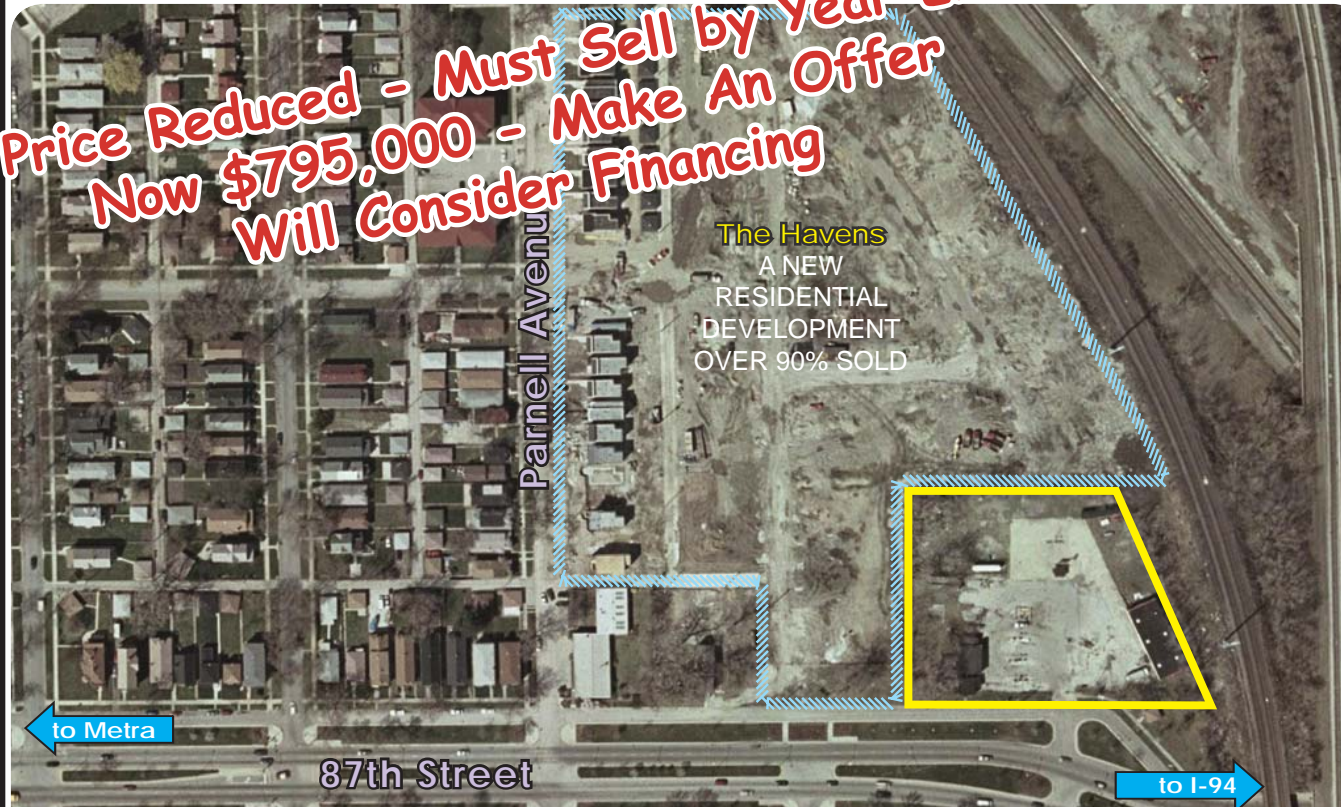




Corporation Orders Sale of Chatham Ridge Land Site

440 WEST 87TH STREET • CHICAGO, ILLINOIS

**Price Reduced - Must Sell by Year End
Now \$795,000 - Make An Offer
Will Consider Financing**



Land Area:
86,090sf

Zoning:
M1-2

Real Estate Taxes:
\$27,584.98 (2005)

Price:
~~\$895,000~~

Comments:
Located in the Chatham Ridge TIF district; near Chatham Plaza retail district which includes Cub Foods, Home Depot, Burlington Coat Factory, Toys 'R Us and many more...

Demographics:

	Population	HHI
1-mile	28,683	\$37,884
3-mile	321,000	\$34,371
5-mile	811,870	\$36,986

For More Information, Contact:

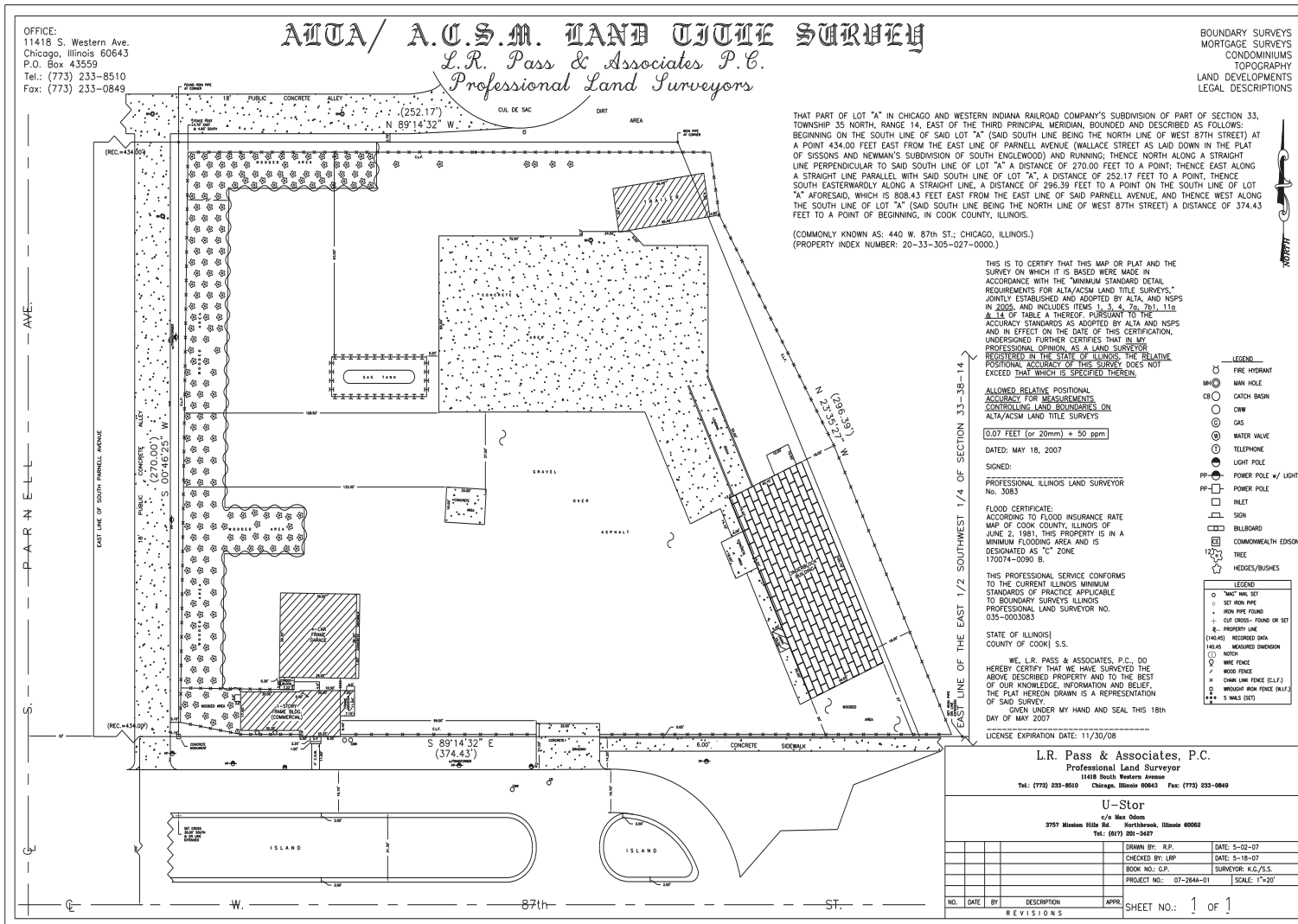
Daniel J. Hyman
President
(312) 338-3003
dhyman@mpirealestate.com

Disclaimer: Information contained herein has been obtained from the owner and other sources which appear reliable. However, Millennium Properties R/E, Inc. is acting as owner's agent and the agent listed above is the owner's designated agent, and makes no warranties or representations as to the accuracy or completeness of this information.



Land Site Ideal for Residential Development

440 WEST 87TH STREET • CHICAGO, ILLINOIS



OFFICE:
11418 S. Western Ave.
Chicago, Illinois 60643
P.O. Box 43559
Tel.: (773) 233-8510
Fax: (773) 233-0849

ALTA/ A.C.S.M. LAND TITLE SURVEY
L.R. Pass & Associates P.C.
Professional Land Surveyors

BOUNDARY SURVEYS
MORTGAGE SURVEYS
CONDOMINIUMS
TOPOGRAPHY
LAND DEVELOPMENTS
LEGAL DESCRIPTIONS

THAT PART OF LOT "A" IN CHICAGO AND WESTERN INDIANA RAILROAD COMPANY'S SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF SAID LOT "A" (SAID SOUTH LINE BEING THE NORTH LINE OF WEST 87TH STREET) AT A POINT 434.00 FEET EAST FROM THE EAST LINE OF PARNELL AVENUE (WALLACE STREET AS LAID DOWN IN THE PLAT OF SISSONS AND NEWMAN'S SUBDIVISION OF SOUTH ENGLEWOOD) AND RUNNING THENCE NORTH ALONG A STRAIGHT LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT "A" A DISTANCE OF 270.00 FEET TO A POINT; THENCE EAST ALONG A STRAIGHT LINE PARALLEL WITH SAID SOUTH LINE OF LOT "A", A DISTANCE OF 252.17 FEET TO A POINT; THENCE SOUTH EASTERWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 296.39 FEET TO A POINT ON THE SOUTH LINE OF LOT "A" AFORESAID, WHICH IS 808.43 FEET EAST FROM THE EAST LINE OF SAID PARNELL AVENUE, AND THENCE WEST ALONG THE SOUTH LINE OF LOT "A" (SAID SOUTH LINE BEING THE NORTH LINE OF WEST 87TH STREET) A DISTANCE OF 374.43 FEET TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 440 W. 87th ST., CHICAGO, ILLINOIS.)
(PROPERTY INDEX NUMBER: 20-33-305-027-0000.)

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 2005, AND INCLUDES ITEMS 1, 3, 4, 7a, 7b, 11b & 11c 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.

ALLOWED RELATIVE POSITIONAL ACCURACY FOR MEASUREMENTS CONTROLLING LAND BOUNDARIES ON ALTA/ACSM LAND TITLE SURVEYS

0.07 FEET (or 20mm) ± 50 ppm

DATED: MAY 18, 2007

SIGNED:
PROFESSIONAL ILLINOIS LAND SURVEYOR
No. 3063

FLOOD CERTIFICATE:
ACCORDING TO FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS OF JUNE 2, 1981, THIS PROPERTY IS IN A MINIMUM FLOODING AREA AND IS DESIGNATED AS "C" ZONE 170074-0090 B.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-000308.

STATE OF ILLINOIS
COUNTY OF COOK S.S.

WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.
GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF MAY 2007

LICENSE EXPIRATION DATE: 11/30/08

L.R. Pass & Associates, P.C.
Professional Land Surveyor
11418 South Western Avenue
Tel.: (773) 233-8510 Chicago, Illinois 60643 Fax: (773) 233-0849

U-Store

3757 Madison Hill Rd. Northbrook, Illinois 60062
Tel.: (815) 201-3427

DRAWN BY: R.P.	DATE: 5-02-07
CHECKED BY: LRP	DATE: 5-18-07
BOOK NO.: 07	SURVEYOR: K.G./J.S.
PROJECT NO.: 07-2644-01	SCALE: 1"=20'

NO.	DATE	BY	DESCRIPTION	APPR.	SHEET NO.: 1 OF 1
REVISIONS					

- LEGEND**
- ⊗ FEE HYDRANT
 - ⊙ MAN HOLE
 - CB CATCH BASIN
 - CWV
 - GAS
 - WATER VALVE
 - TELEPHONE
 - LIGHT POLE
 - PP- POWER POLE w/ LIGHT
 - PP- POWER POLE
 - INLET
 - SIGN
 - BILLBOARD
 - COMMONWEALTH EDSION
 - TREE
 - HEDGES/BUSHES

- LEGEND**
- 1/2" W.I.P. SET
 - SET IRON PIPE
 - IRON PIPE FOUND
 - CUT BRASS FOUND ON SET
 - PROPERTY LINE
 - (HLS) RECORDED DATA
 - (HLS) RECORDED EDSION
 - MOUD
 - WIRE FENCE
 - WOOD FENCE
 - CHAIN LINK FENCE (C.L.F.)
 - WOODEN POST FENCE (W.P.F.)
 - 3 MAX (SET)