

BANK ORDERS SALE

2 Restaurant Buildings

2507 S. 95th Street, Evergreen Park, Illinois

PROPERTY DESCRIPTION: Subject is a one-story 4,740 +/- sq.ft. restaurant with foyer entrance; seating in tables, booths and counter with stools for approx. 175; a full kitchen with walk-in cooler for refrigeration, freezers, broilers, deep-fryers, ovens, grills and ventilation equipment; and two washrooms.

SITE DESCRIPTION: The property is located on the southwest corner of 95th Street and Maplewood Avenue in Evergreen Park, Illinois. The site is 26,000 +/- sq.ft. with 208 +/- feet of frontage on 95th Street and access from both 95th Street and Maplewood. There is a 16 foot asphalt paved alley along the rear of the property. The site has approximately 30 asphalt paved parking spaced including handicapped accessible.

LOCATION: The property is situated along a strip of 95th Street with various other restaurants and retail shopping centers, including Evergreen Shopping Mall. The Drury Lane Theater is located across the street from the subject and Little Company of Mary Hospital is located two blocks west. Access to I-90/94 is approx. 6 miles west of the property and PACE buses linking to the CTA are available along 95th Street.

5714 W. 159th Street, Oak Forest, Illinois

PROPERTY DESCRIPTION: Subject is a one-story 4,730 +/- sq.ft. restaurant with foyer entrance; seating in tables, booths and counter with stools for approx. 175; a full kitchen with walk-in cooler for refrigeration, freezers, broilers, deep-fryers, ovens, grills and ventilation equipment; and two washrooms.

SITE DESCRIPTION: The property is located on the northeast corner of 159th Street and Peggy Lane in Oak Forest, Illinois. The site is 36,750 +/- sq.ft. with 147 +/- feet of frontage on 159th Street and access from both 159th Street and Peggy Lane. The site has approximately 50 asphalt paved parking spaced including handicapped accessible.

LOCATION: The property is situated along a strip of 159th Street with various other restaurants and retail shopping centers, including Orland Park Shopping Center. The George Dunne Forest Preserve National Golf Course is located across the street from the subject. Access to I-57/I-80 junction is approx. 1/2 mile south of the property and PACE buses linking to the CTA are available along 159th Street. The Metra Commuter Rail station is less than 1 mile east at 159th and Cicero Avenue.

For further information, including expanded description, survey and area demographics on either or both properties, please contact Paul G. Demik.



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EXCLUSIVE AGENT

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DK Realty Partners, LLC's Managing Members are Paul G. Demik and David M. Kaufman, CCIM. Only the Managing Members of DK Realty Partners can bind DK Realty Partners to any agreement. The above property information is subject to verification by reader and no liability for errors and/or omissions is assumed. Price is subject to change and/or listing withdrawn without notice.

- P.I.N.: 24-12-204-031
- REAL ESTATE TAXES (2002): \$99,256.16
- ZONING: C, Commercial
- TRAFFIC COUNT: Approx. 37,700 (daily)

- P.I.N.: 28-17-402-022
- REAL ESTATE TAXES (2002): \$32,471.86
- ZONING: B2, General Business District
- TRAFFIC COUNT: Approx. 34,100 (daily)