

LAND

For Sale - 5.02 Acres
29278 N IL Route 83 Mundelein, Illinois



Site Area: 5.02 Acres

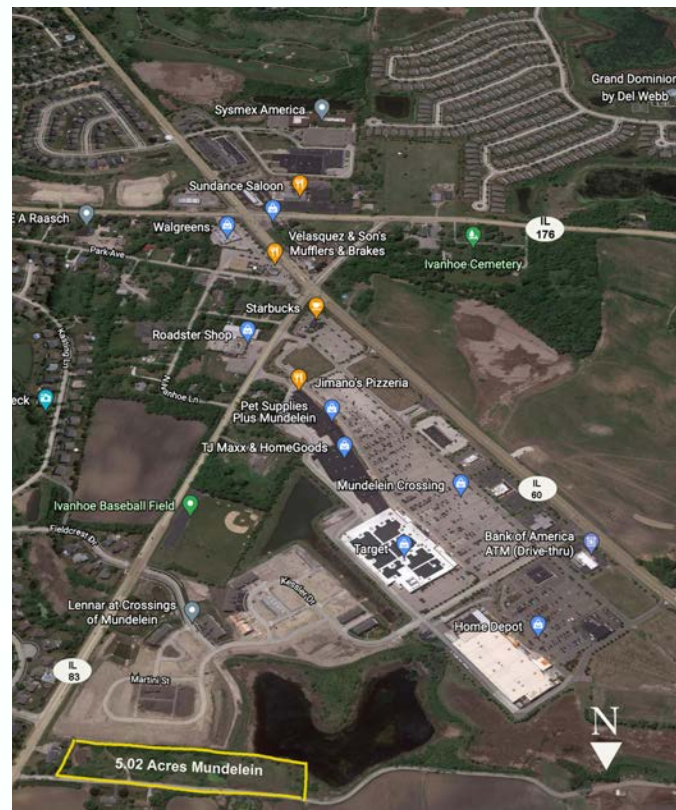
Access: Gravel Road (intersects with Route 83)

Present Use: Vacant

Zoning: AG – County zoning Utilities: Well & Septic

Sale Price: \$177,000

Remarks: Most likely suited for residential development. New townhome development, Crossings of Mundelein, adjacent to the south. Mundelein Crossings retail center located just south at Route 83 and Route 60. No utilities, no frontage on Route 83. Offered “as-is” with no representations or warranties.



Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.

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Contact: Robert Elbrecht
847.360.1375 sales@tristaterealty.com
P.O. Box 7860 Gurnee, Illinois
Commercial & Industrial Real Estate
Licensed in Illinois and Wisconsin

FOR SALE
5.02 Acres
29278 N IL Route 83
Mundelein, Illinois

Site Area:	5.02 Acres (Approximately 206' x 1062')
Access:	Gravel Road (intersects with Route 83)
Present Use:	Vacant
Zoning:	AG – County zoning
Utilities:	Well & Septic
Sale Price:	\$177,000
Remarks:	Most likely suited for residential development. New townhome development, Crossings of Mundelein, adjacent to the south. Mundelein Crossings retail center located just south at Route 83 and Route 60. No utilities, no frontage on Route 83. Offered “as-is” with no representations or warranties.

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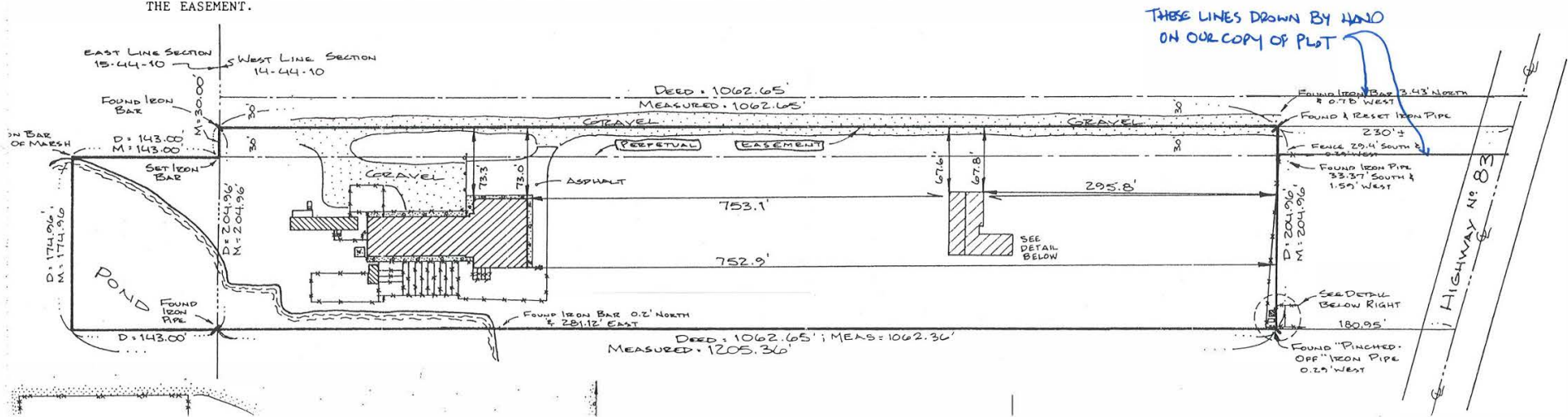
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PLAT OF SURVEY - 5.02 Acres 29278 N. IL Rt. 83 Mundelein, IL 60060

PARCEL 1: THE SOUTH 204.96 FEET OF THE WEST 1,062.65 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, AND ALSO THE SOUTH 174.96 FEET OF THE EAST 143.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS.

PARCEL 2: EXPRESS, PERPETUAL EASEMENT, APPURTENANT TO PARCEL 1 OF THE REAL ESTATE, FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE NORTH 30 FEET OF THE SOUTH 204.96 FEET LYING WEST OF THE CENTER LINE OF STATE ROUTE 83, (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1), OVER, UNDER AND ACROSS THE SOUTH 30 FEET OF THE NORTH 280.6 FEET OF THE SOUTH 485.56 FEET LYING WEST OF THE CENTER LINE OF THE STATE ROUTE 83, IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, SUCH THAT THE BENEFITS AND BURDENS OF THE EASEMENT RUN WITH THE LAND AND ARE BINDING UPON AND ENURE TO THE HEIRS, ASSIGNS, SUCCESSORS, TENANTS AND PERSONAL REPRESENTATIVES OF THE ORIGINAL PARTIES TO THE EASEMENT.



NOTE: THE EXISTING BUILDING AND STRUCTURES WERE DEMOLISHED AND NO LONGER EXIST

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