AVAILABLE FOR SALE

NEC KIRK ROAD & CHERRY LANE, GENEVA, IL 60134
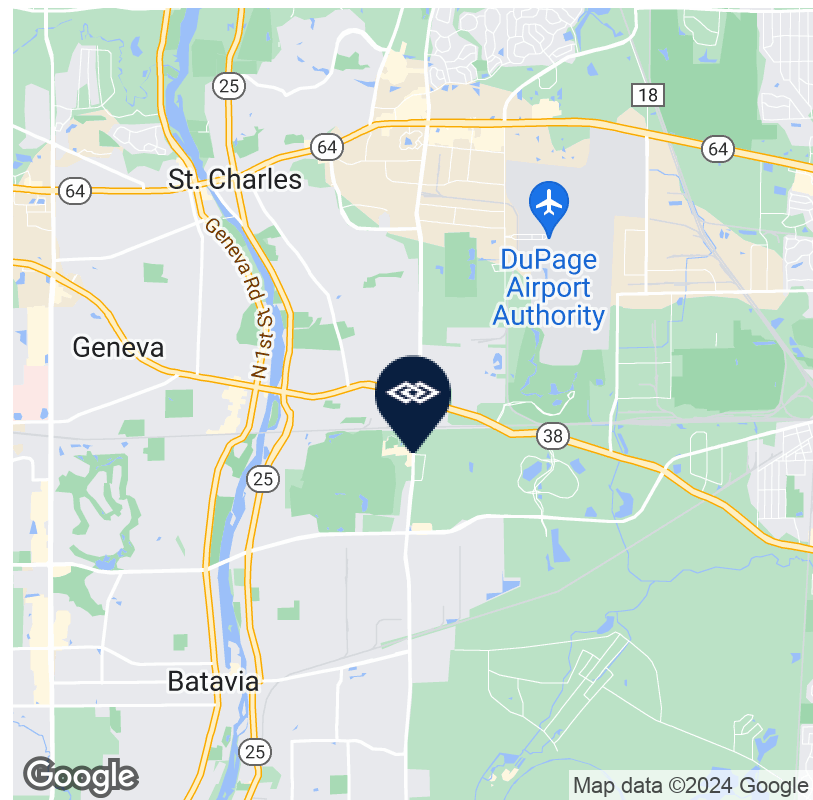
DARWINPW
R E A L T Y

PROPERTY HIGHLIGHTS

- Located on a hard corner, lighted intersection

- 25,500 Vehicles Per Day

- Frontage on Kirk Rd., one of the primary roadways in Geneva which includes residential, commercial and industrial districts

- Located across the street from Northwestern Medicine Field, home of the Kane County Cougars

- Approximately 2.9 miles southwest of DuPage Airport, 42 miles west of Chicago, 37 miles southwest of O'Hare International Airport

- Kane County Taxes
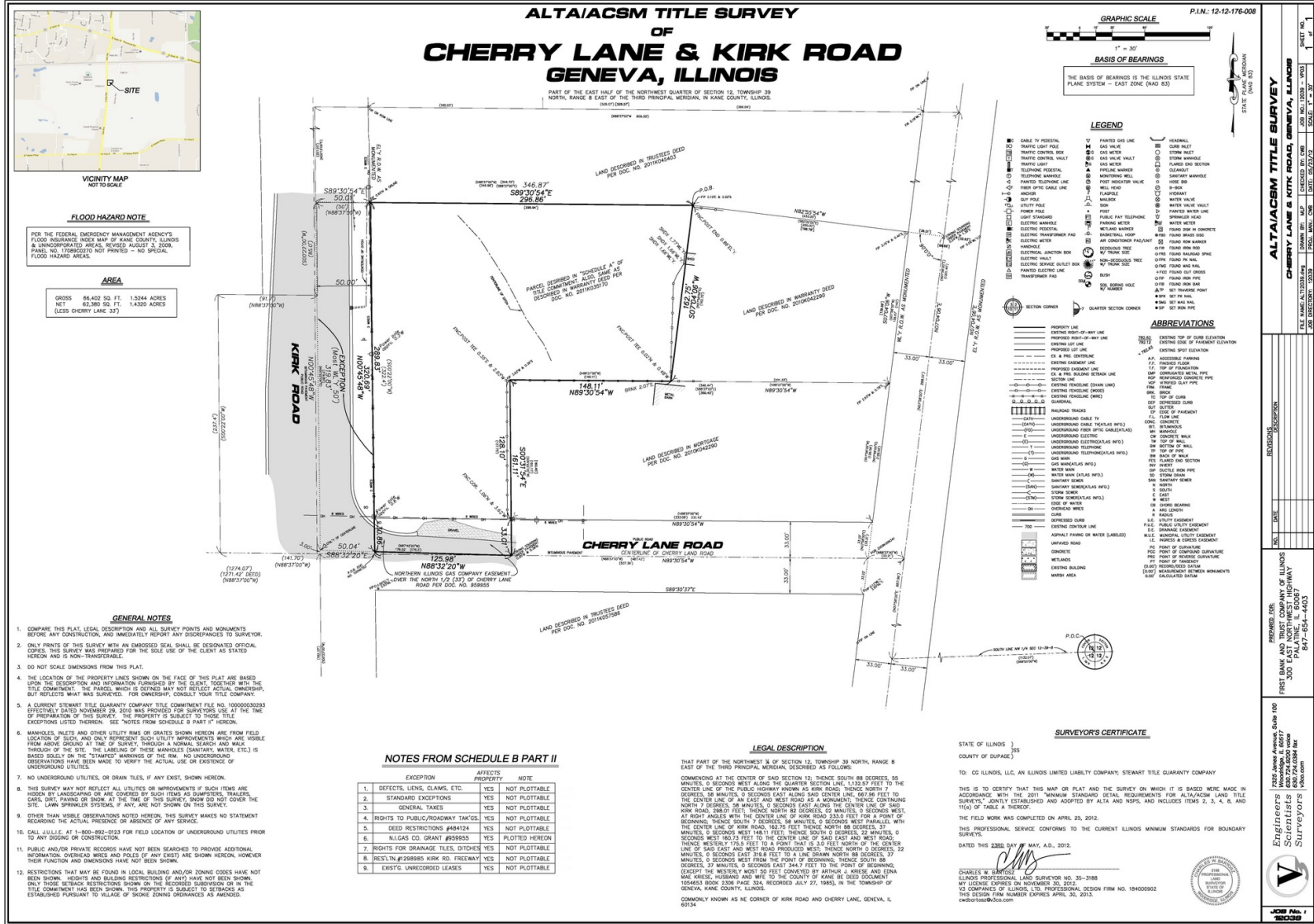
- PIN: 12-12-176-008

OFFERING SUMMARY

Lot Size	± 1.4 Acres
Sale Price	Subject to Offer

TERRY LYNCH, SIOR | Vice President | 773.714.2142 | tlynch@darwinpw.com
JERRY SULLIVAN | Principal | 773.714.2092 | jsullivan@darwinpw.com
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AVAILABLE FOR SALE

NEC KIRK ROAD & CHERRY LANE, GENEVA, IL 60134

DARWIN PW
R E A L T Y

ALTA/ACSM TITLE SURVEY
OF
CHERRY LANE & KIRK ROAD
GENEVA, ILLINOIS

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

P.I.N.: 12-12-176-008

GRAPHIC SCALE
1" = 30'

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM — EAST ZONE (NAD 83)

VICINITY MAP
NOT TO SCALE

FLOOD HAZARD NOTE
PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE INDEX MAP OF KANE COUNTY, ILLINOIS & UNINCORPORATED AREAS, REVISED AUGUST 3, 2009, PANEL NO. 17089C0270 NOT PRINTED — NO SPECIAL FLOOD HAZARD AREAS.

AREA
GROSS 86,402 SQ. FT. 1.5244 ACRES
NET 62,360 SQ. FT. 1.4320 ACRES
(LESS CHERRY LANE 33')

LEGEND

ABBREVIATIONS

GENERAL NOTES
1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. ONLY PRINTS OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL COPIES. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT AS STATED HEREON AND IS NON–TRANSFERABLE.
3. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
4. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THIS PARCEL, WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
5. A CURRENT STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT FILE NO. 10000030293 EFFECTIVELY DATED NOVEMBER 29, 2010 WAS PROVIDED FOR SURVEYORS USE AT TIME OF THE PREPARATION OF THIS SURVEY. THE PROPERTY IS SUBJECT TO THOSE TITLE EXCEPTIONS LISTED THEREIN. SEE "NOTES FROM SCHEDULE B PART II" HEREON.
6. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
7. NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
8. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW, AT THE TIME OF THIS SURVEY. SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
9. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
10. CALL J.U.L.I.E. AT 1–800–892–0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
11. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREIN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
12. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO VILLAGE OF SKOKIE ZONING ORDINANCES AS AMENDED.

NOTES FROM SCHEDULE B PART II

	EXCEPTION	AFFECTS PROPERTY	NOTE
1.	DEFECTS, LIENS, CLAIMS, ETC.	YES	NOT PLOTTABLE
2.	STANDARD EXCEPTIONS	YES	NOT PLOTTABLE
3.	GENERAL TAXES	YES	NOT PLOTTABLE
4.	RIGHTS TO PUBLIC/ROADWAY TAK'OS.	YES	NOT PLOTTABLE
5.	DEED RESTRICTIONS #484124	YES	NOT PLOTTABLE
6.	N.I.GAS CO. GRANT #959655	YES	PLOTTED HEREON
7.	RIGHTS FOR DRAINAGE TILES, DITCHES	YES	NOT PLOTTABLE
8.	RES'L.T.N. #1298985 KIRK RD. FREEWAY	YES	NOT PLOTTABLE
9.	EXIST'G. UNRECORDED LEASES	YES	NOT PLOTTABLE

LEGAL DESCRIPTION
THAT PART OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 12; THENCE SOUTH 88 DEGREES, 55 MINUTES, 0 SECONDS WEST ALONG THE QUARTER SECTION LINE, 1,132.57 FEET TO THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS KIRK ROAD; THENCE NORTH 7 DEGREES, 58 MINUTES, 0 SECONDS EAST ALONG SAID CENTER LINE, 667.96 FEET TO THE CENTER LINE OF AN EAST AND WEST ROAD AS A MONUMENT; THENCE CONTINUING NORTH 7 DEGREES, 58 MINUTES, 0 SECONDS EAST ALONG THE CENTER LINE OF SAID KIRK ROAD, 298.01 FEET; THENCE NORTH 82 DEGREES, 02 MINUTES, 0 SECONDS WEST AT RIGHT ANGLES WITH THE CENTER LINE OF KIRK ROAD 233.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 7 DEGREES, 58 MINUTES, 0 SECONDS WEST PARALLEL WITH THE CENTER LINE OF KIRK ROAD, 162.75 FEET THENCE NORTH 88 DEGREES, 37 MINUTES, 0 SECONDS WEST 148.11 FEET; THENCE SOUTH 0 DEGREES, 22 MINUTES, 0 SECONDS WEST 160.73 FEET TO THE CENTER LINE OF SAID EAST AND WEST ROAD; THENCE WESTERLY 175.5 FEET TO A POINT THAT IS 3.0 FEET NORTH OF THE CENTER LINE OF SAID EAST AND WEST ROAD PRODUCED WEST; THENCE NORTH 0 DEGREES, 22 MINUTES, 0 SECONDS EAST 316.8 FEET TO A LINE DRAWN NORTH 88 DEGREES, 37 MINUTES, 0 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES, 37 MINUTES, 0 SECONDS WEST 344.7 FEET TO THE POINT OF BEGINNING; (EXCEPT THE WESTERLY MOST 50 FEET CONVEYED BY ARTHUR J. KRIESE AND EDNA MAE KRIESE, HUSBAND AND WIFE TO THE COUNTY OF KANE BY DEED DOCUMENT 1054653 BOOK 2306 PAGE 324, RECORDED JULY 27, 1985), IN THE TOWNSHIP OF GENEVA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS NE CORNER OF KIRK ROAD AND CHERRY LANE, GENEVA, IL 60134

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS }
                  }SS
COUNTY OF DUPAGE }

TO: CG ILLINOIS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, AND 11(a) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 25, 2012.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

DATED THIS 23RD DAY OF MAY, A.D., 2012.

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35–3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2012.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM LICENSE NUMBER EXPIRES APRIL 30, 2013.
cwbartosz@v3co.com

PREPARED FOR:
FIRST BANK AND TRUST COMPANY OF ILLINOIS
300 EAST NORTHWEST HIGHWAY
PALATINE, IL 60067
847–654–4403

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
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630.724.9200 voice
630.724.9202 fax
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ALTA/ACSM TITLE SURVEY
CHERRY LANE & KIRK ROAD, GENEVA, ILLINOIS

JOB NO.: 12039 - VP93
SCALE: 1" = 30'
DRAWN BY: MJP
CHECKED BY: CWB
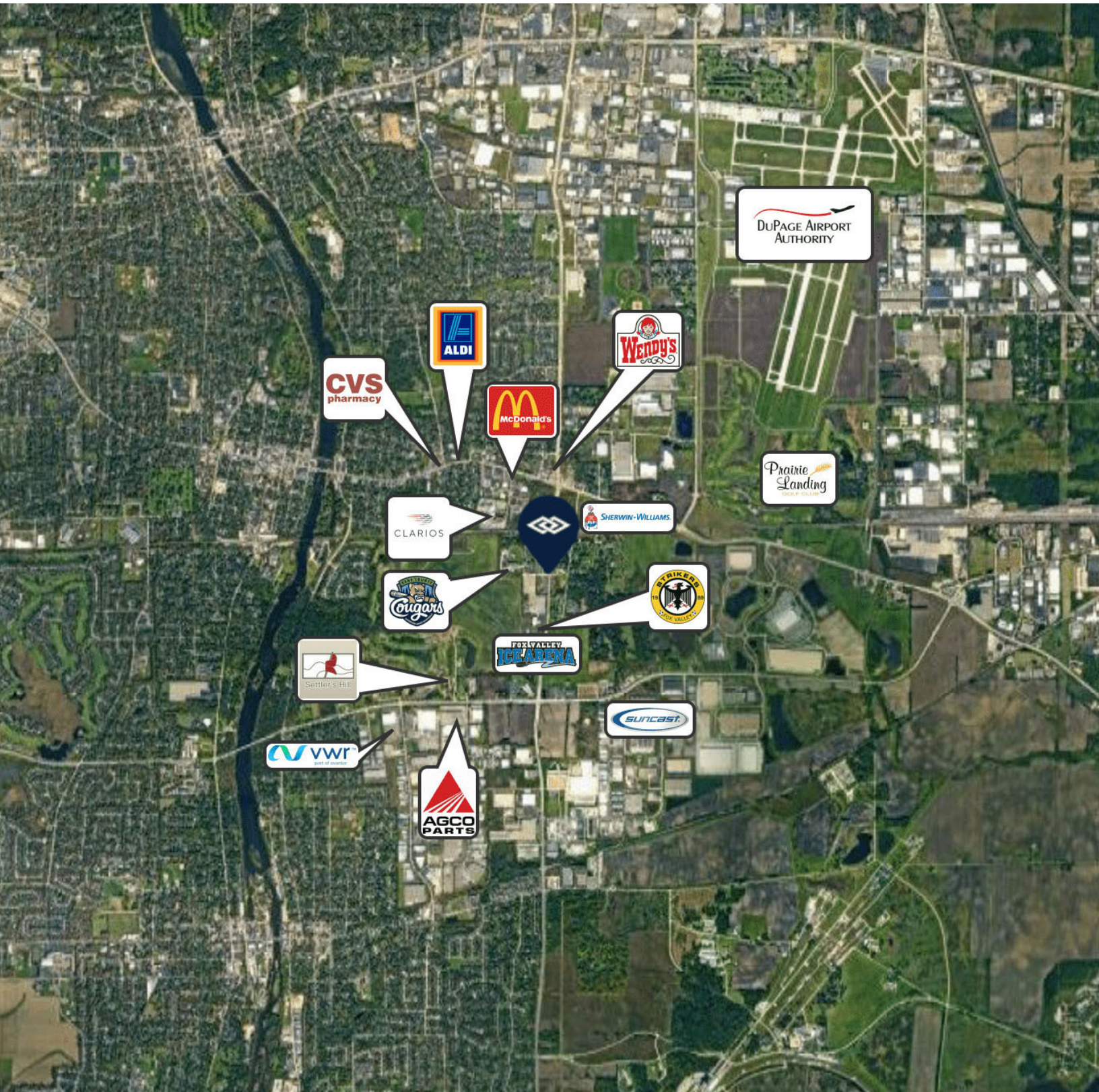DATE: 05/23/12
PROJ. MNG: CWB

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DARWINPW
R E A L T Y

DuPage Airport Authority

ALDI

Wendy's

CVS pharmacy

McDonald's

Prairie Landing GOLF CLUB

CLARIOS

SHERWIN-WILLIAMS

Cougars

STRIKERS FOX VALLEY

FOX VALLEY ICE ARENA

Settler's Hill

Suncast

VWR part of avantor

AGCO PARTS

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