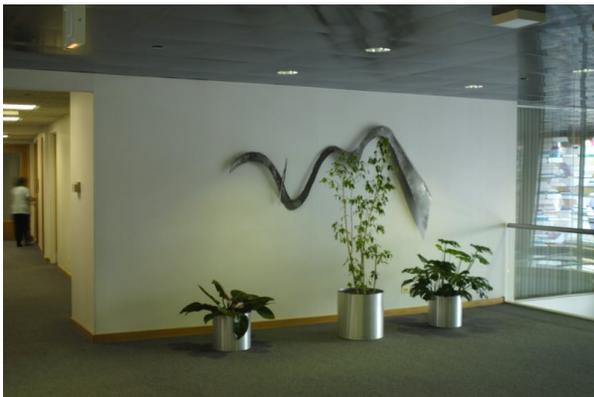
East Entry



N.W. Elevation



S.W. Elevation



2nd Floor Atrium Lobby



Wells Fargo (Acordia) Space

| Tenant                      | Sq. Ft. | % of Total RSF | \$/SqFt | Annual Rent  | Annual Reimburse | TIs    | Commissions | Lease Expires | Renewal Term | Renewal Increase |
|-----------------------------|---------|----------------|---------|--------------|------------------|--------|-------------|---------------|--------------|------------------|
| 100 Orleans Homes           | 8,830   | 10.65%         | \$16.00 | \$141,265.87 | \$0.00           | \$0.00 | \$0.00      | 06/30/2010    | 5 years      | \$4,321.90       |
| 102 Geus Technology         | 1,328   | 1.60%          | \$17.55 | \$23,311.37  | \$0.00           | \$0.00 | \$0.00      | 09/30/2009    | 3 years      | \$697.60         |
| 104 Delcan Corp.            | 9,023   | 10.88%         | \$8.74  | \$78,861.00  | \$87,754.75      | \$0.00 | \$0.00      | 10/31/2010    | 5 years      | \$2,436.80       |
| 106 Hotel Technology        | 1,087   | 1.31%          | \$20.98 | \$22,800.00  | \$0.00           | \$0.00 | \$0.00      | 10/31/2009    | 5 years      | \$684.00         |
| 200 Wolocki & Associates,   | 4,215   | 5.08%          | \$18.23 | \$76,853.12  | \$0.00           | \$0.00 | \$0.00      | 05/31/2009    | 5 years      | \$2,277.13       |
| 201 DK Realty Partners, LLC | 2,270   | 2.74%          | \$11.00 | \$24,969.96  | \$0.00           | \$0.00 | \$0.00      | 09/30/2011    | 3 years      | \$771.57         |
| 203 Vacant 203              | 7,074   | 8.53%          | \$9.16  | \$64,780.16  | \$68,799.41      | \$0.00 | \$0.00      | 03/31/2013    | 5 years      | \$2,149.70       |
| 205 Vital Systems           | 3,696   | 4.46%          | \$10.01 | \$37,009.73  | \$35,946.09      | \$0.00 | \$0.00      | 08/31/2010    | 3 years      | \$1,137.91       |
| 207 Vacant 207              | 2,510   | 3.03%          | \$9.09  | \$22,815.90  | \$24,411.44      | \$0.00 | \$0.00      | 06/30/2013    | 5 years      | \$762.76         |
| 300 Wells Fargo             | 8,920   | 10.76%         | \$10.38 | \$92,589.60  | \$86,753.01      | \$0.00 | \$0.00      | 04/30/2010    | 5 years      | \$2,777.69       |
| 301 Group Alternatives      | 2,065   | 2.49%          | \$16.00 | \$33,041.76  | \$20,083.52      | \$0.00 | \$0.00      | 04/30/2011    | 5 years      | \$991.25         |
| 305 Vacant 305              | 7,389   | 8.91%          | \$9.16  | \$67,664.77  | \$71,863.00      | \$0.00 | \$0.00      | 03/31/2013    | 5 years      | \$2,245.42       |
| 303 Vacant 303              | 3,543   | 4.27%          | \$9.16  | \$32,445.02  | \$34,458.06      | \$0.00 | \$0.00      | 03/31/2013    | 5 years      | \$1,076.67       |
| 400 Vacant 400              | 5,500   | 6.63%          | \$9.11  | \$50,118.75  | \$53,491.20      | \$0.00 | \$0.00      | 05/31/2013    | 5 years      | \$1,671.38       |
| 401 Watterson Environmental | 2,154   | 2.60%          | \$9.06  | \$19,508.06  | \$20,949.10      | \$0.00 | \$0.00      | 03/31/2012    | 5 years      | \$1,097.15       |
| 402 Washington Mutual 402   | 6,275   | 7.57%          | \$10.24 | \$64,281.13  | \$61,028.60      | \$0.00 | \$0.00      | 12/31/2008    | 10 years     | (\$41,535.50)    |
| 403 AEK / Thoroughbred      | 4,545   | 5.48%          | \$17.50 | \$79,537.56  | \$3,703.18       | \$0.00 | \$0.00      | 12/31/2009    | 5 years      | \$2,386.13       |
| 404 Vacant 404              | 2,489   | 3.00%          | \$9.09  | \$22,625.01  | \$24,207.20      | \$0.00 | \$0.00      | 06/30/2013    | 5 years      | \$756.38         |
|                             |         |                |         |              |                  |        |             |               |              |                  |
|                             |         |                |         |              |                  |        |             |               |              |                  |
|                             |         |                |         |              |                  |        |             |               |              |                  |
|                             |         |                |         |              |                  |        |             |               |              |                  |

| Description                   | Year 1             | Year 2             | Year 3             | Year 4             | Year 5             | Year 6             | Year 7             | Year 8             | Year 9             | Year 10            |
|-------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Rental Income                 | \$954,479          | \$972,622          | \$1,001,714        | \$1,032,196        | \$1,063,614        | \$1,094,382        | \$1,125,775        | \$1,158,134        | \$1,191,491        | \$1,225,875        |
| Expense Reimbursements        | \$593,449          | \$610,790          | \$630,121          | \$650,332          | \$671,149          | \$692,542          | \$708,803          | \$730,336          | \$753,704          | \$777,773          |
| Miscellaneous Income          | \$17,544           | \$17,782           | \$18,028           | \$18,281           | \$18,541           | \$18,809           | \$19,086           | \$19,370           | \$19,663           | \$19,965           |
| <b>GROSS SCHEDULED INCOME</b> | <b>\$1,565,471</b> | <b>\$1,601,194</b> | <b>\$1,649,863</b> | <b>\$1,700,808</b> | <b>\$1,753,304</b> | <b>\$1,805,733</b> | <b>\$1,853,663</b> | <b>\$1,907,841</b> | <b>\$1,964,858</b> | <b>\$2,023,614</b> |
| General Vacancy               | (\$123,834)        | (\$126,673)        | (\$65,273)         | (\$67,301)         | (\$69,391)         | (\$71,477)         | (\$73,383)         | (\$75,539)         | (\$77,808)         | (\$80,146)         |
| <b>GROSS OPERATING INCOME</b> | <b>\$1,441,637</b> | <b>\$1,474,521</b> | <b>\$1,584,590</b> | <b>\$1,633,507</b> | <b>\$1,683,914</b> | <b>\$1,734,256</b> | <b>\$1,780,280</b> | <b>\$1,832,302</b> | <b>\$1,887,050</b> | <b>\$1,943,468</b> |
| <b>Expenses</b>               |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Property Management Fee       | (\$60,710)         | (\$62,095)         | (\$63,982)         | (\$65,958)         | (\$67,994)         | (\$70,027)         | (\$71,886)         | (\$73,987)         | (\$76,198)         | (\$78,477)         |
| Insurance                     | (\$45,976)         | (\$47,355)         | (\$48,776)         | (\$50,239)         | (\$51,746)         | (\$53,299)         | (\$54,898)         | (\$56,545)         | (\$58,241)         | (\$59,988)         |
| General Supplies              | (\$9,960)          | (\$10,259)         | (\$10,567)         | (\$10,884)         | (\$11,210)         | (\$11,546)         | (\$11,893)         | (\$12,250)         | (\$12,617)         | (\$12,996)         |
| Grounds Maintenance           | (\$25,131)         | (\$25,885)         | (\$26,661)         | (\$27,461)         | (\$28,285)         | (\$29,134)         | (\$30,008)         | (\$30,908)         | (\$31,835)         | (\$32,790)         |
| Janitorial                    | (\$65,796)         | (\$67,770)         | (\$69,803)         | (\$71,897)         | (\$74,054)         | (\$76,276)         | (\$78,564)         | (\$80,921)         | (\$83,348)         | (\$85,849)         |
| Licenses & Permits            | (\$200)            | (\$206)            | (\$212)            | (\$219)            | (\$225)            | (\$232)            | (\$239)            | (\$246)            | (\$253)            | (\$261)            |
| Maintenance                   | (\$21,085)         | (\$21,718)         | (\$22,369)         | (\$23,040)         | (\$23,731)         | (\$24,443)         | (\$25,177)         | (\$25,932)         | (\$26,710)         | (\$27,511)         |
| HVAC                          | (\$46,160)         | (\$47,545)         | (\$48,971)         | (\$50,440)         | (\$51,953)         | (\$53,512)         | (\$55,117)         | (\$56,771)         | (\$58,474)         | (\$60,228)         |
| Repairs                       | (\$24,150)         | (\$24,875)         | (\$25,621)         | (\$26,389)         | (\$27,181)         | (\$27,996)         | (\$28,836)         | (\$29,701)         | (\$30,592)         | (\$31,510)         |
| Taxes - Real Estate           | (\$409,771)        | (\$422,064)        | (\$434,726)        | (\$447,768)        | (\$461,201)        | (\$475,037)        | (\$489,288)        | (\$503,967)        | (\$519,086)        | (\$534,658)        |
| Trash Removal & Exterm        | (\$7,206)          | (\$7,422)          | (\$7,645)          | (\$7,874)          | (\$8,110)          | (\$8,354)          | (\$8,604)          | (\$8,862)          | (\$9,128)          | (\$9,402)          |
| Tenant Services - Reimbursed  | (\$6,000)          | (\$6,180)          | (\$6,365)          | (\$6,556)          | (\$6,753)          | (\$6,956)          | (\$7,164)          | (\$7,379)          | (\$7,601)          | (\$7,829)          |
| Security                      | (\$11,950)         | (\$12,309)         | (\$12,678)         | (\$13,058)         | (\$13,450)         | (\$13,853)         | (\$14,269)         | (\$14,697)         | (\$15,138)         | (\$15,592)         |



| Description                   | Year 1   | Year 2   | Year 3   | Year 4   | Year 5   | Year 6   | Year 7   | Year 8   | Year 9   | Year 10  |
|-------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| <b>Rental Income</b>          | \$11.51  | \$11.73  | \$12.08  | \$12.45  | \$12.83  | \$13.20  | \$13.58  | \$13.97  | \$14.37  | \$14.79  |
| <b>Expense Reimbursements</b> | \$7.16   | \$7.37   | \$7.60   | \$7.84   | \$8.09   | \$8.35   | \$8.55   | \$8.81   | \$9.09   | \$9.38   |
| <b>Miscellaneous Income</b>   | \$0.21   | \$0.21   | \$0.22   | \$0.22   | \$0.22   | \$0.23   | \$0.23   | \$0.23   | \$0.24   | \$0.24   |
| <b>GROSS SCHEDULED INCOME</b> | \$18.88  | \$19.31  | \$19.90  | \$20.51  | \$21.15  | \$21.78  | \$22.36  | \$23.01  | \$23.70  | \$24.41  |
| General Vacancy               | (\$1.49) | (\$1.53) | (\$0.79) | (\$0.81) | (\$0.84) | (\$0.86) | (\$0.89) | (\$0.91) | (\$0.94) | (\$0.97) |
| <b>GROSS OPERATING INCOME</b> | \$17.39  | \$17.78  | \$19.11  | \$19.70  | \$20.31  | \$20.92  | \$21.47  | \$22.10  | \$22.76  | \$23.44  |
| <b>Expenses</b>               |          |          |          |          |          |          |          |          |          |          |
| Property Management Fee       | (\$0.73) | (\$0.75) | (\$0.77) | (\$0.80) | (\$0.82) | (\$0.84) | (\$0.87) | (\$0.89) | (\$0.92) | (\$0.95) |
| Insurance                     | (\$0.55) | (\$0.57) | (\$0.59) | (\$0.61) | (\$0.62) | (\$0.64) | (\$0.66) | (\$0.68) | (\$0.70) | (\$0.72) |
| General Supplies              | (\$0.12) | (\$0.12) | (\$0.13) | (\$0.13) | (\$0.14) | (\$0.14) | (\$0.14) | (\$0.15) | (\$0.15) | (\$0.16) |
| Grounds Maintenance           | (\$0.30) | (\$0.31) | (\$0.32) | (\$0.33) | (\$0.34) | (\$0.35) | (\$0.36) | (\$0.37) | (\$0.38) | (\$0.40) |
| Janitorial                    | (\$0.79) | (\$0.82) | (\$0.84) | (\$0.87) | (\$0.89) | (\$0.92) | (\$0.95) | (\$0.98) | (\$1.01) | (\$1.04) |
| Licenses & Permits            | (\$0.00) | (\$0.00) | (\$0.00) | (\$0.00) | (\$0.00) | (\$0.00) | (\$0.00) | (\$0.00) | (\$0.00) | (\$0.00) |
| Maintenance                   | (\$0.25) | (\$0.26) | (\$0.27) | (\$0.28) | (\$0.29) | (\$0.29) | (\$0.30) | (\$0.31) | (\$0.32) | (\$0.33) |
| HVAC                          | (\$0.56) | (\$0.57) | (\$0.59) | (\$0.61) | (\$0.63) | (\$0.65) | (\$0.66) | (\$0.68) | (\$0.71) | (\$0.73) |
| Repairs                       | (\$0.29) | (\$0.30) | (\$0.31) | (\$0.32) | (\$0.33) | (\$0.34) | (\$0.35) | (\$0.36) | (\$0.37) | (\$0.38) |
| Taxes - Real Estate           | (\$4.94) | (\$5.09) | (\$5.24) | (\$5.40) | (\$5.56) | (\$5.73) | (\$5.90) | (\$6.08) | (\$6.26) | (\$6.45) |
| Trash Removal & Exterm        | (\$0.09) | (\$0.09) | (\$0.09) | (\$0.09) | (\$0.10) | (\$0.10) | (\$0.10) | (\$0.11) | (\$0.11) | (\$0.11) |
| Tenant Services - Reimbursed  | (\$0.07) | (\$0.07) | (\$0.08) | (\$0.08) | (\$0.08) | (\$0.08) | (\$0.09) | (\$0.09) | (\$0.09) | (\$0.09) |
| Security                      | (\$0.14) | (\$0.15) | (\$0.15) | (\$0.16) | (\$0.16) | (\$0.17) | (\$0.17) | (\$0.18) | (\$0.18) | (\$0.19) |



Lakewoods Corporate Center

650 East Algonquin Road  
Schaumburg, IL 60173

## Property & Area Descriptions





## **PROPERTY DESCRIPTION -**

Lakewoods Corporate Center is an approximately 81,431 net rentable square foot building with 80,625 of net square footage. The four-story multi-tenant reflective blue glass and steel frame building was erected in 1987. The building is fully sprinklered with a wet system. There are men's and women's washrooms on each floor with excellent finishes consisting of ceramic tile floors and walls, two china wash basins in ceramic tile counter and flush valve toilets with metal stalls.

There are two automatic electric elevators servicing the building. The lobby consists of an attractive marble 2-story atrium with two entrances on the east and west center core of the building. The entrances have attractive marble finish both with security alcoves with the east entrance being the main entrance. The tenant occupying the southerner most part of the first floor also has its own private entrances on the east and west as well as an entrance off of the lobby of the building.

Orleans Homes, Geus Tech, Hotel Technology and Delcan Corporation are the first floor tenants. The first floor and second floors have less usable space because of the lobby/atrium. The second floor tenants are Wolowicki & Associates (accounting firm), DK Realty Partners, LLC (the building manager) and Vital Systems. The interior spaces generally are finished to the tenant's specifications and generally are carpeted and/or tile floor coverings, attractive painted drywall, dropped acoustical tile ceilings with recessed lighting.

The third floor tenants include Wells Fargo, Group Alternatives and Washington Mutual.

The fourth floor is occupied by Washington Mutual, Watterson Environmental and AEK Thoroughbred Computers. The roof is new as of October of 2007.

## **SITE -**

Lakewoods Corporate Center is part of three properties that are situated on a 13.7 acre site at the northeast corner of Quentin and Algonquin Roads. This acreage is split into three lots, based upon a recent plat of consolidation. The three lots are the KinderCare lot (Lot 1) – not included in this sale; Lakewoods Corporate Center office building (Lot 3) – is included in this sale and the remaining vacant land (Lot 2) – also not included in this sale.

Lot 3 consists of 5.682 acres (247,500 square feet) and also includes the main drive off Algonquin Road and the internal roadway connecting to Quentin Road. All of the above properties pay their proportionate share of the common area maintenance of this



driveway area based upon operating agreements. There are 356 parking spaces on Lot 3 (eighty-six of which are located around the landscaped island which is west of the main drive off Algonquin Road). The landscaped island is included in Lakewoods Corporate Center acreage.

The development of a comparable Phase II office building not owned by seller will necessitate the sharing/use of these 86 spaces. Lakewoods Corporate Center has an easement agreement in place for the benefit of Lot 2 which will be utilized both by Lakewoods Corporate Center and the adjoining property when developed. The 270 parking spaces surrounding Lakewoods Corporate Center are more than ample for the building's tenants.

### **OCCUPANCY AND TENANTS -**

The building is currently 65% occupied by thirteen different tenants whose net rentable space ranges from just over 1,000 square feet to just over 9,000 square feet. The largest tenant is Delcan Corporation in 9,023 square feet on the first floor. Many of the leases are net with the tenants paying their pro-rata shares of operating and real estate tax expenses, while others are gross leases with stopped expenses.

### **AREA DESCRIPTION -**

Lakewoods Corporate Center is located in the Northwest Suburban area of the Chicago MSA in the city of Schaumburg, Illinois. Schaumburg's current population is estimated to be approximately 75,000 with a daytime employee population of 56,000 plus. The property is part of the Northwest Suburban office market, also known as the Northwest Corridor, whose growth was created with the advent of the Northwest Tollway (I-90).

The Schaumburg area began its growth in the early 1970's with the opening of the Woodfield Mall which contains the country's largest retail square footage under one roof. Office and residential growth has occurred in all directions around the mall. The proximity of affluent residential communities such as Barrington and Inverness, as well as the availability of a diverse workforce continues to draw major corporations to the Northwest Suburban office market. The depth and quality of this sub-market's roster of corporate tenants contributes to the Northwest Suburban market's appeal as a long term investment location. The population counts within three miles, five miles and ten miles of Lakewoods Corporate Center are 76,733, 249,859 and 838,556 respectively.



The majority of the Northwest Corridor is located along either the Northwest Tollway (I-90), or Route 53, the northern extension of the North/South Tollway (I-355). The location provides for direct access via I-90 to O'Hare International Airport, continuing on to the City of Chicago; as well as to the city's western suburbs via Route 53/I-355, two miles southeast of Lakewoods Corporate Center. Schaumburg is often considered "a second downtown" with its several million square feet of first class high-rise, mid-rise and one-story office buildings contained in over seventy office buildings.

Access to Lakewoods Corporate Center is excellent. The property is less than two miles northwest of the four-way interchange of Algonquin Road and Route 53, and only three miles northwest of the intersection of Route 53 and I-90, the crossroads of this sub-market. Lakewoods Corporate Center also fronts on Quentin Road, a north-south route which residents and tenants frequently utilize as an alternative to Route 53.

Lakewoods Corporate Center benefits greatly from the abundance and proximity of retail amenities and highly skilled labor pool. In addition to Woodfield Mall, which is approximately two miles southeast of the property, there are numerous other retailers, hotels and restaurants. In fact, there are no less than six restaurants within one-half mile of Lakewoods Corporate Center and no less than ten hotels within three miles. The newest is the Renaissance Schaumburg Hotel & Convention Center. The Renaissance Schaumburg Convention Center and Hotel offers 148,000 square feet of technologically enhanced meeting space. Conveniently located, this Schaumburg Illinois hotel is near Woodfield Mall, offering world-class shopping and upscale dining. Additionally and among these hotels are premium accommodations such as Hyatt and Embassy Suites, as well as middle market priced rooms at Hampton Inn, Courtyard by Marriott and Holiday Inn.

In the immediate area is the international headquarters of Motorola, which is one half mile east of the Lakewoods Corporate Center on the south side of Algonquin Road. Other neighbors include the Nation Pizza Products Headquarters directly opposite Lakewoods Corporate Center on the southeast corner of Algonquin and Quentin Roads. A new KinderCare day care facility adjoins Lakewoods Corporate Center directly to the north. Newer single-family residences and town home developments are located north along both sides of Quentin Road. Two blocks west along Algonquin Road is the campus of William Rainey Harper Junior College.

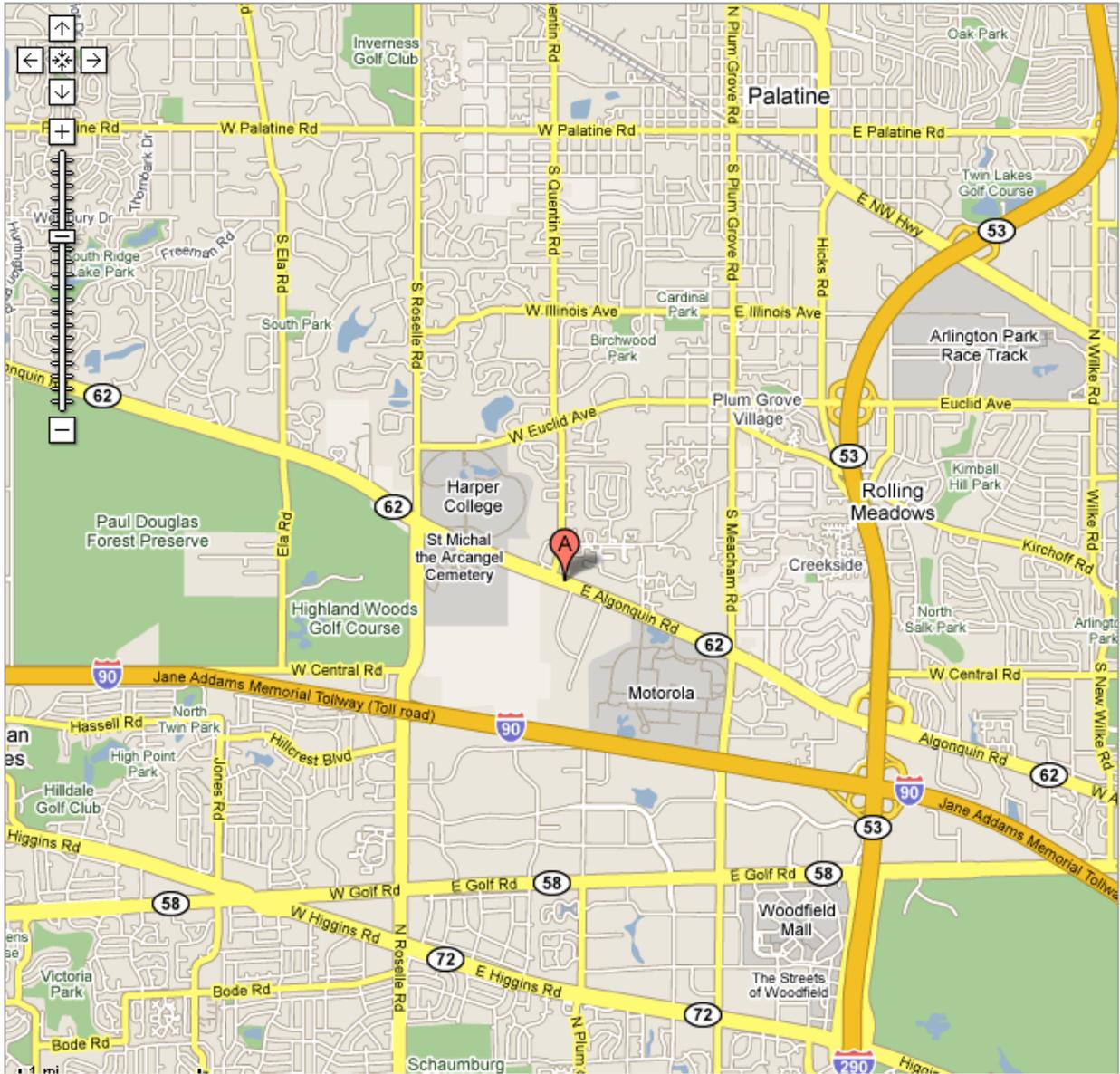
To summarize, Lakewoods Corporate Center is in the growing thriving northwest suburb of Schaumburg, Illinois, which boasts of having over seventy first class office buildings and campuses. Lakewoods is in a 100% location at the stoplight key corner of four-lane Algonquin Road (62) and Quentin Road, which is easily accessible to area toll ways, interstates and the nearby northwest suburbs with its strong white collar labor pool.

## Lakewoods Corporate Center

650 East Algonquin Road  
Schaumburg, IL 60173

[Map](#)





650 E. Algonquin Road, Schaumburg, IL 60173

Lakewoods Corporate Center

650 East Algonquin Road  
Schaumburg, IL 60173

**Survey**



**DK REALTY PARTNERS, LLC**

# ALTA/ACSM LAND TITLE SURVEY

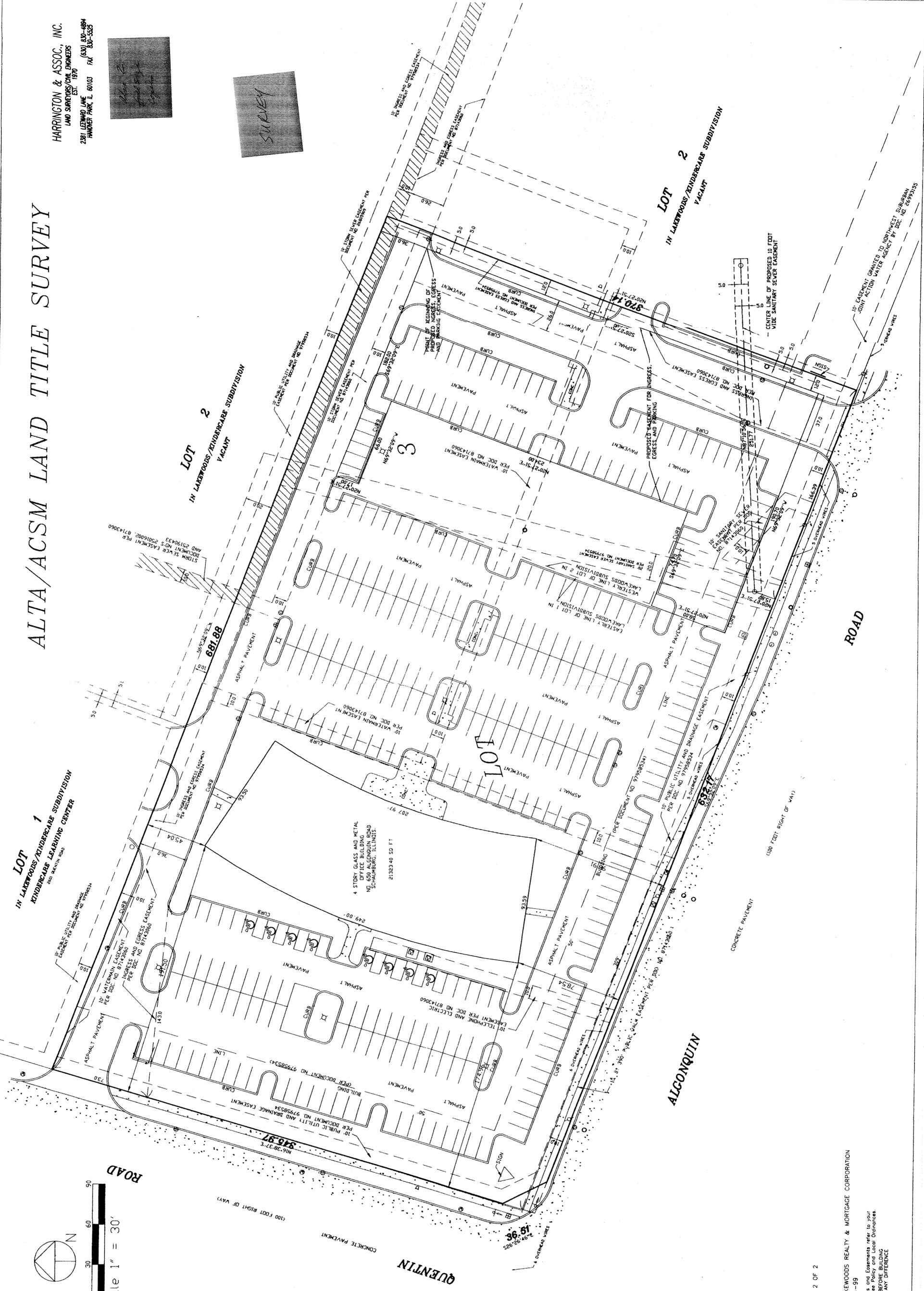
HARRINGTON & ASSOC., INC.  
 LAND SURVEYORS/CIVIL ENGINEERS  
 EST. 1970  
 2381 LEWIS LANE  
 HAWKES PARK, ILL. 60103 FAX 830-5325

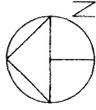


**LOT 1**  
 IN LAKEWOODS/ALCONQUIN SUBDIVISION  
 KINDERGARTEN LEARNING CENTER  
 2401 ALCONQUIN ROAD

**LOT 2**  
 IN LAKEWOODS/ALCONQUIN SUBDIVISION  
 VACANT

**LOT 2**  
 IN LAKEWOODS/ALCONQUIN SUBDIVISION  
 VACANT





# ALTA/ACSM LAND TITLE SURVEY

HARRINGTON & ASSOC., INC.  
LAND SURVEYORS/CIVIL ENGINEERS  
EST. 1970  
281 LESTER LANE, L. 60103  
HAWKERS PARK, ILL. 60103  
TEL. 830-4884  
FAX 830-5635

LOT 3 IN LAKEWOODS/KINDERGARTEN SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO MAP NUMBER 9798534, AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 19, 1997 AS DOCUMENT NUMBER 9798534, AND CERTIFICATE OF CORRECTION RECORDED JUNE 22, 1998 AS DOCUMENT 98528791, IN COOK COUNTY, ILLINOIS.

247087641 SQ. FT.  
56880 ACRES

NOTES  
1. SUBJECT PROPERTY LIES WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE LAKEWOODS/KINDERGARTEN SUBDIVISION, ILLINOIS COMMUNITY PANEL NO. 170156 005 D REVISED SEPTEMBER 3, 1982.

2. AREA = 247,805.76 SQUARE FEET OR 5.688 ACRES

3. CLOSURE EXCEEDS ACCURACY OF 1:20,000

4. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES.

5. PROJECT P.I.N. 02-34-102-067

6. THE LEGAL DESCRIPTION CONTAINED HEREON DESCRIBES ALL PROPERTY IN COMMITMENT FOR TITLE INSURANCE BY HAWKERS TITLE INSURANCE CORPORATION DATED JULY 28, 1998 AS CASE NO. 98-09141.

7. SUBJECT PROPERTY CONTAINS 245 PAINTED REGULAR PARKING SPACES AND 8 PAINTED HANDICAPPED PARKING SPACES.

8. ALL BOUNDARY LINE DIMENSIONS AND DIRECTIONS ARE RECORD AND MEASURED UNLESS OTHERWISE INDICATED.

### NOTES CORRESPONDING TO SCHEDULE B ITEMS

9. STORM SEWER EASEMENT RECORDED OCTOBER 4, 1983 AS DOCUMENT NO. 2885949 APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

10. EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS RECORDED JUNE 21, 1979 AS DOCUMENT NO. 2501602 APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN ON ADJACENT PROPERTY TO THE NORTH.

11. STORM SEWER EASEMENT CONTAINED IN DEED RECORDED OCTOBER 12, 1979 AS DOCUMENT NO. 2598433 APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN ON ADJACENT PROPERTY TO THE NORTH.

12. STORM SEWER EASEMENT CONTAINED IN AGREEMENT RECORDED AUGUST 23, 1998 AS DOCUMENT NO. 2722701 DOES NOT APPLY OR AFFECT SUBJECT PROPERTY.

13. PUBLIC UTILITY AND DRAINAGE EASEMENTS CONTAINED IN LAKEWOODS/KINDERGARTEN SUBDIVISION AS SHOWN ON DOCUMENT NO. 9798534 APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

14. 10.0 FOOT WIDE EASEMENT FOR SANITARY SEWER EGRESS OVERSIZED THAT PART OF LOT 3 IN LAKEWOODS/KINDERGARTEN SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN LAKEWOODS SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKEWOODS/KINDERGARTEN SUBDIVISION AS SHOWN ON DOCUMENT NO. 9798534, AND CERTIFICATE OF CORRECTION RECORDED JUNE 22, 1998 AS DOCUMENT NUMBER 98528791, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHWESTERLY CORNER OF SAID LOT 3, BEING AS MEASURED ALONG SAID SOUTHWESTERLY LINE THE SOUTHWESTERLY CORNER OF SAID LOT 3, THENCE NORTH 20 DEGREES 27 MINUTES 51 SECONDS EAST AT RIGHT ANGLES TO THE CENTER LINE BEING A DISTANCE OF 15.87 FEET FOR THE POINT OF BEGINNING OF SAID CENTER LINE, BEING A DISTANCE OF 2517.77 FEET FOR THE TERMINUS OF SAID CENTER LINE, ALL IN COOK COUNTY, ILLINOIS.

15. 20 FOOT SANITARY SEWER EASEMENT AS SHOWN ON LAKEWOODS/KINDERGARTEN SUBDIVISION AS SHOWN AS DOCUMENT NO. 9798534 APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

16. EASEMENTS AND BUILDINGS AS SHOWN ON LAKEWOODS/KINDERGARTEN SUBDIVISION RECORDED AS DOCUMENT NO. 9798534 APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

17. 20 FOOT SANITARY SEWER EASEMENT AS SHOWN ON LAKEWOODS/KINDERGARTEN SUBDIVISION APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

18. 20 FOOT SANITARY SEWER EASEMENT AS SHOWN ON LAKEWOODS/KINDERGARTEN SUBDIVISION APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

19. 20 FOOT SANITARY SEWER EASEMENT AS SHOWN ON LAKEWOODS/KINDERGARTEN SUBDIVISION APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

20. 20 FOOT SANITARY SEWER EASEMENT AS SHOWN ON LAKEWOODS/KINDERGARTEN SUBDIVISION APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

21. 20 FOOT SANITARY SEWER EASEMENT AS SHOWN ON LAKEWOODS/KINDERGARTEN SUBDIVISION APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

22. 20 FOOT SANITARY SEWER EASEMENT AS SHOWN ON LAKEWOODS/KINDERGARTEN SUBDIVISION APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

### LEGEND

- STORM SEWER MANHOLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- MANHOLE (UNKNOWN)
- FIRE HYDRANT
- WATER VAULT
- UTILITY POLE
- TELEPHONE VAULT
- TRAFFIC CONTROL BOX
- STREET LIGHT
- HANDICAPPED PARKING SPACE
- TRANSFORMER ON CONCRETE PAD
- TRAFFIC SIGNAL

### PROPOSED EASEMENT FOR INGRESS, EGRESS AND PARKING

AN EASEMENT FOR INGRESS, EGRESS AND PARKING OVER THAT PART OF LOT 3 IN LAKEWOODS/KINDERGARTEN SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN LAKEWOODS SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKEWOODS/KINDERGARTEN SUBDIVISION RECORDED DECEMBER 19, 1997 AS DOCUMENT NUMBER 9798534, AND CERTIFICATE OF CORRECTION RECORDED JUNE 22, 1998 AS DOCUMENT NUMBER 98528791, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHWESTERLY CORNER OF SAID LOT 3, BEING AS MEASURED ALONG SAID SOUTHWESTERLY LINE THE SOUTHWESTERLY CORNER OF SAID LOT 3, THENCE NORTH 20 DEGREES 27 MINUTES 51 SECONDS EAST AT RIGHT ANGLES TO THE CENTER LINE BEING A DISTANCE OF 15.87 FEET FOR THE POINT OF BEGINNING OF SAID CENTER LINE, BEING A DISTANCE OF 2517.77 FEET FOR THE TERMINUS OF SAID CENTER LINE, ALL IN COOK COUNTY, ILLINOIS.

### PROPOSED SANITARY SEWER EASEMENT

A 10.0 FOOT WIDE EASEMENT FOR SANITARY SEWER EGRESS OVERSIZED THAT PART OF LOT 3 IN LAKEWOODS/KINDERGARTEN SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN LAKEWOODS SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKEWOODS/KINDERGARTEN SUBDIVISION AS SHOWN ON DOCUMENT NO. 9798534, AND CERTIFICATE OF CORRECTION RECORDED JUNE 22, 1998 AS DOCUMENT NUMBER 98528791, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHWESTERLY CORNER OF SAID LOT 3, BEING AS MEASURED ALONG SAID SOUTHWESTERLY LINE THE SOUTHWESTERLY CORNER OF SAID LOT 3, THENCE NORTH 20 DEGREES 27 MINUTES 51 SECONDS EAST AT RIGHT ANGLES TO THE CENTER LINE BEING A DISTANCE OF 15.87 FEET FOR THE POINT OF BEGINNING OF SAID CENTER LINE, BEING A DISTANCE OF 2517.77 FEET FOR THE TERMINUS OF SAID CENTER LINE, ALL IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS  
COUNTY OF DUPAGE, ILL.

TO: FIRST BANK OF HIGHLAND PARK, LAWYERS TITLE INSURANCE CORPORATION  
AND THE HAWKERS PARK, ILLINOIS, ILL.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD DETAILS REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSSH AND NSPS IN 1997, AND PURSUANT TO THE ACCURACY REQUIREMENTS OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT AND (2) IN ACCORDANCE WITH THE CERTIFICATION OF AN URBAN SURVEY.

DATE: APRIL 23, 1999

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2436

Lakewoods Corporate Center

650 East Algonquin Road  
Schaumburg, IL 60173

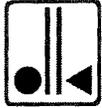
## **Disclosures & Limitations**

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**DK REALTY PARTNERS, LLC**

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## DK REALTY PARTNERS, LLC

Realtors®

Paul G. Demik  
David M. Kaufman, CCIM  
Principals

650 East Algonquin Road, Suite 201  
Schaumburg, Illinois 60173

(847) 397-8900  
FAX (847) 397-8940  
[www.dkrealty.com](http://www.dkrealty.com)

The subject property is being sold in so-called "As-Is, Where-Is" condition without warranty or guarantee of any kind except as may be otherwise expressly contained in an eventual real estate sale contract. While information has been obtained from sources deemed reliable, no responsibility or liability is assumed for errors, omissions and/or conclusions of any kind whatsoever. The lease rent roll and other information depicted herein are taken from the current leases and assumptions/projections made by preparer. These materials are not audited nor are they guaranteed. Purchaser should not and cannot rely on the within materials and must perform their own due diligence procedures in reviewing the documents, physically inspecting the property with its experts and verifying conditions of the economy, marketplace and geographical area before purchasing the property. In negotiating for the acquisition of the property, the seller and its agents may conclusively assume that the purchaser has consulted with its lawyer and accountants, in addition to its other experts to determine the suitability of the property in all of its aspects as an acquisition for said purchaser.

All parties to real estate transactions should be aware of the health, liability and economic impact of environmental factors on real estate. Agent does not conduct investigations or analyses of environmental matters, and accordingly, urges its clients or customers to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present in the Property, and if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of, or may be present as a result of the previous activities at, a property. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation or inspection.

Various federal, state and local authorities have enacted laws and regulations dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. If hazardous or toxic substances exist or are contemplated to be used at a property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. Agent makes no representation and assumes no

obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable materials on or about any property ultimately sold. It is solely the responsibility of the potential buyer to conduct investigations to determine the presence of such materials.

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Additional information regarding radon and radon testing may be obtained from your public health unit.

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. Agent is not qualified to advise as to what, if any, changes may be required now, or in the future. Prospective investors should consult their attorneys and qualified design professionals for information regarding these matters.

With respect to legal or tax issues pertaining to the acquisition and/or ownership of the Property, Agent is not qualified to provide advice on such matters. Prospective purchasers should consult with their own advisors on these and other related matters. The recipient of these materials shall not rely on any information contained herein with respect to these or any other matters. The Seller and the Agent make no representation or warranties on any such matters.

Property may be withdrawn from sale without notice, and seller reserves the rights to waive any formality of the sale process or reject any bid or offer for any reason or no reason.

A co-operating brokerage commission equal to 1% (one percent) of the final sale price is being offered by seller, through DK Realty Partners, LLC, to a broker who procures the buyer for the property provided 1) said buyer has not previously had the property submitted to them by DK Realty Partners, LLC, another would be co-operating broker nor seller, 2) now or in the future, the would be co-operating broker is not the buyer, he/she does not expect to own the property, nor own an interest in the property, 3) the sale has closed and seller has received the purchase price and DK Realty Partners, LLC/David M. Kaufman has received its commission for this transaction from the seller including that portion to be paid to the co-operating broker, 4) would be co-operating broker has registered its prospective buyer with DK Realty Partners, LLC in writing.

Realtor® David M. Kaufman, CCIM owns an equitable interest in the property and is seller's designated agent only. Mr. Kaufman will deal with prospects as customers only and is not and will not be any prospective purchaser's agent nor will he be a dual agent in the contemplated sale.

Lakewoods Corporate Center

650 East Algonquin Road  
Schaumburg, IL 60173

## **Auction Information**



**DK REALTY PARTNERS, LLC**

**AUCTION DATE, TIMES & LOCATION:**

Thursday, December 11, 2008

**Registration:**

12:30pm – 1:30pm

**Bidder's Seminar:**

1:30pm – 2:00pm

**Live-cry Auction:**

2:00pm

**PROPERTY INSPECTION DATES:**

Wednesday, November 12 from 1:00 pm – 2:30 pm

Thursday, November 20 from 1:00 pm – 2:30 pm

Monday, November 24 from 1:00 pm – 2:30 pm

Tuesday, December 2 from 1:00 pm – 2:30 pm

Prospects should come to DK Realty Partners' management office in Suite 201.  
Property tours will be conducted on the quarter hour.

**REALTOR® PARTICIPATION INVITED:**

Realtor® participation is welcome and a 1% (one percent) commission will be paid to the licensed Realtor® who registers the successful Purchaser according to the Realtor® Participation Guidelines found in the Bidder's Information Package. The deadline for Realtor® Participation will be 4:00pm, Wednesday, December 10, 2008.

**BIDDER'S INFORMATION PACKAGE:**

Bidder's Information Packages will be available online and include: Bidding Procedures, Real Estate Sale Contract, Title Summary, Surveys, Tax Information, etc.

**FOR FURTHER INFORMATION, CONTACT:**

David M. Kaufman, CCIM

Phone: 312/912-7092 or Cell: 847/275-2489

E-mail: [kaufmand@dkrealty.com](mailto:kaufmand@dkrealty.com)

Thinking of selling your Real Estate? Call David Kaufman to find out which of our sales approaches will be best for your property. Need a property manager? Our management division specializes in managing all types of real estate.