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ORLAND PARK OFFICE  
15010 S. RAVINIA AVE., SUITE 17  
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JAMES A. RHODES  
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WRITER'S DIRECT DIAL

WRITER'S E-MAIL

(312) 984-6408

[ekfriker@ktjnet.com](mailto:ekfriker@ktjnet.com)

March 7, 2005

Ms. Annmarie K. Mampe  
Finance Director  
Village of Orland Park  
14700 South Ravinia Avenue  
Orland Park, IL 60462

MAR - 8 2005

**Re: Purchase of 15155 Windsor Drive  
Orland Park, Illinois (Calandriello Property)**

Dear Annmarie:

In connection with the real estate closing held on March 4, 2005, with reference to the above-captioned matter, enclosed please find the following:

1. Chicago Title Insurance Company Policy No. 1401 008267134;
2. Closing Statement;
3. Bill of Sale;
4. Copy of Trustee's Deed;
5. Check payable to the Village of Orland Park in the amount of \$439.86 representing an overpayment in this transaction.

Should you have any questions regarding this transaction, please do not hesitate to call me.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.

E. Kenneth Friker

Enc.

CHICAGO TITLE INSURANCE COMPANY  
OWNER'S POLICY (1992)  
SCHEDULE A

POLICY NO.: 1401 008267134 D1

DATE OF POLICY: MARCH 4, 2005

AMOUNT OF INSURANCE: \$410,000.00

1. NAME OF INSURED:

VILLAGE OF ORLAND PARK, AN ILLINOIS MUNICIPAL CORPORATION

2. THE ESTATE OR INTEREST IN THE LAND AND WHICH IS COVERED BY THIS POLICY IS A  
FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

THE INSURED.

4. THE LAND HEREIN DESCRIBED IS ENCUMBERED BY THE FOLLOWING MORTGAGE OR TRUST DEED  
AND ASSIGNMENTS:

NONE

AND THE MORTGAGES OR TRUST DEEDS, IF ANY, SHOWN IN SCHEDULE B HEREOF.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1992)  
SCHEDULE A (CONTINUED)

POLICY NO.: 1401 008267134 D1

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

LOT 4 IN ORLAND SQUARE VILLAGE UNIT ONE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1992)

SCHEDULE B

1401 008267134 D1

NOTWITHSTANDING THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS OF THIS POLICY, ALL ENDORSEMENTS, IF ANY, ATTACHED HERETO ARE VALID DESPITE THE LACK OF SIGNATURE BY EITHER THE PRESIDENT, A VICE PRESIDENT, THE SECRETARY, AN ASSISTANT SECRETARY, OR VALIDATING OFFICER OR AUTHORIZED SIGNATORY OF THE COMPANY.

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES) BY REASON OF THE FOLLOWING EXCEPTIONS:

GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
(2) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
(3) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
(4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
(5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

SPECIAL EXCEPTIONS: THE MORTGAGE, IF ANY, REFERRED TO IN ITEM 4 OF SCHEDULE A.

A 6.

1. TAXES FOR THE YEAR(S) 2004 AND 2005
2005 TAXES ARE NOT YET DUE OR PAYABLE.

1A. NOTE: 2004 FIRST INSTALLMENT IS PAID
NOTE: 2004 FINAL INSTALLMENT NOT YET DUE OR PAYABLE

Table with 7 columns: PERM TAX#, PCL, YEAR, 1ST INST, STAT, 2ND INST, PAID. Row 1: STAT 27-15-203-004-0000 1 OF 1 2003 \$2,567.96 PAID \$2,709.34

D 7. EASEMENT FOR PUBLIC UTILITIES OVER THE LAND AS SHOWN ON THE PLAT OF ORLAND SQUARE VILLAGE UNIT #1, SUBDIVISION AFORESAID RECORDED NOVEMBER 27, 1978 AS DOCUMENT 24736880 OVER AND UPON THE EAST 10 FEET.

E 8. 30 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF "ORLAND SQUARE VILLAGE UNIT ONE SUBDIVISION AFORESAID RECORDED NOVEMBER 27, 1978 AS DOCUMENT 24736880 OVER THE WEST LINE.

L 9. ENCROACHMENT OF THE SHED LOCATED MAINLY ON THE LAND ONTO THE EASEMENT SHOWN HEREIN AT EXCEPTION REFERENCE LETTER(S) D AS SHOWN ON PLAT OF SURVEY NUMBER 211J1784 PREPARED BY JOSEPH P. KNIGHT & ASSOCIATES DATED FEBRUARY 18, 2005.

CHICAGO TITLE INSURANCE COMPANY  
OWNER'S POLICY (1992)  
SCHEDULE B

1401 008267134 D1

**EXCEPTIONS FROM COVERAGE**  
(CONTINUED)

CHICAGO TITLE INSURANCE COMPANY

POLICY SIGNATURE PAGE

POLICY NO.: 1401 008267134 D1

THIS POLICY SHALL NOT BE VALID OR BINDING UNTIL SIGNED BY AN AUTHORIZED SIGNATORY.

CHICAGO TITLE INSURANCE COMPANY

BY



\_\_\_\_\_  
AUTHORIZED SIGNATORY

# ENDORSEMENT

ATTACHED TO AND FORMING A PART OF  
POLICY NUMBER 1401 008267134 D1

ISSUED BY

CHICAGO TITLE INSURANCE COMPANY

POLICY MODIFICATION ENDORSEMENT 4

GENERAL EXCEPTION NUMBERS 1, 2, 3, 4 AND 5 OF SCHEDULE B OF THIS POLICY ARE  
HEREBY DELETED.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS  
AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE  
EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF  
THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF  
THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT  
THEREOF.



**CHICAGO TITLE INSURANCE COMPANY  
CHICAGO TITLE AND TRUST COMPANY**

CLOSER: NICOLE HOLLOWAY

DATE OF PRINTING: 05/02/08

TIME OF PRINTING: 09:07



**B. TYPE OF LOAN**

1.  FHA      2.  FmHA      3.  CONV. UNINS.  
4.  VA      5.  CONV. INS.

6. File Number: 8441175  
028028704-001 NMH OF

7. Loan Number 899895

8. Mortgage Insurance Case Number

**SETTLEMENT STATEMENT**

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**NOTE:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

**1. NAME OF BORROWER:** JASON HELFERT AND LAURA HELFERT  
**ADDRESS:** 15726 CHESTERFIELD ORLAND PARK ILLINOIS 60462

**2. NAME OF SELLER:** VILLAGE OF ORLAND PARK  
**ADDRESS:** 15155 WINDSOR DR. ORLAND PARK ILLINOIS 60462

**3. NAME OF LENDER:** SGB CORPORATION DBA WESTAMERICA MORTGAG  
**ADDRESS:** E COMPNAY 9500 BORMET DR. SUITE 301 MOKENA ILLINOIS 60448

**4. PROPERTY LOCATION:** 15155 WINDSOR DRIVE ORLAND PARK ILLINOIS 60462

**5. SETTLEMENT AGENT:** CHICAGO TITLE AND TRUST COMPANY  
**ADDRESS:** 15255 S. 94TH AVENUE, SUITE 604 ORLAND PARK ILLINOIS 60462  
**6. PLACE OF SETTLEMENT:** 15255 S. 94TH AVENUE, SUITE 604 ORLAND PARK ILLINOIS 60462  
**7. SETTLEMENT DATE:** May 02, 2008 09:00  
**8. DISBURSEMENT DATE:** May 02, 2008

**J. SUMMARY OF BORROWER'S TRANSACTION      K. SUMMARY OF SELLER'S TRANSACTION**

**100. GROSS AMOUNT DUE FROM BORROWER:**      **400. GROSS AMOUNT DUE TO SELLER:**

01. Contract sales price	325,000.00	401. Contract sales price	325,000.00
02. Personal Property		402. Personal Property	
03. Settlement charges to borrower (line 1400)	2,862.38	403.	
04.		404.	
05.		405.	

**Adjustments for items paid by seller in advance**

06. City/town taxes to		406. City/town taxes to	
07. County taxes to		407. County taxes to	
08. Assessments to		408. Assessments to	
09.		409.	
10.		410.	
11.		411.	
12.		412.	

**120. GROSS AMT DUE FROM BORROWER 327,862.38      420. GROSS AMT DUE TO SELLER 325,000.00**

**200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER      500. REDUCTIONS IN AMOUNT DUE TO SELLER:**

201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	260,000.00	502. Settlement charges to seller (line 1400)	1,360.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	

**206. EARNEST MONEY HELD BY SELLER 16,250.00      506. EARNEST MONEY HELD BY SELLER 16,250.00**

207.      507.  
208.      508.  
209.      509.

**Adjustments for items unpaid by seller**

210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	

**220. TOTAL PAID BY/FOR BORROWER 276,250.00      520. TOTAL REDUCTIONS AMT DUE SELLER 17,610.00**

**300. CASH AT SETTLEMENT FROM/TO BORROWER      600. CASH AT SETTLEMENT TO/FROM SELLER**

301. Gross amt due from borrower (line 120)	327,862.38	601. Gross amt due to seller (line 420)	325,000.00
302. Less amts paid by/for borrower (line 220)	276,250.00	602. Less reductions in amt due seller (line 520)	17,610.00



ORD#/ABS# 8441175 ESCH# 028028704		NMH OF		L. SETTLEMENT CHARGES		TIME OF PRINTING: 09:07 DATE OF PRINTING: 05/02/08	
700. TOTAL SALES/BROKER'S COMMISSION based on price						PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
\$ 325,000.00 @ %= Division of Commission (line 700) as follows:							
701.	LB:	\$		to			
702.	SB:	\$		to			
703. Commission paid at Settlement (Money retained by broker applied to commission \$ )							
704. Other sales agent charges:							
705. Additional commission: \$ to							
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>							
801. Loan Origination Fee %							
802. Loan Discount %							
803. Appraisal Fee to ARVIA & ASSOC.POCB(300.00)							
804. Credit Report to EQUIFAX						26.06	
805. Lender's Inspection Fee to							
806. Mortgage Insurance Application Fee to							
807. Assumption Fee to							
808. COMMITMENT FEE TO WESTAMERICA POCB(100.00)						395.00	
809. REAL ESTATE TAX SERVICE FEE TO WESTAMERICA						90.00	
810. FLOOD ZONE DETERMINATION FEE TO GUARDIAN						25.00	
811. WIRE FEE TO WESTAMERICA						75.00	
812. ADDITIONAL ITEMS PAYABLE IN CONNECTION WITH LOAN (ATTACHED)						203.50	
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>							
901. Interest from 05/02/08 to 05/01/08 @\$ 41.8500 /day for 1 days						( 41.85)	
902. Mortgage Insurance Premium for 0.00 months to							
903. Hazard Insurance Premium for 0.00 years to ACULTY \$708POCB							
904.							
905.							
<b>1000. RESERVES DEPOSITED WITH LENDER</b>							
1001. Hazard insurance 2.00 month @\$ 59.00 per month						118.00	
1002. Mortgage insurance 0.00 month @\$ per month							
1003. City property taxes 0.00 month @\$ per month							
1004. County property taxes 1.00 month @\$ 466.67 per month						466.67	
1005. Annual assessments 0.00 month @\$ per month							
1006. 0.00 month @\$ per month							
1007. 0.00 month @\$ per month							
1008. Aggregate Accounting Adjustment						0.00	0.00
<b>1100. TITLE CHARGES</b>							
1101. Settlement or Closing Fee to CHICAGO TITLE AND TRUST COMPANY						700.00	
1102. Abstract or title search to							
1103. Title examination to							
1104. Title insurance binder to							
1105. Document preparation to							
1106. Notary fees to							
1107. Attorney's fee to							
1108. Title insurance to CHICAGO TITLE INSURANCE COMPANY						500.00	1,360.00
(includes above items numbers:) EPA, COMP,							
1109. Lender's coverage \$ 260,000.00 \$ 900.00							
1110. Owner's coverage \$ 325,000.00 \$ 1,360.00							
1111. E-MAIL SERVICE FEE TO CHICAGO TITLE INSURANCE COMPANY						25.00	
1112. EXPRESS SERVICE DELIVERY FEE TO CHICAGO TITLE INSURANCE COMP						25.00	
1113. CHAIN OF TITLE TO CHICAGO TITLE INSURANCE COMPANY						125.00	
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>							
1201. Recording fees: Deed \$ 48.00 ; Mortgage \$ 82.00 ; Release \$						130.00	
1202. City/county tax/stamps: Deed \$ ; Mortgage \$							
1203. State tax/stamps: Deed \$ ; Mortgage \$							
1204.							
1205.							
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>							
1301. Survey to							
1302. Pest inspection to							
1303.							
1304.							
1305.							
1306.							

RD#/ABS# 8441175  
SC# 028028704

NMH OF

SUPPLEMENTAL PAGE

TIME OF PRINTING: 09:07  
DATE OF PRINTING: 05/02/08


ADDITIONAL BUYER SETTLEMENT CHARGES

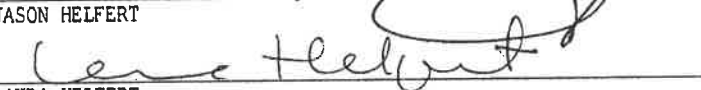
		CHARGE AMOUNT
812.001	DOC PREP FEE TO GUARDIAN	\$ 200.00
812.002	ASSIGNMENT FEE TO WESTAMERICA	3.50
TOTAL ADDITIONAL ITEMS PAYABLE IN CONNECTION WITH LOAN (LINE 812)		\$ 203.50
		=====

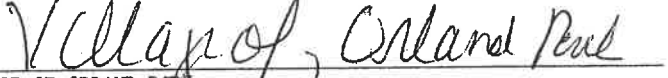
ADDITIONAL SELLER SETTLEMENT CHARGES


CHARGE AMOUNT

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction, I further certify that I have received a copy of the HUD-1 Settlement Statement.


  
 \_\_\_\_\_  
 JASON HELFERT

  
 \_\_\_\_\_  
 LAURA HELFERT

  
 \_\_\_\_\_  
 VILLAGE OF ORLAND PARK



  
 \_\_\_\_\_

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

  
 \_\_\_\_\_  
 Settlement Agent

  
 \_\_\_\_\_  
 Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

**A. CHICAGO TITLE INSURANCE COMPANY  
CHICAGO TITLE AND TRUST COMPANY**  

**CLOSER: LARRY FRAZZINI**  
 DATE OF PRINTING: 03/03/05  
 TIME OF PRINTING: 16:47  
  
**SETTLEMENT STATEMENT**  
**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**B. TYPE OF LOAN**  
 1.  FHA      2.  FmHA      3.  CONV. UNINS.  
 4.  VA      5.  CONV. INS.  
 6. File Number: 8267134 TEM  
025014222-001 LAF OF  
 7. Loan Number  
 8. Mortgage Insurance Case Number

**C. NOTE:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

**D. NAME OF BORROWER:** VILLAGE OF ORLAND PARK  
**ADDRESS:** 15155 WINDSOR DRIVE  
 ORLAND PARK ILLINOIS 60462

**E. NAME OF SELLER:** MARQUETTE NATIONAL BANK TR# 9529  
**ADDRESS:** 15155 WINDSOR DRIVE  
 ORLAND PARK ILLINOIS 60462

**F. NAME OF LENDER:** CASH  
**ADDRESS:**

**G. PROPERTY LOCATION:** 15155 WINDSOR DRIVE  
 ORLAND PARK ILLINOIS 60462

**H. SETTLEMENT AGENT:** CHICAGO TITLE AND TRUST COMPANY  
**ADDRESS:** 15255 S. 94TH AVENUE, SUITE 604  
 ORLAND PARK ILLINOIS 60462  
**PLACE OF SETTLEMENT:** 15255 S. 94TH AVENUE, SUITE 604  
 ORLAND PARK ILLINOIS 60462  
**I. SETTLEMENT DATE:** March 04, 2005  
 09:00  
**DISBURSEMENT DATE:** March 04, 2005

<b>J. SUMMARY OF BORROWER'S TRANSACTION</b>		<b>K. SUMMARY OF SELLER'S TRANSACTION</b>	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract sales price	410,000.00	401. Contract sales price	410,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	2,169.00	403.	
104.		404.	
5.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMT DUE FROM BORROWER	412,169.00	420. GROSS AMT DUE TO SELLER	410,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	1,625.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		MARQUETTE BANK	55.00
		505. Payoff of second mortgage loan	
206.		506. TRUST FEES TO MARQUETTE BANK	200.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County taxes 01/01/05 to 03/04/05	956.34	511. County taxes 01/01/05 to 03/04/05	956.34
212. Assessments to		512. Assessments to	
2004 R.E. TAX CREDIT	2,902.52	513. 2004 R.E. TAX CREDIT	2,902.52
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>TOTAL PAID BY/FOR BORROWER</b>	<b>3,858.86</b>	<b>520. TOTAL REDUCTIONS AMT DUE SELLER</b>	<b>5,738.86</b>
<b>CASH AT SETTLEMENT FROM/TO BORROWER</b>		<b>600. CASH AT SETTLEMENT TO/FROM SELLER</b>	
Gross amt due from borrower (line 120)	412,169.00	601. Gross amt due to seller (line 420)	410,000.00
Less amts paid by/for borrower (line 220)	(3,858.86)	602. Less reductions in amt due seller (line 520)	(5,738.86)

ORD# / ABS# 8267134 ESC# 025014222		TEM LAF OF		L. SETTLEMENT CHARGES		TIME OF PRINTING: 16:47 DATE OF PRINTING: 03/03/05	
700. TOTAL SALES/BROKER'S COMMISSION based on price \$ 410,000.00 @ $\frac{3}{4}$ =						PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Division of Commission (line 700) as follows:							
701. LB:	\$		to				
702. SB:	\$		to				
703. Commission paid at Settlement (Money retained by broker applied to commission \$ )							
704. Other sales agent charges:							
705. Additional commission: \$ to							
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>							
801. Loan Origination Fee %							
802. Loan Discount %							
803. Appraisal Fee to							
804. Credit Report to							
805. Lender's Inspection Fee to							
806. Mortgage Insurance Application Fee to							
807. Assumption Fee to							
808.							
809.							
810.							
811.							
812.							
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>							
901. Interest from to @\$ /day for 0 days							
902. Mortgage Insurance Premium for 0.00 months to							
903. Hazard Insurance Premium for 0.00 years to							
904.							
905.							
<b>1000. RESERVES DEPOSITED WITH LENDER</b>							
1001. Hazard insurance 0.00 month @\$ per month							
1002. Mortgage insurance 0.00 month @\$ per month							
1003. City property taxes 0.00 month @\$ per month							
1004. County property taxes 0.00 month @\$ per month							
1005. Annual assessments 0.00 month @\$ per month							
1006. 0.00 month @\$ per month							
1007. 0.00 month @\$ per month							
1008. Aggregate Accounting Adjustment						0.00	0.00
<b>1100. TITLE CHARGES</b>							
1101. Settlement or Closing Fee to CHICAGO TITLE AND TRUST COMPANY						560.00	
1102. Abstract or title search to							
1103. Title examination to							
1104. Title insurance binder to							
1105. Document preparation to							
1106. Notary fees to							
1107. Attorney's fee to PATRICK K. SCHLEE							1,600.00
1108. Title insurance to CHICAGO TITLE INSURANCE COMPANY (includes above items numbers:)						1,305.00	
1109. Lender's coverage \$ 0.00 \$ 60.00							
1110. Owner's coverage \$ 410,000.00 \$ 1,245.00							
1111. DELIVERY SERVICE FEE TO CHICAGO TITLE							25.00
1112.							
1113.							
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>							
1201. Recording fees: Deed \$ ; Mortgage \$ ; Release \$						28.00	
1202. City/county tax/stamps: Deed \$ ; Mortgage \$							
1203. State tax/stamps: Deed \$ ; Mortgage \$							
1204. CERTIFICATE OF RELEASE TO CHICAGO TITLE						26.00	
1205.							
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>							
1301. Survey to JOSEPH P. KNIGHT & ASSOCIATES						250.00	
1302. Pest inspection to							
1303.							



**TRUSTEE'S DEED**

This indenture made this 2nd day of March, 2005

between **MARQUETTE BANK**, f/n/a Marquette National Bank, An Illinois Banking Association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 19th day of May, 1980 and known as Trust Number 9529 part of the first part, and

-----Village of Orland Park, an Illinois Municipal Corporation,  
County of Cook and Will, State of Illinois-----

Whose address is: 14700 S. Ravinia Avenue, Orland Park, IL 60462 party of the second part, Witnesseth, That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS AND OTHER GOOD AND VALUABLE consideration in hand paid, does hereby **CONVEY & QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois,

-----LEGAL DESCRIPTION ATTACHED HERETO-----

**Permanent tax #** 27-15-203-004  
**Address of Property:** 15155 Windsor Drive, Orland Park, Illinois 60462  
together with the tenements and appurtenances thereunto belonging, TO HAVE AND TO HOLD the same unto said party of the second part and to the proper use, benefit and behoof of said party of the second part.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof. IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Secretary, the day and year first above written.

**MARQUETTE BANK, f/n/a Marquette National Bank  
As Trustee as Aforesaid**



BY Joyce A. Madsen  
Trust Officer

Attest: Ernest Zarlenzo  
Assistant Secretary

State of Illinois  
County of Cook

I, the undersigned, a Notary Public in and for the County and State, do Hereby Certify that the above named Trust Officer and Assistant Secretary of the MARQUETTE BANK, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the corporate seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

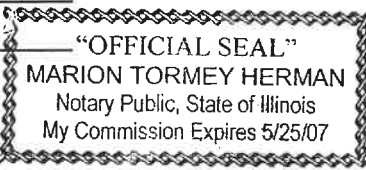
Given under my hand and Notarial Seal this 2nd day of March ~~19~~ 2005

**AFTER RECORDING, PLEASE MAIL TO:**

Box 324

Marion Tormey Herman  
Notary Public

THIS INSTRUMENT WAS PREPARED BY  
~~GLENN B. HUNTER~~ Joyce A. Madsen  
MARQUETTE BANK  
6155 SOUTH PULASKI ROAD  
CHICAGO, IL 60629



## LEGAL DESCRIPTION

Lot 4 in Orland Square Village Unit One, being a Subdivision of part of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  and the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 15, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

---



20 N. Wacker Drive, Ste 1660  
Chicago, Illinois 60606-2903  
T 312 984 6400 F 312 984 6444

15010 S. Ravinia Avenue, Ste 10  
Orland Park, Illinois 60462-5353  
T 708 349 3888 F 708 349 1506

DD 312 984 6454  
[ihill@ktjlaw.com](mailto:ihill@ktjlaw.com)

[www.ktjlaw.com](http://www.ktjlaw.com)

January 28, 2010

OFFICE OF  
COUNTY ASSESSOR  
**RECEIVED**

JAN 28 2010

**HAND-DELIVERED**

Cook County Assessor's Office  
Exempt Department – 3<sup>rd</sup> Floor  
118 North Clark Street  
Chicago, IL 60602

REFERRED TO \_\_\_\_\_

RE: Addendum to Village of Orland Park 2010 Exempt Affidavit  
Agency No. 8292

To Whom It May Concern:

This firm represents the Village of Orland Park (the "Village"). Please be advised that there were errors in the completion of the Village's 2009 and 2010 Exempt Affidavits. Enclosed please find Exempt Property Information Sheets for the following properties:

1. Property identified by Permanent Index Number 27-15-210-007-0000, located at 15160 Royal Foxhunt, Orland Park, Illinois. This property has been sold by the Village to Mr. Ernesto Velasco and was reported in error on the Village's 2010 Exempt Affidavit as still being exempt. You will also find enclosed a copy of the Special Warranty Deed and the HUD Settlement Statement from the sale that occurred on June 30, 2009.
2. Property identified by Permanent Index Number 27-15-203-004-0000, located at 15155 Windsor Drive, Orland Park, Illinois. This property has been sold by the Village to Jason and Laura Helfert and was reported in error on the Village's 2009 and 2010 Exempt Affidavits as being exempt. You will also find enclosed a copy of the Special Warranty Deed and the HUD Settlement Statement from the sale that occurred on May 2, 2008.
3. Property previously identified by Permanent Index Number 27-29-420-007-0000, located at 17400 S. 104<sup>th</sup> Avenue (also known as 17410 Capistrano Lane, Orland Park, Illinois). A



Cook County Assessor's Office  
January 28, 2010  
Page 2

portion of this property has been returned by the Village to the Developer, Beverly Ridge Realty Corp. and was reported in error on the Village's 2009 Exempt Affidavit as being exempt. You will also find enclosed copies of the Quit Claim Deed and Division Report. The transfer occurred on June 20, 2008.

Please attach this Addendum to the Village's 2010 Affidavit filed in your office on January 27, 2010. Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.

  
E. Kenneth Friker

Encls.

cc: Sarah Schueler, Assistant Finance Director (w/encls.)  
Janice Hill, Sr. Paralegal (w/o encls)



20 N. Wacker Drive, Ste 1660  
Chicago, Illinois 60606-2903  
T 312 984 6400 F 312 984 6444

15010 S. Ravinia Avenue, Ste 10  
Orland Park, Illinois 60462-5353  
T 708 349 3888 F 708 349 1506

DD 312 984 64 108  
ekfriker@ktjlaw.com

www.ktjlaw.com

June 30, 2008

James M. Houlihan, Cook County Assessor  
118 North Clark Street, Room 320  
Chicago, IL 60602

Maria Pappas, Cook County Treasurer  
118 North Clark Street, Room 112  
Chicago, IL 60602

RE: Conveyance of Municipal Owned Property  
Removal of Exemption Status for Real Estate Tax Purposes

To Whom It May Concern:

Please be advised that our Firm represents the **Village of Orland Park** (the "Village"). This letter is provided to you so you may adjust your records to reflect that the herein described Property is no longer "EXEMPT" and should be placed on the tax rolls.

The **Village** by Special Warranty Deed dated May 2, 2008 (the "Deed") conveyed the real property commonly known as 15155 Windsor Drive, Orland Park, Illinois, with a Permanent Index Number of 27-15-203-004-0000 (the "Property") to **Jason Helfert and Laura Helfert, his wife** (the "Grantee"). A copy of the Deed is enclosed for your reference.

If you require further information, please do not hesitate to contact the undersigned.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.

E. Kenneth Friker

Enc.



20 N. Wacker Drive, Ste 1660  
Chicago, Illinois 60606-2903  
T 312 984 6400 F 312 984 6444

15010 S. Ravinia Avenue, Ste 10  
Orland Park, Illinois 60462-5353  
T 708 349 3888 F 708 349 1506

www.ktjlaw.com

TO: Annmarie Mauge

Date: May 14, 2010

Telephone: ( )

Fax No.: ( ) 403-9212

FROM: Ken Ober  
KLEIN, THORPE AND JENKINS, LTD.

Writer's Direct Dial: ( )

Number of pages to follow (including cover page): 2

If the specified quantity is not received, please notify our office.

Comments:

Letter re 15155 Wendover Drive

**CONFIDENTIAL NOTICE:** The materials enclosed with this facsimile transmission are private and confidential and are the property of the sender. The information contained in the material is privileged and is intended only for the use of the individual(s) or entity(ies) named above. If you are not the intended recipient, be advised that any unauthorized disclosure, copying, distribution, or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited. If you have received this facsimile transmission in error, please immediately notify us by telephone (collect calls will be accepted) to arrange for return of the forwarded documents to us at our expense.

ESCROW #: 01410-028028704-001 ORDER #: 01401-008441175 CLOSER: NMH CLOSING LOC: OF  
 BUYER: JASON HELFERT SELLER: VILLAGE OF ORLAND PARK  
 PROPTY: 15155 WINDSOR DRIVE CITY: ORLAND PARK  
 NET PROCEEDS TO SELLER 307,390.00

CHECK TOTAL \$307,390.00

031-0000-375.30-00

FOR SECURITY PURPOSES THIS DOCUMENT HAS VISIBLE & FLUORESCENT FIBERS & A TRUE WATERMARK-HOLD TO LIGHT TO VIEW.



**CHICAGO TITLE AND TRUST COMPANY**

15255 S. 94TH AVENUE, SUITE 604  
 ORLAND PARK IL 60462 708/226-0700

LASALLE NATIONAL BANK  
 PAYABLE THROUGH LASALLE BANK  
 WESTMONT IL 60559

8711185190

70-2302/719

MAY 02, 2008

**PAY ONLY** → → **307,390.00**  
 THREE ZERO SEVEN THREE NINE ZERO CTSCTS

FILE NO.	SUB	LOC'N	CLOSER
028028704	001	OF	NHOLLOWAY

**\$307,390.00**

Pay  THREE HUNDRED SEVEN THOUSAND THREE HUNDRED NINETY AND 00/100

To the Order of  VILLAGE OF ORLAND PARK \*\*

Memo

*Patricia S. Juergens*

⑈8711185190⑈ ⑆071923022⑆ 559⑈00102?⑈7⑈

PURCHASER'S RECEIPT FOR CASHIER'S CHECK ISSUED BY:

NOTICE TO CUSTOMERS

The purchase of an Indemity Bond may be required before this check will be replaced or refunded in the event it is lost, misplaced or stolen.



Suburban Bank & Trust  
150 BUTTERFIELD ROAD  
ELMHURST, IL 60126  
(630) 279-1300

0719

4453467265

LAURA AND JASON HELFERT

REMITTER

DATE 02/23/08

69-35  
519

PAYEE:

VILLAGE OF ORLAND PARK

\$ 16,250.00

\*\*\*SIXTEEN THOUSAND TWO HUNDRED FIFTY AND 00/100\*\*\*USDOLLARS

**THIS IS NOT A CHECK  
DO NOT CASH**

COPY - NON NEGOTIABLE

FEE

*Handwritten:* 3/11/08 A. Dell

CHICAGO TITLE INSURANCE COMPANY  
**REAL ESTATE SALE CONTRACT**

ILLINOIS FORM A \*

27-15-203-004

1. JASON HELFERT and LAURA HELFERT, his wife (Purchaser) agree to purchase at a price of \$325,000.00 on the terms set forth herein, the following described real estate in Cook County, Illinois:

Lot 4 in Orland Square Village Unit 1, a Subdivision of part of the West ½ of the Northeast ¼ and East ½ of the Northwest ¼ and part of the West ½ of the Southwest ¼ of Section 15, Township 36 North, Range 12, East of the Third Principal Meridian, recorded November 27, 1978 as Document No. 24736880, Cook County, Illinois.

commonly known as 15155 Windsor Drive, Orland Park, Illinois, and with approximate lot dimensions of 80' x 125', together with all personal property and attached fixtures presently located thereon. ~~(strike items not applicable)~~ (a) storm and screen doors and windows; (b) awnings; (c) outdoor television antenna; (d) wall to wall, hallway and stair carpeting; (e) window shades and draperies and supporting fixtures; (f) venetian blinds; (g) electric, plumbing and other attached fixtures as installed; (h) water softener; (i) refrigerator(s); (j) \_\_\_\_\_ range(s); (k) garage door opener with \_\_\_\_\_ transmitters; (l) radiator covers; (m) indoor and outdoor (louvered) shutters; and also

2. VILLAGE OF ORLAND PARK, an Illinois municipal corporation (Seller) agrees to sell the real estate and the property, if any, described above at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title thereto (in joint tenancy) by a recordable quit claim deed, with release of homestead rights, and a proper bill of sale, subject only to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) any unconfirmed special tax or assessment; (g) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (h) mortgage or trust deed specified below, if any; (i) general taxes for the year 2008 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) \_\_\_\_\_; and to

3. Purchaser has paid \$16,250.00 as earnest money to be applied on the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations at the time of closing as follows: The payment of \$308,750.00 by cashier's or certified check or wire transfer of funds.

4. The time of closing shall be on Friday, May 2, 2008, at 9:00 a.m. or on the date, if any, to which such time is extended by reason of paragraph 2 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the Orland Park office of Chicago Title Insurance Company or of the mortgage lender, if any, provided title is shown to be good or is accepted by Purchaser.

5. Seller shall deliver possession to Purchaser on the date the sale has been closed.

6. The earnest money shall be held by Seller for the mutual benefit of the parties.

7. Seller agrees to deliver possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted.

8. A duplicate original of this contract, duly executed by the Sellers, shall be delivered to the Purchaser within 7 days from the date below, otherwise, at the Purchaser's option, this contract shall become null and void and the earnest money shall be refunded to the Purchaser.

This contract is subject to the Conditions and Stipulations set forth on the following pages hereof, which Conditions and Stipulations are made a part of this Contract.

Dated: February 6, 2008

Purchaser: Laura Helfert

Address: 15726 Chesterfield Lane  
Orland Park, Illinois 60462

Purchaser: [Signature]

Seller: VILLAGE OF ORLAND PARK,  
an Illinois municipal corporation

Address: 14700 S. Ravinia Avenue  
Orland Park, Illinois 60462

By: [Signature]  
Name: ELLEN J. BRER

Title: ACTING VILLAGE MANAGER

## CONDITIONS AND STIPULATIONS

1. Purchaser shall deliver or cause to be delivered to Seller or Seller's attorney, not less than 5 days prior to the time of closing, a title commitment for an owner's title insurance policy issued by the Chicago Title Insurance Company in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (a) the general exceptions contained in the policy unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units, (b) the title exceptions set forth above, and (c) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed (all of which are herein referred to as the permitted exceptions). The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing items (b) and (c) and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 2 below.

2. If the title commitment discloses unpermitted exceptions, Seller shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions, and, in such event, the time of closing shall be 35 days after delivery of the commitment. If Seller fails to have the exceptions removed, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions within the specified time, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days after the expiration of the 30-day period, to take title as it then is with the right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further action of the parties.

3. General taxes and other similar items shall be adjusted ratably as of the time of closing. The amount of the current general taxes not then ascertainable shall be adjusted on the basis of (a) below:

(a) 100% of the most recent ascertainable taxes (meaning such tax year prior to the Seller's real estate tax exemption).

All prorations are final unless otherwise provided herein. Seller shall pay the amount of any stamp tax imposed by State law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois.

4. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.

5. If the contract is terminated without Purchaser's fault, the earnest moneys shall be returned to the Purchaser, but if the termination is caused by the Purchaser's fault, then at the option of the Seller and upon notice to the Purchaser, the earnest money shall be forfeited to the Seller and applied first to the payment of the Seller's expenses and then to payment of broker's commission; the balance, if any, to be retained by the Seller as liquidated damages.

6. At the election of Seller or Purchaser upon notice to the other party not less than 5 days prior to the time of closing, this sale shall be closed through an escrow with Chicago Title and Trust Company, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then in use by Chicago Title and Trust Company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be paid by the Purchaser.

7. Time is of the essence of this contract.

8. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.



9. Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures act of 1974. In the event that either party shall fail to make appropriate disclosure when asked, such failure shall be considered a breach on the part of said party.

10. Seller represents that it is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certification set forth in said Section.

11. Purchaser is purchasing the subject property "AS IS" with no warranties or representations being made by Seller whatsoever as to condition of said property or fitness for a particular purpose.



\*\*\*\*\* INVOICE \*\*\*\*\*

File Number: **7061403**

June 26, 2007

Att'n: Ellen J. Baer, Assistant Village Manager  
Office (708)-403-6155 or 6158 Fax (708)-349-4859

**CLIENT: Village of Orland Park**

14700 South Ravinia Avenue, Orland Park, IL 60462-3134001  
e-mail: ebaer@orland-park.il.us

Borrower : *Client: Village of Orland Park*

Invoice # : **7061403**  
Order Date : June 14, 2007

1004 Summary Appraisal Report

15155 South Windsor Drive  
Orland Park, IL 60462-3812558

*27-15-203-004*

Appraisal Services Rendered	\$	325.00
		-----
Invoice Total	\$	325.00
		-----
Amount Due	\$	<b>325.00</b>

Terms: Due Upon Receipt.....Thank you! We "Value" your business!

Please Make Check Payable To:

*MartinAppraisals.Com*™  
17144 SOUTH HILL CREEK COURT  
ORLAND PARK, IL 60467-6002446

e-mail: [AQB\\_USPAPInstructor@MartinAppraisals.com](mailto:AQB_USPAPInstructor@MartinAppraisals.com) web site: <http://www.MartinAppraisals.Com>  
\*CURRENTLY SERVING NORTH EASTERN ILLINOIS, NORTH WESTERN INDIANA & SOUTHERN WISCONSIN\*

Sale Price: Market Value Date of Sale: 07/07 Inspected:                      Description and \$ amount of loan charges/concessions to be paid by seller: None Reported  
 Lender/Client: **Village of Orland Park (Ellen J. Baer)** Address: 14700 South Ravinia Avenue, Orland Park, IL 60462-3134001  
 Appraiser: Martin Appraisals, Com (708)-479-5414 Address: 17144 South Hill Creek Court, Orland Park, IL 60467-6002446

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Predominant occupancy	Single family housing PRICE \$ (000)	AGE (yrs)	Present land use %	Land use change		
Built up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%					<input checked="" type="checkbox"/> Owner	183	Low
Growth rate	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input type="checkbox"/> Tenant	1.3 Mil	High	120	2-4 family	5%	<input checked="" type="checkbox"/> In process
Property values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	Predominant			Multi-family	15%	To: From vacant to
Demand/supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In balance	<input type="checkbox"/> Over supply	<input type="checkbox"/> Vacant (over 5%)	417	15-35	(Agricul. )	Commercial	15%	commercial and/or
Marketing time	<input type="checkbox"/> Under 3 mos.	<input checked="" type="checkbox"/> 3-6 mos.	<input type="checkbox"/> Over 6 mos.						5%	residential

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: **The subject's general market area is bounded by 135th Street to the north, 159th Street to the south, 76th Avenue to the east and 94th Avenue to the west.**

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): **The subject is located in the Village Square subdivision of Orland Park. The subject's immediate area offers a diverse housing stock. The general area offers mixed land uses which includes residential, commercial, recreational and offices which is typical for the area. Local amenities including schools, parks and shopping are in close proximity. Interstates 57 and 80 are within a reasonable distance and Metra trains serve Orland Park for commuter access to downtown Chicago. There is scattered new construction in the area as there is some vacant land available. However, redevelopment of existing lots in established areas is also typical for the area.**

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): **See Attached Addendum.**

Project Information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)?  YES  NO

Approximate total number of units in the subject project: N/A . Approximate total number of units for sale in the subject project: N/A

Describe common elements and recreational facilities: **This section is not applicable.**

Dimensions	<u>80 x 125.14 x 80 x 125.21</u> (Per Sidwell Book)			Topography	<u>Gently slopes to sides</u>		
Site area	<u>10,014 +/- SF</u>	<u>(.23 acre)</u>	Corner Lot	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Size	<u>Typical for area</u>	
Specific zoning classification and description	<u>"R-3" Residential District</u>				Shape	<u>Slightly Irregular</u>	
Zoning compliance	<input checked="" type="checkbox"/> Legal	<input type="checkbox"/> Legal nonconforming (Grandfathered use)	<input type="checkbox"/> Illegal	<input type="checkbox"/> No zoning	Drainage	<u>Appears adequate*</u>	
Highest & best use as improved:	<input checked="" type="checkbox"/> Present use	<input type="checkbox"/> Other use (explain)				View	<u>Residential</u>
Utilities	Public	Other	Off-site Improvements	Type	Public	Private	
Electricity	<input checked="" type="checkbox"/>		Street	<u>Asphalt</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gas	<input checked="" type="checkbox"/>		Curb/gutter	<u>Concrete</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water	<input checked="" type="checkbox"/>		Sidewalk	<u>Concrete</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sanitary sewer	<input checked="" type="checkbox"/>		Street lights	<u>Electric</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Storm sewer	<input checked="" type="checkbox"/>		Alley	<u>None</u>	<input type="checkbox"/>	<input type="checkbox"/>	
Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.):	<u>See Attached Addendum.</u>						

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION			FOUNDATION		BASEMENT			INSULATION		
No. of Units	<u>One</u>	Foundation	<u>Poured Conc.</u>	Slab	<u>None</u>	Area Sq.Ft.	<u>910</u>	Roof	<u>Cncl.</u>	<input type="checkbox"/>		
No. of Stories	<u>Two</u>	Exterior Walls	<u>Brick/Vinyl</u>	Crawl Space	<u>35% (Conc.)</u>	% Finished	<u>50%</u>	Ceiling	<u>Cncl.</u>	<input type="checkbox"/>		
Type (Det./Att.)	<u>Detached</u>	Roof Surface	<u>Comp. Shing.</u>	Basement	<u>65%</u>	Ceiling	<u>ACT/Joists</u>	Walls	<u>Cncl.</u>	<input type="checkbox"/>		
Design (Style)	<u>Colonial</u>	Gutters & Dwnspts.	<u>Aluminium</u>	Sump Pump	<u>Yes + Ejector</u>	Walls	<u>Dry/Conc.</u>	Floor	<u>Cncl.</u>	<input type="checkbox"/>		
Existing/Proposed	<u>Existing</u>	Window Type	<u>Dbi Hung Wd</u>	Dampness	<u>None Noted*</u>	Floor	<u>Vinyl/Conc.</u>	None	<u>Cncl.</u>	<input type="checkbox"/>		
Age (Yrs.)	<u>28</u>	Storm/Screens	<u>Yes</u>	Settlement	<u>Typical*</u>	Outside Entry	<u>None</u>	Unknown	<u>Cncl.</u>	<input checked="" type="checkbox"/>		
Effective Age (Yrs.)	<u>14</u>	Manufactured House	<u>No</u>	Infestation	<u>None Noted</u>	200 Ampere C. B.		75 Gallon Water Heater				
ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq.Ft.
Basement							<u>1</u>				<u>Mechan.</u>	<u>910</u>
Level 1	<u>X</u>	<u>1</u>	<u>1</u>	<u>1</u>		<u>1</u>			<u>.5</u>	<u>X</u>		<u>1,417</u>
Level 2								<u>4</u>	<u>2</u>			<u>1,483</u>
Finished area above grade contains: <u>8</u> Rooms; <u>4</u> Bedroom(s); <u>2.5</u> Bath(s); <u>2,900</u> Square Feet of Gross Living Area												

INTERIOR	Materials/Condition	HEATING	KITCHEN EQUIP.	ATTIC	AMENITIES	CAR STORAGE:
Floors	<u>Crpt/HW/VT/CT/Av</u>	Type <u>FA</u>	Refrigerator <input type="checkbox"/>	None <input type="checkbox"/>	Fireplace(s) # <u>1</u> <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Walls	<u>Drywall/Panel/Avg</u>	Fuel <u>Gas</u>	Range/Oven <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Patio <u>15x30 Conc.</u> <input checked="" type="checkbox"/>	Garage # of cars <u>          </u>
Trim/Finish	<u>Stained Wd/Avg</u>	Condition <u>Avg</u>	Disposal <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Deck <input type="checkbox"/>	Attached <u>          </u>
Bath Floor	<u>Ceramic/Avg</u>	COOLING	Dishwasher <input checked="" type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Porch <u>Front Cover</u> <input checked="" type="checkbox"/>	Detached <u>          </u>
Bath Wainscot	<u>Ceramic Tile/Avg</u>	Central <u>CA</u>	Fan/Hood <input checked="" type="checkbox"/>	Floor <input type="checkbox"/>	Fence <input type="checkbox"/>	Built-In <u>2 Car</u>
Doors	<u>Hollow core flush</u>	Other <u>None</u>	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>	Pool <input type="checkbox"/>	Carport <u>          </u>
wood/Avg		Condition <u>Avg</u>	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>		Driveway <u>Concrete</u>

Additional features (special energy efficient items, etc.): **See Attached Addendum.**

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: **See Attached**

Total Estimated Cost new = \$ 322,551  
 Less 75 Physical Functional External Est. Remaining Econ. Life: 61  
 Depreciation \$61,229 \$20,000 = \$ 81,229  
 Depreciated Value of Improvements = \$ 241,302  
 "As-is" Value of Site Improvements, Patio, Driveway, Lands. = \$ 20,000  
 INDICATED VALUE BY COST APPROACH = \$ 431,300

established area. The land value is supported by land sales in competing areas. Physical depreciation was determined by the Age/Life method. The subject's effective age is 14 years based on a 75 year total life. No external inadequacies were noted. A functional charge was assigned due to the possible market stigmatization of the property due to the history.

ITEM	SUBJECT	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
15155 South Windsor Drive Address Orland Park, IL		15506 South 82nd Avenue Orland Park, IL			8020 West 143rd Place Orland Park, IL			15201 South Regent Drive Orland Park, IL		
Proximity to Subject		1.08 miles ESE			1.68 miles NE			0.22 miles W		
Sales Price	\$ Market Value	\$ 375,000			\$ 414,000			\$ 438,000		
Price/Gross Liv. Area	\$ 136.20	\$ 129.94			\$ 146.96			\$ 200.73		
Data and/or Verification Sources	Inspection/Client Assessor	MLS N.I. #06317272 Assessor Records			MLS N.I. #06292737 Assessor Records			MLS N.I. #06449272 Assessor Records		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	
Sales or Financing Concessions	Conventional None Reported	Conv./DOM: 84 None Reported		Conv./DOM: 115 None Reported		Cash/DOM: 12 None Reported				
Date of Sale/Time	6/07 Inspected	4/13/07 Closed		10/31/06 Closed		4/30/07 Closed				
Location	Suburban	Suburban		Suburban		Suburban				
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Site	.23 acre/Avg	.25 acre/Avg		.23 acre/Avg		.26 acre/Avg				
View	Residential	Residential		Residential		Resid./Lake	-5,000			
Design and Appeal	Colonial/Avg	Colonial/Avg		Tudor/Avg		SP3/2SR/Avg				
Quality of Construction	Brick/Vinyl/Avg	Brick/Avg	-4,000	Brick/Frm/Avg		Brick/Frm/Avg				
Age	28 Years	28 Years		19 Years	-2,000	20 Years	-2,000			
Condition	Average	Average		Average		Good	-20,000			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	+2,000 (BR)			
Room Count	8: 4: 2.50	8: 4: 2.50		8: 4: 2.50		7: 3: 2.50				
Gross Living Area	2,900 Sq.Ft.	2,886 Sq.Ft.		2,817 Sq.Ft.		2,182 Sq.Ft.	+21,500			
Basement & Finished Rooms Below Grade	Large Partial w/ 1 Room	Full w/ 3 Rooms-.5 Bath	-4,000 -11,000	Full w/ 2 Rooms-Bath	-4,000 -7,000	Partial w/ 2 Rooms	-3,000			
Functional Utility	Stigmatization	Average	-20,000	Average	-20,000	Average	-20,000			
Heating/Cooling	FA/CA	FA/CA		FA/CA		FA/CA				
Energy Efficient Items	Typical	Typical		Typical		Typical				
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage				
Porch, Patio, Deck, Fireplace(s), etc.	Patio/Porch 1 Fireplace	Patio/Porch 1 Fireplace		None 1 Fireplace	+5,000	Deck 1 Fireplace	+2,500			
Fence, Pool, etc.	None	None		None		Fence	-1,000			
Updates/Upgrades:	Average	Average		Average		Superior	-20,000			
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 39,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 28,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 45,000				
Adjusted Sales Price of Comparable		Gross: 10.4% Net: -10.4% \$ 336,000		Gross: 9.2% Net: -6.8% \$ 386,000		Gross: 22.1% Net: -10.3% \$ 393,000				

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): See Attached Addendum.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source for prior sales within year of appraisal	3/16/05 \$410,000 County Tax Rec.	12/16/03 \$305,000 Cook County Tax Records	5/16/06 Deed No Sale Price Reported Cook County Tax Records	7/15/04 @ \$385,000 4/23/04 @ \$300,000 Cook County Tax Records

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: See Attached Addendum.

INDICATED VALUE BY SALES COMPARISON APPROACH ..... \$ 380,000  
 INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$ N/A

This appraisal is made  "as is"  subject to the repairs, alterations, inspections or conditions listed below  subject to completion per plans and specifications.  
 Conditions of Appraisal: See Attached Addendum.

Final Reconciliation: The market data approach was used as the primary indication of market value and is well supported by the cost approach.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised 06/93 ).  
 I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF June 19, 2007  
 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 380,000





GROSS LIVING AREA (GLA)		2,900	
Area(s)	Area	% of GLA	% of GBA
Living	2,900		100.00
Level 1	1,417	48.86	48.86
Level 2	1,483	51.14	51.14
Level 3	0	0.00	0.00
Other	0	0.00	0.00
Basement	910		
Garage	499		

Area Measurements				Area Type					
Measurements	Factor	Total		Level 1	Level 2	Level 3	Other	Bsmt.	Garage
4.30 x 1.70 x 1.00 =	7.31			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.70 x 2.20 x 0.50 =	1.87			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.70 x 2.20 x 0.50 =	1.87			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22.70 x 21.50 x 1.00 =	488.05			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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10.00 x 7.50 x 1.00 =	75.00			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32.55 x 30.00 x 1.00 =	976.50			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22.65 x 14.00 x 1.00 =	317.10			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.35 x 7.00 x 1.00 =	114.45			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32.50 x 28.00 x 1.00 =	910.00			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22.70 x 22.00 x 1.00 =	499.40			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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36-12-15A  
27-15

W. 1/2 N.E. 1/4 Sec. 15-36-12  
ORLAND

ORLAND SQUARE VILLAGE UNIT ONE, 2 Sub. of part of the W 1/2 N.E. 1/4, part of the S. 1/2 N.W. 1/4, and part of the S. 1/2 E.W. 1/4 Sec. 15-36-12. Rec. Map 27, 1978 Doc. 247736438

ORLAND SQUARE VILLAGE UNIT TWO, 2 Sub. of part of the W 1/2 N.E. 1/4, Sec. 15-36-12. Rec. Map 27, 1978 Doc. 247736438

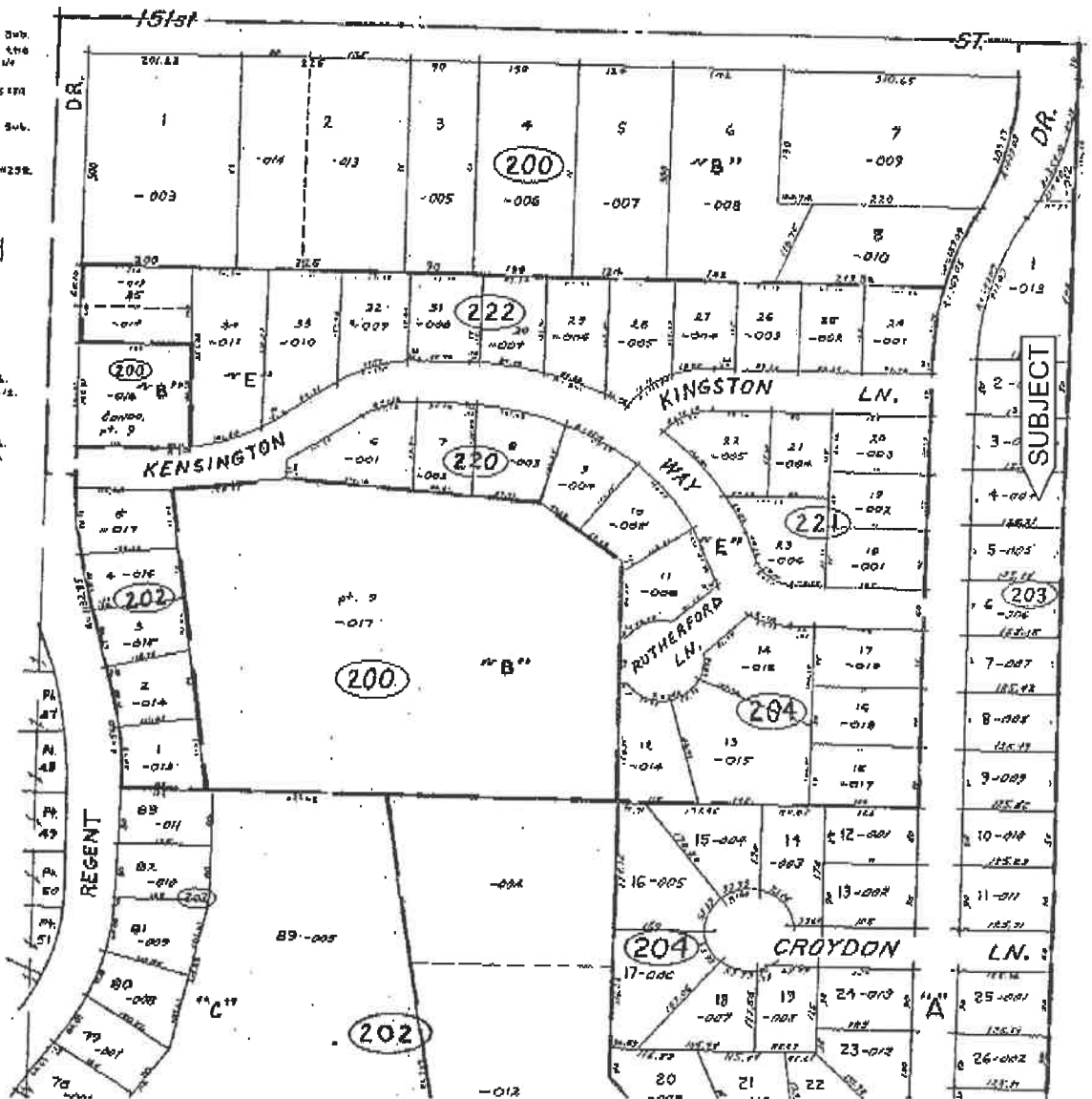
CONDOMINIUM 27-15-300-018 VILLAGE SQUARE ORLAND CONDO. Rec. Map 7, 1983 Doc. 24627186

UNIT	UNIT	UNIT
1 = 1001	2 = 1002	3 = 1003
4 = 1004		

ORLAND SQUARE VILLAGE UNIT B, being a sub. of part of Sec. 15-36-12. Rec. Map 27, 1978 Doc. 24627186

ORLAND SQUARE VILLAGE UNIT C, a sub. of part of the W 1/2 N.E. 1/4 of Sec. 15-36-12. Rec. Map 6, 1982 Doc. 25178964

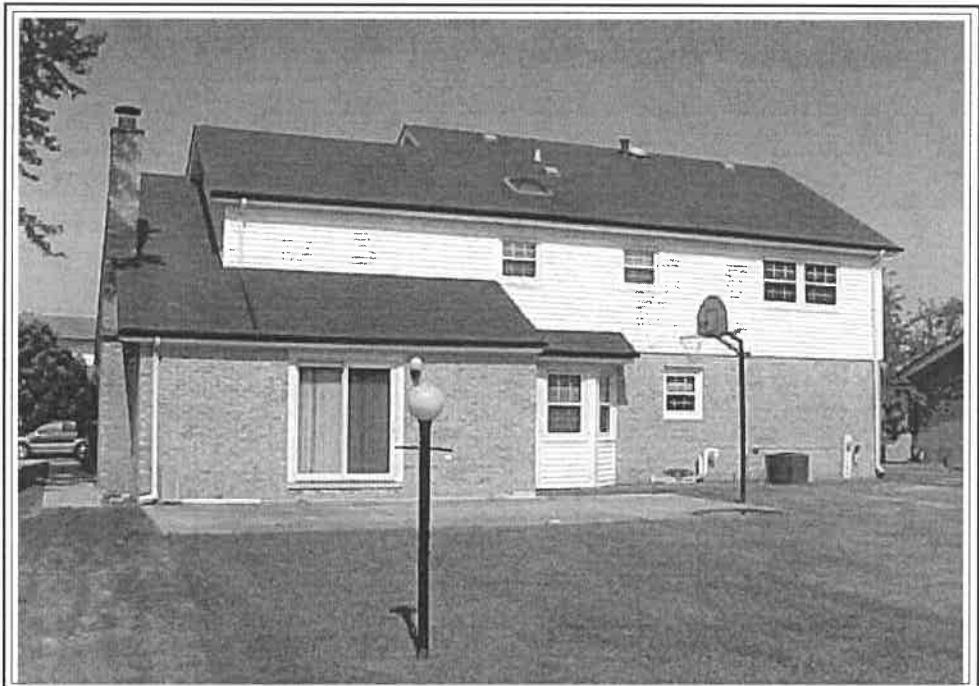
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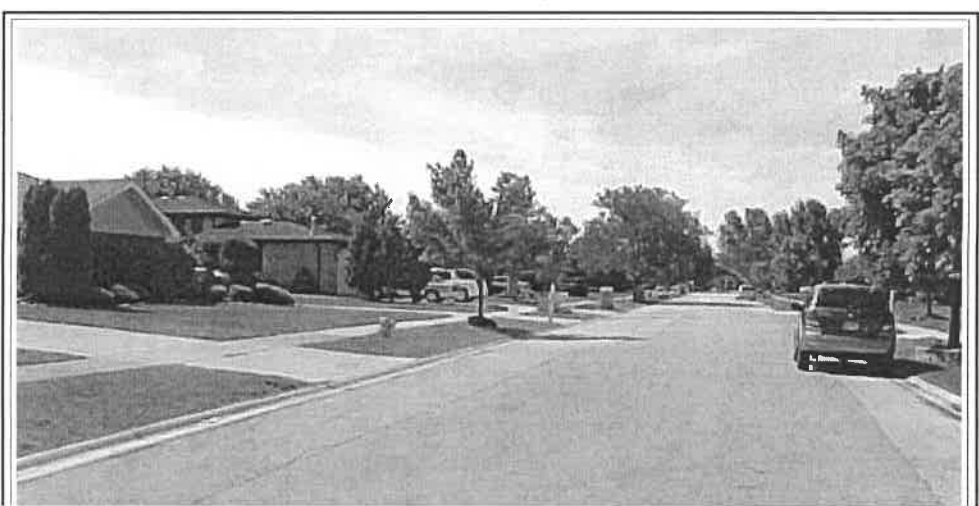




FRONT VIEW OF  
SUBJECT PROPERTY



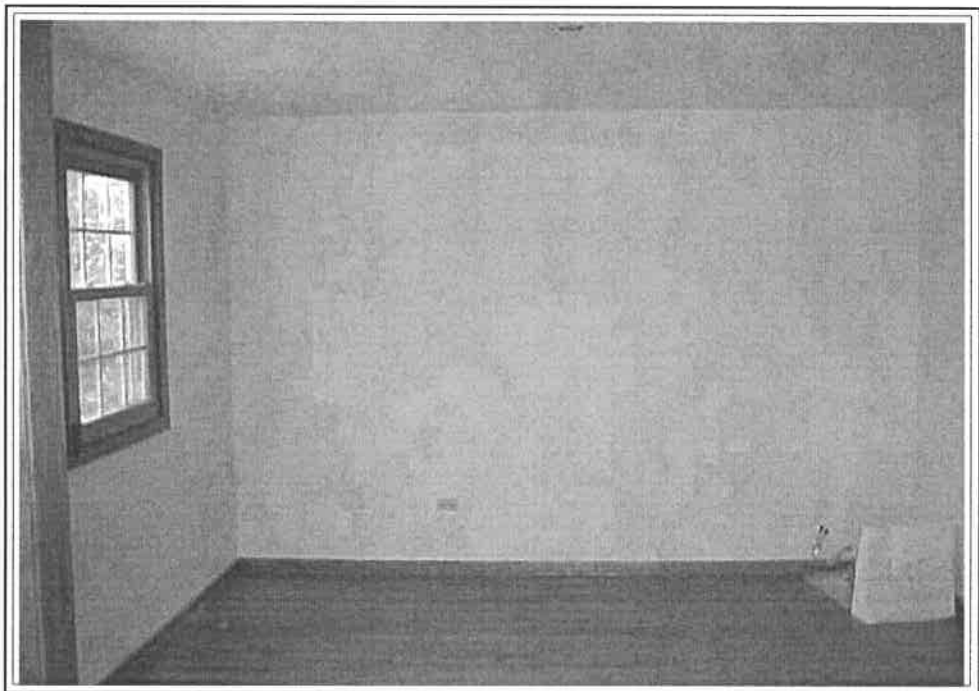
REAR VIEW OF  
SUBJECT PROPERTY



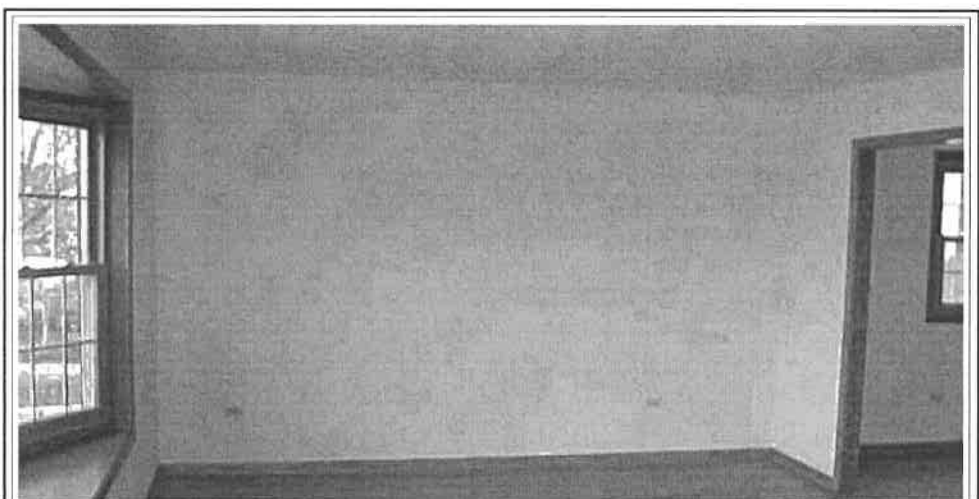
STREET SCENE

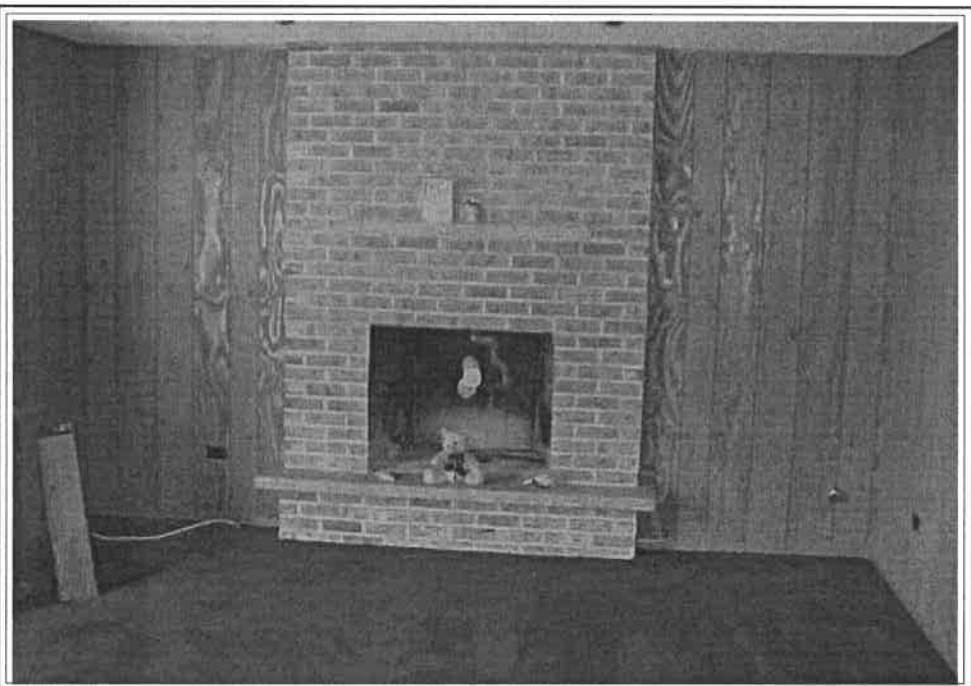
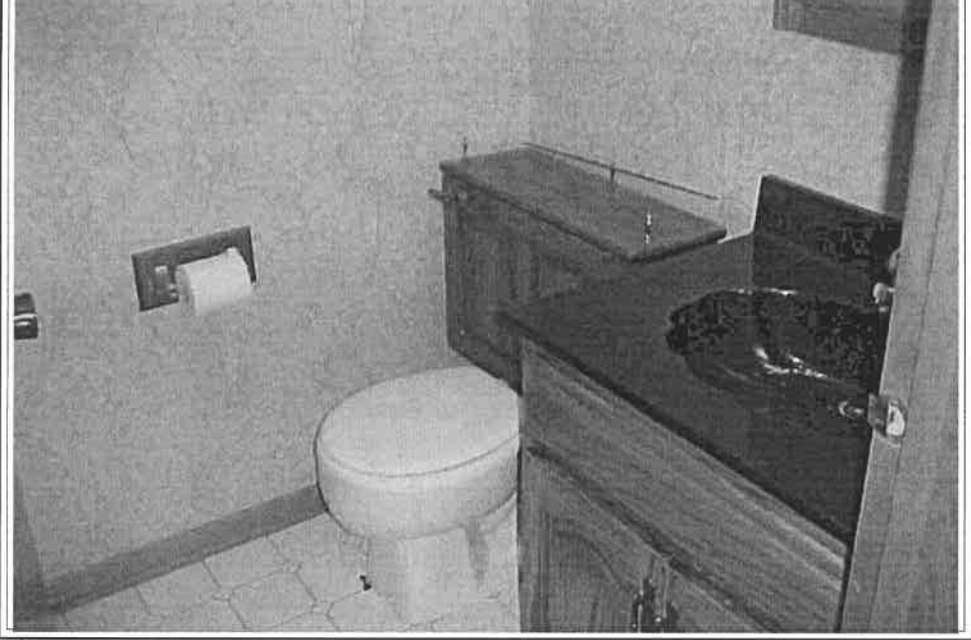


DINING ROOM

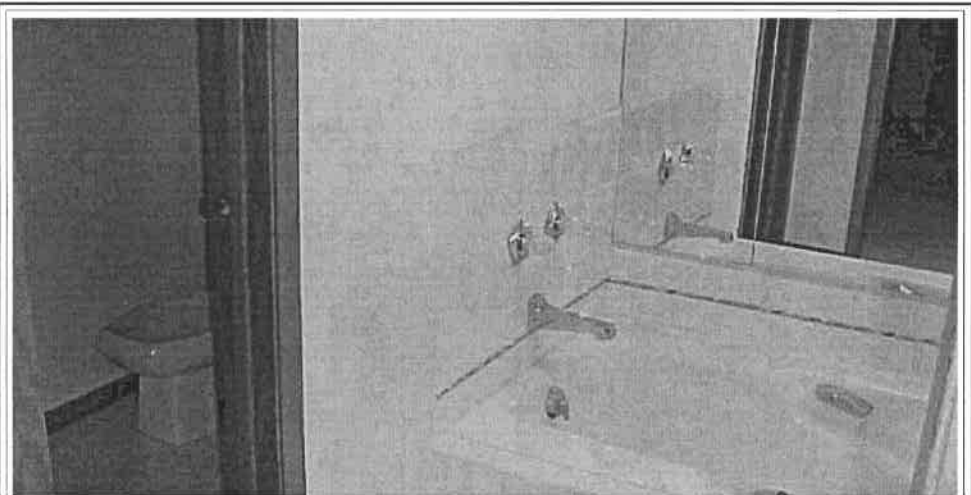


LIVING ROOM





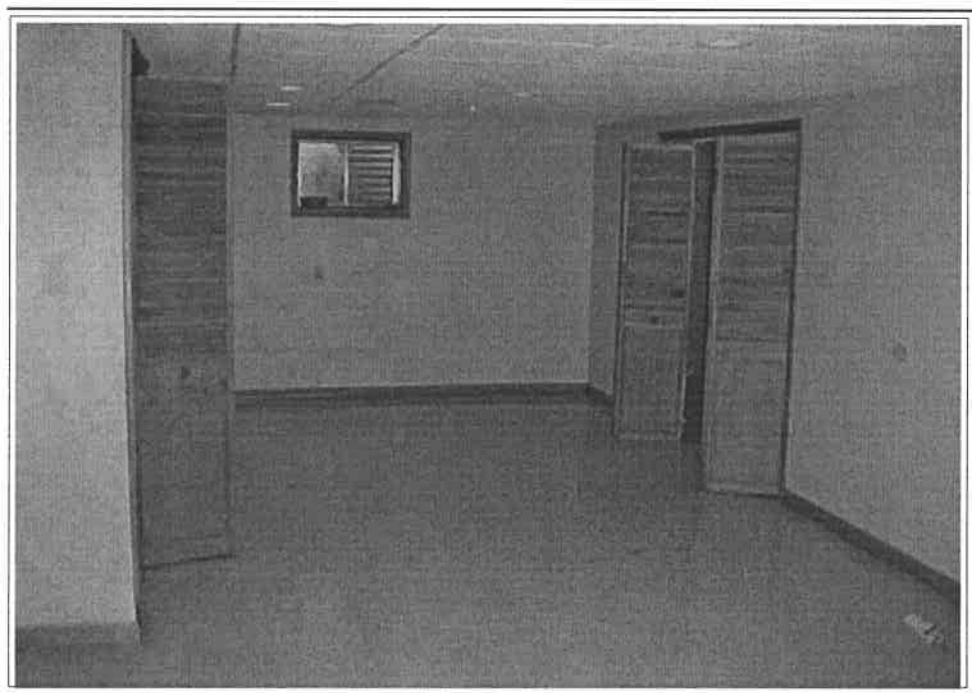
FAMILY ROOM



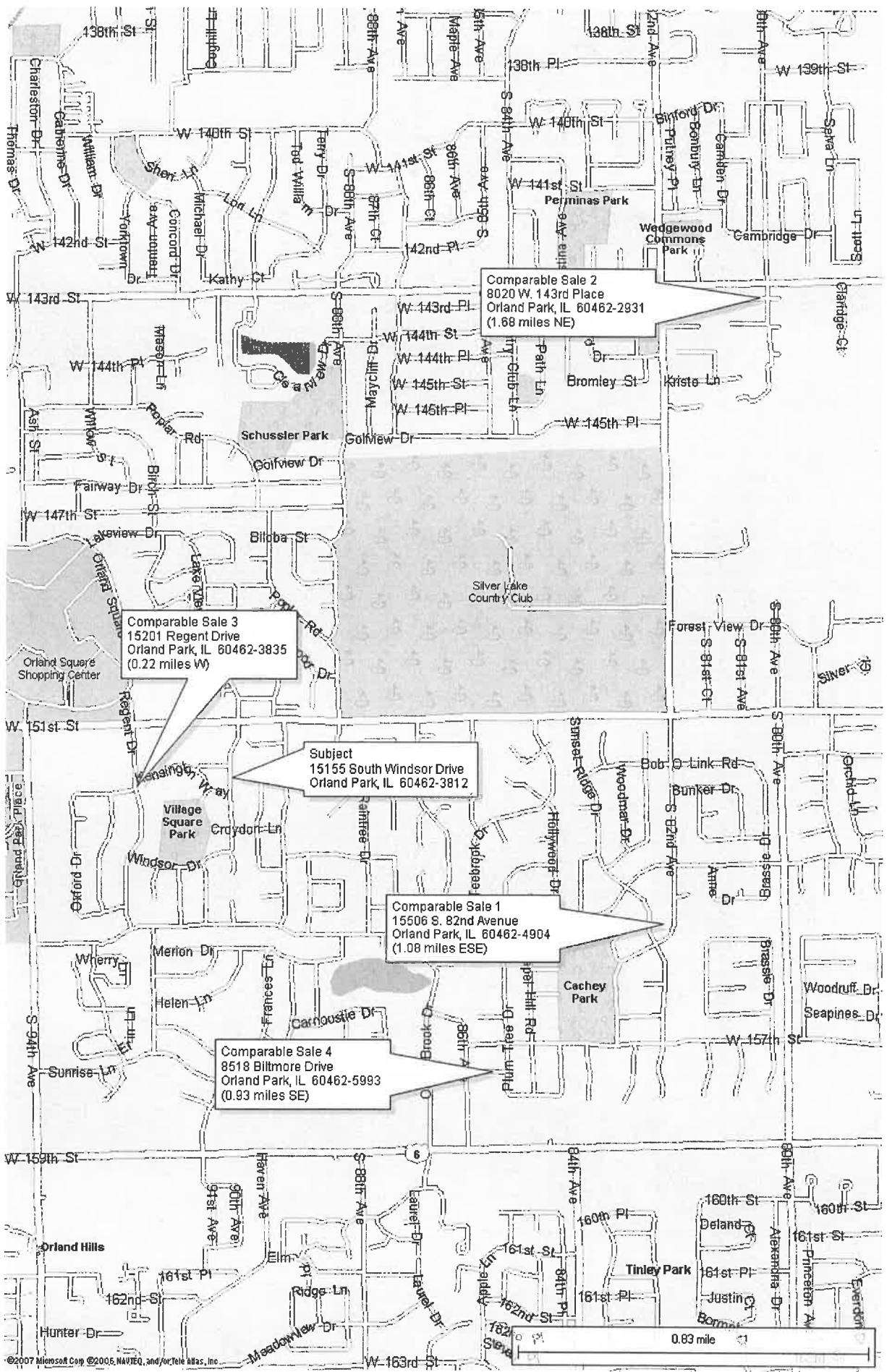
MASTER BATH



BASEMENT RECREATION ROOM







Comparable Sale 2  
 8020 W. 143rd Place  
 Orlando Park, IL 60462-2931  
 (1.68 miles NE)

Comparable Sale 3  
 15201 Regent Drive  
 Orlando Park, IL 60462-3835  
 (0.22 miles W)

Subject  
 15155 South Windsor Drive  
 Orlando Park, IL 60462-3812

Comparable Sale 1  
 15506 S. 82nd Avenue  
 Orlando Park, IL 60462-4904  
 (1.08 miles ESE)

Comparable Sale 4  
 8518 Biltmore Drive  
 Orlando Park, IL 60462-5993  
 (0.93 miles SE)

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COMPARABLE SALE #1

15506 South 82nd Avenue  
Orland Park, IL



COMPARABLE SALE #2

8020 West 143rd Place  
Orland Park, IL (Photo from MLS files)



COMPARABLE SALE #3

15201 South Regent Drive  
Orland Park, IL



COMPARABLE SALE #4

8518 West Biltmore Drive  
Orland Park, IL





affected by these conditions. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc. ) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc. ) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated ) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s)

Practice, I submit the following Appraisal Review of the attached Uniform Residential Appraisal Report.

prepared by: Timothy A. Juska.  
dated: June 19, 2007  
property located at: 15155 South Windsor Drive  
Orland Park, IL 60462-3812558

Based upon my review, I declare:

- (1) The property which is the subject of this review is fully described in the attached Uniform Residential Appraisal Report
- (2) The attached appraisal is complete and accurate pursuant to the standards set forth by the Uniform Standards of Professional Appraisal Practice.
- (3) The data and adjustments to the data in the attached appraisal are adequate and relevant.
- (4) The appraisal methods and techniques used in the attached appraisal are appropriate; and
- (5) The analyses, opinions and conclusions in the attached appraisal are appropriate and reasonable.

### CERTIFICATION

Based upon the forgoing, I certify that, to the best of my knowledge and belief:

- (1) The facts and data reported by me and used in the review process are true and correct;
- (2) The analyses, opinions and conclusions in the review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions and conclusions;
- (3) I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved;
- (4) My compensation is not contingent on any action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report;
- (5) My analyses, opinions and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice;
- (6) I did not personally inspect the subject property of the report under review;
- (7) No one provided significant professional assistance to me in my function as a review appraiser.
- (8)\* I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this review has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of the Professional Practice of the Appraisal Institute and the Appraisal Section of NAR.
- (9)\* I certify that the use of this review is subject to the requirements of the Appraisal Section of NAR relating to review by its duly authorized representatives.
- (10)\* As of the date of this review, I the undersigned reviewer, have completed the requirements of the continuing education program of the Appraisal Institute and the Appraisal Section of NAR



Signature Of Review Appraiser

State Certification No. 153.0000438 (IL)	Name <b>Donald J. Martin, SCRP, RAA, GAA</b>
State Certification No. CG49500132 (IN)	State Certified General Real Estate Appraiser
State Certification No. 733 (WI) or State License No.	Date Signed <u>June 26, 2007</u>

Approved For FHA/HUD for all three states.

State: Illinois

State: Indiana

State: Wisconsin

Expiration Date Of Cert. September 30, 2007

Expiration Date Of Cert. June 30, 2008

Expiration Date Of Cert. December 14, 2007

\*Applies to each separately Appraisal Institute members and affiliates and the Appraisal Section of NAR only.

MMS Form 106 (1/94)

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to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.

3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.

4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.

5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.

6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.

7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.

8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

10. I certify that, to the best of my knowledge and belief, the reported analysis, opinions, and conclusions were developed in conformity with the requirements of the Code of Professional Ethics and Standards of the Professional Appraisal Practice of the Appraisal Section of NAR and/or the Appraisal Institute.

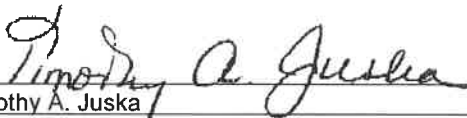
11. As of the date of this appraisal, I have completed the requirements of the continuing education program of the Appraisal Section of NAR and/or the Appraisal Institute.


**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 15155 South Windsor Drive, Orland Park, IL 60462-3812558

APPRAISER:

SUPERVISORY APPRAISER (only if required)

Signature:   
Name: Timothy A. Juska  
Date Signed: June 26, 2007  
State Certification #: 156.0001781  
or State License #:

Signature:   
Name: Donald J. Martin, SCRIP, RAA, GAA  
Date Signed: June 26, 2007  
State Certification #: 153.0000438  
or State License #:

# QUALIFICATIONS OF TIMOTHY A. JUSKA

## EXPERIENCE:

Residential Real Estate Appraiser since 1992. Primary experience consists of appraising residential properties throughout the Chicagoland area both independently and through affiliations with various appraisal firms.

12/99 to Present Self Employed Residential Appraiser  
6/96 to 12/99 Advanced Appraising, Ltd., Frankfort, IL  
6/94 to 6/96 Chicago Land Appraisal Service, Lake Zurich, IL  
6/92 to 6/94 Janice A. Hiley & Associates, Flossmoor, IL

## LICENSES:

Illinois Certified Residential Real Estate Appraiser - License #156.0001781 (exp. 9/30/2007)

## MEMBERSHIPS:

Member of Illinois Coalition of Real Estate Appraisers  
Member of the Realtors of the West/Southwest Suburbs

## ADDITIONAL:

Approved appraiser with the Veterans Administration and the Department of Housing & Urban Development (HUD)

## COURSE WORK COMPLETED:

12/06 Appraising REO & Foreclosure Properties, McKissock Data, Warren, PA  
12/06 National USPAP Update, McKissock Data, Warren, PA  
12/06 Appraising FHA Today, McKissock Data, Warren, PA  
10/05 2005 FNMA Forms, NAIFA, St. Louis, MO  
12/04 FHA Appraising Today, McKissock, Warren, PA  
12/04 Appraising the Oddball: Nonconforming & Difficult Properties, McKissock, Warren, PA  
12/04 Two to Four Family Finesse, Appraising Multi-Family Properties, McKissock, Warren PA  
12/04 National USPAP Update, McKissock, Warren PA  
7/03 Understanding Legal Descriptions, NAIFA, St. Louis, MO  
7/03 Fraud, Flip and the FBI, NAIFA, St. Louis, MO  
7/03 National USPAP Update, NAIFA, St. Louis, MO  
6/02 Real Estate Damages: Assessment & Testimony, McKissock Data, Warren, PA,  
6/02 Appraiser Liability, McKissock Data, Warren, PA  
7/01 Appraisal Strategies, Lee & Grant, Atlanta, GA  
7/01 Fair Housing/Fair Lending, Lee & Grant, Atlanta, GA  
7/01 USPAP Update, Lee & Grant, Atlanta, GA  
9/99 Fair Housing/Fair Lending, Society of Mortgage Professionals, Westmont, IL  
9/99 HP 12C Calculator - Problem Solving, Society of Mortgage Professionals, Westmont, IL  
4/99 USPAP Review, Society of Mortgage Professionals, Westmont, IL  
3/99 Technology and the Modern Appraiser, Alameda, Inc., Oklahoma City, OK  
2/96 APP IV - Appraisal Methods, Real Estate Education, Chicago, IL  
8/95 Individual Condominium Unit Appraising, Real Estate Education, Chicago, IL  
8/95 Writing the URAR Seminar, Real Estate Education, Chicago, IL  
5/95 HUD/FHA Valuation Analysis, Real Estate Education, Chicago, IL  
9/93 New URAR Seminar, Appraisal Institute, Chicago, IL  
11/92 Residential Valuation, Appraisal Institute, Chicago, IL  
11/92 Standards of Professional Practice, Parts A & B, Appraisal Institute, Chicago, IL  
4/92 Real Estate Appraisal Principles, Appraisal Institute, Chicago, IL



# State of Illinois

*Rod R. Blagojevich, Governor*  
Department of Financial and  
Professional Regulation

Certificate  
41293-21891078718

Expiration Date  
09/30/2007

## Certified Residential Real Estate Appraiser

**TIM A JUSKA**

License No.  
156.0001781

Issue Date  
7/12/2005

*D. Ernesto Rovin*

**L. LORENZA PAVONI**  
Director

Issued Under the Authority of The State of Illinois,  
Department of Financial and Professional Regulation

*F. M. Hill*

**HERNANDEZ E. CIRILLO**  
Secretary



ORLANDO, FL -- On Thursday, May 16th, 2002 - NAR APPRAISAL SECTION and ERC Member *Donald J. Martin, SCRP, RAA, GAA* won the *MOBILITY Magazine Editorial Achievement Award*. This award is typically given to two individuals annually at the Employee Relocation Council's National Relocation Conference. One from the corporate/governmental sector, and one from the Service Sector. This is a very prestigious award. Don is the only appraiser to win this award that is NOT a Member of RAC, AI or NAIFA. This award has only been won by two other appraisers in 21 years! At the same time Don was also the first Appraiser to receive the *Distinguished Service Award* at the conference that is NOT a member of RAC, AI or NAIFA of which there are only 15 appraisers in the country that hold the award. Don is currently the ONLY practicing Appraiser in the United States to hold both the awards, NO practicing appraiser member of RAC, AI or NAIFA holds both awards.

Don's articles during 2001 included five articles that he contributed to Mobility Magazine that he received the EDITORIAL ACHIEVEMENT AWARD for;

**Proper Pre-move Consultation is Prudent for Transferees Seeking New Construction** - - - - Mobility March 2001

**Predatory Lending and the "Anti Predatory Lending Act"** - - - - Mobility April 2001

**Location, Location, Location... , but Research, Research, Research** - - - - Mobility June 2001

**Understanding the Appraisal Process: Sales Comparison and Paired-sales Analysis** - - Mobility September 2001

**"The Price Is Right, " or Is It?** - - - - Mobility October 2001

Don also captured the cover of MOBILITY Magazine with his Predatory Lending article.

REAL ESTATE EDUCATION, LICENSES & AFFILIATION  
OF DONALD J. MARTIN, SCRIP, RAA, GAA  
MARTIN APPRAISALS, REAL ESTATE APPRAISERS & CONSULTANTS  
17144 SOUTH HILL CREEK COURT, ORLAND PARK, IL 60467-6002446  
OFFICE 1-(708)-479-5414 FAX 479-8496 & 479-7859

e-mail: [martinappraisals@comcast.net](mailto:martinappraisals@comcast.net) Web Site: <http://www.martinappraisals.com>

**MOST RECENT SEMINARS TAKEN ARE AS FOLLOWS:**

- AQS UBPAP Instructor ReCertification Course, Sponsored by The Appraisal Foundation held in Chicago, IL May 19, 2007.
- "2007 National Relocation Conference" 45 hours recertification credit taken May 16-18, 2007 Las Vegas, NV educational & developmental sessions included "Worldwide ERC® Opening General Session," "Fading Reality Again," "So You Think You Know What Your Home is Worth? Think Again!" "The Moving Zone...The Transferee From Start To Finish," "REO's - Get Ready To Meet The Future," "At The Table: The Industry Outlook," "Been There Done That! Experts Answer Your Home Valuation Questions."
- "Table Talk" 3 hours continuing education Sponsored by Corporate Relocation Council topics included "Real Estate - 303 Adjusting," "Relocation Policies - What's the trend?" and "tax and legal - Updates." February 15, 2007.
- "2006 National Relocation Conference" 45 hours recertification credit taken May 17 - 19, 2006 Lake Buena Vista, FL educational & developmental sessions included "Worldwide ERC® Opening General Session," "Principles of Relocation appraising: Definition, Forecasting Review and Write Right," "High End and Complex Properties," "The People VS the Relocation Appraiser," "Mortgage Outlook: Trends, Choices and Decisions," "At the Table: Industry Outlook" and "Wisdom From the Front Lines."
- 9.8 2005 Fannie Mae Forms - Willowbrook, IL October 10, 2005 sponsored by NARFA. 8 hours
- Indiana Laws & Regulations - Hammond, IN - 4 Hours September 19, 2005 sponsored by McKissock
- VA Appraiser Training Session. Held August 31, 2005 - Chicago, IL.
- Property Underwriting and Valuation Training" FHA/HUD Meeting. Held July 23, 2005 at Ashton Place, Willowbrook, IL.
- 2005 - ILLINOIS APPRAISERS UPDATE SEMINAR - Naperville, IL - 7 Hours July 14, 2005 sponsored by eCAP the Illinois Coalition of Appraisers.
- 2004 - ILLINOIS APPRAISERS UPDATE SEMINAR - Naperville, IL - 7 Hours August 18, 2004 sponsored by eCAP the Illinois Coalition of Appraisers.
- "Appraiser & Underwriter Meeting" General Issues," FHA Appraisal & Property Underwriting: Presentation...International Building Code...FHA Questions for Audience... Held July 22, 2004 at Ashton Place, Willowbrook, IL.
- "2004 National Relocation Conference" 45 hours recertification credit taken May 11 - 13, 2004 Las Vegas, NV educational & developmental sessions included "RAC Trac General Opening Session," "Hit List: Straight Talk from Four Relocation Industry Aces," "Hot - Hot Topics," "Home Remodeling Trends and the New Tech Home," "When Good Houses Go Bad: Understanding and Evaluating Sick House Syndrome," "Back to the Future - Focus on Re-emerging Trends," "At the Table: Industry Outlook," "Economic Forecast: Win, Place or Show - Where Will You Place?"
- "10<sup>th</sup> Annual Midwest Relocation Conference" 8 Hours recertification credit taken April 19 & 20, 2004 Lake of the Ozarks, MO. Sponsored by St. Louis, Kansas City and Chicago Regional ERC Chapters. Development Sessions included "A View from the Top," "Survival of the Fittest-Part 1," "Getting the Biggest Bang for the Buck-How Service and Costs can Work Together?" "Work Place Diversity-Part 1," "The Valuation Challenge Past, Present, and Future."
- "CE1019-Indiana Appraiser Statutes and Rules" 4 recertification hours taken November 05, 2003 in Mishawaka, IN sponsored by the Education Resource, LLC & Northern Indiana-Southwest Michigan Chapter of the Appraisal Institute.
- "Illinois Appraiser Meeting" Reviewing the appraisal and discussion of common errors and deficiencies. The New FHA/HUD Valuation Condition (VC) form, property eligibility requirements, and other issues specific to Illinois properties. Sponsored by the HUD (FHA) staff from the Atlanta Homeownership Center. Held August 21, 2003 at Ashton Place, Willowbrook, IL.
- "2003 National Relocation Conference" 45 hours recertification credit taken May 14 - 16, 2003, Dallas, TX educational & developmental sessions included "Relocation Appraisals Seminar: Reviewing the Appraisal," "Why Can't We Be Friends? Understanding Each Other's Business Model," "Valuation Tools - What is Best For You," "Successful Marketing High-End Properties: Have You Thought Of Everything?," "New Construction: Preparing Transferees For Their Home Of Choice" "At The Table: Industry Outlook," "Understanding The Current Landscape Of The Real Estate Industry In Challenging Times," "Problem Spotting - Identifying Factors That Negatively Impact A Property's Marketability" and "Lead And Live Out Loud."
- "9<sup>th</sup> Annual Midwest Relocation Conference" 7 Hours recertification credit taken March 31 & April 1, 2003 Chicago, IL. Sponsored by St. Louis, Kansas City and Chicago Regional ERC Chapters. Development Sessions included "A View From The Top," "Relocation Revenue Streams," "Appraisals ... Love'em or Leave'em," "Maximizing Your ERC Benefits," "Fire, Flood, Tornado and Hurricane," and "Referral Fees ... Is the Financial Model Working for You."
- Preparing For A Changing Economy, 10 hours recertification credit taken February 27 - 28, 2003 at the Doubletree Hotel, Plano, TX. Sponsored by RAC (Relocation Appraisers and Consultants, Inc.)
- Destination Services Smoothing the Road, 2 hours recertification credit taken February 13, 2003 at the Northern Trust Bank, Chicago, IL. Sponsored by the Corporate Relocation Council.
- "Uniform Standards of Professional Practice" 7 hours recertification credit taken December 10, 2002, Schiller Park, IL. Sponsored by McKissock, Inc.
- "2002 Illinois Appraisers Update" 7 hours recertification credit taken August 14, 2002, Willowbrook, IL. Sponsored by the Chicago Chapter of the Appraisal Institute and eCAP the Illinois Coalition of Appraisers.

- "Relocation and Technology - You've Come a Long Way, Esby" featuring Robert Rodriguez, Tech People Leaders, Jennifer Mounce, Ketchum Directory Advertising, Madeline Mueller-Pearl, Relocation Solution Affiliates, Inc. and Malou Roth formerly of Molex. June 20, 2002 at the Oak Brook Hills Resort, Westmont, IL. Sponsored by the Corporate Relocation Council.
- "2002 National Relocation Conference" 15 hours recertification credit taken May 15 - 17, 2002 Orlando, FL educational & developmental sessions included "Anatomy of a Resale Loss," "Toxic Mold? A Fungus Among Us," "21<sup>st</sup> Century Leadership," "The State of the Relocation Industry," "Technology's Impact on the Mortgage Industry," "PDAs: Information That is in the Palm of Your Hand."
- "8<sup>th</sup> Annual Midwest Relocation Conference" 4 hours recertification credit taken April 8 & 9, 2002 St. Louis, MO. Sponsored by St. Louis, Kansas City and Chicago Regional ERC Chapters. Developmental Sessions Included "Mold . . . Do We Have A Problem," "Technology's Effect On The Mortgage Industry," "Relocation Trends" and "Appraisal Versus BPO."
- "Appraising the Oddball: Nonconforming & Difficult Properties" by Wally Gzekalski, 7 hours recertification credit taken March 11, 2002, Hillside, IL. Sponsored by McKissock Data Systems.
- "Real Estate Damages Assessment & Testimony" by Kenneth Gudoyte, 7 hours recertification credit taken February 12, 2002, Barr Ridge, IL. Sponsored by McKissock Data Systems.
- "Reverse Auctional RFP's Online" featuring Jason D. Busch, FreeMarkets, Inc., Lisa Reisman, Anderson Business Consulting and Doug Barlow, FMC Technologies, Inc. November 08, 2001 at the Northern Trust Bank, Chicago, IL. Sponsored by the Corporate Relocation Council.
- "The Appraiser As Expert Witness" by Lee R. Hess, PhD 7 hours recertification credit taken December 09, 2000, Rosemont, IL. Sponsored by McKissock Data Systems.
- "2000 National Relocation Conference" 15 hours recertification credit taken May 10-12, 2000 Nashville, TN educational & developmental sessions included "Leadership Legends Speak Out On Real Estate Trends," "ERC's Appraisal Form 2000," "Technology's Tarot Cards - What New Services Does The Future Have In Store?," "Point, Counter Point: Four Views On How A Transfer's Purchase Of New Construction Affects YOU!," "Do it With Me, Not To Me: Effective Policies To Ensure Successful Business Partnering," "Let's Do Lunch! Expanding Your Market Share Through Effective Business Development."
- "Investing For The Next Century" featuring guest speaker Ralph Russell, WGN Radio Show Talk Host "On The Money," January 07, 2000 at The Northern Trust Bank, Chicago, IL. Sponsored by the Corporate Relocation Council.
- "Annual Meeting - Technology 2000" featuring guest speakers Matt Wise, Director of Business Development and E-Commerce for the Real Estate Division of Classified Ventures and Roger Scorsonega, President, The Enterprise Limited. 2 Recertification hours taken November 19, 1999 at Westin-O'Hare in Rosemont, IL. Sponsored by the Corporate Relocation Council.
- "1999 Management Symposium" 15 hours recertification credit taken October 20, 21 & 22, 1999. Sponsored by the Employee Relocation Council at Hyatt Regency New Orleans. Educational & Developmental Sessions Included "Success is a Journey," "How to Implement Telecommuting in the Office and at Home," "Bukka or Sluckee? Exploring the Issues Surrounding Synthetic Bukka," "Non-traditional Uses for Traditional Service Providers," "Presentation Skills: One-Sold Voice, Two Shaky Knees," "Life vs. Livelihood: Staying Sane While Going Crazy in Today's Hectic World," "Ring, Seep, Buzz: New Ways to Communicate with Technology" and "Winning vs. Just Surviving."
- eRelay™ Training Seminar featuring Dr. Elmer Fox, Industrial Technology Dep. East Carolina University, Karen Reid, Sr. V.P. ERC and Jo Shivas of ERC's Electronic Commerce Advisory Board. October 12, 1999 at Drake Hotel, Oak Brook, IL. Sponsored by Employee Relocation Council.
- "Bailing Again with CRC" featuring guest speaker Bob Agy, managing partner of World Business Chicago. September 16, 1999 at Navy Pier in Chicago, IL. Sponsored by the Corporate Relocation Council.
- "FVA Appraising: Changes and Trends" 12 hours recertification credit taken July 22 & 23, 1999 Chicago, IL. Sponsored by Lee & Grant Company.
- "Departure Through Destination - The Relo Process" And "CRC-Home Office" 2 hours recertification credit taken June 17, 1999 at McDonald's Hamburger University in Oak Brook, IL. Sponsored by the Corporate Relocation Council.
- "1999 National Relocation Conference" 15 hours recertification credit taken May 4-7, 1999 Las Vegas, NV educational & developmental sessions included "The Key Elements Of An Effective Web Site," "Pursuing Quality In A Partnership Environment," "USPAP Update For Appraisers," "Creating More Space And Time In Your Life," "Rolling The Dice... Are You Taking A Chance In Your Home Purchase Program?," "Do You See What I See? Identifying, Analyzing and Reporting Problem Property Issues."
- "Movement of Domestic Goods" 2 hours recertification credit taken April 15, 1999 in Springfield, IL. Sponsored by the Corporate Relocation Council.
- "5.2 Fair Lending Requirements: The Effect on Real Estate Appraisal and Report Writing" 7 hours recertification credit taken March 11, 1999 in Willowbrook, IL. Sponsored by National Association Of Independent Fee Appraisers.
- "The Savage Truth about Money" 1 hour recertification credit taken February 28, 1999 in Chicago, IL. Sponsored by the Corporate Relocation Council.
- "Foundations Review" 7 hours recertification credit taken October 29 & November 05, 1998. Sponsored by Moraine Valley Community College.
- "1998 Management Symposium" 15 hours recertification credit taken October 21, 22 & 23, 1998. Sponsored by the Employee Relocation Council at Chicago Hilton & Towers. Educational & Developmental Sessions Included "Rousing Creativity: Think New Now!," "Less Time, More Work? Try eRelay," "Integration of eRelay Into Back Office Systems," "Keeping Your Life In Balance When Going Yourself Worth Work," "The Impact Of Mergers And Acquisitions From A Personal Perspective" and "Taming The Office Tiger: Organized Living In A Disorganized World."
- "Standards of Professional Practice Review" 7 hours recertification credit taken October 01 & 08, 1998. Sponsored by Moraine Valley Community College.



- "Relocation and Technology - You've Come a Long Way, Baby" featuring Robert Rodriguez, Tech People Leader, Jennifer Mounce, Krichan Directory Advertising, Madeline Mueller-Pearl, Relocation Solutions Affiliates, Inc. and Malou Roth formerly of Molex. June 30, 2002 at the Oak Brook Hills Resort, Westmont, IL. Sponsored by the Corporate Relocation Council.
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- "6<sup>th</sup> Annual Midwest Relocation Conference" 4 Hours recertification credit taken April 8 & 9, 2002 St. Louis, MO. Sponsored by St. Louis, Kansas City and Chicago Regional ERC Chapters. Developmental Sessions Included "Mold . . . Do We Have A Problem," "Technology's Effect On The Mortgage Industry," "Relocation Trends" and "Appraisal Versus BPO."
- "Appraising the Oddball: Nonconforming & Difficult Properties" by Wally Goshalski, 7 hours recertification credit taken March 11, 2002, Hillside, IL. Sponsored by McKissock Data Systems.
- "Real Estate Damages Assessment & Testimony" by Kenneth Gulfoyle, 7 hours recertification credit taken February 12, 2002, Sun Ridge, IL. Sponsored by McKissock Data Systems.
- "Reverse Auctions/RFP's Online" featuring Jason D. Busch, Freemarkets, Inc., Lisa Reisman, Anderson Business Consulting and Doug Sarlow, FMC Technologies, Inc. November 08, 2001 at the Northern Trust Bank, Chicago, IL. Sponsored by the Corporate Relocation Council.
- "The Appraiser As Expert Witness" by Lee R. Hess, PhD 7 hours recertification credit taken December 09, 2000, Rosemont, IL. Sponsored by McKissock Data Systems.
- "2000 National Relocation Conference" 15 hours recertification credit taken May 10-12, 2000 Nashville, TN. educational & developmental sessions included "Leadership Legends Speak Out On Real Estate Trends," "ERC's Appraisal Form 2000," "Technology's Tarot Cards - What New Services Does The Future Have In Store?," "Point, CounterPoint: Four Views On How A Transferee's Purchase Of New Construction Affects YOU," "Do It With Me, Not To Me: Effective Policies To Ensure Successful Business Partnering," "Let's Do Lunch! Expanding Your Market Share Through Effective Business Development."
- "Investing For The Next Century" featuring guest speaker Ralph Russell, WGN Radio Show Talk Host "On The Money," January 07, 2000 at The Northern Trust Bank, Chicago, IL. Sponsored by the Corporate Relocation Council.
- "Annual Meeting -- Technology 2000" featuring guest speakers Matt Wise, Director of Business Development and E-Commerce for the Real Estate Division of Classified Ventures and Roger Bloomer, President, The Enterprise Limited. 2 Recertification hours taken November 18, 1999 at Westin-Ohare in Rosemont, IL. Sponsored by the Corporate Relocation Council.
- "1999 Management Symposium" 15 hours recertification credit taken October 20, 21 & 22, 1999. Sponsored by the Employee Relocation Council at Hyatt Regency New Orleans. Educational & Developmental Sessions included "Success Is A Journey," "How to Implement Teleconferencing In The Office and at Home," "Stocco or Stuckee? Exploring the Issues Surrounding Synthetic Stucco," "Non-traditional Uses for Traditional Service Providers," "Presentation Skills: One Bold Voice, Two Shaky Knees," "Life vs. Livelihood: Staying Sane While Going Crazy in Today's Hectic World," "Ring, BEEP, BUZZ: New Ways to Communicate with Technology" and "Winning vs. Just Surviving."
- eRelay™ Training Seminar featuring Dr. Elmer Pae, Industrial Technology Dep. East Carolina University, Karen Reid, Sr. V.P. ERC and JJ Stivas of ERC's Electronic Commerce Advisory Board. October 12, 1999 at Drake Hotel Oak Brook, IL. Sponsored by Employee Relocation Council.
- "Bailing Again with CRC" featuring guest speaker Bob Aoy, managing partner of World-Business Chicago. September 16, 1999 at Navy Pier in Chicago, IL. Sponsored by the Corporate Relocation Council.
- "FHA Appraising: Changes and Trends" 12 hours recertification credit taken July 22 & 23, 1999 Chicago, IL. Sponsored by Lee & Grant Company.
- "Departure Through Destination - The Relo Process" And "CRC-Home Office" 2 hours recertification credit taken June 17, 1999 at McDonnell's Hamburger University in Oak Brook, IL. Sponsored by the Corporate Relocation Council.
- "1999 National Relocation Conference" 15 hours recertification credit taken May 4-7, 1999 Las Vegas, NV. educational & developmental sessions included "The Key Elements Of An Effective Web Site," "Pursuing Quality In A Partnership Environment," "USPAP Update For Appraisers," "Creating More Space And Time In Your Life," "Rolling The Dice... Are You Taking A Chance In Your Home Purchase Program?," "Do You See What I See? Identifying, Analyzing and Reporting Problem Property Issues."
- "Movement of Domestic Goods" 2 hours recertification credit taken April 15, 1999 in Schaumburg, IL. Sponsored by the Corporate Relocation Council.
- "5.2 Fair Lending Requirements: The Effect on Real Estate Appraisal and Report Writing" 7 hours recertification credit taken March 11, 1999 in Willowbrook, IL. Sponsored by National Association Of Independent Fee Appraisers.
- "The Savage Truth about Money" 1 hour recertification credit taken February 18, 1999 in Chicago, IL. Sponsored by the Corporate Relocation Council.
- "Foundations Review" 7 hours recertification credit taken October 29 & November 05, 1999. Sponsored by Moraine Valley Community College.
- "1999 Management Symposium" 15 hours recertification credit taken October 21, 22 & 23, 1999. Sponsored by the Employee Relocation Council at Chicago Hilton & Towers. Educational & Developmental Sessions included "Rousing Creativity: Think New Now!," "Less Time, More Work? Try eRelay," "Integration of eRelay Into Back office Systems," "Keeping Your Life In Balance When Closing Yourself Won't Work," "The Impact Of Mergers And Acquisitions From A Personal Perspective" and "Taming The Office Tiger: Organized Living In A Disorganized World."
- "Standards of Professional Practice Review" 7 hours recertification credit taken October 01 & 08, 1999. Sponsored by Moraine Valley Community College.

- "Illinois Real Estate Continuing Education" 12 hours credit taken February 04 & 18, 2001. included the following 3 classes: "Real Estate In The 21<sup>st</sup> Century (6 hr Core/Mandatory class)," "Code of Ethics & the Law (3 hr. elective)," and "Buyer Brokering (3 hr elective)" Sponsored by AHI Real Estate Services, Inc.
- "Illinois Real Estate Continuing Education" 12 hours credit taken January 10, 1999. included the following four 3 hour classes: "How Not To Lose Your Real Estate License (License Law)," "The Perils of Agency (Agency)," "Today's Markets (Financing)" and "Sexual Harassment" Sponsored by AHI Real Estate Services, Inc.
- May 13, 1996 completed three year program with Employee Relocation Council and successfully completed exam May 13, 1998. Obtained CRP (Certified Relocation Professional designation).
- "Illinois Real Estate Continuing Education" 12 hours credit taken November 23, 1995. included the following four 3 hour classes: "How Not To Lose Your Real Estate License (License Law)," "The Perils of Agency (Agency)," "Qualifying the Borrower (Financing)" and "Discrimination Can Be Deadly (Fair Housing)." Sponsored by AHI Real Estate Services, Inc.
- "Standards of Professional Practice" Course 420. 10 hours credit taken December 15, 1995. Sponsored by the Appraisal Institute.
- "Standards of Professional Practice" Course 410. 15 hours credit taken June 5, 1995. Sponsored by the Appraisal Institute.
- "Appraisal" 15 hours credit for brokers license taken November 16, 1994. Sponsored by the Real Estate Education Company.
- "Finance" 15 hours credit for brokers license taken November 15, 1994. Sponsored by the Real Estate Education Company.
- "Contracts & Conveyancing" 15 hours credit for brokers license taken October 13, 1994. Sponsored by the Real Estate Education Company.
- "Advanced Real Estate Principles" 15 hours credit for brokers license taken October 17, 1994. Sponsored by the Real Estate Education Company.
- "Real Estate License Act" 12 hours recertification credit required for Salespersons license taken 1992. Sponsored by the North West Real Estate Board.
- "Standards of Professional Practice" Course 440. 15 hours credit taken September 18, 1990. Sponsored by the Society Of Real Estate Appraisers
- "Applied Income Property Valuation" Course 202. 33 hours credit taken November 12, 1988. Sponsored by the Society Of Real Estate Appraisers
- "Principles Of Income Property Appraising" Course 201. 54 hours credit taken December 11, 1987. Sponsored by the Society of Real Estate Appraisers.
- "Real Estate Salesman" 30 hours credit required for Salespersons license taken May 6, 1985. Sponsored by Lyons Township Adult Education Center.
- "Applied Residential Property Valuation" Course 102. 33 hours credit taken May 18, 1985. Sponsored by the Society of Real Estate Appraisers.
- "An Introduction to Appraising Real Property" Course 101. 54 hours credit taken December 15, 1984. Sponsored by the Society of Real Estate Appraisers.
- "Housing and Construction Principles." 1976. Sponsored by the Chicago Chapter of the Savings And Loan Institute.

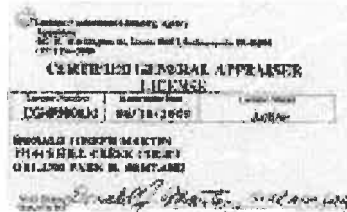
#### LICENSES:

- Illinois State Certified General Real Estate Appraiser. (This is the highest possible license/certification of the three available for the State Of Illinois.)
- Indiana Certified General Appraiser. (This is the highest possible license/certification of the four available for the State Of Indiana.)
- Wisconsin State Certified General Appraiser and Licensed Appraiser. (This is the highest possible license/certification of the four available for the State of Wisconsin.)
- Illinois Licensed Broker (This is the higher of the two licenses available for real-estate sales.)
- The combination of courses, multiple professional designations and licenses shown reflects a total of 41 successful real estate examinations, as well as numerous seminars for recertification hours that did not require examination.
- FHA/HUD - I am also Certified under the new 1999 National Appraisal Examination as of July 27, 1999 (mandatory by January 31, 2000) by HUD to do FHA appraisals in IL, IN & WI. The National Appraisal Exam is a HUD/FHA test on appraisal methods and reporting which focuses on applied knowledge of the new handbook 4150.2 issued May 20, 1999 and distributed to Appraisers with Mortgagee Letter 99-18 on June 28, 1999.
  - Chicago, IL HUD Office
  - Indianapolis, IN HUD Office
  - Milwaukee, WI
- U.S. Department of Veterans Affairs
  - VA FEE Appraiser

## PROFESSIONAL AFFILIATIONS:

- Appraisal Buzz
  - October 28, 2002 - republication of article previously written by me for ERC Mobility Magazine "Forecasting: A Look into the Appraisers Crystal Ball"
  - November 16, 2002 - republication of article previously written by me for ERC Mobility Magazine "Environmental Obsolescence: The Fourth Form of Depreciation?"
  - March 03, 2005 - republication of article previously written by me for Worldwide ERC Mobility Magazine "Forecasting: Application to Local Markets"
- AppraisalPort
  - AppraisalPort Advisory Group 2004, 2005, 2006
  - AppraisalPort.Com profiled on web site during February 2004
  - AppraisalPort.Com featured story on web site during April 2004 on Frank Lloyd Wright Home
- Appraisal Today - Interviewed by Ann O'Rourke publisher of Appraisal Today, with comments published in February 2007 newsletter. "Lenders - changes over the past 80 years"
- Appraiser Qualifications Board (AQB) of the Appraisal Foundation - AQB Certified USPAP Instructor #10636
- Corporate Relocation Council (CRC)
  - Appraisal Instructor for CRC Exam preparation 1995, 2002, 2003, 2005 & 2006.
  - 2005 & 2006 CRC Education Committee
  - 2003 CRC Program Planning Committee
  - Guest Speaker for the Corporate Relocation Council on "Managing the Ups and Downs of Interest Rates and Real Estate Markets" October 16, 2003 held at Grainger, Lake Forest, IL
  - Guest Speaker and Instructor for "Relocation Appraisals & Inspections 101" January 25, 2006 held at Washington Mutual in Downers Grove, IL
- Daily Southtown (regional newspaper) - Interviewed with quotes for article "Spoonful of reality - Appraisals bring dose of realism to the table" Published November 30, 2005
- Employee Relocation Council (E-RC)
  - I hold the Senior Certified Relocation Professional (SCRP) designation
  - 2000 Meritonus Service Award
  - Editorial Committee for Mobility Magazine 5/00 - 5/00 & 5/04-5/05
  - 19 published articles in Mobility Magazine 1999 - 2005.
  - Nominated for Editorial Achievement Award for 1999, 2000 & 2001.
  - ERC Member Profile - Profiled in Mobility Magazine February 2002 for significant contributions to the relocation industry and involvement with ERC.
  - Received May 2002, the highly coveted EDITORIAL ACHIEVEMENT AWARD awarded to only two other appraisers in the past 21 years.
  - Received May 2002, the Distinguished Service Award which is currently held by only 15 appraisers. Received May 2000, 2<sup>nd</sup> Distinguished Service Award which is currently held by only 5 other appraisers
  - 2003 NRC Program Planning Committee
  - National Presenter/Speaker at Pre-Conference Session of ERC's NRC Conference May 2003 for the "Relocation Appraisal Seminar: Reviewing The Appraisal", Dallas, TX
  - National Relocation Conference Speaker for ERC's NRC Conference May 2007 seminar entitled "So You Think You Know What Your Home is Worth?"
  - National Presenter/Speaker and Moderator for Conference Session of ERC's Conference May 2003 for "New Construction: Preparing Transferees for Their Home of Choice."
  - Mentor for ERC's NRC Conference May 2003 & May 2004.
  - Beta-tester for ERC's newest appraisal initiative "The Relocation Appraisal Training Program" Aug. 2003.
  - ERC Certified August 2003
- Expert Appraisal Testimony - Federal Bankruptcy Court, Cook County Family Court - Divorce, various zoning hearings and State of IL - Will County Property Tax Appeal Board
- FHA/HUD Certified Appraiser
- Illinois Association of Realtors
- Illinois Coalition of Appraisal Professionals (ICAP)
- Lee & Grant Appraisal Instructor for:
  - Appraisal IV - Valuation Techniques & Applications April 2005
  - Residential Appraisal Report Writing August 2006
  - USPAP Update 7 hours - January 2007, February 2007, April 2007
- Moraine Valley Community College - Adjunct Faculty Member
  - Appraisal Instructor for:
    - USPAP 15 hour class Appraisal Standards & Ethics for R.I Pre-Licensure Requirement, RE6-306 spring 2000, fall 2000, spring 2001, fall 2001, spring 2005, spring 2006, Spring 2007.
    - USPAP Update 7 hours - Standards of Professional Practice Review, summer 2000, Winter 2000-2001, spring 2001, summer 2001, twice during fall 2004, twice during Spring 2005, twice during Summer 2005, Fall 2005, Fall 2006
    - Fair Housing/Fair Lending Summer 2001,
    - Foundations Review Summer 2001,
    - E. IV - Real Estate Appraisal Methods Fall 2001, Fall 2004 & Spring 2005.
    - Relocation Appraising & Forecasting twice during Fall 2005, Fall 2005
- National Association of Realtors
- Orland Park Area Chamber Of Commerce Member

- Prairie State College – Adjunct Faculty Member and Program Advisory Committee Member  
Appraisal Instructor for;  
USPAP 15 hour class Appraisal Standards & Ethics for IL1 Pre-Licensure Requirement  
GSRE-074-MC Fall 2005, Spring 2007  
Guest Speaker Real Estate Orientation January 09, 2007.
- Real Estate Appraisal Section (I hold both designations RAA, GAA Residential Accredited Appraiser/General Accredited Appraiser). Article published in Accredited Appraiser Journal, Spring 2000. Additional article on Appraisal Source web site Jan. 2001.
- Realtor Association of the Western Suburbs/South/Southwest Association of Realtors
- RevMag Real Estate Valuation Magazine May-July 2004 article published – Relo Woes: "But My Last Appraisal was Higher!"
- VA Fee Appraiser
- WBBM-FM 89.3 (Infinity Broadcasting) Guest speaker on "Chicago Connection" a Community Service Announcement show, hosted by Greg Murray, Production Manager "what first time home buyers, mortgage brokers and realtors should know about Real Estate Appraisals" aired March 26, 2005 5:25 a.m. to 5:39 a.m.  
Guest speaker on "Chicago Connection" Fair Housing, Fair Lending, Fair Appraising public service announcement aired July 23, 2005 5:05 a.m. to 5:16 a.m.
- WCAA – Guest speaker for the Will County Assessor's Association Meeting February 10, 2005
- Who's Who Historical Society - Member 2001-2002 edition of International Who's Who of Entrepreneurs



## AREAS OF COVERAGE

We serve portions of IL, IN  
and WI.

Illinois Counties covered  
are Cook, DuPage, Grundy,  
Kane, Kankakee, Kendall,  
Lake, McHenry and Will.

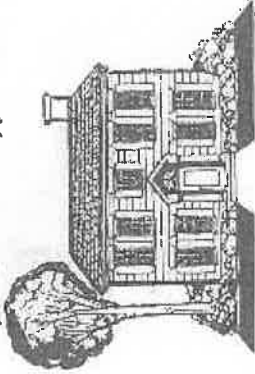
Indiana Counties include  
Lake and Porter.

Wisconsin areas include  
Kenosha, Racine and Wal-  
worth.

When you expect the best  
call us! We follow ERC  
Fannie Mae, Freddie Mac,  
FHA, VA and USPAP re-  
quirements as applicable.

## *Martin Appraisals*

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<http://www.martinappraisals.com>



## *MartinAppraisals.com*

Real Estate Appraisers  
&  
Consultants

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Orland Park, IL 60467-6002446

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*MartinAppraisals.com*  
Real Estate  
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*Residential,  
Commercial,  
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(219)-922-4783  
Fax (708)-479-0496  
Instructor@MartinAppraisals.com

*MartinAppraisals.com, Real Estate Appraisers and Consultants offers Appraisal, Appraisal Review, Consulting and Feasibility Analysis as the premier Appraisal firm in the upper Midwest.*

Our Appraisal firm services portions of Illinois, Indiana and Wisconsin. Whatever your Real Estate Appraisal need is you can rest assured that MartinAppraisals.Com has the knowledge and experience to tackle many of the toughest Appraisal Assignments.



We perform conventional mortgage, FHA and VA lending assignments as well as PMI removal, Relocation (ERC), condemnation, estate, litigation and special purpose assignments. Residential properties include single family residences (detached or attached homes), townhomes, condominiums, etc..) estates, historic properties and small residential income properties (2 to 4 units) for residential use. A wide variety of other properties we appraise include multi tenant residential, mixed use, commercial and industrial facilities, shopping malls, strip malls, convenience stores, restaurants, office buildings, lending institutions, hotels/motels, Houses of Worship, farms and other special use properties.

#### Experience and Background

MartinAppraisals.com has a diverse client base which includes

Lending institutions such as Banks, Credit Unions, Savings and Loans, Mortgage Brokers, Mortgage Bankers, Private Investors. Appraisals may vary for various lending needs first mortgage, second mortgage, home equity and foreclosure. Loans may be FannieMae, FreddieMac, FHA, VA and portfolio on a wide myriad of appraisal forms or narratives

Relocation Companies which manage the disposition of property for transferring employees in which an ERC Appraisal is performed. Clients may be a relocation management company, managing company or an employer directly coordinating the buyout and transfer of a relocating employee.

Governmental Agencies This may include both FHA and VA loans as well as the need for appraisals to be done for both purchase and sales done by many governmental entities and may include eminent domain—condemnation.

Attorneys/Law Firms Including condemnation, divorce, estate and partition actions as well as the general needs of clients they represents.

Investors these include those investors doing private financing and individuals that require feasibility studies such as a builder deciding whether or not to develop a property and include residential, commercial, industrial and mixed use developments.

Private entities that may be interested in buying, selling, liquidation, divorce, partition, investment and a variety of other purposes as well.

#### STAFF

Donald J. Martin, SCRP, RAA, GAA  
AQB Certified USPAP Instructor #10836  
Certified General Appraiser in IL, IN, WI  
James E. Baldt (IL)  
Certified Residential Real Estate Appraiser  
Jerome T. Dea Jr. (IL)  
Certified Residential Real Estate Appraiser  
Elizabeth A. Hohn (IL)  
Certified Residential Real Estate Appraiser  
Nancy L. Isenberg (IN)  
Certified Residential Real Estate Appraiser  
Timothy A. Juska (IL)  
Certified Residential Real Estate Appraiser  
Margaret McGowan  
Certified Residential Real Estate Appraiser  
Ronald A. Neumann (IL)  
Certified Residential Real Estate Appraiser  
John Y. Paslawsky, SRA  
Certified General Appraiser in (IL, WI)  
Mary J. Pawlak, RAA (IL)  
Certified Residential Real Estate Appraiser  
Eugene L. Valenta, CREA (IL)  
Certified Residential Real Estate Appraiser

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Email: Don@Martinappraisals.com

## SERVICE & EXPERIENCE

For Your Relocation, Mortgage, Divorce, Purchase, Refinance, PMI Removal, Special Purpose & Development Appraisal & Consultant needs in IL, IN & WI. We handle Residential, Commercial, Industrial, and Agricultural & Special Purpose Properties. We can provide you with a professional honest answer of our opinion of Market Value. For over four generations since 1914 our family has served your appraisal needs. Our appraisers have a combined over 200 years of experience. For Your Relocation, Mortgage, Divorce, Purchase, Refinance, PMI Removal, Special Purpose & Development Appraisal & Consultant needs in IL, IN & WI. We handle Residential, Commercial, Industrial, and Agricultural & Special Purpose Properties. We can provide you with a professional honest answer of our opinion of Market Value. For over four generations since 1914 our family has served your appraisal needs. Our appraisers have a combined over 200 years of experience.



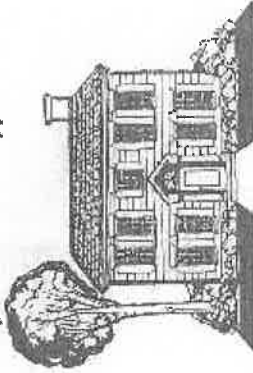
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We work very hard at our accomplishments to continually strive to perform the best Appraisal Services in all of the market areas we cover.

## *Martin Appraisals*

Real Estate Appraisers and Consultants  
Illinois Office: 708/479-5414 • Illinois Fax: 708/479-0496  
<http://www.martinappraisals.com>



## *MartinAppraisals.Com*

17144 South Hill Creek Court  
Orland Park, IL 60467-6002446

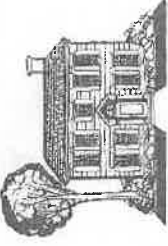
*<http://www.MartinAppraisals.Com>*

Phone: (708)-479-5414  
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We value your business.  
Specializing in honest,  
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results.

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Telephone (708)-479-5414

## APPRAISAL & MARKET VALUE

So you've decided to order an Appraisal from MartinAppraisals.com, what is this process all about? An Appraisal is the act or process of developing an opinion of value; an opinion of value of or pertaining to appraising and related functions such as appraisal practice or appraisal services.



**We try to "Baby" all our customers, to explain the Appraisal process.**

We do many types of Appraisals for many different types of clients. For lending purposes we provide our lenders with an Appraisal that gives an opinion of "Market Value."

Market Value is a type of value, stated as an opinion, that presumes

the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

While each lender has their own requirements for Appraisers unique to them, the basic ethical requirements that all Appraisers must follow are governed through an ethics document known as USPAP. USPAP is the Uniform Standards of Professional Appraisal Practice. For a complete on line free link to this document go to <http://commerce-appraisalfoundation.org/html/2006%20USPAP/toc.htm>

## RELOCATION APPRAISING

One of our specialties is "Relocation Appraising" this in many ways is vastly different than "Mortgage Appraising."

### Exploring the differences

There are a number of differences between these but some of the basic ones are different forms—the typical mortgage Appraisal is done on a Fannie Mae/Freddie Mac/FHAVA Approved Appraisal form. Those forms require a current market value as of the effective date of the Appraisal. In the Relocation Appraisal we use a significantly more complex, more detail oriented form known as the "Employee Relocation Council Summary Appraisal Report" form that seeks to provide an opinion of the "Anticipated Sales Price." The "Anticipated Sales Price, requires a "prospective value" by the use of a forecasting technique considering listings, sales and pending sales within your immediate marketing area. In most ERC or Relocation style Appraisals, Appraisers must consider and apply any necessary forecasting for a market period not to exceed 120 days. The Appraiser will ask you more detailed questions about improvements you have made during your term of ownership and any details you or your representative may have about any listings, sales or pending



contracts in your market area. The Appraiser will also ask you when you are transferred, what items of personal property will remain with your

home. Typical examples include kitchen and laundry appliances and window treatments. When these items remain with the home the Appraiser will include these in the "Anticipated Sales Price" of your home.

An article at [http://www.martinappraisals.com/\\_pdf/Relo%20Woes%20Real%20Estate%20Valuation%20Magazine%20May-July%202004.pdf](http://www.martinappraisals.com/_pdf/Relo%20Woes%20Real%20Estate%20Valuation%20Magazine%20May-July%202004.pdf) explains in detail.

So how do I choose an Appraiser for my home, office building or warehouse? While some of our Appraisers are designated and some are not there are some things you should know about designations and how they can be misleading. Two Appraisers with the same designation may have very different qualifications and some while the qualifications may have been difficult to obtain have very little experience in the real world—"book smart and street stupid" as they say. Refer to this article for more on designations and certifications . . .

[http://www.martinappraisals.com/\\_pdf/AppC ert-whenenough-ERCMag09.05.pdf](http://www.martinappraisals.com/_pdf/AppC ert-whenenough-ERCMag09.05.pdf)

Consider choosing an Appraiser like you would most other things in life where quality is important—How long have you been an Appraiser? What types of Appraising have you done? What kind of educational criteria do you have? What type of license do you have? In our firm, none of our Appraisers are trainees. We let them get their feet wet somewhere else and when they have many years of experience we retrain them here. The average Appraiser here has about 20 years in the business, we don't think that you should have an Appraiser who is learning how to do an Appraisal on your home. The President & Chief Financial Officer Donald J. Martin, SCRP, RAA, GAA is a fourth generation Appraiser who is certified in all levels of Real Estate Appraising. Don's qualifications can be found on the web or simply call or e-mail for details on any of our Appraisers and we will be glad to share our information with you.

**MartinAppraisals.Com**

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Orland Park, IL 60467-6002446

<http://www.MartinAppraisals.Com>

Phone: (708)-479-5414  
(219)-922-4783  
Fax: (708)-479-0496





Doc#: 0507533107  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 03/16/2005 09:55 AM Pg: 1 of 2

**TRUSTEE'S DEED**  
This indenture made this 2nd  
day of March, 2005  
between **MARQUETTE BANK,**  
f/n/a Marquette National Bank, An  
Illinois Banking Association, as  
Trustee under the provisions of a  
deed or deeds in trust, duly  
recorded and delivered to said  
bank in pursuance of a trust  
agreement dated the 19th  
day of May, 1980 and  
known as Trust Number 9529  
part of the first part, and

9267794-2  
for 2

-----Village of Orland Park, an Illinois Municipal Corporation,  
County of Cook and Will, State of Illinois-----

Whose address is: 14700 S. Ravinia Avenue, Orland Park, IL 60462, party of the second part,  
Witnesseth, That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS AND OTHER GOOD  
AND VALUABLE consideration in hand paid, does hereby **CONVEY & QUITCLAIM** unto said party of the second part, the  
following described real estate, situated in Cook County, Illinois,

-----LEGAL DESCRIPTION ATTACHED HERETO-----

**Permanent tax #** 27-15-203-004  
**Address of Property:** 15155 Windsor Drive, Orland Park, Illinois 60462

together with the tenements and appurtenances thereunto belonging, TO HAVE AND TO HOLD the same unto said party of the  
second part and to the proper use, benefit and behoof of said party of the second part.  
This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said  
deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of  
every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date  
of the delivery hereof. IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its  
name to be signed to these presents by its Trust Officer and attested by its Assistant Secretary, the day and year first above written.

2241054

**MARQUETTE BANK, f/n/a Marquette National Bank**  
**As Trustee as Aforesaid**



BY Joyce A. Madsen  
Trust Officer

Attest: Brother Zarlengo  
Assistant Secretary

State of Illinois  
County of Cook

I, the undersigned, a Notary Public in and for the County and State, do Hereby Certify that the above named  
Trust Officer and Assistant Secretary of the MARQUETTE BANK, Grantor, personally known to  
me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this  
day in person and acknowledged that they signed and delivered the said instrument as such officers of said  
Bank and caused the corporate seal of said Bank to be thereunto affixed, as their free and voluntary act and  
as the free and voluntary act of said Bank for the uses and purposes therein set forth.

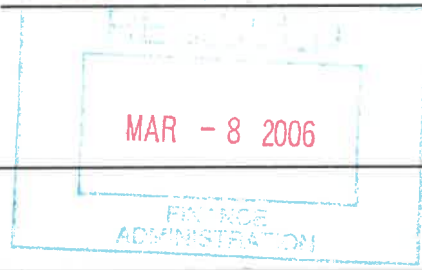
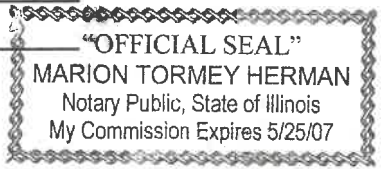
Given under my hand and Notarial Seal this 2nd day of March ~~2005~~ 2005

Marion Tormey Herman  
Notary Public

**AFTER RECORDING, PLEASE MAIL TO:**

BOX 324

THIS INSTRUMENT WAS PREPARED BY  
~~GLENN B. SINNICK~~ Joyce A. Madsen  
MARQUETTE BANK  
6155 SOUTH PULASKI ROAD  
CHICAGO, IL 60629



2MS **BOX 334 CTI**

## LEGAL DESCRIPTION

Lot 4 in Orland Square Village Unit One, being a Subdivision of part of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  and the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 15, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Exempt under provisions of paragraph B, Section 4,  
of Estate Transfer Tax Act.



OFFICE OF THE COOK COUNTY TREASURER  
Maria Pappas

CHANGE OF NAME AND ADDRESS ON COOK COUNTY REAL ESTATE TAX BILLS  
MAIL-IN WEB APPLICATION

Date: 1/23/2006

Ref Number: 361989

Property Index Number (PIN): 27-15-203-004-0000 Volume: 146

**OLD - Name & Mailing Address:**

**NEW - Name & Mailing Address:**

Name: DAN CALANDRIELLO  
Address: 15155 WINDSOR DR  
ORLAND PARK, IL 60462-3812

Name: VILLAGE OF ORLAND PARK  
Address: 14700 SOUTH RAVINIA  
ORLAND PARK, IL 60462

Property Location: 15155 Windsor Drive

Daytime Phone: (708)403-6100

Upon oath, and under penalties of perjury as provided by law, I hereby affirm, represent, warrant and certify to the Office of the Cook County Treasurer that I am the legal, beneficial or equitable owner, trustee or agent for the owner or trustee for the above captioned real property, and that I possess the actual legal, equitable or actual authority to execute this instrument.

(Signature of applicant)

Robert J. Zeder, Jr.

(Printed name of applicant)

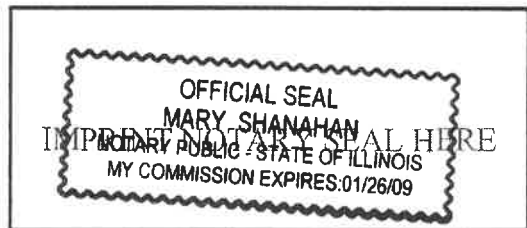
S. S.: State of Illinois

County of Cook

I, a notary public, in and for the state and county aforesaid, do hereby certify that Robert J. Zeder, Jr. personally known to me to be the same person who executed the foregoing Application for Change of Name or Address of Cook County Real Estate Tax Bill, appeared before me this day in person, and executed the foregoing document, under oath, as his/her free and voluntary act for the uses and purposes therein set forth.

Mary Shanahan  
Notary Public

02/06/2006 01/26/2009  
Date My Commission Expires



**MAIL ALL APPLICATIONS TO:**  
Cook County Treasurer  
Name and Address Change Department  
118 N. Clark Street - Room 112  
Chicago, IL 60602

ONLY THIS AMOUNT  
**3,204.77**

# 2004 Proof of Payment Property Tax Bill

Property Index Number (PIN) 27-15-203-004-0000 Volume 146 Code 28011 Tax Year (Payable In) 2004 (2005) Township ORLAND

PAID LATE 2/02/06 - 3/01/06  
**\$ 3,250.77**

IF PAID LATE 3/02/06 - 4/01/06  
**\$ 3,296.77**

LATE PENALTY  
IS 1.5% PER MONTH,  
BY STATE LAW.

TAX CALCULATOR

*Good purchase*

YOU MAY PAY THIS BILL ONLINE AT COOKCOUNTYTREASURER.COM OR AT ANY CHASE BANK THROUGH 01/20/06.

Property location and classification for this PIN

55 WINDSOR DR

ORLAND PARK IL 60462 3812

Property Classification 2-78

2003 Assessed Value

28,115

2004 Property Value

175,719

2004 Assessment Level

X 16%

2004 Assessed Value

= 28,115

2004 State Equalization Factor

X 2.5757

2004 Equalized Assessed Value (EAV)

= 72,416

2004 Local Tax Rate

X 8.463%

2004 Total Tax Before Exemptions

= 6,128.57

Homeowner's Exemption

- 423.15

Senior Citizen Exemption

- 0.00

Senior Assessment Freeze Exemption

- 0.00

2004 Total Tax After Exemptions

= 5,705.42

First Installment (Due 03/01/05)

2,638.65

Second Installment (Due 11/01/05)

+ 3,066.77

Total 2004 Tax (Payable In 2005)

= 5,705.42

1st INSTALLMENT ORIGINAL AMOUNT DUE

2,638.65

DATE PAID TAX AMOUNT PAID  
02-16-05 2,638.65

INTEREST PAID PUBLICATION FEE

SERIAL NO 021605716730

STATUTORY INTEREST

2nd INSTALLMENT ORIGINAL AMOUNT DUE

3,066.77

APPROVED BY *[Signature]*

DATE *2-1-06*

P.O. NUMBER *35839*

ACCOUNT NO. *31-6-074537070*

DAN CALANDRIELLO  
15155 WINDSOR DR  
ORLAND PARK IL 60462-3812

IF YOUR TAXES ARE PAID BY MORTGAGE ESCROW, BE SURE NOT TO DOUBLE PAY.

MENT COUPON

**\$ 3,204.77**

2/01/06  
ing later, refer to late amounts above.

See the back side of this bill for detailed payment instructions.  
Please include only one check and one coupon per envelope.  
Use of this coupon authorizes Treasurer's Office to reduce  
check amount to prevent overpayment.

Property Index Number (PIN) 27-15-203-004-0000 Volume 146

Amount Paid

Name/Mailing Address change? Check box and complete form on back to update your name and/or mailing address.

Include name, PIN, address, location, phone and email on check payable to Cook County Treasurer.

00003066771 271520300400003 00424 00003112779 00003158777 00003204774



20 27-15-203-004-0000 0 04 4

DAN CALANDRIELLO  
OR CURRENT OWNER  
15155 WINDSOR DR  
ORLAND PARK IL 60462-3812

COOK COUNTY TREASURER  
PO BOX 4488  
CAROL STREAM IL 60197-4488



27152030040000/0/04/F/0000320477/2

KEEP UPPER PORTION FOR YOUR RECORDS

DETACH & INCLUDE WITH PAYMENT

**LAW OFFICES**

**KLEIN, THORPE AND JENKINS, LTD.**

JOSHUA S. ABERN  
RINDA Y. ALLISON  
TERRENCE M. BARNICLE  
JAMES P. BARTLEY  
THOMAS P. BAYER  
GERARD E. DEMPSEY  
MICHAEL J. DUGGAN  
JAMES V. FEROLO  
E. KENNETH FRIKER  
BRIAN M. FUNK  
CYNTHIA S. GRANDFIELD  
KATHLEEN T. HENN  
EVERETTE M. HILL, JR.  
MICHAEL T. JURUSIK  
JACOB H. KARACA

SUITE 1660  
20 NORTH WACKER DRIVE  
CHICAGO, ILLINOIS 60606-2903

TELEPHONE (312) 984-6400  
FACSIMILE (312) 984-6444  
FACSIMILE (312) 606-7077

ORLAND PARK OFFICE  
15010 S. RAVINIA AVE., SUITE 17  
ORLAND PARK, IL 60462-3162  
TELEPHONE (708) 349-3888  
FACSIMILE (708) 349-1506

PATRICK A. LUCANSKY  
LANCE C. MALINA  
MICHAEL A. MARRS  
THOMAS M. MELODY  
JANET N. PETSCH  
DONALD E. RENNER, III  
SCOTT F. UHLER  
GEORGE A. WAGNER  
JOHN ALLEN WALL  
DENNIS G. WALSH  
JAMES G. WARGO  
BRUCE A. ZOLNA

OF COUNSEL  
JAMES A. RHODES  
RICHARD T. WIMMER

Writer's Direct Dial:  
(312) 984-6435

Writer's Email  
pbrigham@ktjnet.com

January 25, 2006

**VIA U. S. MAIL**

Ms. Mary Shanahan  
Administration  
Village of Orland Park  
14700 South Ravinia Avenue  
Orland Park, IL 60462

RE: PINs 27-15-210-007, 27-09-123-031, and 27-15-203-004

Dear Mary:

I am sending to you the 2004 second installment bills for the above referenced PINs. The closing statements from these closings indicate that the Village received credit at closing for the 2004 and the 2005 taxes on these properties, therefore, payment of these taxes is the responsibility of the Village. You should shortly receive the Department of Revenue exemption rulings for these properties.

I am also sending you Change of Address forms for PINs 27-15-210-007, 27-15-203-004, and 27-09-123-032. Please have the documents signed and notarized and return them to me for filing with the Cook County Treasurer.

If you should have any questions, please do not hesitate to contact me.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.

  
Phillip Brigham, Paralegal

2006  
JAN 25 2006  
KLEIN, THORPE AND JENKINS, LTD.

Encls.

cc: E. Kenneth Friker, Village Attorney

## LAW OFFICES

### KLEIN, THORPE AND JENKINS, LTD.

JOSHUA S. ABERN  
RINDA Y. ALLISON  
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BRUCE A. ZOLNA

OF COUNSEL  
JAMES A. RHODES  
RICHARD T. WIMMER

Writer's Direct Dial:  
(312) 984-6452

Writer's Email  
oheller@ktjnet.com

January 30, 2006

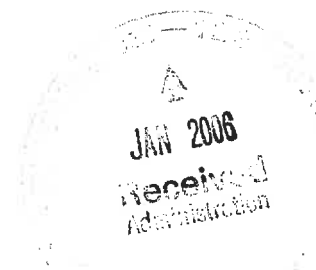
Mr. Robert J. Zeder  
Orland Park Village Manager  
14700 South Ravinia Avenue  
Orland Park IL. 60462

RE: Real Estate Tax Exemption for 2005

Dear Mr. Zeder:

I have enclosed a copy of the Illinois Department of Revenue ruling letters for the following listed properties:

<u>P.I.N.</u>	<u>Property Address</u>	<u>Docket No.</u>	<u>Exemption Status</u>
27-20-103-026	10801 Anthony	05-16-554	100% of the 2005 Assessment Year.
27-29-205-028	10661 Churchchill Drive	05-16-552	100% of the 2005 Assessment Year.
27-14-304-009	15701 Orland Brook Drive	05-16-551	100% of the 2005 Assessment Year
27-14-303-012	15701 Orland Brook Drive	05-16-493	100% of the 2005 Assessment Year
27-18-300-005	11820 159 <sup>th</sup> Street	05-16-492	100% of the 2005 Assessment Year
27-04-417-027	14200 LaGrange Road	05-16-553	100% of the 2005 Assessment Year



27-09-123-031	14610 Westwood Dr.	05-16-545	44% of the 2005 Assessment Year
27-09-123-032	14620 Westwood Dr.	05-16-474	91% of the 2005 Assessment Year
27-15-203-004	15155 Windsor Dr.	05-16-473	84% of the 2005 Assessment Year
27-15-210-007	15160 Royal Foxhunt Road	05-16-472	97% of the 2005 Assessment Year

Once you receive the 2005 tax bill, please forward it to my attention so that our office can request the Cook County Treasurer's Office to adjusted the tax bill pursuant to the Property's exempt status.

I have forwarded a copy of the ruling letter to the Cook County Assessor's Exemption Department. This P.I.N. should appear on your next year's Annual Affidavit of Certificate of Exempt Properties to continue this exemption on the Property.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.



Ozymandius Heller  
Paralegal Clerk

cc: E. Kenneth Friker, Attorney; Phillip Brigham, Paralegal



## Illinois Department of Revenue

Office of Local Government Services, 3-520  
101 West Jefferson Street  
Springfield, Illinois 62702

Telephone: 217 785-2252

Illinois Department of Revenue  
docket no.: 05- 16- 473

County reference no.: 93541

### Non-homestead Property Tax Exemption Certificate (35 ILCS 200/8-35, 16-70, and 16-130)

Property owner or applicant: VILLAGE OF ORLAND PARK

County: Cook

Property index number, legal description, or both: 27-15-203-004

Based on the statement of facts and supporting documentation in the application, we hereby issue this certificate approving the exemption for 84% of the 2005 assessment year.

For most exemptions, 35 ILCS 200/15-10 requires the filing of an annual affidavit or certificate of exempt status form with the chief county assessment officer on or before January 31 of each year. This form is available at the county assessment office.

The Illinois Department of Revenue docket number shown above is your exemption certificate number. Refer to this number on the annual certificate of status form and in all future correspondence regarding this property. If you do not agree with this decision, you must send us a written request for a formal hearing within 60 days after the decision date shown below. In your request, concisely state the mistakes alleged to have been made or the new evidence to be presented as required by 35 ILCS 200/8-35.

Decision date: January 20, 2006

Illinois Department of Revenue  
Brian Hamer, director

**This is an important legal document  
and should be retained as part of your permanent records.**



State of Illinois     )  
                                  )  
County of Cook     )

**AFFIDAVIT AS TO USE**

Ellen J. Baer, Assistant Village Manager for the Village of Orland Park, being first duly sworn, deposes and says that:

1. Permanent Index Number 27-15-203-004-0000 is commonly known 15155 Windsor Drive, Orland Park, Illinois 60642.
2. Said property was acquired on March 2, 2005 by Trustee's Deed, a copy of which is attached hereto.
3. Since its acquisition, the property has been and will continue to be used exclusively for flood mitigation or other municipal purposes.
4. And further Affiant sayeth not.

Village of Orland Park:

BY: Ellen J. Baer  
Ellen J. Baer, Assistant Village Manager

Subscribed and Sworn to before me  
this 29th day of Sept 2005

Mary Shanahan  
NOTARY PUBLIC



# ESTIMATED COST OF SERVICES

**THOMPSON MOVING & STORAGE**  
 15331 S. 79TH CT.  
 ORLAND PARK, IL 60462  
 708/687-4446

Contact Mover  
 at this address  
 and phone  
 Mover's Ill.C.C. 7337 MC  
 License Number

Pack Date
Pickup Date
Delivery Date

<b>Origin:</b>		<b>Destination:</b>	
Name	Calandriello, Kathy	Consigned to:	Calandriello
Address	15155 Windsor Drive Orland Park, IL. 60462	Address	Orland Park, IL.
Phone	460-9486	Phone	

\* All fragile items including glass, pictures, marble, lamps, electronics, etc must be packed in order to be transported by Thompson M&S.

**IMPORTANT NOTICE**  
 This is not a binding estimate.

This estimate covers only the articles and services listed. It is not a warranty or representation that the actual charges will not exceed the amount of the estimate. Any additional articles and services added after the written estimate is executed may result in additional charges.

Mover will collect charges computed on the basis of rates shown in their lawfully published tariffs at the time of the move, regardless of prior rate quotations or estimates made by the mover or its agents. Transportation charges are based upon either the weight of the goods transported or the time consumed in transporting the shipment. Special arrangements can be made with the mover for expedited services to guarantee a delivery date for intercity shipments, for which an additional charge normally will apply.

As determined by the mover's tariff, rates may be computed by the hour for moves 35 miles or less from origin to destination or wholly within Cook County. Moves over 35 miles (if outside Cook County) must be computed on a weight-mileage basis.

**Mover's Liability**

Before the move begins, the shipper must insert in the space provided on the bill of lading, in (his/her) own handwriting, either declaration of the actual value of the shipment or the words "30 cents per pound per article." Otherwise, the shipment will be deemed released to a maximum value equal to \$2.00 times the weight of the shipment in pounds. Additional tariff charges may apply for value over 30 cents per pound per article. Declaring a released value for goods is not the same as purchasing a policy of insurance. Separate insurance may be purchased as an additional charge, for which you will receive a certificate of insurance.

**Important Notice about Payment**

*Ellen -  
 Go on  
 need this  
 for file?  
 In*

LOCAL MOVE (hourly rates)										Total Charges \$\$
# Chargeable Hours	Straight Time			Overtime			Sunday/Holiday			
	# Hours	Rate	Ext.	# Hours	Rate	Ext.	# Hours	Rate	Ext.	
# Personnel	6									\$
# Trucks	2	6 mps	240 <sup>00</sup>							\$
Travel Time	# Hours:									\$
Mileage Charge	# Miles:									\$
Valuation Charge	* Wardrobes \$2.00 each to Rm									\$
Other Charges	* 2 1/2 hour minimum any thing more gets by									\$ 24.00

INTRASTATE MOVE (weight-mileage rates - moves more than 35 miles)				
Net weight	lbs.	Miles:	Rate:	
Valuation Charge	* Clock starts upon arrival			\$

Packing Charges										
Container Description	Container Charge			Packing			Unpacking			
	Qty	Rate	Ext.	Qty	Rate	Ext.	Qty	Rate	Ext.	
* Approx 5 hours to load										\$
* Approx 1/4 hour travel										\$
* Approx 5 hours to unload										\$
* Approx 6 1/4 hours @ 6 mps										\$ 2140 <sup>00</sup>
For packing of china contents										\$
\$140 <sup>00</sup>										\$
* Glass shelves										\$
Total packing charges (see attached packing addendum if appropriate)										\$

Other Charges			
Extra pickup or delivery charge:			\$
Holisting or Plano Charge:			\$
Stair Carry, Elevator, Long Carry	Origin	Destination	\$
Extra Labor:	# Personnel:	# Hours:	
Appliance Service Origin:	Destination:		
Bulky Item Charge:			
Storage Date In:			
Warehouse Handling Charge:			
Warehouse Valuation Charge:	\$	per	
Trip Transit Insurance Policy Charge:			
Other:			
<b>NOTE</b>			
<b>TOTAL ESTIMATED CHARGES</b>			<b>\$214</b>
X	Estimator's Signature	Code #	Date
X			07/21/05

Customer's Signature

Customer provided Ill.C.C. required consumer brochure

Ryza

November 17, 2004

Mr. & Mrs. Calandriello  
15155 Windsor Drive  
Orland Park, IL 60462

Dear Mr. & Mrs. Calandriello;

The Village has received the results of the appraisal of your property and at this time would like to extend an offer that matches the appraised price of your home. For the property located at 15155 Windsor Drive the appraised price is \$390,000.

We were pleased that Dale Kleszynski and the staff at Associated Property Counselors, Ltd met with you before completing the appraisal. We are confident that they have taken into account all of your comments and information regarding the improvements made to your home in recent years. We ask that you take some time to review this offer and the attached appraisal and reply before December 20, 2004.

In response to the offer, please contact Ellen Baer, Assistant Village Manager at your earliest convenience. The Village Manager's Office can be reached at (708) 403-6155. Thank you.

Sincerely,

R. J. Zeder  
Village Manager

**ASSOCIATED PROPERTY COUNSEL**  
Real Estate Appraisers and Consultants

11800 South 75th Avenue  
Suite 100 West  
Palos Heights, Illinois 60463  
Phone: 708-361-6767  
Facsimile: 708-361-9133

Bathroom

Dining Room  missing?

November 18, 2004

Ms. Ellen Baer  
Assistant Village Manager  
Village of Orland Park  
14700 Ravinia Drive  
Orland Park, Illinois 60477

**Re: 15155 Windsor Drive  
Orland Park, Illinois**

Dear Ms. Baer:

We received a telephone call from Mr. Calandriello today requesting that I look at my notes regarding the room count for the above appraisal. We noted a typographical error and are resubmitting a corrected report to you.

While looking at the report, I conclude that no value change is warranted based on the typographical error.

If you have any questions please call. Thank you.

Very truly yours,



Dale J. Kleszynski, MAI, SRA  
President

**AN APPRAISAL OF**

The Single-Family Residence

**LOCATION**

15155 Windsor Drive  
Orland Park, Illinois

**PREPARED FOR**

Ms. Ellen Baer  
Assistant Village Manager  
Village of Orland Park  
14700 Ravinia Drive  
Orland Park, Illinois 60462

**PREPARED BY**

Associated Property Counselors, Ltd.  
11800 South 75<sup>th</sup> Avenue  
Suite 100 West  
Palos Heights, Illinois 60463

**AS OF**

October 11, 2004

# ASSOCIATED PROPERTY COUNSELORS, LTD.

Real Estate Appraisers and Consultants

11800 South 75th Avenue  
Suite 100 West  
Palos Heights, Illinois 60463  
Phone: 708-361-6767  
Facsimile: 708-361-9133

Dale J. Kleszynski, MAI, SRA  
President  
www.apclimited.com  
dkleszynski@apclimited.com

November 1, 2004

Ms. Ellen Baer  
Assistant Village Manager  
Village of Orland Park  
14700 Ravinia Drive  
Orland Park, Illinois 60462

**Re: 15155 Windsor Drive  
Orland Park, Illinois**

Dear Ms. Baer:

At your request, I inspected and appraised the above referenced property to estimate the Market Value as of October 11, 2004. The purpose of the appraisal is to assist you in the disposition of the property. The appraisal and report are completed in accordance with the Uniform Standards of Professional Appraisal Practice and the Code of Ethics of the Appraisal Institute. As a summary report, all information used in formulating this conclusion is summarized here and additional data/material is retained in my file and/or office. The following summary report communicates pertinent information and the conclusion of value.

Location:	15155 Windsor Drive, Orland Park, Illinois
Property Type:	Detached Single-Family Residence
Zoning Classification:	R-3, "Residential District"
Highest and Best Use –Vacant:	As Zoned
Highest and Best Use - Improved:	As Presently Improved
Marketing Time:	3 to 6 months
Exposure Time:	3 to 6 months
Date of the Appraisal:	November 1, 2004
Date of Inspection:	October 11, 2004
Real Property Interest Valued:	Fee Simple
Definition of Market Value:	See File
Appraisal Development:	See File
Intended User:	The client is identified as the Village of Orland Park. The client is the intended user of this appraisal and report. No other user is intended or implied.

Permanent Real Estate Index Number:	27-15-203-004
Compliance With USPAP Guidelines:	I have not departed from the Uniform Standards of Professional Appraisal Practice in the completion of this appraisal.
Description of the Site:	<p>The subject is a rectangular shaped parcel with 80.0 feet of frontage along the east side of Windsor Drive. Depth along the north and south lot lines is 125.21 feet. Total site area is approximately 10,017 square feet. Site dimensions were taken from public record and are subject to a formal survey.</p> <p>The topography of the site is level to gently rolling. The site is landscaped with mature trees and shrubs and all utilities are available. To the best of my knowledge, the subject property is not in a designated flood hazard area.</p>
Description of the Improvements:	<p>The subject is a detached, single-family residence that was constructed in 1978. The two-story design contains approximately 3,135 square feet of living area above grade. The floor plan includes a foyer, 8 rooms, 4 bedrooms, and 2+ baths above grade. The lower level is finished with a family room and storage area.</p> <p>Exterior construction is of frame and brick veneer. Soffits and fascia are covered with aluminum. Interior finish includes: hardwood, carpet and ceramic tile floors, plasterboard or panel walls and plasterboard ceilings.</p> <p>The design and utility of the house is typical of the market and the house is in excellent condition. The bathrooms and kitchen are typical of the area and reflect good maintenance.</p> <p>Additional features include: warm air heat, central air-conditioning, gas starting fireplace with gas logs, electric garage door opener, whole house fan, insulated glass windows, 75 gallon hot water heater, above ground pool and patio.</p> <p>See attached information located in the addenda of this report.</p>
Applied Analysis:	In this appraisal, I applied only the Direct Sales Comparison Approach to Value. I have not departed from the USPAP guidelines while completing this appraisal.

**SUMMARY OF IMPROVED SALES**

Location	Subject Property 15155 Windsor Drive, Orland Park, IL	14213 Aldwych Drive, Orland Park, IL	8336 Arrowhead Lane, Orland Park, IL	8672 West Sunshine Lane, Orland Park, IL
Sale Date:	N/A	09/03	07/04	06/03
Sale Price:	N/A	\$380,000	\$385,000	\$400,000
Year Constructed:	1978	1989	1979	1984
Design:	Two Story	Two Story	Two Story	Two Story
Above Grade Living Area:	3,135 SF	3,177 SF	2,663 SF	2,952 SF
Above Grade Room Count:	8 Rms, 4 BR, 2+ Baths	9 Rms, 4 BR, 3 Baths	9 Rms, 5 BR, 3 Baths	8 Rms, 4 BR, 1.5 Baths
Basement: Finish:	Full Basement FR and Storage area	Full Basement, FR, .5 Bath	Full Basement, FR, 1 Bath	Full Basement, Recreation Room, 1 Bath
Garage:	2 Car Attached	2 Car Attached	2 Car Attached	2 Car Attached
Land Area:	10,017 SF	12,571 SF	12,350 SF	10,000 SF
Location:	Good	Good	Good	Average
Exterior Finish:	Frame and Brick Veneer	Frame and Brick	Brick and Masonry	Cedar, Brick
Fireplaces:	1	1	1	1
Comments:	Patio, Swimming Pool	Deck, breakfast room	Sprinkler system	Balcony, Whirlpool and Sauna
Heat/Central Air:	HA-F/CAC	HA-F/CAC	HA-F/CAC	HA-F/CAC
Condition/ Modernization:	Good/Baths, Kitchen	Good/Baths, Furnace/AC	Good	Good
Financing:	N/A	Conventional	Assumed Conventional	Conventional
Final Reconciliation:	Adjustments were considered for property rights conveyed, financing, condition of sale, elapsed time, location, Highest and Best Use, land area and physical variations. A summary of applied adjustments is retained in my file and/or office.			
Value Conclusion:	\$390,000			

If you have any questions please contact my office.

Very truly yours,



Dale J. Kleszynski, MAI, SRA  
President



**PHOTOGRAPHS OF THE SUBJECT PROPERTY**



**SUBJECT PROPERTY**



**SUBJECT PROPERTY**

**PHOTOGRAPHS OF THE SUBJECT PROPERTY**



**SUBJECT PROPERTY**



**SUBJECT PROPERTY**

**PHOTOGRAPHS OF THE SUBJECT PROPERTY**



**SUBJECT PROPERTY**



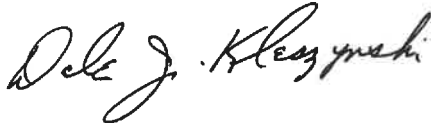
**SUBJECT PROPERTY**

## CERTIFICATION

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.
- I certify that, to the best of my knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

Respectfully submitted,



Dale J. Kleszynski, MAI, SRA  
President

## UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

1. By this notice, all persons and firms reviewing, using or relying on this report in any manner bind themselves to accept these assumptions and limiting conditions. **Do not use this report if you do not accept these assumptions and limiting conditions.** These conditions are a preface to any certification, definition, fact or analysis, and are intended to establish as a matter of record that the consultant's function is to provide an opinion based on the appraiser's/consultant's observations of the subject property and real estate market as of a certain date. As the property and conclusions may be impacted by the passage of time due to various factors including, by way of description and not limitation: physical changes, economic changes and/or market activity, the opinions are considered to be reliable as of the date of the assignment. Subsequent to that date, the appraiser(s)/consultant(s) reserve the right to amend the analysis and/or conclusion in light of such changed conditions. This appraisal/consulting assignment and report are not an engineering, construction, legal or architectural study or survey and expertise in these areas is not implied.
  2. The liability of Associated Property Counselors, Ltd., its officers, employees, contractors, and associate appraisers/consultants (hereinafter referred to collectively as "APC") is limited to the identified client. There is no accountability, obligation, or liability to any third party except if otherwise specifically stated within the report. APC's maximum liability relating to services rendered under this assignment (regardless of form of action, whether in contract, negligence or otherwise) shall be limited to the charges paid to APC for the portion of its services or work products giving rise to liability. In no event shall APC be liable for any consequential, special, incidental or punitive loss, damage or expense (including without limitation, lost profits, opportunity costs, etc.) even if advised of their possible existence. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers/consultants are in no way responsible for any costs incurred to discover or correct any deficiency in the property. In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in case of lawsuit (brought by lender, partner, or part owner in any form of ownership, tenant, or any other party), the client will defend and hold Associated Property Counselors, Ltd., its officers, employees and associate appraisers/consultants completely harmless. Acceptance of and/or use of this report by the client or any third party is prima facie evidence that the user understands and agrees to these conditions.
  3. The user/client agrees that any dispute arising from the completion of this assignment shall be settled through mediation and/or arbitration.
  4. The report is intended to comply with the reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice and it may or may not include discussions of the data, reasoning, and analysis used in the process of developing the appraiser's/consultant's opinion. The extent of the discussion and analysis applicable is based on the scope of work and report option outlined in the letter of transmittal and report. In some instances supporting documentation data, reasoning, and analyses is retained in the appraiser's file and/or office. The information contained in the report is specific to the needs of the client and for the intended use stated in the report. The appraiser/consultant is not responsible for unauthorized use of the report.
-

## **UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS**

5. Unless otherwise specifically stated in the report, the assignment is based on the following assumptions: (a) that there is full compliance with all applicable federal, state and local environmental regulations and laws; (b) that all zoning, building, use regulations and restrictions of all types have been complied with; and (c) that all licenses, consents, permits, or other documentation required by any relevant legislative or administrative authority, local, state, federal and/or private entity or organization for any use considered in the value estimate have been or can be obtained or renewed.
  6. As far as possible, the appraisers/consultants have inspected the property by personal observation. It is not, however, possible to observe conditions beneath the soil or hidden structural components. In this assignment it is assumed that the existing soil has the proper load bearing qualities to support the existing or proposed improvements where they exist or where they are proposed to exist. In this assignment no investigation of the potential for seismic hazard in the subject area was made. In this assignment mechanical components within the improvements were critically inspected and no representations are made as to these matters unless specifically stated and considered in this report. In this assignment it is assumed that there are no conditions of the property site, subsoil, or structures, whether latent, patent or concealed, which would render it less valuable.
  7. Unless otherwise stated within the report, no title evidence pertaining to easements, leases, reservations or other parties-in-interest was furnished.
  8. In valuation assignments the property is appraised in fee simple estate unless otherwise noted.
  9. In valuation assignments, the appraisal/consulting agreement assumes responsible ownership and competent management.
  10. In this assignment it is assumed that the title of the property is good and merchantable. No responsibility is assumed for matters that are legal in nature, nor is any opinion of the state of the title to the property rendered herewith. A survey was not provided to the appraiser/consultant unless specifically stated in this report.
  11. All data provided by the client or researched from public records is deemed reliable. If any errors are found that could have a material impact on the conclusion, APC reserves the right to recall this report and amend the analysis and/or conclusions. No guarantee is made for the accuracy of estimates or opinions furnished by others and contained in this report.
  12. No liability is assumed for matters of legal character affecting the property, including by way of description and not limitation: title defects, encroachments, liens, overlapping lines.
-

## **UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS**

13. Any liens or encumbrances that may now exist have been disregarded. In valuation assignments property is appraised as though free of indebtedness and as though no delinquency in payment of general taxes and special assessments exist.
14. In valuation or consulting assignments, any value assigned to improvements is in proportion to the contribution said improvements make to the value of the property as a whole.
15. Compensation for appraisal/consulting services is dependent only upon the delivery of the report.
16. In valuation or consulting assignments, the value found by the appraiser/consultant is in no way contingent upon the compensation to be paid or the appraisal services.
17. The assignment is completed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Ethics of the Appraisal Institute.
18. In the event that the subject property enters into condemnation proceedings, it is assumed the appraiser/consultant will be given additional time for court preparation.
19. No portion of this report may be published or reproduced without the prior written consent of the appraiser/consultant and APC.
20. Unless specifically stated otherwise within the report, no earthquake compliance report, engineering report, flood zone analysis, hazardous waste or asbestos analysis was made, provided or ordered in conjunction with this assignment. The client is strongly urged to retain experts in these fields, if so desired.
21. In valuation assignments involving apartments, attempts were made to inspect a representative sample of the total number of units. In these assignments it is assumed that the condition and finish of all units is similar to the condition and finish of the inspected units. If it is determined that units not inspected differ from those inspected units in either condition or finish, the appraiser/consultant reserves the right to recall the appraisal to amend the analysis and/or conclusion.
22. Appraisal or consulting assignments involving less than the whole fee simple estate are subject to the following additional limitation: "The value reported for such estates relates to a fractional interest only in the real estate involved and the value of the fractional interest plus the value of all other fractional interests may or may not equal the value of the entire fee simple estate considered as a whole."
23. Appraisal or consulting assignments that relate to geographical portions of a large parcel or tract of real estate are subject to the following additional limitation: "The value reported for such geographical portion relates to such portion only and should not be construed as applying with equal validity to other portions of the larger parcel or tract. The value reported for such geographical portion plus the value of all other geographical portions may or may not equal the value of the entire parcel or tract considered as an entity."

## **UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS**

24. The appraiser/consultant assumes that a any purchaser of the property that is the subject of this report is aware that (1) an appraisal of the subject property does not serve as a warranty of the condition of the property, (2) it is the responsibility of the purchaser to examine the property carefully and to take all necessary precautions before signing a purchase contract, and (3) any estimate for repairs is a non-warranted opinion of the appraiser/consultant unless otherwise stated.
25. Assignments prepared based upon provided plans and specifications are based on the assumption that the project is completed in a workmanlike manner in compliance with the plans and specifications. In prospective value assignments, it is understood and agreed that the appraiser/consultant cannot be held responsible for unforeseen events that impact the value or any conclusion presented. The user of the report and client agree that unforeseeable events may alter market conditions prior to completion of the project. The user and client agree the appraiser has the right to amend the report and conclusions in light of the identified changes.
26. In assignments where a Discounted Cash Flow Analysis is used as an analytical tool the user and client understand that the analysis has been prepared on the basis of information and assumptions identified in this report. The user/client understand that the achievement of any financial projections will be affected by fluctuating economic conditions and the conclusion is dependent upon the occurrence of other future events that cannot be assured. Therefore, the actual results achieved may vary from the projections made and such variation may be material. The client agrees to allow the appraiser to revise the conclusion and report in light of these changes.
27. Prior to entering into an agreement to perform any assignment, an appraiser/consultant must carefully consider the knowledge and experience that will be required to complete the assignment competently; disclose any lack of specific knowledge or experience to the client; and take all steps necessary or appropriate to complete the assignment competently. The appraisers/consultants have both the knowledge and experience required to complete this assignment competently.
28. The appraisers/consultants have inspected the subject property with the due diligence expected of a professional real estate appraiser. The appraisers/consultants are not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraisers/consultants that might suggest the possibility of the presence of hazardous waste and/or toxic materials are subject to review by a qualified expert in the field. The user/client agree that the appraiser/consultant has the right to amend the assignment, report and conclusion after an investigation by a qualified expert in the field of environmental assessment is completed.
29. The user/client understands that the presence of substances such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the property and the conclusions presented. The appraiser's/consultant's opinion and conclusions are predicated on the assumption that there is no such condition on, in or near the property that could cause a loss in value or an extension of the marketing time. The user/client agree to allow the appraiser/consultant to review and amend the analysis, report and conclusions if the referenced substances or others exist on the property.



## **UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS**

30. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's/consultant's descriptions and resulting comments are the result of routine observations made during the appraisal process. The client is urged to retain an expert in this field, if so desired.
  31. The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific compliance survey and analysis of this property have been made to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more requirements of the Act. The user/client understands that, this fact could have an effect on the property and conclusions presented. In this assignment the possibility of non-compliance with the requirements of ADA was not considered. The user/client agree that the appraiser/consultant has the right to amend the assignment, report and conclusion after an investigation by a qualified expert in the field is completed.
-

## **STATEMENT OF QUALIFICATIONS**

**DALE J. KLESZYNSKI, MAI, SRA**

### **PROFESSIONAL DESIGNATIONS AND CERTIFICATION**

Member of the Appraisal Institute - MAI #6747

Senior Residential Appraiser - SRA

Illinois State Certified Real Estate Appraiser- License No. 153-000213

Indiana Certified General Appraiser - License No. CG49300022

Michigan State Certified Appraiser - License No. 12-01-004591

### **APPRAISAL EXPERIENCE AND PROJECTS**

Since 1979, various types of real estate, including:

- Office and commercial buildings

- Assisted living facilities

- Apartment structures and complexes

  - Including Low Income Housing Tax Credit complexes

- Industrial and warehouse buildings

- Single family and condominium residential properties

- Vacant land:

  - Residential, multi-family, commercial, and industrial

- Special purpose properties

  - Including bulk petroleum storage facilities, steel fabricating plants, hotels, soccer arenas, golf courses, motels, and chemical processing facilities, restaurants, bank facilities and ice arenas

- Eminent Domain Projects

  - McCormick Place expansion

    - Various properties including the R.R. Donnelley and Sons facility

  - Extension of Interstate 355 in Cook and Will Counties

    - Various properties including residential, agricultural, commercial, industrial and residential subdivisions

  - City of Hammond v. Great Lakes Marina

  - Palwaukee Airport expansion

  - Lansing Municipal Airport expansion

  - Little Calumet River and Levee and Flood Abatement Project

  - Various road and municipal projects

- Qualified witness in Illinois, Indiana, and New York.

- Various zoning and municipal projects

  - Adult Use Impact Study - County of Cook

  - Adult Use Impact Study - Village of Lansing

  - Impact Study for Group Home Zoning

Appraisal and consulting assignments completed in Arizona, Arkansas, California, Colorado, Florida, Illinois, Indiana, Kansas, Maryland, Michigan, Minnesota, New Jersey, Pennsylvania, and Texas.

## **STATEMENT OF QUALIFICATIONS**

**DALE J. KLESZYNSKI, MAI, SRA**

### **SERVICE OFFICES**

President - Chicago Chapter of the Appraisal Institute (1991-1992)  
Regional Representative - Appraisal Institute (1991-Present)  
Division of Faculty - Appraisal Institute (1989, 1990)  
Regional Chairman - Ethics Administration (1991)  
Assistant Regional Representative - Review and Counseling (1990)  
National Board of Directors - Appraisal Institute (1991-1998)  
Vice Chairman - General Appraisal Board (1997)  
Chairman - General Appraisal Board (1998)  
Executive Committee - Appraisal Institute (1998)  
National Nominating Committee (1999)  
General Appraisal Council

### **PROFESSIONAL EXPERIENCE**

President and Chief Appraiser, Associated Property Counselors, Ltd.  
Staff Appraiser, Abacus Realty Appraisers, Inc., Chicago  
Staff Appraiser, Property Assessment Advisors, Chicago  
Staff Appraiser, Central Appraisal Company, Chicago  
Mortgage Loan Officer, First Calumet City Savings and Loan, Calumet City, Illinois

### **QUALIFIED INSTRUCTOR/COURSE DEVELOPMENT FOR THE APPRAISAL INSTITUTE**

Course 310 - Basic Income Capitalization  
Course 320 - General Applications  
Course 410 - Standards of Professional Practice - Part A  
Course 420 - Standards of Professional Practice - Part B  
Course 510 - Advanced Income Capitalization  
Course 550 - Advanced Applications  
Course 700 - Introduction to Litigation  
Course 705 - Litigation Appraising – Specialized Topics and Applications  
Course 710 - Introduction to Eminent Domain  
Course 720 - Advanced Practice in Eminent Domain  
Various Seminars

### **COURSE AND SEMINAR DEVELOPMENT**

Course 700 - Introduction to Litigation - Development Team  
Course 710 - Eminent Domain - Part A - Development Team  
Course 720 - Eminent Domain - Part B - Development Team  
Individual seminars for the Cook County State's Attorney

## **STATEMENT OF QUALIFICATIONS**

**DALE J. KLESZYNSKI, MAI, SRA**

### **EDUCATIONAL CREDITS**

Loyola University of Chicago, Bachelor of Arts, 1971

Society of Real Estate Appraisers

Course 101, Course 201 (Instructor - 1989 and 1990)

American Institute of Real Estate Appraisers:

Courses 1-A, 1-B, VII, VIII, Standards and Professional Practice, Course II -  
(Parts 1 and 2), 1981 through 1983 Real Estate Principles, 1988

R-2 Narrative Report Writing Seminar, 1982

American Savings and Loan Institute:

Lending I and II, Real Estate Law I and II, 1980

Boeckh Cost Manual Seminar - Residential and Industrial

Federal Housing Authority Appraisal Seminar

Various seminars sponsored by the Society of Real Estate Appraisers and the  
American Institute of Real Estate Appraisers, and Appraisal Institute

I am currently certified under the Appraisal Institute Continuing Education  
Program.

I am currently certified under the Continuing Education Requirements of the State  
of Illinois.

I am currently certified under the Continuing Education Requirements of the State  
of Indiana.

A representative list of clients follows.

## **PARTIAL LIST OF CLIENTS**

### **Bank/Lending Agencies**

American National Bank  
Bank of Homewood  
Bank One  
East Side Bank  
FCA Mortgage  
First Chicago Bank  
First of America  
Fleet Mortgage  
Harris Bank  
Heritage Standard Bank  
Highland Community Bank

LaSalle Bank  
LaSalle National Bank  
LaSalle Talman Mortgage Corp.  
Mercantile National Bank  
NBD Bank  
Pinnacle Bank  
Prairie Bank  
Security Pacific Bank  
St. Paul Bank for Savings  
U.S. Bank  
Wells Fargo Bank

### **Government Agencies**

Cook County State's Attorneys Office  
DuPage County State's Attorneys Office  
DuPage County Assessor's Office  
Federal Home Loan Bank Board  
Federal Savings and Loan Insurance

Little Calumet River Basin Development  
Federal Aviation Administration  
Lansing Municipal Airport  
Resolution Trust Corporation  
Department of Justice

### **Corporations**

The Archdiocese of Chicago  
AT&T Capital Corporation  
Allis Chalmers  
Allstate Insurance Company  
The Alter Group  
Associates Relocation  
Bee Chemical  
BP Products – North America  
Broadacre Management  
Clark Oil Company  
R.R. Donnelley Corporation  
Fleet Services Corporation

Gallagher & Henry  
Great Lakes Marina  
Hartz Construction  
McDonald's  
Merrill Lynch Relocation  
The Pritzker Foundation  
Sherwin Williams  
Southwick Properties, Inc.  
Taco Bell  
U.S. Steel Corporation  
USA Muffler  
The Weglarz Group

### **Municipal Clients**

City of Calumet City  
Village of Bradley  
Village of Flossmoor  
Homewood - Flossmoor Park District  
Village of Oak Lawn

Village of Lansing  
Village of Rosemont  
Village of Orland Park  
Green Hill Library District  
Village of Riverdale

### **Professional Law Firms**

Ancel, Glink, Diamond, Cope & Bush, P.C.  
Field, Golan & Swiger  
Figliulo and Silverman  
Foran, Nasharr & O'Toole  
Foran and Schultz  
Hinshaw and Culbertson  
Personal and case references available upon request.

Holland and Knight, LLC  
Klein, Thorpe & Jenkins, Ltd.  
Liston and Lafakis  
Neal, Murdock & Leroy, LLC  
Ryan and Ryan  
Sosin, Lawler & Arnold, LLC

**ADDENDA**

Residence at: 15155 Windsor Drive  
Orland Park, Illinois 60462

### **Entry**

Custom oak staircase  
Oak trim throughout the home  
Oak chair rails throughout all the hallways  
Hardwood floors entire 1<sup>st</sup> floor (2000)

### **Living Room**

Bay window  
Molding into the dining room  
Pocket door into the kitchen

### **Kitchen 2001 Remodeled**

Pantry closet  
Dishwasher  
Garbage disposal  
Desk built-in  
Entire back splash, custom ceramic tile  
Raised oak panel doors  
Porcelain deep sink, double depth Moen faucet/spray  
Kenmore glass top range  
Double oven  
Formica with Corian three cut trim  
Kitchen cove  
Refurbished cabinets

### **Den**

Brick fireplace – gas starting  
Mantels embedded in cement to ceiling  
Recess lighting  
Patio door 1999?

### **Mudroom**

Custom cabinets  
2 closets  
Separate outside entrance  
Access to garage

### **Upstairs Main Family Bath 2002**

Full shower/bath tiled  
Remodeled 2002  
Full linen closet  
Separate shower tiled remodeled 2002  
Glass doors  
Walls tiles floor and wall  
Moen faucets  
Double sinks  
Cultured marble double counter  
Fan

**Master Bath**

Deep Kohler tub  
Tile floors, stairs, walls  
Huge linen closet  
Skylight  
Mirrors on three walls, floor to ceiling  
Bedei  
Sliding door  
Remodeled 1999

**Master Bedroom**

Walk-in closet  
16-foot ceiling  
Casablanca fan with light wall control

**Basement 2003**

Finished ½ in 2003  
3 louver doors 2003  
Oak railing & trim 2003  
Carpeted staircase 2003  
Glass block windows 2003  
90+ furnace 2003  
75-gallon hot water heater 2003  
Asphalt floor covering  
3 glass block windows vent 2003  
2 sump pumps – Zoeller  
Man in the hole  
New electric box and all circuit breakers 2003  
Drywall 7 painted 2 coats, oak trim  
Air conditioning 1999, 4.5 ton 12 Sere

**Garage**

Garage door 1999?  
Garage finished with electric  
Mounted cabinets  
Drive way, walkway and stoop 1999  
Alarm system  
Exit door to outside  
Windows, siding, gutters and roof 9/2001

**Miscellaneous**

14 wooden oak doors  
3 steel doors  
1 patio door  
2 pocket doors  
7 wooden oak folding doors  
3-louver doors basement  
Marble sinks  
Phone, internet and cable in all bedrooms  
Moen faucets throughout  
Whole house fan



**Landscaping**

Professionally landscaped

Brick landscape blocks tiered around perimeter of the home back and front 3/5 deep

Outside lighting around the whole home

Swimming pool/fence

Shrubs/oak heritage landscape

Rocks

Sprinkler system

Grill patio

    Patio 14 x 33

    Walkway around the home

½ Masonry ½ Vinyl siding 2001

2001 gutters

2001 outside shutters on whole home

2001 roof

2 storage sheds

New driveway 2001

Tuck pointing 2001

Home painted in 2002/2003

---

**SIMPLE VERIFICATION SHEET**

Property Address:

14213 Aldwych  
Orland Park, IL

**Verification**

	<b><u>Assessor's</u></b>	<b><u>MLS</u></b>	<b><u>Green Sheet</u></b>	<b><u>Deed</u></b>
Address	✓	✓		
Sale Date		9/03		
Sale Price		\$ 380,000		
Document Number		✓		
Grantee		✓		
Grantor		✓		
Other				

Notes on discrepancies:

**Source document:**

15155 Windsor Drive  
Orland Park, Illinois

**COOK COUNTY ASSESSOR'S OFFICE****Property Search Results**

<b>Property Index Number:</b>	27-01-307-001-0000	<a href="#">View Property</a>	
<b>Address:</b>	14213 Aldwych Dr		
<b>City:</b>	Orland Park	<b>Township:</b>	Orland
<b>Neighborhood:</b>	30	<b>Age:</b>	12      1992
<b>Class:</b>	2-78	<b>Description:</b>	Two or More Story Residence, Up to 62 Years, 2,001 to 3,800 Sq. Ft
<b>Tax Code:</b>	28011	<b>Land Square Footage:</b>	12,571

**Assessed Valuation**

	2003 Board Certified Assessment	2002 Board of Review Certified
<b>Land</b>	9,654	9,654
<b>Building</b>	26,501	26,501
<b>Total</b>	36,155	36,155
<b>Estimated Market Value</b>	225,969	225,969
<b>Residence Type</b>		
	Two Story	
<b>Use</b>		
	Single Family	
<b>Apartments</b>		
	None	
<b>Exterior Construction</b>		
	Frame/Masonry	
<b>Full Baths</b>		
	2	
<b>Half Baths</b>		
	1	
<b>Basement<sup>1</sup></b>		
	Full and Unfinished	
<b>Attic</b>		
	None	
<b>Central Air</b>		
	Yes	
<b>Number of Fireplaces</b>		
	1	

<b>Garage Size/Type<sup>2</sup></b>	2 car attached
<b>Building Square Footage:</b>	3,177
<b>Land Square Footage</b>	12,571
<b>Assessment Pass</b>	Board Certified

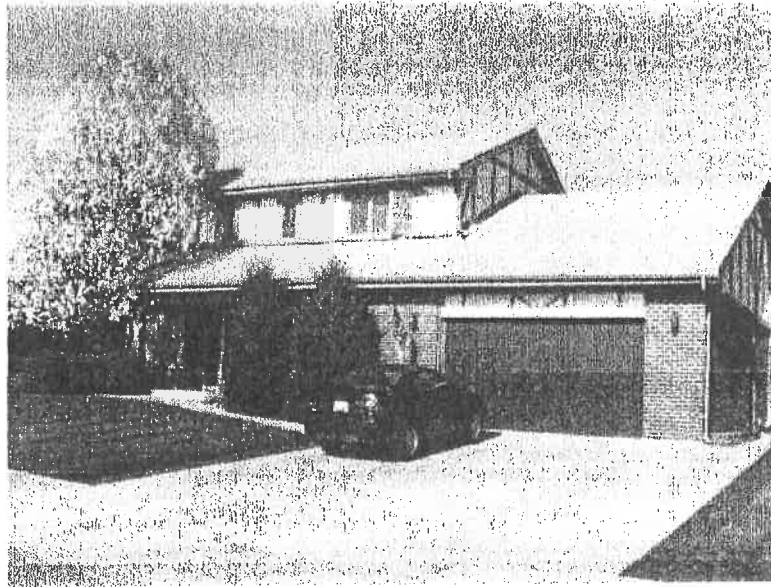
<sup>1</sup> Excluded from Building Square footage, except apartment

<sup>2</sup> Excluded from Building Square footage

**Other Information:**

[Return to Search Results](#)

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13-OCT-2004 15:43:07 ===== #21  
 LISTING #: 03097191 STATUS: CLSD CTGF: AREA: 462 DETACHED SINGLE FAMILY  
 LDR: 04/22/03 OLP: \$ 394,900  
 LD: 04/22/03 MT: 106 LP: \$ 394,900  
 OMD: 08/06/03 LMT: 106 SP: \$ 380,000  
 CONTRACT DATE: 08/06/03 SO: 40335 FIN: 2  
 CLOSED DATE: 09/02/03 SAG: 408023 PNT: \$  
 AD: 14213 ALDWYCH CIT: ORLAND PARK ZIP: 60462-0000  
 DIR: 143RD TO 80TH AVE (8000 W) NORTH 1 BLK: EAST 2 ALDWYCH BLT: 1989 B78:N  
 SUB: ISHNALA CRP: ORLAND PARK CNY: COOK TWN: ORLAND OWN:FS  
 CT: 0.00 MODEL: YORKTOWN ACR: 0.27 DIM: 91X127  
 RMS: 11 BR: 4 BTH: 3.1 MBB: Y FP: 1 BMT: Y BB: Y PKN: G CARS: 2 WF: N  
 TAX:\$6585.88 TXY:01 TXC: H SAS: N PIN:27013070010000 MP: N ASF: 3177  
 REMARKS: REMARKABLE EXPANDED TWO-STORY W/4BRS, DEN, &  
 4 BATHS. HARDWOOD FLOORS ON MOST OF ML. HUGE FAM RM ADJOINS  
 GOURMET KITCHEN! FULL FIN BSMT W/W REC ROOMS. NEW CAC(2) &  
 FURNACES (2). WET BAR & TV CENTER; GREAT FLOOR PLAN FOR A  
 HUGE FAMILY! THREE CAR WIDE DRIVEWAY; DECK AND FLORAL  
 BACKYARD;FR DOORS FR LIV RM TO BRKFST RM-CAN ALSO USE AS DEN  
 LR: 26X13 1 C Y MB: 25X15 2 C Y GRS: 135 ASM: COORDINATES  
 DR: 17X15 1 C Y B2: 12X10 2 C Y JH: 135 FREQ: N NORTH: 0  
 KT: 17X14 1 H Y B3: 16X10 2 C Y HS: 230 WI: EAST: 0  
 FR: 20X23 1 C Y B4: 15X12 2 C Y OT: CI: SOUTH: 16  
 BRK 14X13 1 H Y REC 10X40 B C Y NC: N WEST: 9  
 MUD 11X4 1 C Y REC 10X40 B C Y  
 AGE 11-25 YRS KIT EA-BRKFST BR, ISLAND, PNTRY-CLSET  
 AIR CEN AIR HEA GAS  
 AMN IMPW LAKE MICH  
 APP OVEN-DBL, MICROWAVE, DSHWSH, REFRIG, IMPS SEWER-PUB  
 WASHER, DRYER, DISP, CMPCTR  
 ATC UNFNSHD IMPO CURBS/GUTTERS, SIDEWALKS, STREET  
 LIGHTS, STREETS PAVED  
 BAS FULL, FINISHED INF SCHL BUS SVC  
 BAT MBR-FULL LDS CORNER, PRO LNDSCPD  
 DIN SEP, WLR LSZ .25-.49 AC  
 DRV CONCRETE MAI NONE  
 ELC CRCT BRKRS NCO  
 EQP TV-CABLE, CEILING FAN OTR FAM ROOM, GALLERY/FOYER  
 EXT BR POS NEGOTIABLE  
 FEA PATIO, VLTED/CTHDRL CLN, BAR-WET ROF ASPHLT/GLS-SHNGL  
 FND CONCRETE STY COLONIAL, GEORGIAN  
 FPL LOC-FAM RM, WOOD BRNG TPE 2 STORY

Prepared by: Dale Kleszynski on October 13, 2004

GAR 2CAR GAR, 2.5CAR GAR, AUTO DOOR  
OPNR, TRNSMTR

INT CONV

PAR OFF STREET

INTERNET LISTING ALL

ADI, N

LIST E HEM

REMARKS INTERNET Y

CC: 2.5

SCI: V

E-MAIL: LAURA@CHICAGO1REALESTATE.COM

SHO: SUPRA LOCK BOX BUT CALL

24 HOUR NOTICE PREFERRED

OWNER: OWNER OF RECORD

AON:

N

PHONE:

BROKER: COLDWELL BANKER RESIDENTIAL RE

ID#:

60120

PHONE: 708-460-4900

AGENT: LAURA ALBERTS

ID#:

601726

PHONE: 708-478-7653

COLIST:

AAN: 708-220-7623

INFORMATION NOT GUARANTEED. CHECK FLOOD INS., RM. SZ. ROUNDED TO NEAREST FOOT

COOK COUNTY, IL Information Services of Illinois PROPERTY REPORT

Property Address: 14213 ALDWYCH Pin: 27013070010000
ORLAND PARK IL 60462-
Township: ORLAND TWP- 36 RNG- 12 SEC- 01
School District: ORLAND Census Tract: 8245034
High School Dist: CONS HIGH Sanborn Map: - -
Land Use: 2278 SINGLE FAMILY PROPERTY ISI Map: 12 SW(E & F)
2 STORY 0-62 YRS OLD 2001-3800 SF
Number Of Units: Year Built: 1989

Owner Name: JAYSHRI PATEL
Mail Addr: 14213 ALDWYCH Bldg SqFt: 3,177
ORLAND PARK IL 60462- Land Area: Acres
Taxpayer: JAYSHRI PATEL Land SqFt: 12,571
of Record 14213 ALDWYCH DR Lot Frontage/Depth:
ORLAND PARK IL 60462-2978 91.00/ 127.00

Legal Description
Plat:87662521
Blk: Lot: 101 Unit: Qtr: Sct: Twp: Rng:
(GALLAGHER) & (HENRYS) (ISHNALA) (UNIT14) SUB OF PT O
F THE WH WH SW SEC 01-36-12

Taxes & Assessments Exemptions
Tax Year 2002 Tax Year 2001 Tax Year 2000
Land Value: \$ 9,654 \$ 8,045 \$ 8,045
Bldg Value: \$ 26,501 \$ 26,132 \$ 26,132
Tot Value : \$ 36,155 \$ 34,177 \$ 34,177
Equalized : \$ 84,763 \$ 74,442 \$ 71,493
Taxes : \$ 6,706.45 \$ 6,585.88 \$ 5,804.00
Tax Code : 28011 28011 28011
Tax Paid : \$ 6,706.45 \$ 6,585.88 \$ 6,359.30 Last Pmt Rcv:09/15/03

Sale Information
Recent Sale (1) Type - GS Previous Sale (2) Type - DEED
Document #:0326926011 | 99672340
Recorded :09/26/03 Sale Date: 09/01/03 | 07/14/99 Sale Date:
Amount :\$ 380,000 | \$
Inst Type : | DEED
Grantee(s):JAYSHRI PATEL (I) | SUBURBAN BANK TRUST (T)
:VIPIN PATEL (I) | ( )
: ( ) | ( )
Grantor(s):SUBURBAN BANK TRUST (T) | DAVID M OSTERMAN (I)
: ( ) | KAREN M OSTERMAN (I)
: ( ) | ( )
Grantees: 2 Grantors: 1 | Grantees: 1 Grantors: 2
Pers Prop :\$ Parcels : | \$ Parcels : 1
Down Pay :\$ | \$
Seller Pts:\$ | \$

Mortgages
Document # Mtg Type Date Amount Lender Typ Rate
0326926013 CONV 09/26/03 \$ 300,000 BANCGROUP MORTGAGE B . %
0010147898 CONV 02/23/01 \$ 25,000 HARRIS BANK ARGO B . %
00237391 CONV 04/05/00 \$ 33,200 CHAMPION MORTGAGE B . %
\$ . %

Info Deemed Reliable But Not Guaranteed.
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**SIMPLE VERIFICATION SHEET**

Property Address: 8336 Arrowhead Lane Orland Park, IL				
<b><u>Verification</u></b>		<b>MLS Listing</b>		
	<b><u>Assessor's</u></b>	<b><u>MLS</u></b>	<b><u>Green Sheet</u></b>	<b><u>Deed</u></b>
Address	✓	✓	✓	
Sale Date		N/A	7/04	
Sale Price		N/A	\$385,000	
Document Number		N/A	N/A	
Grantee		N/A	N/A	
Grantor		N/A	N/A	
Other				
Notes on discrepancies:				
<b>Source document:</b>  <b>15155 Windsor Drive</b> <b>Orland Park, Illinois</b>				



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# COOK COUNTY ASSESSOR'S OFFICE



## Property Search Results

<b>Property Index Number:</b>	27-02-205-033-0000	View Property	
<b>Address:</b>	8336 Arrowhead Ln		
<b>City:</b>	Orland Park	<b>Township:</b>	Orland
<b>Neighborhood:</b>	102	<b>Age:</b>	23 1981
<b>Class:</b>	2-78	<b>Description:</b>	Two or More Story Residence, Up to 62 Years, 2,001 to 3,800 Sq. Ft
<b>Tax Code:</b>	28011	<b>Land Square Footage:</b>	12,350

### Assessed Valuation

	2003 Board Certified Assessment	2002 Board of Review Certified
<b>Land</b>	9,229	9,229
<b>Building</b>	18,638	18,638
<b>Total</b>	27,867	27,867
<b>Estimated Market Value</b>	174,169	174,169
<b>Residence Type</b>		
	Two Story	
<b>Use</b>		
	Single Family	
<b>Apartments</b>		
	None	
<b>Exterior Construction</b>		
	Frame/Masonry	
<b>Full Baths</b>		
	2	
<b>Half Baths</b>		
	1	
<b>Basement<sup>1</sup></b>		
	Full and Unfinished	
<b>Attic</b>		
	None	
<b>Central Air</b>		
	Yes	
<b>Number of Fireplaces</b>		
	1	

<b>Garage Size/Type<sup>2</sup></b>	2 car attached
<b>Building Square Footage:</b>	2,663
<b>Land Square Footage</b>	12,350
<b>Assessment Pass</b>	Board Certified

<sup>1</sup> Excluded from Building Square footage, except apartment

<sup>2</sup> Excluded from Building Square footage

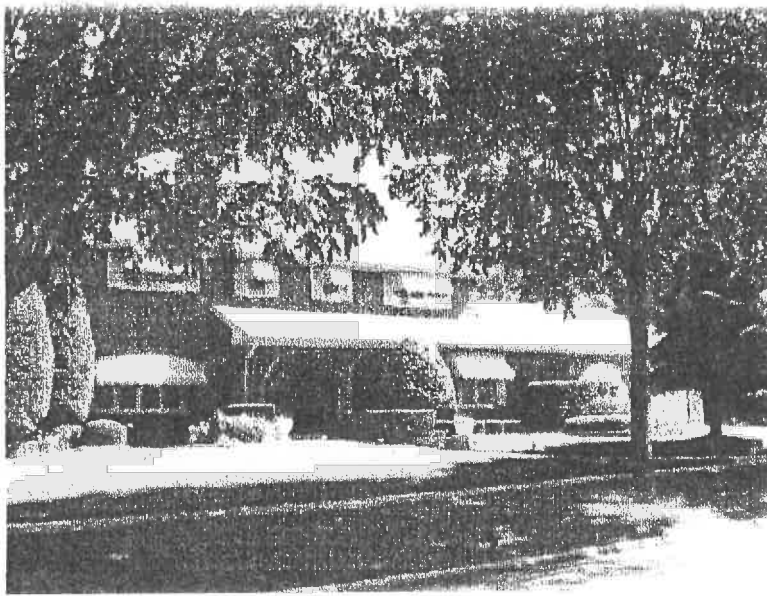
**Other Information:**

[Return to Search Results](#)

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8336 Arrowhead -

I think this is at least 3,000¢



13-OCT-2004 15:24:34 ===== #8  
 LISTING #: 04148998 STATUS: CLSD CTGF: AREA: 462 DETACHED SINGLE FAMILY  
 LDR: 06/21/04 OLP: \$ 409,900  
 LD: 06/21/04 MT: 218 LP: \$ 409,900  
 OMD: 07/25/04 LMT: 34 SP: \$ 385,000  
 CONTRACT DATE: 07/25/04 SO: 60120 FIN:  
 CLOSED DATE: 08/26/04 SAG: 217462 PNT: \$  
 AD: 8336 W ARROWHEAD AVENUE CIT: ORLAND PARK ZIP: 60462-0000  
 DIR: 135TH ST TO 82ND AVE SOUTH TO ARROWHEAD WEST TO HOME BLT: 1980 B78:N  
 SUB: ISHNALA CRP: ORLAND PARK CNY: COOK TWN: ORLAND OWN:FS  
 CT: 0.00 MODEL: 2 STORY ACR: 0.00 DIM: 130X95  
 RMS: 11 BR: 5 BTH: 4.0 MBB: Y FP: 1 BMT: Y BB: N PKN: G CARS: 2 WF: N  
 TAX:\$4889 TXY:02 TXC: S SAS: N PIN:27022050330000 MP: N ASF:  
 REMARKS: IMMACULATELY CLEAN 5 BEDROOM 2STORY HOME IN PRESTIGIOUS  
 ISHNALA. 5 LARGE BEDROOM, MASTER BEDROOM SUITE PLUS 1ST FLR  
 BEDROOM SUITE. FORMAL DINING ROOM, FAMILY ROOM W/FIREPLACE  
 FULL BASEMENT, BAY WINDOWS, SKYLIGHT, SPRINKLER SYSTEM 2 A/C  
 AND 2 FURNACES. ROOF 6 YRS OLD. LOADS OF CLOSETS AND STORAGE  
 PROFESSIONALLY LANDSCAPED. ROOM FOR EVERYONE  
 LR: 25X14 1 C Y MB: 17X15 2 C Y GRS: 135 ASM: COORDINATES  
 DR: 14X12 1 C Y B2: 14X12 2 C Y JH: 135 FREQ: N NORTH: 0  
 KT: 15X23 1 V Y B3: 12X10 2 C Y HS: 230 WI: EAST: 0  
 FR: 20X15 1 C Y B4: 14X10 2 C Y OT: CI: SOUTH: 16  
 BR5 15X15 1 C Y LDY 9X6 1 V N NC: N WEST: 10  
 FOY 8X9 1 T N REC 40X27 L C Y N OD:  
 AGE 11-25 YRS KIT EA-BRKFST BR,PNTRY-CLSET  
 AIR CEN AIR HEA GAS, FORCED AIR  
 AMN IMPW LAKE MICH, PUBLIC  
 APP OVEN-DBL, MICROWAVE, DSHWSH, REFRIG, IMPS SEWER-PUB  
 WASHER, DRYER, DISP, CMPCTR  
 ATC IMPO  
 BAS FULL, FINISHED, CRAWL INF  
 BAT MBR-FULL LDS CORNER, PRO LNDSCPD  
 DIN SEP LSZ .25-.49 AC  
 DRV CONCRETE MAI NONE  
 ELC NCO  
 EQP HUMID, TV-CABLE, SUMP PUMP, OTR DEN/OFC/STUDY, FAM ROOM, GALLERY/  
 SPRKLR-LAWN SITTING ROOM, UTL/LNDRY-1 FLR  
 EXT BR, MS POS IMMEDIATE  
 FEA PATIO, SKYLIGHT ROF ASPHLT/GLS-SHNL  
 FND STY

LOGS  
GAR ATTACHED, 2.5 CAR GAR, AUTO DOOR TRM CONV  
OPNR, TRNSMTR  
PAR OFF STREET INTERNET LISTING ALL  
ADI Y LIST E HEM N REMARKS INTERNET Y  
CC: 2.5 SCI: N E-MAIL: dbarry@coldwellbanker.com  
SHO: CALL LISTING OFFICE  
OWNER: OWNER OF RECORD AON: N PHONE:  
BROKER: COLDWELL BANKER RESIDENTIAL RE ID#: 60120 PHONE: 708-460-4900  
AGENT: DEBORAH BARRY ID#: 217462 PHONE: 708-460-4900  
COLIST: KIM VALES AAN: 708-364-4633  
INFORMATION NOT GUARANTEED. CHECK FLOOD INS., RM. SZ. ROUNDED TO NEAREST FOOT

COOK COUNTY, IL Information Services of Illinois PROPERTY REPORT

Property Address: 8336 ARROWHEAD LN Pin: 27022050330000
ORLAND PARK IL 60462-1751
Township: ORLAND TWP- 36 RNG- 12 SEC- 02
School District: ORLAND Census Tract: 8245038
High School Dist: CONS HIGH Sanborn Map: - -
Land Use: 2278 SINGLE FAMILY PROPERTY ISI Map: 12 NE(A & B)
2 STORY 0-62 YRS OLD 2001-3800 SF
Number Of Units: Year Built: 1979

Owner Name: ROBERT J TRAINOR
Mail Addr: 8336 ARROWHEAD LN Bldg SqFt: 2,663
ORLAND PARK IL 60462-1751 Land Area: Acres
Taxpayer: ROBERT J TRAINOR Land SqFt: 12,350
of Record 8336 ARROWHEAD LANE Lot Frontage/Depth:
ORLAND PARK IL 60462-1751

Legal Description

Plat:24135689
Blk: Lot: 105 Unit: Qtr: Sct: Twp: Rng:
(GALLAGHER) & (HENRYS) (ISHNALA) (UNIT7) SUB OF PT WH
OF NE SEC 02-36-12

Taxes & Assessments

Exemptions

Table with 5 columns: Tax Year 2002, Tax Year 2001, Tax Year 2000, and two unlabeled columns. Rows include Land Value, Bldg Value, Tot Value, Equalized, Taxes, Tax Code, and Tax Paid.

Sale Information

Table comparing Recent Sale (1) and Previous Sale (2). Columns include Document #, Recorded, Amount, Inst Type, Grantee(s), Grantor(s), Grantees, Grantors, Pers Prop, Down Pay, and Seller Pts.

Mortgages

Table with 7 columns: Document #, Mtg Type, Date, Amount, Lender, Typ, Rate. Row 1: 99718546, CONV, 07/28/99, \$ 78,344, FOUNDERS BANK, B, .

Info Deemed Reliable But Not Guaranteed.
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**SIMPLE VERIFICATION SHEET**

Property Address: 8672 W. Sunshine Lane Orland Park, IL				
<b>Verification</b>				
	<b>Assessor's</b>	<b>MLS</b>	<b>Green Sheet</b>	<b>Deed</b>
Address	✓	✓		
Sale Date		4/03		
Sale Price		\$400,000		
Document Number		✓		
Grantee		✓		
Grantor		✓		
Other				
Notes on discrepancies:				
Source document: 15155 Windsor Drive Orland Park, Illinois				

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# COOK COUNTY ASSESSOR'S OFFICE



## Property Search Results

<b>Property Index Number:</b>	23-35-312-014-0000	<a href="#">View Property</a>	
<b>Address:</b>	8672 Sunshine Ln		
<b>City:</b>	Orland Park	<b>Township:</b>	Palos
<b>Neighborhood:</b>	41	<b>Age:</b>	18 <i>1986</i>
<b>Class:</b>	2-78	<b>Description:</b>	Two or More Story Residence, Up to 62 Years, 2,001 to 3,800 Sq. Ft
<b>Tax Code:</b>	30042	<b>Land Square Footage:</b>	10,000

### Assessed Valuation

	2004 Assessor Certified Assessment	2003 Board of Review Certified
<b>Land</b>	7,680	7,680
<b>Building</b>	22,124	22,124
<b>Total</b>	29,804	29,804
<b>Estimated Market Value</b>	186,275	186,275
<b>Residence Type</b>		
	Two Story	
<b>Use</b>		
	Single Family	
<b>Apartments</b>		
	None	
<b>Exterior Construction</b>		
	Frame/Masonry	
<b>Full Baths</b>		
	2	
<b>Half Baths</b>		
	1	
<b>Basement<sup>1</sup></b>		
	Full and Unfinished	
<b>Attic</b>		
	None	
<b>Central Air</b>		
	Yes	
<b>Number of Fireplaces</b>		
	1	



<b>Garage Size/Type<sup>2</sup></b>	2 car attached
<b>Building Square Footage:</b>	2,952
<b>Land Square Footage</b>	10,000
<b>Assessment Pass</b>	Assessor Certified

<sup>1</sup> Excluded from Building Square footage, except apartment

<sup>2</sup> Excluded from Building Square footage

**Other Information:**

[Return to Search Results](#)

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13-OCT-2004 15:24:34 ===== #10  
 LISTING #: 03044212 STATUS: CLSD CTGF: AREA: 462 DETACHED SINGLE FAMILY  
 LDR: 02/21/03 OLP: \$ 434,900  
 LD: 02/20/03 MT: 40 LP: \$ 419,900  
 OMD: 04/01/03 LMT: 40 SP: \$ 400,000  
 CONTRACT DATE: 04/01/03 SO: 22205 FIN:  
 CLOSED DATE: 05/23/03 SAG: 220174 PNT: \$  
 AD: 8672 W SUNSHINE LN CIT: ORLAND PARK ZIP: 60462-0000  
 DIR: 135TH TO PARKVIEW (8700W N2 SUNSHINE AND E TO HOUSE BLT: 1984 B78:N  
 SUB: PARKVIEW ESTATES CRP: ORLAND PARK CNY: COOK TWN: ORLAND OWN:FS  
 CT: 0.00 MODEL: TUDOR 2STY ACR: 0.25 DIM: 80X125  
 RMS: 10 BR: 5 BTH: 2.1 MBB: Y FP: 2 BMT: Y BB: N PKN: G CARS: 2 WF: N  
 TAX:\$5103 TXY:01 TXC: SAS: N PIN:23353120140000 MP: N ASF:  
 REMARKS: REDUCED \$15,000 FOR THIS SPECTUCULAR HOME  
 IN GREAT ORLAND LOCATION.EXTRAS GALORE INCLUDE: BEAUTIFUL  
 FOR DIN RM/HW FLRS; "COUNTRY KITCHEN;" FAM RM/WET BAR & FP,  
 SHOWER, RM SUITE THAT'S 1 OF A KIND W/ FP, MARBLE BATH WITH  
 SAUNA, WHIRLPOOL;GLASS SHOWER;2ND FL BALC. FIN LOWER LVL REC  
 RM; CONTRACT TENUOUS BACK ON MARKET CONTINUE TO SHOW/SELL  
 LR: 19X13 1 C Y MB: 19X14 2 C Y GRS: 118 ASM: COORDINATES  
 DR: 18X12 1 H Y B2: 15X14 2 C Y JH: 118 FREQ: N NORTH: 0  
 KT: 17X13 1 T Y B3: 15X14 2 C Y HS: 230 WI: EAST: 0  
 FR: 19X17 1 C Y B4: 13X10 2 C Y OT: CI: SOUTH: 16  
 B5S 15X14 L C N UT 11X7 1 T N NC: N WEST: 11  
 2FR 21X14 L C N OD:  
 AGE 11-25 YRS KIT EA-BRKFST BR,EA-TABLE, ISLAND  
 AIR CEN AIR HEA GAS, FORCED AIR  
 AMN IMPW LAKE MICH  
 APP OVEN/RNG, MICROWAVE, DSHWSH, REFRIG, IMPS SEWER-PUB  
 WASHER, DRYER, DISP  
 ATC UNFNSHD IMPO CURBS/GUTTERS, SIDEWALKS, STREET  
 LIGHTS, STREETS PAVED  
 BAS FULL, FINISHED INF SCHL BUS SVC  
 BAT MBR-FULL, WHIRLPOOL, SEP SHOWER, LDS FNCD YARD  
 STEAM SHWR, DOUBLE SINK  
 DIN SEP LSZ .25-.49 AC  
 DRV ASPHALT MAI NONE  
 ELC CRCT BRKRS NCO  
 EQP HUMID, CNTRL VAC, TV-CABLE, SCRPTY OTR FAM ROOM, UTL/LNDRY-1 FLR  
 SYS, INTRCM, CEILING FAN, SUMP PUMP  
 EXT BR, CD POS NEGOTIABLE  
 FEA DECK, PATIO, SAUNA/STM RM, BAR-WET ROF ASPHLT/GLS-SHNGL

Prepared by: Dale Kleszynski on October 13, 2004

FND CONCRETE  
• FPL LOC-FAM RM, LOC-MSTR BR, ATTCHD  
DRS/SCR, GAS STARTER  
GAR ATTACHED, 2.5CAR GAR, AUTO DOOR  
OPNR, TRNSMTR  
PAR OFF STREET

ADI Y LIST E HEM  
CC: 2.5 SCI: V

SHO: CALL LO 708-429-5300

OWNER: TITLE HOLDER OF RECORD

BROKER: R M POST REALTORS

AGENT: DICK POST

COLIST:

INFORMATION NOT GUARANTEED. CHECK FLOOD INS., RM. SZ. ROUNDED TO NEAREST FOOT

STY TOLON  
TPE 2 STORY

TRM CONV

INTERNET LISTING ALL  
REMARKS INTERNET Y  
E-MAIL:DICK@RMPOST.COM

AON: N PHONE:  
ID#: 60161 PHONE: 708-429-5300  
ID#: 601247 PHONE: 708-429-5300  
AAN: 708-2333500

COOK COUNTY, IL Information Services of Illinois PROPERTY REPORT

Property Address: 8672 W SUNSHINE LN Pin: 23353120140000
ORLAND PARK IL 60462-
Township: PALOS TWP- 37 RNG- 12 SEC- 35
School District: PALOS COMM CONS Census Tract: 8239034
High School Dist: CONS HIGH Sanborn Map: - -
Land Use: 2278 SINGLE FAMILY PROPERTY ISI Map: 11 SW(E & F)
2 STORY 0-62 YRS OLD 2001-3800 SF
Number Of Units: Year Built: 1984

Owner Name: BEATRIZ FOX
Mail Addr: 8672 W SUNSHINE LN Bldg SqFt: 2,952
ORLAND PARK IL 60462- Land Area: Acres
Taxpayer: JOSEPH P FOX Land SqFt: 10,000
of Record 8672 SUNSHINE LN Lot Frontage/Depth:
ORLAND PARK IL 60462-1418 80.00/ 125.00

Legal Description

Plat:25066458
Blk: Lot: 50 Unit: Qtr: Sct: Twp: Rng:
(PARK) (VIEW) ESTATES SUB OF SW SW SEC 35-37-12

Taxes & Assessments

Exemptions

Table with columns: Tax Year 2002, Tax Year 2001, Tax Year 2000. Rows include Land Value, Bldg Value, Tot Value, Equalized, Taxes, Tax Code, Tax Paid.

Sale Information

Table with columns: Recent Sale (1) Type - GS, Previous Sale (2) Type - DEED. Rows include Document #, Recorded, Amount, Inst Type, Grantee(s), Grantor(s), Grantees, Grantors, Pers Prop, Down Pay, Seller Pts.

Mortgages

Table with columns: Document #, Mtg Type, Date, Amount, Lender, Typ, Rate. Rows include 0316233098 and 0316233097.

Info Deemed Reliable But Not Guaranteed.
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22-NOV-2004 11:44:55 ===== #1  
 LISTING #: 02127017 STATUS: CLSD CTGF: AREA: 462 DETACHED SINGLE FAMILY  
 LDR: 06/06/02 OLP: \$ 274,900  
 LD: 06/06/02 MT: 42 LP: \$ 274,900  
 OMD: 07/18/02 LMT: 42 SP: \$ 277,000  
 CONTRACT DATE: 07/18/02 SO: 60322 FIN: 2  
 CLOSED DATE: 08/16/02 SAG: 603297 PNT: \$ 0  
 AD: 9023 W KINGSTONE LANE CIT: ORLAND PARK ZIP: 60462-0000  
 DIR: 151ST TO REGENT S 1 BLK(KENSINGTON)EAST TO KINGSTONE BLT: 1990 B78:N  
 SUB: VILLAGE SQUARE CRP: ORLAND PARK CNY: COOK TWN: ORLAND OWN:FS  
 CT: 0.00 MODEL: ACR: 0.00 DIM: 126X151X125X57  
 RMS: 9 BR: 4 BTH: 2.1 MBB: Y FP: 1 BMT: Y BB: Y PKN: G CARS: 2 WF: N  
 TAX:\$4348.41 TXY:00 TXC: SAS: N PIN:2715221005000 MP: ASF:  
 REMARKS: WOW TWO STORY 4 BR 2.1 BATH BRK HOME IN  
 DESIRABLE ORLAND AREA\*COMPLETELY UPDATED\*NEUTRAL DECOR\*  
 FRESHLY PAINTED\*NEWER CARPETING THRU-OUT\*NEWER ROOF\*NEW WTR  
 HEATER\*HUGE REVARNISHED CEDAR DECK\*NEWER APPLS\*HUGE KITCHEN  
 W/ISLAND & SKYLITE\*MN LVL LDY\*INTERCOM & SPRINKLER SYSTEMS\*  
 6 PANEL DRS\*ALL WNDW TRTMNTS EXCEPT MSTR BDRM \*\*MOTIVATED\*\*  
 LR: 18X12 1 C Y MB: 20X12 2 C Y GRS: 135 ASM: COORDINATES  
 DR: 13X11 1 C Y B2: 13X11 2 C Y JH: 135 FREQ: N NORTH: 0  
 KT: 17X14 1 T Y B3: 14X11 2 C Y HS: 230 WI: EAST: 0  
 FR: 20X15 1 C Y B4: 15X11 2 C Y OT: CI: SOUTH: 18  
 REC 32X26 B C Y NC: N WEST: 11  
 OD:  
 AGE 6-10 YRS KIT EA-TABLE, ISLAND, PNTRY-CLSET  
 AIR CEN AIR HEA FORCED AIR  
 AMN IMPW LAKE MICH  
 APP OVEN/RNG, MICROWAVE, DSHWSH, REFRIG, IMPS SEWER-STRM  
 WASHER, DRYER, DISP  
 ATC IMPO  
 BAS FULL, FINISHED, PARTIALLY FINISHED INF  
 BAT MBR-FULL, WHIRLPOOL, SEP SHOWER LDS CORNER  
 DIN LSZ .25-.49 AC  
 DRV MAI NONE  
 ELC NCO  
 EQP OTR  
 EXT BR POS CLOSING  
 FEA DECK, PATIO, SKYLIGHT ROF  
 FND STY CNTMPORARY  
 FPL LOC-FAM RM, WOOD BRNG, GAS STARTER TPE 2 STORY  
 GAR ATTACHED, 2CAR GAR, 2.5CAR GAR, TRM CONV, FHA, VA  
 AUTO DOOR OPNR, TRNSMTR

PAR OFF STREET

ADI Y

CC: 2.5%

SHO: CALL LISTING OFFICE

OWNER: OF RECORD

BROKER: RE/MAX TEAM 2000

AGENT: ROBERT ARNOLD

COLIST:

INFORMATION NOT GUARANTEED. CHECK FLOOD INS., RM. SZ. ROUNDED TO NEAREST FOOT

LIST E HEM

SCI: N

INTERNET LISTING ALL, TRIBUNE

REMARKS INTERNET Y

E-MAIL:BOBA@ARNOLDRE.COM

AON: N PHONE:

ID#: 60322 PHONE: 708-403-6000

ID#: 603297 PHONE: 708-349-1770

AAN: ARNOLDRE@AOL.COM

**SIMPLE VERIFICATION SHEET**

Property Address: 15239 E. Windsor Dr. Orland Park, IL				
<u>Assessor's</u>				
	<u>Gomps</u>	<u>MLS</u>	<u>Green Sheet</u>	<u>Deed</u>
Address	✓	✓		
Sale Date		9/04		
Sale Price		\$298,000		
Document Number		✓		
Grantee		✓		
Grantor		✓		
Other				
Notes on discrepancies:				
Source document:  14610 Westwood Drive Orland Park, Illinois				

[Cook County Assessor's Office Home Page](#) | [Return to Search Results](#) | [New Search](#)

# COOK COUNTY ASSESSOR'S OFFICE



## Property Search Results

<b>Property Index Number:</b>	27-15-203-010-0000	View Property	
<b>Address:</b>	15239 Windsor Dr		
<b>City:</b>	Orland Park	<b>Township:</b>	Orland
<b>Neighborhood:</b>	36	<b>Age:</b>	19
<b>Class:</b>	2-07	<b>Description:</b>	Two or More Story Residence, Up to 62 Years, up to 2,000 Ft.
<b>Tax Code:</b>	28011	<b>Land Square Footage:</b>	10,080

### Assessed Valuation

	2003 Board Certified Assessment	2002 Board of Review Certified
<b>Land</b>	6,412	6,412
<b>Building</b>	17,379	17,379
<b>Total</b>	23,791	23,791
<b>Estimated Market Value</b>	148,694	148,694
<b>Residence Type</b>		
	Two Story	
<b>Use</b>		
	Single Family	
<b>Apartments</b>		
	None	
<b>Exterior Construction</b>		
	Frame/Masonry	
<b>Full Baths</b>		
	2	
<b>Half Baths</b>		
	0	
<b>Basement<sup>1</sup></b>		
	Partial and Unfinished	
<b>Attic</b>		
	None	
<b>Central Air</b>		
	Yes	
<b>Number of Fireplaces</b>		
	1	



<b>Garage Size/Type<sup>2</sup></b>	2 car attached
<b>Building Square Footage:</b>	2,00 0
<b>Land Square Footage</b>	10 ,0 80
<b>Assessment Pass</b>	Board Certified

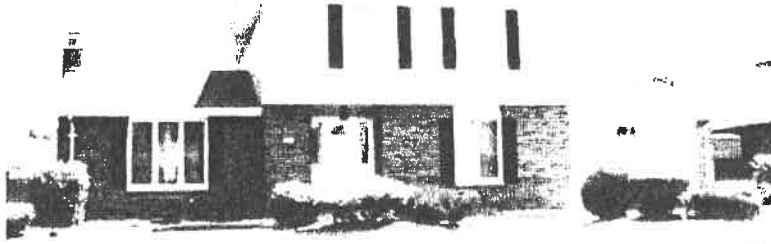
<sup>1</sup> Excluded from Building Square footage, except apartment

<sup>2</sup> Excluded from Building Square footage

**Other Information:**

[Return to Search Results](#)

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13-OCT-2004 12:32:15 ===== #1  
 LISTING #: 04136616 STATUS: CLSD CTGF: A/I AREA: 462 DETACHED SINGLE FAMILY  
 LDR: 06/07/04 OLP: \$ 309,000  
 LD: 06/06/04 MT: 127 LP: \$ 309,000  
 OMD: 10/11/04 LMT: 127 SP: \$ 298,000  
 CONTRACT DATE: 07/20/04 SO: 60058 FIN:  
 CLOSED DATE: 08/20/04 SAG: 608229 PNT: \$  
 AD: 15239 E WINDSOR DR CIT: ORLAND PARK ZIP: 60462-0000  
 DIR: 151ST TO S ON WINDSOR DR ABOUT 2 BLOCK TO THE PROPERTY BLT: 1983 B78:N  
 SUB: VILLAGE SQ CRP: ORLAND CNY: COOK TWN: ORLAND OWN:FS  
 CT: 0.00 MODEL: 2 STORY ACR: 0.00 DIM: 80 X 125  
 RMS: 7 BR: 3 BTH: 2.1 MBB: Y FP: 1 BMT: Y BB: N PKN: G CARS: 2 WF: N  
 TAX:\$4251 TXY:03 TXC: H SAS: N PIN:27152030100000 MP: N ASF: 1950  
 REMARKS: PICTURE PERFECT IN EVERYWAY. IMPRESSIVE BRICK FIREPLACE,  
 FINISHED BASEMENT WITH WORKSHOP, ATTACHED SHED, CENTRAL VAC.  
 UNDERGROUND SPRKLER SYSTEM, PROFESSIONAL LANDSCAPING,  
 SECURITY SYSTEM, INTERCOM, ALL SIX(6) FANS ARE CASABLANCA.

LR: 15X13 1 C Y	MB: 17X13 2 C Y	GRS: CEN 123	ASM:	COORDINATES
DR: 15X13 1 C Y	B2: 14X11 2 C Y	JH: LIB 135	FREQ: N	NORTH: 0
KT: 19X11 1 V Y	B3: 12X11 2 C Y	HS: SAND 230	WI:	EAST: 0
FR: 15X15 1 C Y	B4: N	OT:	CI:	SOUTH: 18
FOY 10X10 1 T N	REC 20X15 B C Y		NC: N	WEST: 11
LDY 8X6 1 V Y	UTL 15X10 B V N	N	OD:	
AGE 11-25 YRS		KIT EA-TABLE		
AIR CEN AIR		HEA GAS, FORCED AIR		
AMN		IMPW LAKE MICH, PUBLIC		
APP OVEN/RNG, MICROWAVE, DSHWSH, REFRIG, WASHER, DRYER		IMPS SEWER-PUB		
ATC UNFNSHD		IMPO		
BAS FULL, PARTIALLY FINISHED, CRAWL		INF SCHL BUS SVC		
BAT MBR-FULL		LDS PRO LNDSCPD		
DIN WFR		LSZ .25-.49 AC		
DRV CONCRETE		MAI NONE		
ELC 100 AMP SVC		NCO		
EQP HUMID, CNTRL VAC, TV-CABLE, SCRTY SYS, INTRCM, FIRE SPRKLR, CEILING FAN, FAN-ATC-EXH, FAN-WHOLE HSE, SUMP PUMP, SPRKLR-LAWN, AIR CLNR, AIR EXCHGR		OTR FAM ROOM, GALLERY/FOYER, GREAT ROOM, REC, UTL/LNDRY-1 FLR		
EXT AVS, BR		POS NEGOTIABLE		

Prepared by: Dale Kleszynski on October 13, 2004

FPA DECK, FATIO, STIGE SHED  
FND CONCRETE  
FPL WOOD BRNG, ATTCHD DRS/SCR, GAS  
STARTER  
GAR ATTACHED, 2CAR GAR, AUTO DOOR OPNR,  
TRNSMTR

STY  
TPE 2 STORY  
TRM CONV

PAR OFF STREET

INTERNET LISTING ALL  
REMARKS INTERNET Y

ADI Y LIST E HEM N  
CC: 2.5 SCI: N E-MAIL:  
SHO: CALL 630/989-8900 FOR APP TOMMY

OWNER: OWNER OF RECORD  
BROKER: C-21, DABBS S.W.  
AGENT: TOMMY LEE

AON: Y PHONE:  
ID#: 60058 PHONE: 708-460-2400  
ID#: 608229 PHONE: 708-873-9148  
AAN:

COLIST:  
INFORMATION NOT GUARANTEED. CHECK FLOOD INS., RM. SZ. ROUNDED TO NEAREST FOOT

COOK COUNTY, IL Information Services of Illinois PROPERTY REPORT

Property Address: 15239 WINDSOR DR Pin: 27152030100000  
 ORLAND PARK IL 60462-  
 Township: ORLAND TWP- 36 RNG- 12 SEC- 15  
 School District: ORLAND Census Tract: 8241064  
 High School Dist: CONS HIGH Sanborn Map: - -  
 Land Use: 2207 SINGLE FAMILY PROPERTY ISI Map: 12 NE(A & B)  
 2 STORY 0-62 YRS OLD 0-2200 SF  
 Number Of Units: Year Built: 1983

Owner Name: STEVEN SCHANZ  
 Mail Addr: 15239 WINDSOR DR Bldg SqFt: 2,000  
 ORLAND PARK IL 60462- Land Area: Acres  
 Taxpayer: LI ZHAO QIUZIA Land SqFt: 10,080  
 of Record 15239 WINDSOR DR Lot Frontage/Depth:  
 ORLAND PARK IL 60462-3814 75.00/ 175.00

----- Legal Description -----  
 Plat:24736880  
 Blk: Lot: 10 Unit: Qtr: Sct: Twp: Rng:  
 (ORLAND) (SQUARE) VILLAGE (UNIT1) BEING SUB OF PT OF W  
 H NE & EH NW & EH SW SEC 15-36-12

----- Taxes & Assessments ----- Exemptions -----  
 Tax Year 2002 Tax Year 2001 Tax Year 2000  
 Land Value: \$ 6,412 \$ 6,412 \$ 6,412  
 Bldg Value: \$ 17,379 \$ 15,485 \$ 15,485  
 Tot Value : \$ 23,791 \$ 21,897 \$ 21,897  
 Equalized : \$ 54,238 \$ 46,078 \$ 44,188  
 Taxes : \$ 4,291.31 \$ 4,076.52 \$ 3,279.00  
 Tax Code : 28011 28011 28011  
 Tax Paid : \$ 4,291.31 \$ 4,076.52 \$ 3,930.52 Last Pmt Rcv:09/15/03

----- Sale Information -----  
 Recent Sale (1) Type - DEED | Previous Sale (2) Type - GS  
 Document #:0424542069 | 98372214  
 Recorded :09/01/04 Sale Date: | 05/06/98 Sale Date: 04/01/98  
 Amount :\$ 298,000 | \$ 205,000  
 Inst Type : | WARRANTY DEED JOINT TENANCY  
 Grantee(s):STEVEN SCHANZ (I) | QIUXIA ZHAO (I)  
 :JENNIFER M SCHANZ (I) | LI LI (I)  
 : ( ) | ( )  
 Grantor(s):LI LI (I) | THOMAS LEONARD (I)  
 :QUIXIA ZHAO (I) | MARIAN LEONARD (I)  
 : ( ) | ( )  
 Grantees: 2 Grantors: 2 | Grantees: 2 Grantors: 2  
 Pers Prop :\$ Parcels : | \$ Parcels : 1  
 Down Pay :\$ | \$  
 Seller Pts:\$ | \$

----- Mortgages -----  
 Document # Mtg Type Date Amount Lender Typ Rate  
 0424542070 CONV 09/01/04 \$ 238,400 MORTGAGE ELECTRONIC B . %  
 \$ . %  
 \$ . %  
 \$ . %

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**REQUEST FOR BOARD ACTION**

---

File Number: 2005-0059  
Orig. Department: Village Manager  
File Name: Calandriello Property - 15155 Windsor Drive

---

**SUMMARY OF REQUESTED ACTION:**

Ordinance

**BACKGROUND:**

I move to pass Ordinance No. \_\_\_\_\_, entitled:

**BUDGET IMPACT:**

\$410,000 031 6007 433 70 50

**REQUESTED ACTION:**

AN ORDINANCE AUTHORIZING PURCHASE OF PROPERTY (CALANDRIELLO - 15155 WINDSOR DRIVE, ORLAND PARK, ILLINOIS)

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..T

AN ORDINANCE AUTHORIZING PURCHASE OF PROPERTY (CALANDRIELLO – 15155 WESTWOOD DRIVE, ORLAND PARK, ILLINOIS)

..B

WHEREAS, the President and Board of Trustees of the Village of Orland Park approved the purchase of a parcel of land in Cook County, Illinois, consisting of a detached single family residence for purposes of flood relief for the purchase price of FOUR HUNDRED TEN THOUSAND (\$410,000.00) DOLLARS, and directed the Village Attorney to prepare the appropriate purchase documents. Said property is located at 15155 Westwood Drive, Orland Park, Illinois.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1:

The Village President and Village Clerk are hereby authorized and directed to execute, on behalf of the Village, the REAL ESTATE SALE CONTRACT in a form substantially as that attached to this Ordinance as Exhibit A. The Village President and Village Clerk are hereby further authorized and directed to execute all appropriate documents and take such other action as is required of them to consummate the purchase by the Village of the above-described real estate for the purchase price of FOUR HUNDRED TEN THOUSAND (\$410,000.00) DOLLARS in accordance with the terms of the said REAL ESTATE SALE CONTRACT.

SECTION 2:

That this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.



# REAL ESTATE SALE CONTRACT

1. The VILLAGE OF ORLAND PARK, an Illinois municipal corporation  
agrees to purchase at a price of \$ 410,000.00 on the terms set forth herein, the following described real estate in  
COOK County, Illinois: LOT 4 IN ORLAND SQUARE VILLAGE UNIT 1, A SUBDIVISION OF PART OF THE  
WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND PART OF THE EAST 1/2 OF THE  
SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK  
COUNTY, ILLINOIS  
commonly known as 15155 Windsor Drive Orland Park, IL 60462  
approximate lot dimensions of \_\_\_\_\_ x \_\_\_\_\_, together with the following property presently located thereon:  
*(strike items not applicable)*

2. DANIEL CALANDRIELLO and KATHLEEN CALANDRIELLO (Seller)  
*(Insert names of all owners and their respective spouses)*  
agrees to sell the real estate and the property, if any, described above at the price and terms set forth herein, and to convey or cause to  
be conveyed to Purchaser or nominee title thereto (in joint tenancy) by a recordable Warranty deed, with release of  
homestead rights, and a proper bill of sale, subject only to: Covenants, conditions and restrictions of record;  
public and utility easements and general real estate taxes for the year 2004 and  
subsequent years.

3. Purchaser will pay \$410,000.00 at closing. ~~\_\_\_\_\_ days the additional sum of \$ \_\_\_\_\_ ) as earnest  
money to be applied on the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations; at  
the time of closing as follows: *(strike subparagraph not applicable)*  
(a) The payment of \$ \_\_\_\_\_  
(b) ~~The acceptance of the title to the real estate by Purchaser subject to a mortgage (trust deed) of record securing a principal  
indebtedness (which the Purchaser [does] [does not] agree to assume) aggregating \$ \_\_\_\_\_ bearing  
interest at the rate of \_\_\_\_\_ % a year, and the payment of a sum which represents the difference between the amount due on the  
indebtedness at the time of closing and the balance of the purchase price.~~~~

4. ~~This contract is subject to the condition that Purchaser be able to procure within \_\_\_\_\_ days a firm commitment for a  
loan to be secured by a mortgage or trust deed on the real estate in the amount of \$ \_\_\_\_\_, or such lesser sum  
as Purchaser accepts, with interest not to exceed \_\_\_\_\_ % a year to be amortized over \_\_\_\_\_ years, the commission  
and service charges for such loan not to exceed \_\_\_\_\_ %. If, after making every reasonable effort, Purchaser is unable to  
procure such commitment within the time specified herein and so notifies Seller thereof within that time, this contract shall become  
null and void and all earnest money shall be returned to Purchaser; provided that if Seller, at his option, within a like period of time  
following Purchaser's notice, procures for Purchaser such a commitment or notifies Purchaser that Seller will accept a purchase money  
mortgage upon the same terms, this contract shall remain in full force and effect. *(Strike paragraph if inapplicable)*.~~

5. The time of closing shall be on Feb \_\_\_\_\_, 2005, or as mutually agreed upon, ~~been procured if above paragraph 4 is  
operative; or on the date, if any, to which such time is extended by reason of paragraph 2 of the Conditions and Stipulations hereafter  
becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of Chicago Title Insurance  
Company or of the mortgage lender, if any, provided title is shown to be good or is accepted by Purchaser.~~

6. Seller shall deliver possession to purchaser on or before 90 days after the sale has been closed. Seller agrees to Pay all general real estate taxes, utilities and maintain property casualty insurance and liability insurance for each day that the Seller remains in possession between the time of closing and the time possession is delivered.

During the time of Seller's possession, Seller shall at all times assume all risk and liability for personal injury and property damage occurring during such possession and shall during such time and thereafter fully indemnify and hold the Village (Purchaser) harmless of any claim, demand, suit or liability resulting from the death, personal injury or property damage occurring on or about the premises during Seller's possession. Seller shall not be required to pay any rent during their period of post closing possession.

~~7. Seller agrees to pay a broker's commission to \_\_\_\_\_.~~

~~8. The earnest money shall be held by \_\_\_\_\_ for the mutual benefit of the parties.~~

9. Seller agrees to deliver possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted.

10. A duplicate original of this contract, duly executed by the Seller and his spouse, if any shall be delivered to the Purchasers within \_\_\_\_\_ days from the date below, otherwise at the Purchaser's option, this contract shall become null and void, and the earnest money returned to the Purchaser.

This contract is subject to the Conditions and Stipulations set forth on the following pages hereof, which Conditions and Stipulations are made part of this Contract.

Dated: February \_\_\_\_\_, 2005

**PURCHASER: The VILLAGE OF ORLAND PARK,  
an Illinois municipal corporation**

Address: 14700 S. Ravinia Ave. Orland Park, IL 60462

BY: \_\_\_\_\_

Name: Robert J. Zeder, Jr.

Title: Village Manager

**SELLERS: DANIEL CALANDRIELLO and  
KATHLEEN CALANDRIELLO**

Address: 15155 Windsor Dr. Orland Park, IL 60462

BY: \_\_\_\_\_

BY: \_\_\_\_\_



# CONDITIONS AND STIPULATIONS

Purchaser

Seller or seller's attorney  
~~Purchaser or Purchaser's agent~~

1. ~~XXXX~~ Seller shall deliver or cause to be delivered to ~~Purchaser or Purchaser's agent~~ not less than 5 days prior to the time of closing, a title commitment for an owner's title insurance policy issued by the Chicago Title Insurance Company in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (a) the general exceptions contained in the policy unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units, (b) the title exceptions set forth above, and (c) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed (all of which are herein referred to as the permitted exceptions). The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing items (b) and (c) and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 2 below.

2. If the title commitment discloses unpermitted exceptions, Seller shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions, and, in such event, the time of closing shall be 35 days after delivery of the commitment or the time specified in paragraph 5 on the front page hereof, whichever is later. If Seller fails to have the exceptions removed, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions within the specified time, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days after the expiration of the 30-day period, to take title as it then is with right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further actions of the parties.

3. Rents, premiums under assignable insurance policies, water and other utility charges, fuels, prepaid service contracts, general taxes, accrued interest on mortgage indebtedness, if any, and other similar items shall be adjusted ratably as of the time of closing. The amount of the current general taxes not then ascertainable shall be adjusted on the basis of (a), (b), or (c) below  
*Strike subparagraphs not applicable):*

a) 105 % of the most recent ascertainable taxes:

b) ~~The most recent ascertainable taxes and subsequent readjustment thereof pursuant to the terms of reparation letter attached hereto and incorporated herein by reference.~~

c) [Other] \_\_\_\_\_ }  
\_\_\_\_\_ }

~~The amount of any general taxes which may accrue by reason of new or additional improvements shall be adjusted as follows:~~

\_\_\_\_\_  
\_\_\_\_\_ }

All prorations are final unless otherwise provided herein. ~~Existing leases and assignable insurance policies, if any, shall then be assigned to Purchaser. Seller shall pay the amount of any stamp tax imposed by State law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration signed by the Seller or the Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax; such tax required by local ordinance shall be paid by the party upon whom such ordinance places responsibility therefor. If such ordinance does not so place responsibility, the tax shall be paid by the (Purchaser) (Seller). (Strike one.)~~

The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.

~~If this contract is terminated without Purchaser's fault, the earnest money shall be returned to the Purchaser, but if the termination is caused by the Purchaser's fault, then upon notice to the Purchaser, the earnest money shall be forfeited to the Seller and applied first to the payment of the Seller's expenses and then to payment of broker's commission; the balance, if any, to be retained by the Seller as liquidated damages.~~

6. At the election of Seller or Purchaser upon notice to the other party not less than 5 days prior to the time of closing, this sale shall be closed through an escrow with Chicago Title and Trust Company, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then in use by Chicago Title and Trust Company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be ~~paid equally between Seller and Purchaser.~~ paid by the ~~Seller and Purchaser.~~ (Strike paragraph if inapplicable.)

7. Time is of the essence of this contract.

8. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.

9. Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974, the Residential Real Property Disclosure Act of Illinois, and the Residential Lead-Based Paint Hazard Reduction Act of 1992. In the event that either party shall fail to make appropriate disclosure when asked, such failure shall be considered a breach on the part of said party.

10. Alternative 1:

Seller represents that he is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certification set forth in said Section.

~~Alternative 2:~~

~~Purchaser represents that the transaction is exempt from the withholding requirements of Section 1445 of the Internal Revenue Code because Purchaser intends to use the subject real estate as a qualifying residence under said Section and the sales price does not exceed \$300,000.~~

~~Alternative 3:~~

~~With respect to Section 1445 of the Internal Revenue Code, the parties agree as follows:~~

1. Purchaser shall pay all reasonable and customary closing costs (i.e. title, survey, and customary escrow fees) incurred by the seller (except their attorney's fees) in connection with the transaction.

At the election of the Purchaser upon 30 days notice to the Seller, Seller may remove personal property or fixtures from the property prior to its demolition.

**Mary Shanahan**

---

**From:** Ellen Baer  
**Sent:** Tuesday, February 01, 2005 11:04 AM  
**To:** ekfriker@ktjnet.com  
**Cc:** Mary Shanahan  
**Subject:** Calandriello Home Purchase  
**Attachments:** Jan 18 Offer Letter Calandriello.doc

2-7-05  
BOT

15155 Windsor Drive

27-15-203-004

\$410,000

Attached is the offer letter and I will forward the appraisal to you as well.

As I mentioned – the Calandriellos would like to have the same provisions as the others with 90 days after close to vacate the property and a clause like the Zubryckis had giving them first right to a list of items they will provide should the Village decide to demolish the home.

We have also offered to reimburse them up to \$1000 in moving expenses (although Dan Calandriello thought that it might be more expensive and wanted to get a quote – I didn't offer anything additional – this is what the others received).

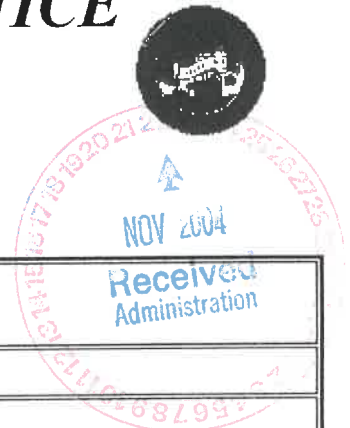
As I mentioned, this item will go to the Board on Monday.

Ellen

File: Callandriello DALE'S BACK-UP WIFE  
15155 Windsor

# COOK COUNTY ASSESSOR'S OFFICE

## Property Search Results



<b>Property Index Number:</b>	27-15-203-004-0000	View Property	
<b>Address:</b>	15155 Windsor Dr		
<b>City:</b>	Orland Park	<b>Township:</b>	Orland
<b>Neighborhood:</b>	36	<b>Age:</b>	24 <b>1980</b>
<b>Class:</b>	2-78	<b>Description:</b>	Two or More Story Residence, Up to 62 Years, 2,001 to 3,800 Sq. Ft
<b>Tax Code:</b>	28011	<b>Land Square Footage:</b>	10,000

### Assessed Valuation

	2003 Board Certified Assessment	2002 Board of Review Certified
<b>Land</b>	6,400	6,400
<b>Building</b>	21,715	21,715
<b>Total</b>	28,115	28,115
<b>Estimated Market Value</b>	175,719	175,719
<b>Residence Type</b>		
	Two Story	
<b>Use</b>		
	Single Family	
<b>Apartments</b>		
	None	
<b>Exterior Construction</b>		
	Frame	
<b>Full Baths</b>		
	2	
<b>Half Baths</b>		
	1	
<b>Basement<sup>1</sup></b>		
	Partial and Unfinished	
<b>Attic</b>		
	None	
<b>Central Air</b>		
	No	
<b>Number of Fireplaces</b>		
	1	

<b>Garage Size/Type<sup>2</sup></b>	2 car attached
<b>Building Square Footage:</b>	3,135
<b>Land Square Footage</b>	10,000
<b>Assessment Pass</b>	Board Certified

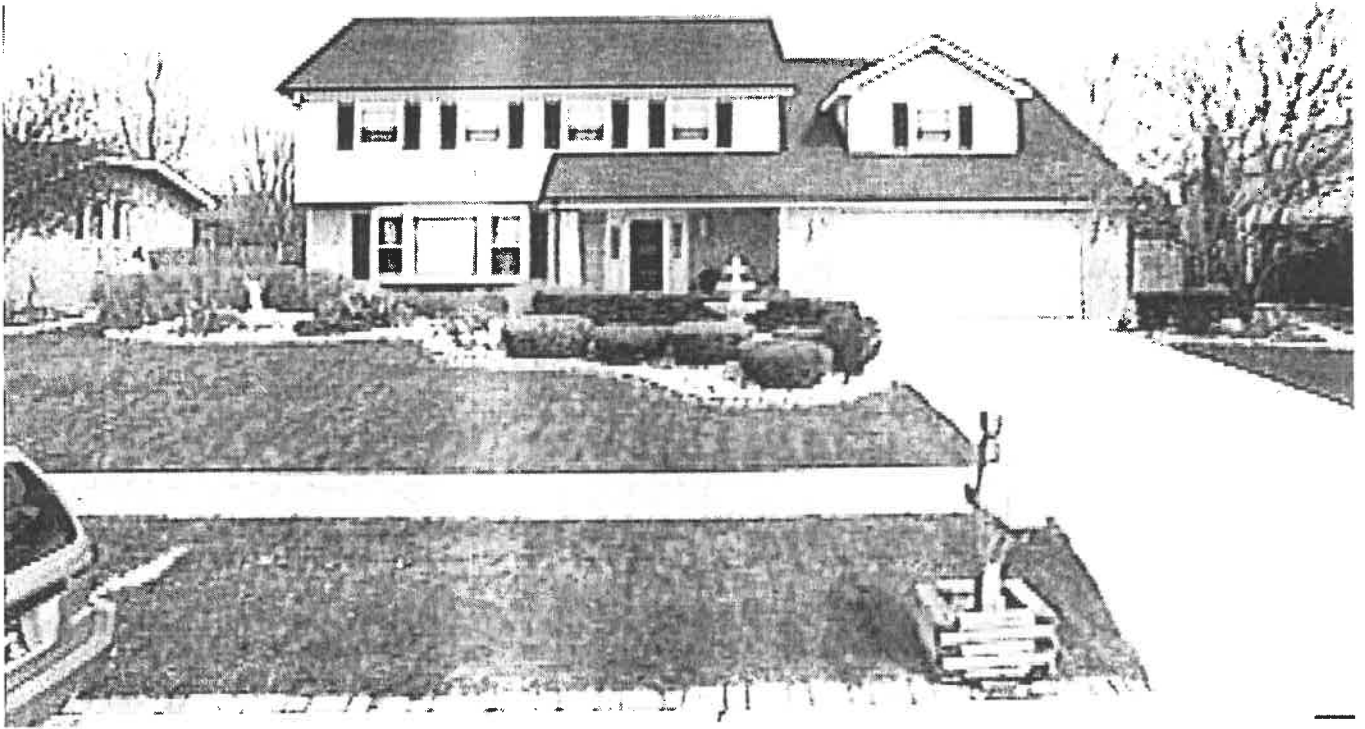
<sup>1</sup> Excluded from Building Square footage, except apartment

<sup>2</sup> Excluded from Building Square footage

**Other Information:**

[Return to Search Results](#)

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COOK COUNTY, IL Information Services of Illinois PROPERTY REPORT

Property Address: 15155 WINDSOR DR Pin: 2715203004000
ORLAND PARK IL 60462-3812
Township: ORLAND TWP- 36 RNG- 12 SEC- 15
School District: ORLAND Census Tract: 8241064
High School Dist: CONS HIGH Sanborn Map: - -
Land Use: 2278 SINGLE FAMILY PROPERTY ISI Map: 12 NE(A & B)
2 STORY 0-62 YRS OLD 2001-3800 SF
Number Of Units: Year Built: 1978

Owner Name: ROBERT M CLARK
Mail Addr: 15155 WINDSOR DR Bldg SqFt: 3,135
ORLAND PARK IL 60462-3812 Land Area: Acres
Taxpayer: DAN CALANDRIELLO Land SqFt: 10,000
of Record 15155 WINDSOR DR Lot Frontage/Depth:
ORLAND PARK IL 60462-3812 . / .

Legal Description
Plat:24736880
Blk: Lot: 4 Unit: Qtr: Sct: Twp: Rng:
(ORLAND) (SQUARE) VILLAGE (UNIT1) BEING SUB OF PT OF W
H NE & EH NW & EH SW SEC 15-36-12

Table with columns: Taxes & Assessments, Exemptions. Rows include Land Value, Bldg Value, Tot Value, Equalized, Taxes, Tax Code, Tax Paid for Tax Years 2001 and 2002, and Tax Year 2000. Includes Last Pmt Rcv:10/01/04.






Sale Information
Recent Sale (1) Type - DEED | Previous Sale (2) Type -
Document #:26676936 |
Recorded :07/07/83 Sale Date: | Sale Date:
Amount :\$ 105,000 | \$
Inst Type :DEED |
Grantee(s):CLARK ROBERT M (B) | (
: ( ) | (
: ( ) | (
Grantor(s):87003 (B) | (
: ( ) | (
: ( ) | (
Grantees: Grantors: | Grantees: Grantors:
Pers Prop :\$ Parcels : | \$ Parcels :
Down Pay :\$ | \$
Seller Pts:\$ | \$

Mortgages table with columns: Document #, Mtg Type, Date, Amount, Lender, Typ, Rate. Rows include mortgages from MARQUETTE BANK and MARQUETTE NATIONAL.

Info Deemed Reliable But Not Guaranteed.
Copyright Fidelity National Information Solutions(TM)

IL flood features near 15155 Windsor Drive, Orland Park, IL  
Map Selected Features

COMMUNITY	PANEL	ZONE	DATE
170140	0702F	X	20001106

New Search     

To view all data, select the **i** tool and click on the star locator on map.



W. 1/2 N.E. 1/4 Sec. 15-36-12  
ORLAND

**11A**  
ORLAND SQUARE VILLAGE UNIT ONE, a Sub. of part of the W. 1/2 N.E. 1/4, part of the E. 1/2 N.W. 1/4, and part of the E. 1/2 S.W. 1/4 Sec. 15-36-12.  
Rec. Nov. 27, 1975 Doc. 2479642R

**11B**  
ORLAND SQUARE VILLAGE UNIT II, a Sub. of part of the W. 1/2 N.E. 1/4, Sec. 15-36-12.  
Rec. Mar. 27, 1979 Doc. 2489425B.

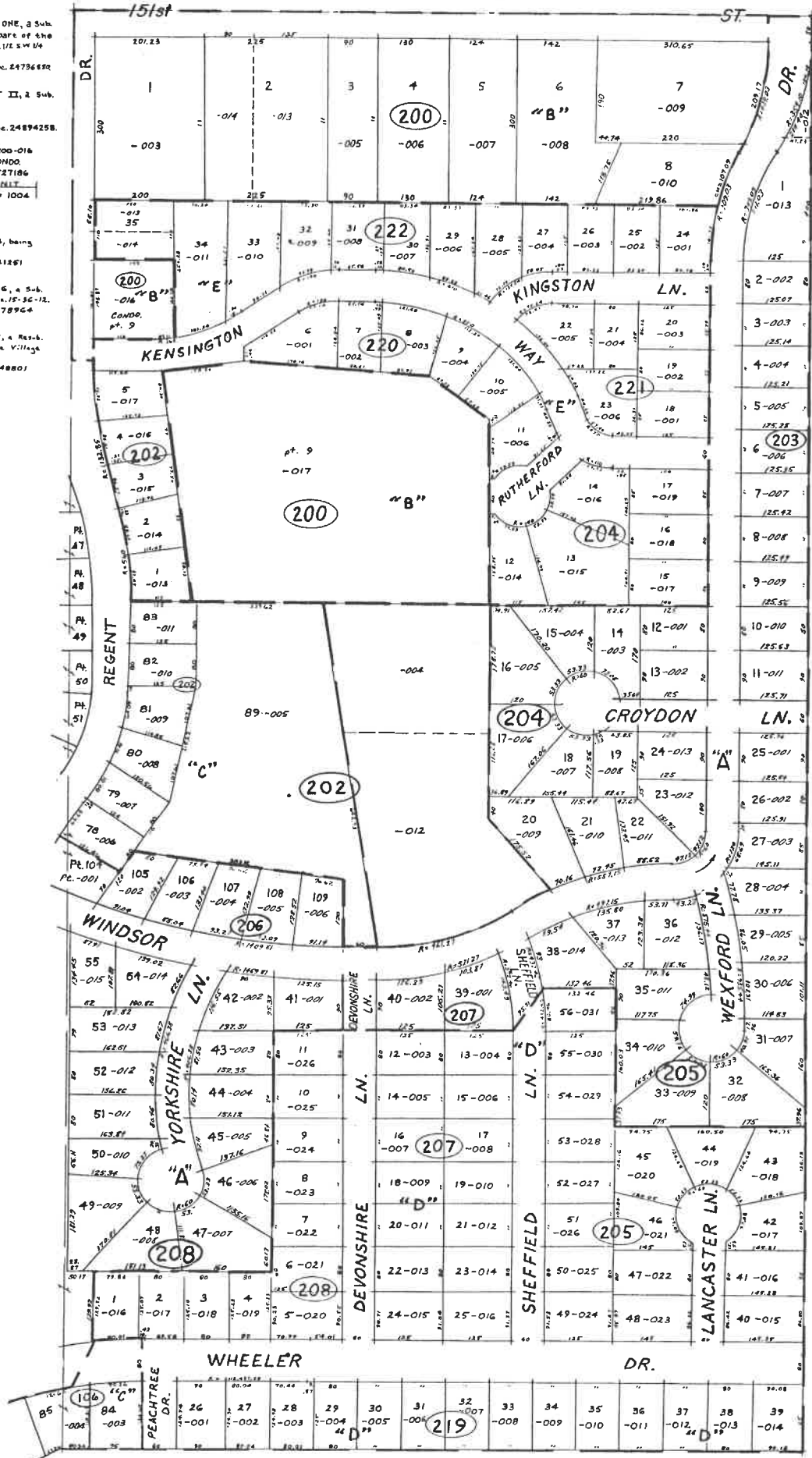
**CONDOMINIUM** 27-15-200-016 VILLAGE SQUARE ORLAND CONDO.  
Rec. Mar. 7, 1983 Doc. 2462718G

UNIT	UNIT	UNIT
1 = 1001	3 = 1003	4 = 1004
2 = 1002		

**11C**  
ORLAND SQUARE VILLAGE UNIT III, being a sub. of part of Sec. 15-36-12.  
Rec. Mar. 21, 1983 Doc. 2464125F

**11D**  
ORLAND SQUARE VILLAGE UNIT IV, a Sub. of part of the W. 1/2 N.E. 1/4 of Sec. 15-36-12.  
Rec. Sep. 6, 1985 Doc. 25178964

**11E**  
ORLAND SQUARE VILLAGE UNIT V, a Sub. of part of Lot 9 in Orland Square Village Unit 2 (Sec. 15-36-12).  
Rec. Nov. 18, 1986 Doc. 2648801





**15155 Windsor**

15155 WINDSOR DRIVE  
ORLAND PARK, IL 60462  
CALANDRIELLO  
708-460-9486

1983

ENTRY  
CUSTOM OAK STAIRCASE  
OAK TRIM THROUGHOUT THE HOME  
OAK CHAIRRAILS THROUGHOUT ALL THE  
HALLWAYS  
HARDWOOD FLOORS ENTIRE 1<sup>ST</sup> FLOOR  
(2000)

LIVING ROOM  
BAY WINDOW  
MOLDING INTO THE DINING ROOM  
POCKET DOOR INTO THE KITCHEN

KITCHEN 2001 REMODELED  
PANTRY CLOSET  
DISHWASHER  
GARBAGE DISPOSAL  
Desk Built In  
Entire Back Splash Custom Ceramic Tile  
Raised Oak Panel Doors  
PORCELIN DEEP SINK, DOUBLE DEPTH  
MOEN FAUCET/ SPRAY  
KENMORE GLASS TOP RANGE  
Double Oven  
FORMICA WITH CORIAN THREE CUT TRIM  
Kitchen Cove

grab  
disposal

DEN  
BRICK FIREPLACE WITH 2 - gas stack  
MANTEL EMBEDDED IN CEMENT TO  
CEILING  
RECESS LIGHTING  
PATIO DOOR 1999?

MUDROOM  
CUSTOM CABINETS  
2 CLOSETS  
SEPARATE OUTSIDE ENTRANCE  
ACCESS TO GARAGE

BASEMENT 2003  
FINISHED 1/2 03  
3 LOUVER DOORS 03  
OAK RAILING & TRIM 03  
CARPETED STAIRCASE 03  
GLASS BLOCK WINDOWS 03  
90+ FURNACE 03  
75-GALLON HOT WATER HEATER 03  
ASHPHALT FLOOR COVERING  
3 GLASS BLOCK WINDOWS VENT 03

2 SUMP PUMPS ZOELLER  
MAN IN THE HOLE  
NEW ELECTRIC BOX AND ALL CIRCUIT  
BRAKERS 03  
DRYWALL 7 PAINTED 2 COATS, OAK TRIM  
AIR CONDITIONING 1999, 4.5 TON 12 SERE

UPSTAIRS MAIN FAMILY BATH 2002  
FULL SHOWER/ BATH TILED  
REMODELED 2002  
FULL LINEN CLOSET  
SEPARATE SHOWER TILED REMODELED 2002  
GLASS DOORS  
WALLS TILES FLOOR AND WALL.  
MOEN FAUCETS  
DOUBLE SINKS  
CULTURED MARBLE DOUBLE COUNTER

Fan

MASTER BATH  
DEEP KOHLAR TUB  
TILE FLOOR, STAIRS, WALLS.  
HUGE LINEN CLOSET  
SKYLIGHT  
MIRRORS ON THREE WALLS, FLOOR TO  
CEILING  
BEDEL,  
SLIDING DOOR  
REMODELED 1999

MASTER BEDROOM  
WALK IN CLOSET  
16 FOOT CEILING  
CASABLANCA FAN WITH LIGHT WALL  
CONTROL

Garage Door 1999?  
GARAGE FINISHED WITH ELECTRIC  
MOUNTED CABINETS  
DRIVE WAY AND WALKWAY 1999 - stoop  
ALARM SYSTEM  
EXIT DOOR TO OUTSIDE  
WINDOWS SIDING AND ROOF 9/2001 gutters

MISC.  
14 WOODEN OAK DOORS  
3 STEEL DOORS  
1 PATIO DOOR  
2 POCKET DOORS  
7 WOODEN OAK FOLDING  
DOORS  
3 LOUVER DOORS BASEMENT  
MARBLE SINKS  
PHONE, INTERNET, & CABLE IN ALL  
BEDROOMS  
MOEN FAUCETS THROUGHOUT  
WHOLE HOUSE FAN

overized closet  
Basement

double glass  
in and  
lana

OUTSIDE PROFESSIONALLY LANDSCAPED  
BRICK LANDSCAPE BLOCKS TEARED  
AROUND PERIMETER OF THE HOME BACK  
AND FRONT/ 3 TO 5 DEEP.  
OUTSIDE LIGHTING AROUND THE WHOLE  
HOME  
SWIMMING POOL/FENCE  
SHRUBS/ OAK HERITAGE LANDSCAPE  
ROCKS.  
SPRINKLER SYSTEM  
½ MASONARY ½ VINYL SIDING 2001  
2001 GUTTERS  
2001 OUTSIDE SHUTTERS ON WHOLE HOME  
2000 ROOF  
GRILL PATIO  
PATIO 14 X 33  
WALKWAY AROUND THE HOME  
2 STORAGE SHEDS.

*april air*

This is not a row house BEST HOME ON THE  
BLOCK

*Lot*

2-11-05 dk. Friker



CHICAGO TITLE INSURANCE COMPANY

REAL ESTATE SALE CONTRACT

ILLINOIS FORM A\*

1. The VILLAGE OF ORLAND PARK, an Illinois municipal corporation (Purchaser) agrees to purchase at a price of \$ 410,000.00 on the terms set forth herein. the following described real estate in COOK County, Illinois: LOT 4 IN ORLAND SQUARE VILLAGE UNIT 1, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS commonly known as 15155 Windsor Drive Orland Park, IL 60462, and with approximate lot dimensions of x , together with the following property presently located thereon: (strike items not applicable)

2. DANIEL CALANDRIELLO and KATHLEEN CALANDRIELLO (Seller) (Insert names of all owners and their respective spouses) agrees to sell the real estate and the property, if any, described above at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title thereto (in joint tenancy) by a recordable Warranty deed, with release of homestead rights, and a proper bill of sale, subject only to: Covenants, conditions and restrictions of record; public and utility easements and general real estate taxes for the year 2004 and subsequent years.

3. Purchaser will pay \$410,000.00 at closing. ~~days the additional sum of \$ ) as earnest money to be applied on the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at the time of closing as follows: (strike subparagraph not applicable)~~  
a) The payment of \$  
b) The acceptance of the title to the real estate by Purchaser subject to a mortgage (trust deed) of record securing a principal indebtedness (which the Purchaser [does] [does not] agree to assume) aggregating \$ bearing interest at the rate of % a year, and the payment of a sum which represents the difference between the amount due on the indebtedness at the time of closing and the balance of the purchase price.

~~This contract is subject to the condition that Purchaser be able to procure within days a firm commitment for a loan to be secured by a mortgage or trust deed on the real estate in the amount of \$ , or such lesser sum as Purchaser accepts, with interest not to exceed % a year to be amortized over years, the commission and service charges for such loan not to exceed %. If, after making every reasonable effort, Purchaser is unable to procure such commitment within the time specified herein and so notifies Seller thereof within that time, this contract shall become null and void and all earnest money shall be returned to Purchaser; provided that if Seller, at his option, within a like period of time following Purchaser's notice, procures for Purchaser such a commitment or notifies Purchaser that Seller will accept a purchase money mortgage upon the same terms, this contract shall remain in full force and effect. (Strike paragraph if inapplicable).~~

The time of closing shall be on Feb , 2005 , or as mutually agreed upon, ~~been procured if above paragraph 4 is operative~~, or on the date, if any, to which such time is extended by reason of paragraph 2 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of Chicago Title Insurance Company or of the mortgage lender, if any, provided title is shown to be good or is accepted by Purchaser.

6. Seller shall deliver possession to purchaser on or before 90 days after the sale has been closed. Seller agrees to pay all general real estate taxes, utilities and maintain property casualty insurance and liability insurance for each day that the Seller remains in possession between the time of closing and the time possession is delivered.

During the time of Seller's possession, Seller shall at all times assume all risk and liability for personal injury and property damage occurring during such possession and shall during such time and thereafter fully indemnify and hold the Village (Purchaser) harmless of any claim, demand, suit or liability resulting from the death, personal injury or property damage occurring on or about the premises during Seller's possession. Seller shall not be required to pay any rent during their period of post closing possession.

~~7. Seller agrees to pay a broker's commission to \_\_\_\_\_.~~

~~8. The earnest money shall be held by \_\_\_\_\_ for the mutual benefit of the parties.~~

9. Seller agrees to deliver possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted.

10. A duplicate original of this contract, duly executed by the Seller and his spouse, if any shall be delivered to the Purchasers within \_\_\_\_\_ days from the date below, otherwise at the Purchaser's option, this contract shall become null and void, and the earnest money returned to the Purchaser.

This contract is subject to the Conditions and Stipulations set forth on the following pages hereof, which Conditions and Stipulations are made part of this Contract.

Dated: February \_\_\_\_\_, 2005

PURCHASER: **The VILLAGE OF ORLAND PARK,**  
an Illinois municipal corporation

Address: 14700 S. Ravinia Ave. Orland Park, IL 60462

BY: 

Name: Robert J. Zeder, Jr.

Title: Village Manager

SELLERS: **DANIEL CALANDRIELLO and**  
**KATHLEEN CALANDRIELLO**

Address: 15155 Windsor Dr. Orland Park, IL 60462

BY: \_\_\_\_\_

BY: \_\_\_\_\_

# CONDITIONS AND STIPULATIONS

Purchaser

Seller or seller's attorney

1. ~~SELLER~~ ~~PURCHASER OR PURCHASER'S AGENT~~ shall deliver or cause to be delivered to ~~PURCHASER OR PURCHASER'S AGENT~~ not less than 5 days prior to the time of closing, a title commitment for an owner's title insurance policy issued by the Chicago Title Insurance Company in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (a) the general exceptions contained in the policy unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units, (b) the title exceptions set forth above, and (c) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed (all of which are herein referred to as the permitted exceptions). The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing items (b) and (c) and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 2 below.

2. If the title commitment discloses unpermitted exceptions, Seller shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions, and, in such event, the time of closing shall be 35 days after delivery of the commitment or the time specified in paragraph 5 on the front page hereof, whichever is later. If Seller fails to have the exceptions removed, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions within the specified time, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days after the expiration of the 30-day period, to take title as it then is with right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further actions of the parties.

3. Rents, premiums under assignable insurance policies, water and other utility charges, fuels, prepaid service contracts, general taxes, accrued interest on mortgage indebtedness, if any, and other similar items shall be adjusted ratably as of the time of closing. The amount of the current general taxes not then ascertainable shall be adjusted on the basis of (a), (b), or (c) below  
(Strike subparagraphs not applicable):

(a) 105 % of the most recent ascertainable taxes:

~~(b) The most recent ascertainable taxes and subsequent readjustment thereof pursuant to the terms of reparation letter attached hereto and incorporated herein by reference.~~

(c) [Other] \_\_\_\_\_

~~The amount of any general taxes which may accrue by reason of new or additional improvements shall be adjusted as follows:~~

All prorrations are final unless otherwise provided herein. ~~Existing leases and assignable insurance policies, if any, shall then be assigned to Purchaser. Seller shall pay the amount of any stamp tax imposed by State law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration signed by the Seller or the Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax; such tax required by local ordinance shall be paid by the party upon whom such ordinance places responsibility therefor. If such ordinance does not so place responsibility, the tax shall be paid by the (Purchaser) (Seller). (Strike one.)~~

1. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.

~~2. If this contract is terminated without Purchaser's fault, the earnest money shall be returned to the Purchaser, but if the termination is caused by the Purchaser's fault, then upon notice to the Purchaser, the earnest money shall be forfeited to the Seller and applied first to the payment of the Seller's expenses and then to payment of broker's commission; the balance, if any, to be retained by the Seller as liquidated damages.~~

At the election of Seller or Purchaser upon notice to the other party not less than 5 days prior to the time of closing, this sale shall be closed through an escrow with Chicago Title and Trust Company, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then in use by Chicago Title and Trust Company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be ~~shared equally between Seller and Purchaser.~~ paid by the ~~Seller.~~ (Strike paragraph if inapplicable.)

Time is of the essence of this contract.

All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.

Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974, the Residential Real Property Disclosure Act of Illinois, and the Residential Lead-Based Paint Hazard Reduction Act of 1992. In the event that either party shall fail to make appropriate disclosure when asked, such failure shall be considered a breach on the part of said party.

**Alternative 1:**

Seller represents that he is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certification set forth in said Section.

~~Alternative 2:~~

~~Purchaser represents that the transaction is exempt from the withholding requirements of Section 1445 of the Internal Revenue Code because Purchaser intends to use the subject real estate as a qualifying residence under said Section and the sales price does not exceed \$300,000.~~

~~Alternative 3:~~

~~With respect to Section 1445 of the Internal Revenue Code, the parties agree as follows:~~

1. Purchaser shall pay all reasonable and customary closing costs (i.e. title, survey, and customary escrow fees) incurred by the seller (except their attorney's fees) in connection with the transaction.

At the election of the Purchaser upon 30 days notice to the Seller, Seller may remove personal property or fixtures from the property prior to its demolition.



MAYOR  
Daniel J. McLaughlin

VILLAGE CLERK  
David P. Maher

14700 S. Ravinia Ave.  
Orland Park, IL 60462  
(708) 403-6100



VILLAGE HALL

TRUSTEES  
Bernard A. Murphy  
Kathleen M. Fenton  
Brad S. O'Halloran  
James V. Dodge  
Edward G. Schussler III  
Patricia Gira

HAND DELIVERED

January 18, 2005

Mr. & Mrs. Calandriello  
15155 Windsor Drive  
Orland Park, IL 60462

Dear Mr. & Mrs. Calandriello;

The Village has received the results of the appraisal of your property as presented by Martin Appraisals. The appraisal is attached. The Village is extending a final offer that we believe is more than fair value for your home, especially with the Village having agreed to pay all closing costs. With this arrangement, the seller is able to avoid the costs for the purchase of real estate transfer tax stamps, surveys of the property and realtor costs saving potentially upwards of \$24,000.

For the property located at 15155 Windsor Drive the appraised price and the Village's final offer is \$410,000.

Please respond to this offer on or before February 1, 2005. I can be reached at the address above or by calling (708) 403-6155. Thank you.

Sincerely,

R. J. Zeder  
Village Manager

# **AN APPRAISAL OF**

The Single-Family Residence

## **LOCATION**

15155 Windsor Drive  
Orland Park, Illinois

## **PREPARED FOR**

Ms. Ellen Baer  
Assistant Village Manager  
Village of Orland Park  
14700 Ravinia Drive  
Orland Park, Illinois 60462

## **PREPARED BY**

Associated Property Counselors, Ltd.  
11800 South 75<sup>th</sup> Avenue  
Suite 100 West  
Palos Heights, Illinois 60463

## **AS OF**

October 11, 2004

---

# ASSOCIATED PROPERTY COUNSELORS, LTD.

Real Estate Appraisers and Consultants

11800 South 75th Avenue  
Suite 100 West  
Palos Heights, Illinois 60463  
Phone: 708-361-6767  
Facsimile: 708-361-9133

Dale J. Kleszynski, MAI, SRA  
President  
www.apclimited.com  
dkleszynski@apclimited.com

November 1, 2004

Ms. Ellen Baer  
Assistant Village Manager  
Village of Orland Park  
14700 Ravinia Drive  
Orland Park, Illinois 60462

## Re: 15155 Windsor Drive Orland Park, Illinois

Dear Ms. Baer:

At your request, I inspected and appraised the above referenced property to estimate the Market Value as of October 11, 2004. The purpose of the appraisal is to assist you in the disposition of the property. The appraisal and report are completed in accordance with the Uniform Standards of Professional Appraisal Practice and the Code of Ethics of the Appraisal Institute. As a summary report, all information used in formulating this conclusion is summarized here and additional data/material is retained in my file and/or office. The following summary report communicates pertinent information and the conclusion of value.

Location:	15155 Windsor Drive, Orland Park, Illinois
Property Type:	Detached Single-Family Residence
Zoning Classification:	R-3, "Residential District"
Highest and Best Use –Vacant:	As Zoned
Highest and Best Use - Improved:	As Presently Improved
Marketing Time:	3 to 6 months
Exposure Time:	3 to 6 months
Date of the Appraisal:	November 1, 2004
Date of Inspection:	October 11, 2004
Real Property Interest Valued:	Fee Simple
Definition of Market Value:	See File
Appraisal Development:	See File
Intended User:	The client is identified as the Village of Orland Park. The client is the intended user of this appraisal and report. No other user is intended or implied.

Permanent Real Estate Index Number:	27-15-203-004
Compliance With USPAP Guidelines:	I have not departed from the Uniform Standards of Professional Appraisal Practice in the completion of this appraisal.
Description of the Site:	<p>The subject is a rectangular shaped parcel with 80.0 feet of frontage along the east side of Windsor Drive. Depth along the north and south lot lines is 125.21 feet. Total site area is approximately 10,017 square feet. Site dimensions were taken from public record and are subject to a formal survey.</p> <p>The topography of the site is level to gently rolling. The site is landscaped with mature trees and shrubs and all utilities are available. To the best of my knowledge, the subject property is not in a designated flood hazard area.</p>
Description of the Improvements:	<p>The subject is a detached, single-family residence that was constructed in 1978. The two-story design contains approximately 3,135 square feet of living area above grade. The floor plan includes a foyer, 7 rooms, 4 bedrooms, and 1.75 baths above grade. The lower level is finished with a family room, storage area and a .75 bath.</p> <p>Exterior construction is of frame and brick veneer. Soffits and fascia are covered with aluminum. Interior finish includes: hardwood, carpet and ceramic tile floors, plasterboard or panel walls and plasterboard ceilings.</p> <p>The design and utility of the house is typical of the market and the house is in excellent condition. The bathrooms and kitchen are typical of the area and reflect good maintenance.</p> <p>Additional features include: warm air heat, central air-conditioning, gas starting fireplace with gas logs, electric garage door opener, whole house fan, insulated glass windows, 75 gallon hot water heater, above ground pool and patio.</p> <p>See attached information located in the addenda of this report.</p>
Applied Analysis:	In this appraisal, I applied only the Direct Sales Comparison Approach to Value. I have not departed from the USPAP guidelines while completing this appraisal.

**SUMMARY OF IMPROVED SALES**

Location	Subject Property 15155 Windsor Drive, Orland Park, IL	14213 Aldwych Drive, Orland Park, IL	8336 Arrowhead Lane, Orland Park, IL	8642 West Sunshine Lane, Orland Park, IL
Sale Date:	N/A	09/03	07/04	06/03
Sale Price:	N/A	\$380,000	\$385,000	\$400,000
Year Constructed:	1978	1989	1979	1984
Design:	Two Story	Two Story	Two Story	Two Story
Above Grade Living Area:	3,135 SF	3,177 SF	2,663 SF	2,952 SF
Above Grade Room Count:	7 Rms, 4 BR, 1.75 Baths	9 Rms, 4 BR, 3 Baths	9 Rms, 5 BR, 3 Baths	8 Rms, 4 BR, 1.5 Baths
Basement: Finish:	Full Basement FR, Storage area, .75 Bath	Full Basement, FR, .5 Bath	Full Basement, FR, 1 Bath	Full Basement, Recreation Room, 1 Bath
Garage:	2 Car Attached	2 Car Attached	2 Car Attached	2 Car Attached
Land Area:	10,017 SF	12,571 SF	12,350 SF	10,000 SF
Location:	Good	Good	Good	Average
Exterior Finish:	Frame and Brick Veneer	Frame and Brick	Brick and Masonry	Cedar, Brick
Fireplaces:	1	1	1	1
Comments:	Patio, Swimming Pool	Deck, breakfast room	Sprinkler system	Balcony, Whirlpool and Sauna
Heat/Central Air:	HA-F/CAC	HA-F/CAC	HA-F/CAC	HA-F/CAC
Condition/ Modernization:	Good/Baths, Kitchen	Good/Baths, Furnace/AC	Good	Good
Financing:	N/A	Conventional	Assumed Conventional	Conventional
Final Reconciliation:	Adjustments were considered for property rights conveyed, financing, condition of sale, elapsed time, location, Highest and Best Use, land area and physical variations. A summary of applied adjustments is retained in my file and/or office.			
Value Conclusion:	\$390,000			

If you have any questions please contact my office.

Very truly yours,



Dale J. Kleszynski, MAI, SRA  
President

**PHOTOGRAPHS OF THE SUBJECT PROPERTY**



**SUBJECT PROPERTY**



**SUBJECT PROPERTY**

**PHOTOGRAPHS OF THE SUBJECT PROPERTY**



**SUBJECT PROPERTY**



**SUBJECT PROPERTY**

**PHOTOGRAPHS OF THE SUBJECT PROPERTY**



**SUBJECT PROPERTY**



**SUBJECT PROPERTY**

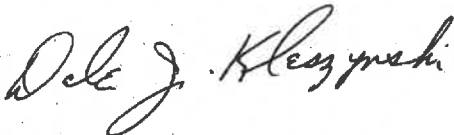


## CERTIFICATION

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.
- I certify that, to the best of my knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

Respectfully submitted,



Dale J. Kleszynski, MAI, SRA  
President

## UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

1. By this notice, all persons and firms reviewing, using or relying on this report in any manner bind themselves to accept these assumptions and limiting conditions. **Do not use this report if you do not accept these assumptions and limiting conditions.** These conditions are a preface to any certification, definition, fact or analysis, and are intended to establish as a matter of record that the consultant's function is to provide an opinion based on the appraiser's/consultant's observations of the subject property and real estate market as of a certain date. As the property and conclusions may be impacted by the passage of time due to various factors including, by way of description and not limitation: physical changes, economic changes and/or market activity, the opinions are considered to be reliable as of the date of the assignment. Subsequent to that date, the appraiser(s)/consultant(s) reserve the right to amend the analysis and/or conclusion in light of such changed conditions. This appraisal/consulting assignment and report are not an engineering, construction, legal or architectural study or survey and expertise in these areas is not implied.
2. The liability of Associated Property Counselors, Ltd., its officers, employees, contractors, and associate appraisers/consultants (hereinafter referred to collectively as "APC") is limited to the identified client. There is no accountability, obligation, or liability to any third party except if otherwise specifically stated within the report. APC's maximum liability relating to services rendered under this assignment (regardless of form of action, whether in contract, negligence or otherwise) shall be limited to the charges paid to APC for the portion of its services or work products giving rise to liability. In no event shall APC be liable for any consequential, special, incidental or punitive loss, damage or expense (including without limitation, lost profits, opportunity costs, etc.) even if advised of their possible existence. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers/consultants are in no way responsible for any costs incurred to discover or correct any deficiency in the property. In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in case of lawsuit (brought by lender, partner, or part owner in any form of ownership, tenant, or any other party), the client will defend and hold Associated Property Counselors, Ltd., its officers, employees and associate appraisers/consultants completely harmless. Acceptance of and/or use of this report by the client or any third party is prima facie evidence that the user understands and agrees to these conditions.
3. The user/client agrees that any dispute arising from the completion of this assignment shall be settled through mediation and/or arbitration.
4. The report is intended to comply with the reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice and it may or may not include discussions of the data, reasoning, and analysis used in the process of developing the appraiser's/consultant's opinion. The extent of the discussion and analysis applicable is based on the scope of work and report option outlined in the letter of transmittal and report. In some instances supporting documentation data, reasoning, and analyses is retained in the appraiser's file and/or office. The information contained in the report is specific to the needs of the client and for the intended use stated in the report. The appraiser/consultant is not responsible for unauthorized use of the report.

## UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

5. Unless otherwise specifically stated in the report, the assignment is based on the following assumptions: (a) that there is full compliance with all applicable federal, state and local environmental regulations and laws; (b) that all zoning, building, use regulations and restrictions of all types have been complied with; and (c) that all licenses, consents, permits, or other documentation required by any relevant legislative or administrative authority, local, state, federal and/or private entity or organization for any use considered in the value estimate have been or can be obtained or renewed.
  6. As far as possible, the appraisers/consultants have inspected the property by personal observation. It is not, however, possible to observe conditions beneath the soil or hidden structural components. In this assignment it is assumed that the existing soil has the proper load bearing qualities to support the existing or proposed improvements where they exist or where they are proposed to exist. In this assignment no investigation of the potential for seismic hazard in the subject area was made. In this assignment mechanical components within the improvements were critically inspected and no representations are made as to these matters unless specifically stated and considered in this report. In this assignment it is assumed that there are no conditions of the property site, subsoil, or structures, whether latent, patent or concealed, which would render it less valuable.
  7. Unless otherwise stated within the report, no title evidence pertaining to easements, leases, reservations or other parties-in-interest was furnished.
  8. In valuation assignments the property is appraised in fee simple estate unless otherwise noted.
  9. In valuation assignments, the appraisal/consulting agreement assumes responsible ownership and competent management.
  10. In this assignment it is assumed that the title of the property is good and merchantable. No responsibility is assumed for matters that are legal in nature, nor is any opinion of the state of the title to the property rendered herewith. A survey was not provided to the appraiser/consultant unless specifically stated in this report.
  11. All data provided by the client or researched from public records is deemed reliable. If any errors are found that could have a material impact on the conclusion, APC reserves the right to recall this report and amend the analysis and/or conclusions. No guarantee is made for the accuracy of estimates or opinions furnished by others and contained in this report.
  12. No liability is assumed for matters of legal character affecting the property, including by way of description and not limitation: title defects, encroachments, liens, overlapping lines.
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## **UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS**

13. Any liens or encumbrances that may now exist have been disregarded. In valuation assignments property is appraised as though free of indebtedness and as though no delinquency in payment of general taxes and special assessments exist.
  14. In valuation or consulting assignments, any value assigned to improvements is in proportion to the contribution said improvements make to the value of the property as a whole.
  15. Compensation for appraisal/consulting services is dependent only upon the delivery of the report.
  16. In valuation or consulting assignments, the value found by the appraiser/consultant is in no way contingent upon the compensation to be paid or the appraisal services.
  17. The assignment is completed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Ethics of the Appraisal Institute.
  18. In the event that the subject property enters into condemnation proceedings, it is assumed the appraiser/consultant will be given additional time for court preparation.
  19. No portion of this report may be published or reproduced without the prior written consent of the appraiser/consultant and APC.
  20. Unless specifically stated otherwise within the report, no earthquake compliance report, engineering report, flood zone analysis, hazardous waste or asbestos analysis was made, provided or ordered in conjunction with this assignment. The client is strongly urged to retain experts in these fields, if so desired.
  21. In valuation assignments involving apartments, attempts were made to inspect a representative sample of the total number of units. In these assignments it is assumed that the condition and finish of all units is similar to the condition and finish of the inspected units. If it is determined that units not inspected differ from those inspected units in either condition or finish, the appraiser/consultant reserves the right to recall the appraisal to amend the analysis and/or conclusion.
  22. Appraisal or consulting assignments involving less than the whole fee simple estate are subject to the following additional limitation: "The value reported for such estates relates to a fractional interest only in the real estate involved and the value of the fractional interest plus the value of all other fractional interests may or may not equal the value of the entire fee simple estate considered as a whole."
  23. Appraisal or consulting assignments that relate to geographical portions of a large parcel or tract of real estate are subject to the following additional limitation: "The value reported for such geographical portion relates to such portion only and should not be construed as applying with equal validity to other portions of the larger parcel or tract. The value reported for such geographical portion plus the value of all other geographical portions may or may not equal the value of the entire parcel or tract considered as an entity."
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## **UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS**

24. The appraiser/consultant assumes that a any purchaser of the property that is the subject of this report is aware that (1) an appraisal of the subject property does not serve as a warranty of the condition of the property, (2) it is the responsibility of the purchaser to examine the property carefully and to take all necessary precautions before signing a purchase contract, and (3) any estimate for repairs is a non-warranted opinion of the appraiser/consultant unless otherwise stated.
  25. Assignments prepared based upon provided plans and specifications are based on the assumption that the project is completed in a workmanlike manner in compliance with the plans and specifications. In prospective value assignments, it is understood and agreed that the appraiser/consultant cannot be held responsible for unforeseen events that impact the value or any conclusion presented. The user of the report and client agree that unforeseeable events may alter market conditions prior to completion of the project. The user and client agree the appraiser has the right to amend the report and conclusions in light of the identified changes.
  26. In assignments where a Discounted Cash Flow Analysis is used as an analytical tool the user and client understand that the analysis has been prepared on the basis of information and assumptions identified in this report. The user/client understand that the achievement of any financial projections will be affected by fluctuating economic conditions and the conclusion is dependent upon the occurrence of other future events that cannot be assured. Therefore, the actual results achieved may vary from the projections made and such variation may be material. The client agrees to allow the appraiser to revise the conclusion and report in light of these changes.
  27. Prior to entering into an agreement to perform any assignment, an appraiser/consultant must carefully consider the knowledge and experience that will be required to complete the assignment competently; disclose any lack of specific knowledge or experience to the client; and take all steps necessary or appropriate to complete the assignment competently. The appraisers/consultants have both the knowledge and experience required to complete this assignment competently.
  28. The appraisers/consultants have inspected the subject property with the due diligence expected of a professional real estate appraiser. The appraisers/consultants are not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraisers/consultants that might suggest the possibility of the presence of hazardous waste and/or toxic materials are subject to review by a qualified expert in the field. The user/client agree that the appraiser/consultant has the right to amend the assignment, report and conclusion after an investigation by a qualified expert in the field of environmental assessment is completed.
  29. The user/client understands that the presence of substances such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the property and the conclusions presented. The appraiser's/consultant's opinion and conclusions are predicated on the assumption that there is no such condition on, in or near the property that could cause a loss in value or an extension of the marketing time. The user/client agree to allow the appraiser/consultant to review and amend the analysis, report and conclusions if the referenced substances or others exist on the property.
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## **UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS**

30. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's/consultant's descriptions and resulting comments are the result of routine observations made during the appraisal process. The client is urged to retain an expert in this field, if so desired.
  31. The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific compliance survey and analysis of this property have been made to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more requirements of the Act. The user/client understands that, this fact could have an effect on the property and conclusions presented. In this assignment the possibility of non-compliance with the requirements of ADA was not considered. The user/client agree that the appraiser/consultant has the right to amend the assignment, report and conclusion after an investigation by a qualified expert in the field is completed.
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**STATEMENT OF QUALIFICATIONS**  
**DALE J. KLESZYNSKI, MAI, SRA**

**PROFESSIONAL DESIGNATIONS AND CERTIFICATION**

Member of the Appraisal Institute - MAI #6747  
Senior Residential Appraiser - SRA  
Illinois State Certified Real Estate Appraiser- License No. 153-000213  
Indiana Certified General Appraiser - License No. CG49300022  
Michigan State Certified Appraiser - License No. 12-01-004591

**APPRAISAL EXPERIENCE AND PROJECTS**

Since 1979, various types of real estate, including:

Office and commercial buildings

Assisted living facilities

Apartment structures and complexes

Including Low Income Housing Tax Credit complexes

Industrial and warehouse buildings

Single family and condominium residential properties

Vacant land:

Residential, multi-family, commercial, and industrial

Special purpose properties

Including bulk petroleum storage facilities, steel fabricating plants, hotels, soccer arenas, golf courses, motels, and chemical processing facilities, restaurants, bank facilities and ice arenas

Eminent Domain Projects

McCormick Place expansion

Various properties including the R.R. Donnelley and Sons facility

Extension of Interstate 355 in Cook and Will Counties

Various properties including residential, agricultural, commercial, industrial and residential subdivisions

City of Hammond v. Great Lakes Marina

Palwaukee Airport expansion

Lansing Municipal Airport expansion

Little Calumet River and Levee and Flood Abatement Project

Various road and municipal projects

Qualified witness in Illinois, Indiana, and New York.

Various zoning and municipal projects

Adult Use Impact Study - County of Cook

Adult Use Impact Study - Village of Lansing

Impact Study for Group Home Zoning

Appraisal and consulting assignments completed in Arizona, Arkansas, California, Colorado, Florida, Illinois, Indiana, Kansas, Maryland, Michigan, Minnesota, New Jersey, Pennsylvania, and Texas.

**STATEMENT OF QUALIFICATIONS**  
**DALE J. KLESZYNSKI, MAI, SRA**

**SERVICE OFFICES**

President - Chicago Chapter of the Appraisal Institute (1991-1992)  
Regional Representative - Appraisal Institute (1991-Present)  
Division of Faculty - Appraisal Institute (1989, 1990)  
Regional Chairman - Ethics Administration (1991)  
Assistant Regional Representative - Review and Counseling (1990)  
National Board of Directors - Appraisal Institute (1991-1998)  
Vice Chairman - General Appraisal Board (1997)  
Chairman - General Appraisal Board (1998)  
Executive Committee - Appraisal Institute (1998)  
National Nominating Committee (1999)  
General Appraisal Council

**PROFESSIONAL EXPERIENCE**

President and Chief Appraiser, Associated Property Counselors, Ltd.  
Staff Appraiser, Abacus Realty Appraisers, Inc., Chicago  
Staff Appraiser, Property Assessment Advisors, Chicago  
Staff Appraiser, Central Appraisal Company, Chicago  
Mortgage Loan Officer, First Calumet City Savings and Loan, Calumet City, Illinois

**QUALIFIED INSTRUCTOR/COURSE DEVELOPMENT FOR THE APPRAISAL INSTITUTE**

Course 310 - Basic Income Capitalization  
Course 320 - General Applications  
Course 410 - Standards of Professional Practice - Part A  
Course 420 - Standards of Professional Practice - Part B  
Course 510 - Advanced Income Capitalization  
Course 550 - Advanced Applications  
Course 700 - Introduction to Litigation  
Course 705 - Litigation Appraising – Specialized Topics and Applications  
Course 710 - Introduction to Eminent Domain  
Course 720 - Advanced Practice in Eminent Domain  
Various Seminars

**COURSE AND SEMINAR DEVELOPMENT**

Course 700 - Introduction to Litigation - Development Team  
Course 710 - Eminent Domain - Part A - Development Team  
Course 720 - Eminent Domain - Part B - Development Team  
Individual seminars for the Cook County State's Attorney



**STATEMENT OF QUALIFICATIONS**  
**DALE J. KLESZYNSKI, MAI, SRA**

**EDUCATIONAL CREDITS**

Loyola University of Chicago, Bachelor of Arts, 1971

Society of Real Estate Appraisers

Course 101, Course 201 (Instructor - 1989 and 1990).

American Institute of Real Estate Appraisers:

Courses 1-A, 1-B, VII, VIII, Standards and Professional Practice, Course II -  
(Parts 1 and 2), 1981 through 1983 Real Estate Principles, 1988

R-2 Narrative Report Writing Seminar, 1982

American Savings and Loan Institute:

Lending I and II, Real Estate Law I and II, 1980

Boeckh Cost Manual Seminar - Residential and Industrial

Federal Housing Authority Appraisal Seminar

Various seminars sponsored by the Society of Real Estate Appraisers and the  
American Institute of Real Estate Appraisers, and Appraisal Institute

I am currently certified under the Appraisal Institute Continuing Education  
Program.

I am currently certified under the Continuing Education Requirements of the State  
of Illinois.

I am currently certified under the Continuing Education Requirements of the State  
of Indiana.

A representative list of clients follows.

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## **PARTIAL LIST OF CLIENTS**

### **Bank/Lending Agencies**

American National Bank  
Bank of Homewood  
Bank One  
East Side Bank  
FCA Mortgage  
First Chicago Bank  
First of America  
Fleet Mortgage  
Harris Bank  
Heritage Standard Bank  
Highland Community Bank

LaSalle Bank  
LaSalle National Bank  
LaSalle Talman Mortgage Corp.  
Mercantile National Bank  
NBD Bank  
Pinnacle Bank  
Prairie Bank  
Security Pacific Bank  
St. Paul Bank for Savings  
U.S. Bank  
Wells Fargo Bank

### **Government Agencies**

Cook County State's Attorneys Office  
DuPage County State's Attorneys Office  
DuPage County Assessor's Office  
Federal Home Loan Bank Board  
Federal Savings and Loan Insurance

Little Calumet River Basin Development  
Federal Aviation Administration  
Lansing Municipal Airport  
Resolution Trust Corporation  
Department of Justice

### **Corporations**

The Archdiocese of Chicago  
AT&T Capital Corporation  
Allis Chalmers  
Allstate Insurance Company  
The Alter Group  
Associates Relocation  
Bee Chemical  
BP Products – North America  
Broadacre Management  
Clark Oil Company  
R.R. Donnelley Corporation  
Fleet Services Corporation

Gallagher & Henry  
Great Lakes Marina  
Hartz Construction  
McDonald's  
Merrill Lynch Relocation  
The Pritzker Foundation  
Sherwin Williams  
Southwick Properties, Inc.  
Taco Bell  
U.S. Steel Corporation  
USA Muffler  
The Weglarz Group

### **Municipal Clients**

City of Calumet City  
Village of Bradley  
Village of Flossmoor  
Homewood - Flossmoor Park District  
Village of Oak Lawn

Village of Lansing  
Village of Rosemont  
Village of Orland Park  
Green Hill Library District  
Village of Riverdale

### **Professional Law Firms**

Ancel, Glink, Diamond, Cope & Bush, P.C.  
Field, Golan & Swiger  
Figliulo and Silverman  
Foran, Nasharr & O'Toole  
Foran and Schultz  
Hinshaw and Culbertson

Holland and Knight, LLC  
Klein, Thorpe & Jenkins, Ltd.  
Liston and Lafakis  
Neal, Murdock & Leroy, LLC  
Ryan and Ryan  
Sosin, Lawler & Arnold, LLC

Personal and case references available upon request.

**ADDENDA**

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Residence at: 15155 Windsor Drive  
Orland Park, Illinois 60462

**Entry**

Custom oak staircase  
Oak trim throughout the home  
Oak chair rails throughout all the hallways  
Hardwood floors entire 1<sup>st</sup> floor (2000)

**Living Room**

Bay window  
Molding into the dining room  
Pocket door into the kitchen

**Kitchen 2001 Remodeled**

Pantry closet  
Dishwasher  
Garbage disposal  
Desk built-in  
Entire back splash, custom ceramic tile  
Raised oak panel doors  
Porcelain deep sink, double depth Moen faucet/spray  
Kenmore glass top range  
Double oven  
Formica with Corian three cut trim  
Kitchen cove  
Refurbished cabinets

**Den**

Brick fireplace – gas starting  
Mantels embedded in cement to ceiling  
Recess lighting  
Patio door 1999?

**Mudroom**

Custom cabinets  
2 closets  
Separate outside entrance  
Access to garage

**Upstairs Main Family Bath 2002**

Full shower/bath tiled  
Remodeled 2002  
Full linen closet  
Separate shower tiled remodeled 2002  
Glass doors  
Walls tiles floor and wall  
Moen faucets  
Double sinks  
Cultured marble double counter  
Fan

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**Master Bath**

Deep Kohler tub  
Tile floors, stairs, walls  
Huge linen closet  
Skylight  
Mirrors on three walls, floor to ceiling  
Bedei  
Sliding door  
Remodeled 1999

**Master Bedroom**

Walk-in closet  
16-foot ceiling  
Casablanca fan with light wall control

**Basement 2003**

Finished ½ in 2003  
3 louver doors 2003  
Oak railing & trim 2003  
Carpeted staircase 2003  
Glass block windows 2003  
90+ furnace 2003  
75-gallon hot water heater 2003  
Asphalt floor covering  
3 glass block windows vent 2003  
2 sump pumps – Zoeller  
Man in the hole  
New electric box and all circuit breakers 2003  
Drywall 7' painted 2 coats, oak trim  
Air conditioning 1999, 4.5 ton 12 Sere

**Garage**

Garage door 1999?  
Garage finished with electric  
Mounted cabinets  
Drive way, walkway and stoop 1999  
Alarm system  
Exit door to outside  
Windows, siding, gutters and roof 9/2001

**Miscellaneous**

14 wooden oak doors  
3 steel doors  
1 patio door  
2 pocket doors  
7 wooden oak folding doors  
3-louver doors basement  
Marble sinks  
Phone, internet and cable in all bedrooms  
Moen faucets throughout  
Whole house fan

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**Landscaping**

Professionally landscaped

Brick landscape blocks tiered around perimeter of the home back and front 3/5 deep

Outside lighting around the whole home

Swimming pool/fence

Shrubs/oak heritage landscape

Rocks

Sprinkler system

Grill patio

    Patio 14 x 33

    Walkway around the home

½ Masonry ½ Vinyl siding 2001

2001 gutters

2001 outside shutters on whole home

2001 roof

2 storage sheds

New driveway 2001

Tuck pointing 2001

Home painted in 2002/2003

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**APPRAISAL OF**



Single Family Residence

**LOCATED AT:**

15155 Windsor Drive  
Orland Park, IL. 60462

**FOR:**

Calandriello  
15155 Windsor Drive  
Orland Park, IL. 60642

**BORROWER:**

Calandriello

**AS OF:**

November 30, 2004

**BY:**

Steven Thedford, CREA

**Thedford & Associates**  
Real Estate Appraisal Services

File No. 2746

Calandriello  
15155 Windsor Drive  
Orland Park, IL. 60642

File Number: 2746

Complete summary appraisal report.

In accordance with your request, I have personally inspected and appraised the real property at:

15155 Windsor Drive  
Orland Park, IL. 60462

The purpose of this appraisal is to estimate the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the estimated market value of the property as of November 30, 2004 is:

\$415,000  
Four Hundred Fifteen Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final estimate of value, descriptive photographs, limiting conditions and appropriate certifications.

Items of personal property are given no value in this report.

  
Steven Thedford, CREA



UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 2746

Property Description

Property Address 15155 Windsor Drive City Orland Park State IL Zip Code 60462
Legal Description See Attached Addendum. County Cook
Assessor's Parcel No. 27-15-203-004 Tax Year 2002 R.E. Taxes \$ 5,135.92 Special Assessments \$ N/A
Borrower Calandriello Current Owner Same Occupant: X Owner Tenant Vacant
Property rights appraised X Fee Simple Leasehold Project Type PUD Condominium (HUDVA only) HOAS N/A /Mo.
Neighborhood or Project Name Village Square Map Reference N/A Census Tract 8241
Sale Price \$ Market Value Date of Sale None Description and \$ amount of loan charges/concessions to be paid by seller None
Lender/Client Calandriello Address 15155 Windsor Drive, Orland Park, IL. 60642
Appraiser Steven Thedford, CREA Address 16 Edward CDS, Prospect Heights, IL. 60070

SUBJECT

Location Urban Suburban Rural
Built up Over 75% 25-75% Under 25%
Growth rate Rapid Stable Slow
Property values Increasing Stable Declining
Demand/supply Shortage In balance Over supply
Marketing time Under 3 mos. 3-6 mos. Over 6 mos.
Predominant occupancy Owner Tenant Vacant (0-5%) Vacant (over 5%)
Single family housing PRICE \$ (000) AGE (yrs)
Present land use % One family 90% 2-4 family 5% Multi-family Commercial 5%
Land use change X Not likely Likely In process To:

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood boundaries and characteristics: The subject neighborhood is bounded by: 151st Street to the north, 88th Avenue to the east, 159th Street to the south and La Grange to the west.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):
The subject is located in a developed suburban residential neighborhood which is comprised of a variety of single family residential homes and designs which are similar in age, value range and amenities. No adverse locational factors were observed.
Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):
General market conditions are currently favorable. Conventional financing is typical for the market area and readily available at attractively low interest rates.

Project Information for PUDs (if applicable) - Is the developer/builder in control of the Home Owners' Association (HOA)? YES NO
Approximate total number of units in the subject project N/A Approximate total number of units for sale in the subject project N/A
Describe common elements and recreational facilities: N/A

Dimensions 80 x 125
Site area 10000 Sq.Ft. Corner Lot Yes No
Specific zoning classification and description R-3 Residential
Zoning compliance X Legal Legal nonconforming (Grandfathered use) Illegal No zoning
Highest & best use as improved: X Present use Other use (explain)
Utilities Public Other
Electricity X 200 Amp C/B
Gas X
Water X
Sanitary sewer X
Storm sewer X
Off-site Improvements Type Public Private
Street Asphalt X
Curb/gutter Concrete X
Sidewalk Concrete X
Street lights Overhead X
Alley None
Topography Basically level
Size Typical for area
Shape Rectangular
Drainage Appears adequate
View Similar Residence
Landscaping Typical for the area
Driveway Surface Asphalt
Apparent easements None apparent
FEMA Special Flood Hazard Area Yes No
FEMA Zone C Map Date 05/03/82
FEMA Map No. 170140 0004D

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.): Title documents and/or survey were not examined for easements. No apparent encroachments or other adverse site conditions were observed. The lack of sidewalks does not adversely affect value or marketability.

GENERAL DESCRIPTION EXTERIOR DESCRIPTION FOUNDATION BASEMENT INSULATION
No. of Units 1 Foundation Concrete Slab No Area Sq.Ft. 924 Roof Cncl. X
No. of Stories 2 Exterior Walls Brick/Frame Craw Space No % Finished 70 Ceiling Cncl. X
Type (Det./Att.) Detached Roof Surface Asph. Sh. Basement Full Ceiling Tile Walls Cncl. X
Design (Style) 2 Story Gutters & Dwnspts. Aluminum Sump Pump Yes Walls Drywall Floor Cncl. X
Existing/Proposed Existing Window Type Double Hung Dampness None noted Floor Vinyl Outside Entry None
Age (Yrs.) 26 Storm/Screens Thermopane Settlement None noted
Effective Age (Yrs.) 10 Manufactured House No Infestation None noted

Table with columns: ROOMS, Foyer, Living, Dining, Kitchen, Den, Family Rm., Rec. Rm., Bedrooms, # Baths, Laundry, Other, Area Sq.Ft.
Basement: 1, 1, 1, 1, 1, 1, 1, .5, 1, 924
Level 1: 1, 1, 1, 1, 1, 1, 1, .5, 1, 1,419
Level 2: 4, 2, 1,553

Finished area above grade contains: 8 Rooms; 4 Bedroom(s); 2.5 Bath(s); 2,972 Square Feet of Gross Living Area
INTERIOR Materials/Condition HEATING Type F/A KITCHEN EQUIP. ATTIC AMENITIES CAR STORAGE:
Floors Hd Wd/Cpt/Good Type F/A Refrigerator X None Fireplace(s) #1 X None
Walls Drywall/Good Fuel Gas Range/Oven X Stairs Deck Attached
Trim/Finish Oak/Good Condition Good Disposal X Drop Stair Attached
Bath Floor Ceramic/Good COOLING Dishwasher X Scuttle X Porch Covered X Detached
Bath Wainscot Ceramic/Good Central Yes Fan/Hood X Floor Fence Wood X Built-in 2
Doors Oak Hlw Core/Gd Other None Microwave Washer/Dryer Finished Pool Carport Concrete

Additional features (special energy efficient items, etc.): See Attached Addendum.

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: The subject property is in good overall condition with no repairs needed. It's floor plan is consistent with most other homes in the area due to two story floor plan. There are no functional, physical or external inadequacies. Physical depreciation is significantly reduced due to the recent modernization reported in the additional features comments. It is estimated per the "age-life" method.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: See Attached Addendum.

**UNIFORM RESIDENTIAL APPRAISAL REPORT**

File No. 2746

Valuation Section

ESTIMATED SITE VALUE	= \$	125,000
ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:		
Dwelling 2,972 Sq. Ft. @ \$ 100.00	= \$	297,200
Bsmt. 924 Sq. Ft. @ \$ 25.00	=	23,100
F/P, Patio, Porch	=	15,000
Garage/Carport 506 Sq. Ft. @ \$ 20.00	=	10,120
Total Estimated Cost New	= \$	345,420
Less 60 Physical Functional External	Est. Remaining Econ. Life: 50	
Depreciation \$57,570 \$0 \$0	= \$	57,570
Depreciated Value of Improvements	= \$	287,850
"As-is" Value of Site Improvements	= \$	2,500
<b>INDICATED VALUE BY COST APPROACH</b>	= \$	<b>415,400</b>

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property):  
**Cost figures are based upon the "Marshall & Swift" cost manual, modified for local requirements per data obtained from new construction appraisals, then rounded appropriately. Land value exceeds 30% of overall value due to the scarcity of sites and the desirability of the area. The high land value is typical for the area and does not detract from marketability. The remaining economic life will depend upon the care given by current and future owners.**

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
15155 Windsor Drive Address Orland Park		8412 W. Golfview Drive Orland Park		15707 Acacia Drive Orland Park		8447 Rob Roy Orland Park	
Proximity to Subject		1.24 Miles northeast		.95 Miles southeast		.95 Miles southeast	
Sales Price	\$ Market Value	\$ 450,000		\$ 430,000		\$ 399,000	
Price/Gross Liv. Area	\$ 0.00	\$ 148.27		\$ 140.48		\$ 130.52	
Data and/or Verification Sources	Inspection	DOM = 11, MLS#04063127 Assessor		DOM = 16, MLS#04234233 Assessor		DOM = 23, MLS#04076003 Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing	None	Conventional		Conventional		Conventional	
Concessions		No Concess.		No Concess.		No Concess.	
Date of Sale/Time	None	04/28/2004		11/22/2004		06/21/2004	
Location	Suburban	Suburban		Suburban		Suburban	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	10000 Sq.Ft.	11862 Sq.Ft.		10000 Sq.Ft.		10000 Sq.Ft.	
View	Residence	Residence		Residence		Residence	
Design and Appeal	2 Story/Good	2 Story/Good		2 Story/Good		2 Story/Good	
Quality of Construction	Brick/Frame	Brick/Frame		Brick/Frame		Brick/Frame	
Age	26 Yrs.	19 Yrs.		15 Yrs.	No Adj.	15 Yrs.	No Adj.
Condition	Good	Good		Good		Good	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	35 8 4 2.50	9 5 2.50		8 4 3.50	-5,000	8 4 2.50	
Gross Living Area	2,972 Sq.Ft.	3,035 Sq.Ft.	-2,200	3,061 Sq.Ft.	-3,100	3,057 Sq.Ft.	-3,000
Basement & Finished Rooms Below Grade	Partial Large Finished	Partial Large Finished, Bath, Kit	-10,000	Full Finished	No Adj.	Full Finished	No Adj.
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Gas F/A C/Air	Gas F/A C/Air		Gas F/A C/Air		Gas F/A C/Air	
Energy Efficient Items	Typical	Typical		Typical		Typical	
Garage/Carport	2 Car Garage	3 Car Garage	-10,000	2 Car Garage		2 Car Garage	
Porch, Patio, Deck, Fireplace(s), etc.	Porch, Patio 1 Fireplace	Patio, Scrded Pch 1 Fireplace	-5,000	Patio 1 Fireplace	2,000	Deck 1 Fireplace	2,000
Fence, Pool, etc.	N/A	N/A		N/A		N/A	
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 27,200		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 6,100		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 1,000	
Adjusted Sales Price of Comparable		Gross: 6.0% Net: -6.0% \$ 422,800		Gross: 2.3% Net: -1.4% \$ 423,900		Gross: 1.3% Net: -0.3% \$ 398,000	

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): **See Attached Addendum.**

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source for prior sales within year of appraisal	N/A None Assessor	N/A None Assessor	N/A None Assessor	N/A None Assessor

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:  
**See Attached Addendum.**

**INDICATED VALUE BY SALES COMPARISON APPROACH** ..... \$ **415,000**

**INDICATED VALUE BY INCOME APPROACH** (If Applicable) Estimated Market Rent \$ **N/A** /Mo. x Gross Rent Multiplier **N/A** = \$ **N/A**

This appraisal is made  "as is"  subject to the repairs, alterations, inspections or conditions listed below  subject to completion per plans and specifications.  
 Conditions of Appraisal: **See Attached Addendum.**

Final Reconciliation: **The market approach is the most germane and appropriate method of valuation. The cost approach loses relevance due to possible errors in estimating depreciation and land value. The income approach is not relevant due to the lack of rental data to derive a reliable GRM.**

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised 6/93).

**I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 11/30/2004 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 415,000**

APPRAISER: *Steven Thedford* SUPERVISORY APPRAISER (ONLY IF REQUIRED):  
 Signature \_\_\_\_\_ Signature \_\_\_\_\_  Did  Did Not  
 Name Steven Thedford, CREA Name \_\_\_\_\_ Inspect Property  
 Date Report Signed 12/03/2004 Date Report Signed \_\_\_\_\_  
 State Certification # 156-001658 State IL State Certification # \_\_\_\_\_ State  
 Or State License # \_\_\_\_\_ State Or State License # \_\_\_\_\_ State

STEVEN A. THEDFORD



## ADDENDUM

Borrower: Calandriello

File No.: 2746

Property Address: 15155 Windsor Drive

Case No.:

City: Orland Park

State: IL.

Zip: 60462

Lender: Calandriello

### Legal Description

PLAT 24736880 LOT 4 ORLAND SQUARE VILLAGE UNIT 1 BEING SUB OF PT OF WH NE AND EH NW AND EH SW SEC 15-36-12

### Additional Features

The subject property has the following additional features: oak chair rail in the foyer and staircase, oak staircase, hard wood flooring in good condition, newer siding and thermopane windows, newer patio doors, new roof, the living room has a bay window and pocket door to living room, the kitchen was remodeled in 2001 with oak cabinets with corian trim on the formica counter tops, ceramic backsplash, built in double oven with counter top range, the dinette has a bay window, brick fireplace in the family room with concrete hearth and mantel, recess lighting in the family room, the half bath has an oak vanity and toilet cover, the master bath has ceramic flooring and wainscot with a ceramic inlay, the master bath has a separate soaker tub and shower, oak double bowl vanity and a bidet, there is a skylight over the master bath, the master bedroom has a cathedral 16' ceiling at the peak, the basement is recently finished and there is a concrete crawl beneath the family room, there are three glass block windows, mechanicals include a newer high energy efficient Rheem gfa/cac heating and cooling system with humidifier, there is an AO Smith 75 gallon water heater. The exterior landscaping has newer concrete drive, sidewalks and patio with a gas grill, exterior lighting, brick retention wall and one fixed storage shed. Portable items are considered personal property and given no value in this report. There is an exterior door from the mud/laundry room as well as one from the garage.

### Adverse Environmental Conditions

There were no observed items of environmental impact. However, it should be noted that this appraiser has had no formal training relative to the determination of asbestos, lead-based paint, radon gas, toxic waste or any other such environmental concerns. It is suggested that, if the client has concerns relative to these matters, a professional be contacted to examine the property and provide an appropriate report.

### Comments on Sales Comparison

The sales comparables used in this report are the most recent sales of the most similar homes available for analysis within the subject neighborhood. All comparables offer similar utility and marketability characteristics. All comparable gross living areas are derived from local assessor's records or other sources considered to be reliable. Gross living area adjustments are calculated at \$35 per square foot for differences greater than 100 square feet. Sale 1 is a dated sale utilized due to the lack of more recent similar sales. Sale 1 is located over one mile from the subject and utilized due to the lack of closer similar two story home sales within the past 12 months. There were only two homes built in this neighborhood which are the same model as the subject. Sales 2 and 3 have younger actual ages but have similar effective ages due to the recent modernization of the subject which is reported in the additional features comments of this report. Sales 2 and 3 have full basements but the the subject's basement is large with only a crawl below the family room. The subject's basement has equal utility like the basements of sales 2 and 3 and no basement adjustments are required. Sale 1 has a finished basement with kitchen and bath and received a downward basement finishing adjustment. All required deck/patio adjustments relative to the subject's porch and patio. Fences in this market receive no adjustments due to lack of buyer preference for a home with or without a fence. This is due to the stability of the neighborhood and lack of transient traffic in the area. Sale 1 has a three car garage and required a downward garage adjustment.

### Analysis of Current Agreement

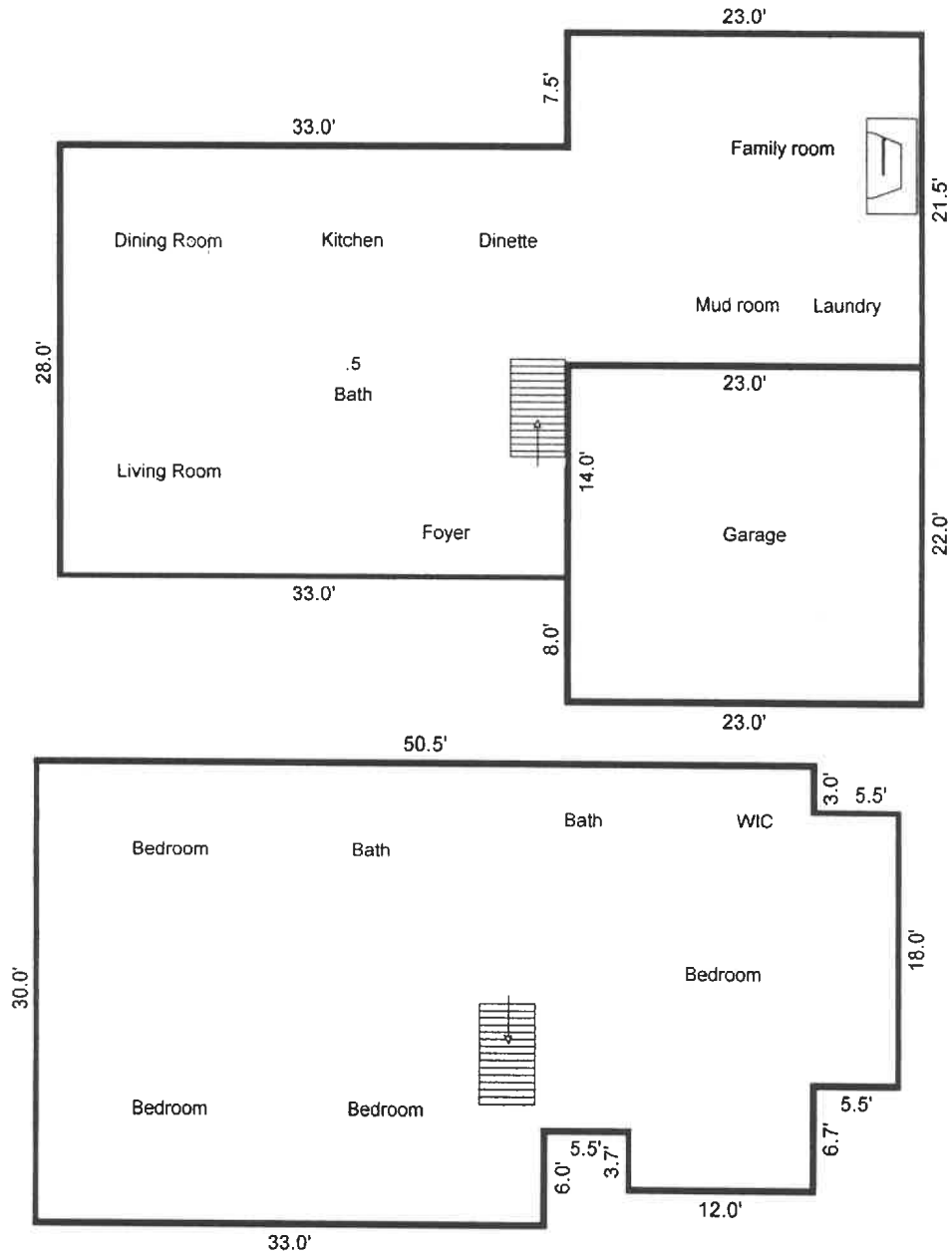
According to the sources cited above, neither the subject nor any of the closed sales have been reported listed on the market with the exception of the above-mentioned listings and sales. The subject has not experienced a title change within 36 months from the date of this appraisal. The sale comparables utilized in the report experienced title changes as represented in the market data grid and sale history grid. If no sales were reported, there are no other sales of the comparables within the past 12 months.

### Conditions of Appraisal

This appraisal is made "as-is" and is not contingent upon any repairs, alterations, a requested minimum value, or the approval of the loan. The signatures in this report are digitally encrypted and secure the report. Without the use of a password, the report can't be altered or changed. Digital signatures are commonly utilized in appraisal reports and are accepted by USPAP. The photographs are taken with a digital camera. The photographs have not been altered, enlarged or enhanced. Photographs which are provided from the multiple listing service are utilized as a more accurate representation of the property at the time of the sale. These photographs are typically utilized when a building has been razed or renovated and does not accurately represent the condition of the property at the time of purchase. This summary appraisal report is intended for use by the owner and the Village of Orland Park for the determination of market value in the sale to the Village of Orland Park only. This report is not intended for any other use.

FLOORPLAN

Borrower: Calandriello File No.: 2746  
 Property Address: 15155 Windsor Drive Case No.:  
 City: Orland Park State: IL. Zip: 60462  
 Lender: Calandriello



Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1418.50	1418.50
GLA2	Second Floor	1553.40	1553.40
BSMT	Basement	924.00	924.00
GAR	Garage	506.00	506.00
TOTAL LIVABLE (rounded)			2972

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
<b>First Floor</b>		
21.5 x	23.0	494.50
28.0 x	33.0	924.00
<b>Second Floor</b>		
5.5 x	18.0	99.00
24.0 x	50.5	1212.00
6.0 x	33.0	198.00
3.7 x	12.0	44.40
6 Areas Total (rounded)		2972



**SUBJECT PROPERTY PHOTO ADDENDUM**

Borrower: Calandriello  
Property Address: 15155 Windsor Drive  
City: Orland Park  
Lender: Calandriello

File No.: 2746  
Case No.:  
State: IL. Zip: 60462



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: November 30, 2004  
Appraised Value: \$ 415,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

**COMPARABLE PROPERTY PHOTO ADDENDUM**

Borrower: Calandriello

Property Address: 15155 Windsor Drive

City: Orland Park

Lender: Calandriello

File No.: 2746

Case No.:

State: IL.

Zip: 60462



**COMPARABLE SALE #1**

8412 W. Golfview Drive  
Orland Park  
Sale Date: 04/28/2004  
Sale Price: \$ 450,000



**COMPARABLE SALE #2**

15707 Acacia Drive  
Orland Park  
Sale Date: 11/22/2004  
Sale Price: \$ 430,000



**COMPARABLE SALE #3**

8447 Rob Roy  
Orland Park  
Sale Date: 06/21/2004  
Sale Price: \$ 399,000



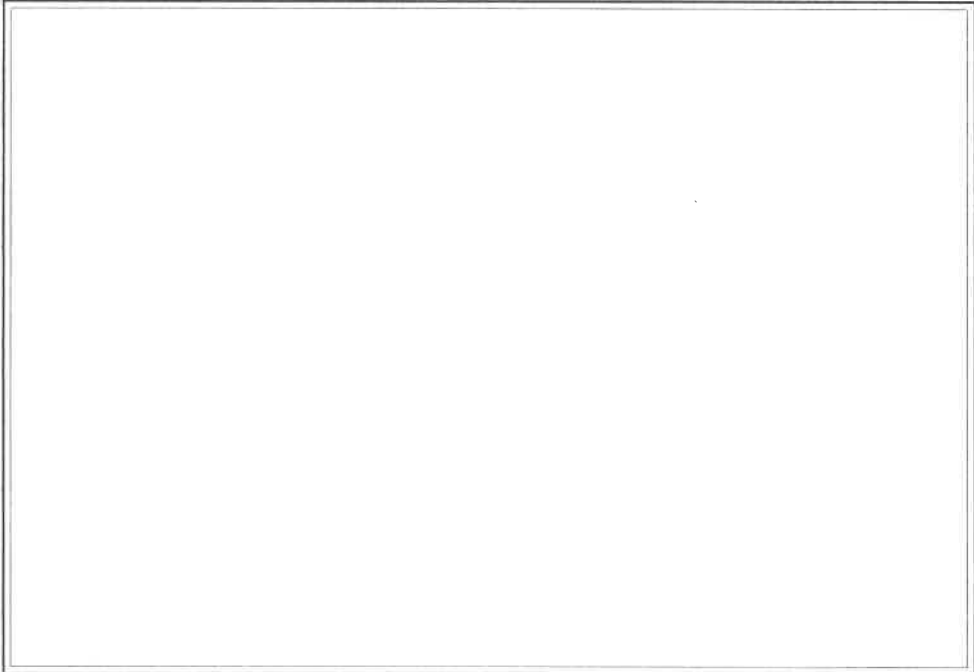
**COMPARABLE PROPERTY PHOTO ADDENDUM**

Borrower: Calandriello	File No.: 2746	
Property Address: 15155 Windsor Drive	Case No.:	
City: Orland Park	State: IL.	Zip: 60462
Lender: Calandriello		



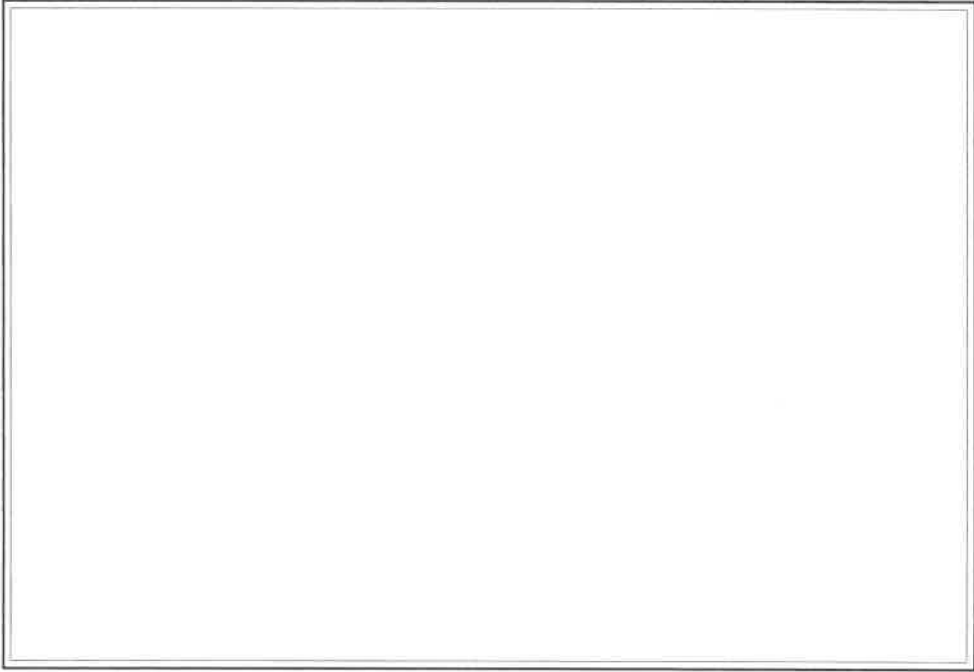
**COMPARABLE SALE #4**

15201 S. Regent  
Orland Park  
Sale Date: 07/15/2004  
Sale Price: \$ 385,000



**COMPARABLE SALE #5**

Sale Date:  
Sale Price: \$



**COMPARABLE SALE #6**

Sale Date:  
Sale Price: \$

Borrower: Calandriello  
Property Address: 15155 Windsor Drive  
City: Orland Park  
Lender: Calandriello

File No.: 2746  
Case No.:  
State: IL. Zip: 60462



Dining room



Living room



Kitchen

Borrower: Calandriello

File No.: 2746

Property Address: 15155 Windsor Drive

Case No.:

City: Orland Park

State: IL.

Zip: 60462

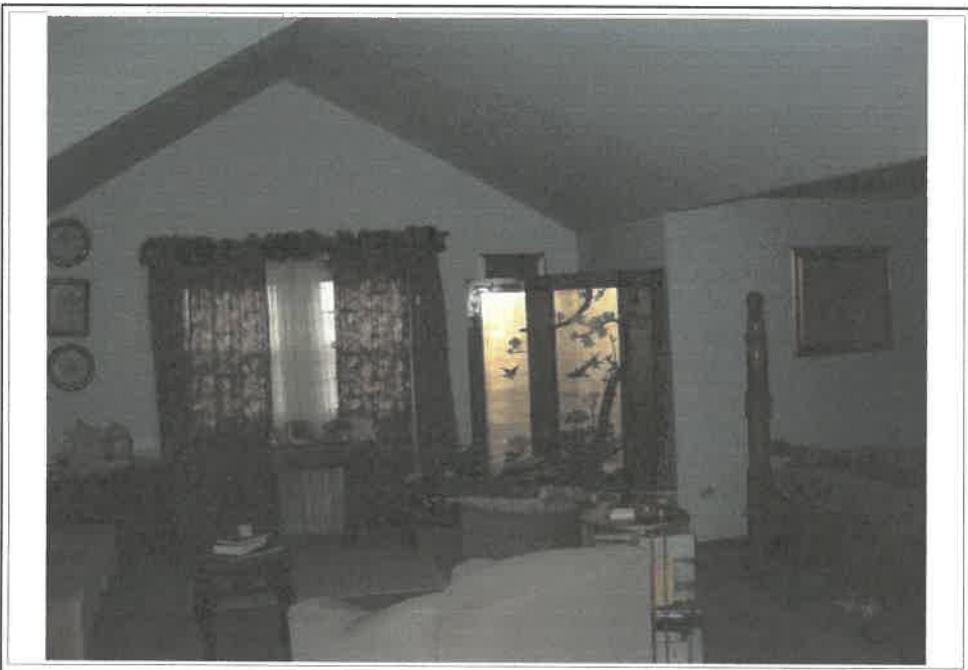
Lender: Calandriello



Family Room



Master Bath



Master Bedroom

Borrower: Calandriello	File No.: 2746
Property Address: 15155 Windsor Drive	Case No.:
City: Orland Park	State: IL. Zip: 60462
Lender: Calandriello	



**State of Illinois**  
 Rod R. Blagojevich, Governor  
 Office of Banks and Real Estate

Certificate  
 5620-46155738756

Certified Residential  
 Real Estate Appraiser  
**STEVEN A THEDFORD**

License No.  
 156.0001658

Issue Date  
 9/8/2003

Expiration Date  
 09/30/2005

*D. Lorenzo Padron*  
 D. Lorenzo Padron  
 Commissioner

Issued Under the Authority of the State of Illinois,  
 Office of Banks and Real Estate

Michael J. Brown  
 Director

Borrower: Calandriello

File No.: 2746

Property Address: 15155 Windsor Drive

Case No.:

City: Orland Park

State: IL.

Zip: 60462

Lender: Calandriello

## Resume

### STEVEN THEDFORD

Phone # 847-803-9303

Fax # 847-803-9306

16 Edward C-D-S  
Prospect Heights, IL. 60070  
E-mail: Thedford@flash.net

#### EDUCATION:

**B S Business Administration, University of Tennessee**

- Appraising the Single Family Residence
- Standards of Professional Practice
- Foundations of Real Estate Appraisal
- Understanding Real Estate Appraisal
- FHA Appraisals – Regulation and Requirements
- Principals of Capitalization
- Real Estate Appraisal Methods
- Maximizing the Value of an Appraisal Practice
- Residential Construction Quality Plus Construction Inspection
- Residential Cost Approach Using the Marshall & Swift Handbook
- Appraising The Appraisal (Appraisal Review)

#### PROFESSIONAL EXPERIENCE:

**Thedford & Associates, Inc., Prospect Heights, Illinois** 5/95 – Present  
**President**  
**Illinois Residential Certified Real Estate Appraiser**

**Appraisal of Single Family, 2-4 Family and Multiple Family Residences for Commercial and Private Lenders in the Chicago Metropolitan Area.**

**Vista Appraisal, Skokie, Illinois** 5/93 - 5/95  
**Fee Appraiser**

**JC Forney Appraisal Division, Libertyville, Illinois** 5/93 – 5/95  
**Fee Appraiser**

**Sears Mortgage Company, Vernon Hills, Illinois** 1/92 – 10/93  
**Loan Review Senior Assistant:**

Primary Responsibilities Include Reviewing Loan Files for Errors or Deficiencies that Limit the Sale of Loans on the Secondary Market. Shipping Loan Files in a Manner which Insures 100% Accuracy. Meeting Guidelines of Sears Mortgage Private Investors and Government Investors (FNMA, FHLMC & GNMA)

#### PROFESSIONAL AFFILIATIONS:

**National Associations of Real Estate Appraisers, CREA**  
**ICAP – Illinois Coalition of Appraisal Professionals**  
**Northwest Association of Realtors, Inc. Affiliate Member**

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.


**APPRAISERS CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** 15155 Windsor Drive, Orland Park, IL. 60462

**APPRAISER:**

Signature:   
 Name: Steven Thedford, CREA  
 Date Signed: 12/03/2004  
 State Certification #: 156-001658  
 or State License #:  
 State: IL  
 Expiration Date of Certification or License: 09/30/2005

**SUPERVISORY APPRAISER (only if required)**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #:  
 or State License #:  
 State:  
 Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property

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+-----+
|L-$ 429,900 NEW          WF N OMD:          CLD:          DE |
+-----+
|S-$          SAG          SO          PNT          FIN          MT          0 |
+-----+
|MAP COORDS - N:    0 W:    11 S:    18 E:    0 |
+-----+
|9023  W KINGSTON LANE          462          04279961 |
|ORLAND PARK          60462 B:1986 B78:N SUB:VILLAGE SQUARE |
|DIR:151ST TO WINDSOR S.TO KINGSTON R.TO HOME |
|CRP:ORLAND PARK  C:COOK  T:ORLAND  MOD:2-STORY          ASF:2800 |
+-----+
|RM:10 BR: 4 BTH:2.2 MBB:Y FP:1 BMT:Y BB:Y PKN:G CAR:2 DN:L |
|STY:TRADITIONAL  TPE:2 STORY          BAS:FULL,FINISHED |
|HEA:GAS,FORCED A* AC:CEN AIR          EXT:BR,FR  OWN:FS ELE: |
|APPL:          WAT:LAKE * SEW:SEWER* SAS:N |
|DIM:126X151X125X57 TX:5402.00  03 TXC:H  PIN:27152210050000 |
+-----+
|LR:18X12 1 O N  MB:20X12 2 O N  G:          135  ASM:          N |
|DR:13X11 1 O N  B2:13X11 2 O Y  J:          135  WI:          CI: |
|KT:13X14 1 T Y  B3:14X11 2 C N  H:          230  TRM:CONV,FHA |
|FR:20X15 1 C Y  B4:15X11 2 C N          POS:CLOSING,I* |
|REC28X26 B C N  OTH14X18 B O N |
+-----+
|GORGEOUS LIKE NEW 4BDRM 2-STORY IN GREAT ORLAND PK LOCATION! |
|NEW KITCHEN W/GRANITE CNTRS&STAINLESS APPLS.2-STORY FOYER W/ |
|SKYLITE 6PANEL OAK DRS THRUOUT.AWESOME MASTER SUITE W/WALK- |
|IN CLOSET,WHIRLPOOL AND SEP.SHOWER HUGE FAMILY RM W/FIREPLC |
|&NEWER CARPET & BOW WNDW.FULL FINISHED BSMT.BONUS RM IN BSMT |
|WOULD MAKE GRT THEATER!HURRY WON'T LAST!! NO COS. |
+-----+
|CC:2.5          SCI:V |
|SHO:CALL LISTING OFFICE |
|OWNER:OWNER OF RECORD          AON:N  PH: |
|BROKER:ERA HARTHSIDE REALT*  ID#:60155  PH:708-687-1900 |
|AGENT:JOY BRUNO          ID#:218862  PH:708-369-4569 |
|AGENT E-MAIL: joysoldit@aol.com |
|COLIST:          AAN:708-369-4569 |
+-----+
|INFO NOT GUAR.,CHECK FLOOD INS.,RM.SZ.ROUNDED TO NEAREST FT. |

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UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 4122105

Property Description

Property Address 15155 South Windsor Drive City Orland Park State IL Zip Code 60462-3812  
 Legal Description See Attached Addendum. County Cook  
 Assessor's Parcel No. 27-15-103-004-0000 Tax Year 2003 R.E. Taxes \$ 5,277.30 Special Assessments \$ None Rptd.  
 Borrower N/A Current Owner Calandriello, Daniel & Kathleen Occupant:  Owner  Tenant  Vacant  
 Property rights appraised  Fee Simple  Leasehold Project Type  PUD  Condominium (HUD/VA only) HOA\$ None Rptd /Mo.  
 Neighborhood or Project Name Village Square Map Reference PMSA 1600 Census Tract 8241.06  
 Sale Price \$ Market Value Date of Sale 12/04 Description and \$ amount of loan charges/concessions to be paid by seller None Reported  
 Lender/Client Village of Orland Park (Ellen J. Baer) Address 14700 South Ravinia Avenue, Orland Park, IL 60462  
 Appraiser Martin Appraisals, Com (708) - 479-5414 Address 17144 South Hill Creek Court, Orland Park, IL 60467-6002446

SUBJECT

Location  Urban  Suburban  Rural  
 Built up  Over 75%  25-75%  Under 25%  
 Growth rate  Rapid  Stable  Slow  
 Property values  Increasing  Stable  Declining  
 Demand/supply  Shortage  In balance  Over supply  
 Marketing time  Under 3 mos.  3-6 mos.  Over 6 mos.  
 Predominant occupancy  Owner  Tenant  Vacant (0-5%)  Vacant (over 5%)  
 Single family housing PRICE \$ (000) 165 Low AGE (yrs) N/C  
 3000 High 120  
 Predominant  
 372 19  
 Present land use % One family 50% 2-4 family Multi-family 15% Commercial 15% (Agricul.) 20%  
 Land use change  Not likely  Likely  In process  
 To: Residential, Com'l. From: Agricultural

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**  
 Neighborhood boundaries and characteristics: The subject's marketing area is bounded by West 131st Street to the north, South Oak Park Avenue to the east, Interstate 80 to the south and South Will - Cook Road to the west.  
 Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):  
 The subject is located in the "Village Square" area which is located south of West 151st Street and a few blocks east of South 94th Avenue in Orland Park, Illinois. The subject is located about one block south of West 151st Street which has a variety of mixed uses including shopping, business facilities, offices, residential and other mixed uses. Orland Square Mall a regional shopping center is located a few blocks north west of the subject. Access to Interstate 80 with a full interchange for ingress and egress is located at South LaGrange Road/Route 45 and Interstate 80 about 4 miles south west of the subject.  
 Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):  
 See Attached Addendum.

NEIGHBORHOOD

**Project Information for PUDs** (If applicable) - - Is the developer/builder in control of the Home Owners' Association (HOA)?  YES  NO  
 Approximate total number of units in the subject project N/A Approximate total number of units for sale in the subject project N/A  
 Describe common elements and recreational facilities: N/A

PUD

Dimensions 80.00' X 125.21'  
 Site area 10,017 Sq.Ft. Corner Lot  Yes  No  
 Specific zoning classification and description "R-3" Residential District  
 Zoning compliance  Legal  Legal nonconforming (Grandfathered use)  Illegal  No zoning  
 Highest & best use as improved:  Present use  Other use (explain)  
 Utilities Public Other Off-site Improvements Type Public Private  
 Electricity   Street Asphalt    
 Gas   Curb/gutter Concrete    
 Water   Sidewalk Concrete    
 Sanitary sewer   Street lights Electric    
 Storm sewer   Alley None    
 Topography Primarily Level  
 Size Typical for area  
 Shape Rectangular  
 Drainage Appears adequate  
 View Average  
 Landscaping Typical  
 Driveway Surface Concrete  
 Apparent easements See Below  
 FEMA Special Flood Hazard Area  Yes  No  
 FEMA Zone "Zone X" Map Date 11/06/2000  
 FEMA Map No. 17031C0702 F

SITE

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.): No adverse easements or encroachments are known to the appraiser. Typical street and utility easements are present. Current FEMA Flood Insurance Rate MAP shows the subject is located in Flood Hazard Area Zone "X" which is not a Special Flood Hazard Area.

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
No. of Units	One	Foundation	Pour Concrete	Slab	None	Area Sq.Ft.	941	Roof	Cncl. <input type="checkbox"/>
No. of Stories	Two	Exterior Walls	60%BV40%VI	Crawl Space	34% (Partial)	% Finished	50%	Ceiling	Cncl. <input type="checkbox"/>
Type (Det./Att.)	Detached	Roof Surface	Asph. Shing.	Basement	66% (Partial)	Ceiling	Ceil Tile, O.J.	Walls	Cncl. <input type="checkbox"/>
Design (Style)	Two Story	Gutters & Dwnspits.	Aluminium	Sump Pump	Yes + Ejector	Walls	DW, Cncl.	Floor	Cncl. <input type="checkbox"/>
Existing/Proposed	Existing	Window Type	Vinyl D.H.	Dampness	None Noted	Floor	Vinyl Tile	None	Cncl. <input type="checkbox"/>
Age (Yrs.)	26	Storm/Screens	Thermo/Yes	Settlement	None Noted	Outside Entry	None	Unknown	Cncl. <input checked="" type="checkbox"/>
Effective Age (Yrs.)	12	Manufactured House	No	Infestation	None Noted	200 Ampere C. B.		75 Gal Gas HW Tank	

DESCRIPTION OF IMPROVEMENTS

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq.Ft.
Basement							1				MchEqp	941
Level 1	X	1	1	1		1			.5	X		1,427
Level 2								4	2			1,551

Finished area above grade contains: 8 Rooms; 4 Bedroom(s); 2.5 Bath(s); 2,978 Square Feet of Gross Living Area

INTERIOR		HEATING		KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE:	
Floors	Cpt. HW, Vnl/Good	Type	FA	Refrigerator	<input type="checkbox"/> P	None	<input type="checkbox"/>	Fireplace(s) #F.R.	<input checked="" type="checkbox"/> X	None	<input type="checkbox"/>
Walls	Drywall, Panel/Good	Fuel	Gas	Range/Oven	<input checked="" type="checkbox"/> X	Stairs	<input type="checkbox"/>	Patio	32'X15'Cnc.	<input checked="" type="checkbox"/> X	Garage # of cars
Trim/Finish	Stained/Good	Condition	Good	Disposal	<input checked="" type="checkbox"/> X	Drop Stair	<input type="checkbox"/>	Deck		<input type="checkbox"/>	Attached
Bath Floor	Ceramic Tile/Good	COOLING		Dishwasher	<input checked="" type="checkbox"/> X	Scuttle	<input checked="" type="checkbox"/> X	Porch	Covered	<input checked="" type="checkbox"/> X	Detached
Bath Wainscot	Ceramic Tile/Good	Central	CA	Fan/Hood	<input checked="" type="checkbox"/> X	Floor	<input checked="" type="checkbox"/> X	Fence	Wood	<input type="checkbox"/>	Built-In
Doors	Stained Flush	Other	None	Microwave	<input type="checkbox"/> P	Heated	<input type="checkbox"/>	Pool		<input type="checkbox"/>	Carport
Hollow Core Veneer/AV		Condition	AV	Washer/Dryer	<input type="checkbox"/> P	Finished	<input type="checkbox"/>			<input type="checkbox"/>	Driveway
											4 Cars

Additional features (special energy efficient items, etc.): See Attached Addendum.

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: No functional or external obsolescence was noted or observed. Appraised "subject to the hypothetical condition that the subject is not stigmatized by multiple flood problems, per instruction by the Village of Orland Park. A circular area in the rear yard grass was observed which is due to a round above ground pool that was removed.  
 Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: See Attached Addendum.

COMMENTS

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 4122105

Valuation Section

ESTIMATED SITE VALUE, .....		= \$	150,000	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): Land value is typical of area, both in percentage of market value of the subject as improved and in dollar value for the subject marketing area, which is reflective of the high desirability of this marketing area.
ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:				
Dwelling	2,978 Sq. Ft. @ \$ 81.11	= \$	241,546	
Basement	941 Sq. Ft. @ \$ 31.27	=	29,425	
Extras In Square Foot Cost =				
Garage/Carport	516 Sq. Ft. @ \$ 30.09	=	15,526	
Total Estimated Cost New = \$ 286,497				
Less	75 Physical Functional External	Est. Remaining Econ. Life:	63	
Depreciation \$45,852 = \$ 45,852				
Depreciated Value of Improvements = \$ 240,645				
"As-is" Value of Site Improvements, Patio, Fnc, Por, Drvwy. = \$ 20,000				
INDICATED VALUE BY COST APPROACH = \$ 410,600				

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
15155 South Windsor Drive Address	Orland Park, IL	15707 South Acacia Drive Orland Park, IL		8336 West Arrowhead Avenue Orland Park, IL		15201 South Regent Orland Park, IL	
Proximity to Subject		1.2 Miles South East		3.1 Miles North East		2 Blocks West	
Sales Price	\$ Market	\$ 430,000		\$ 385,000		\$ 385,000	
Price/Gross Liv. Area	\$ Value	\$ 140.48		\$ 144.57		\$ 176.44	
Data and/or Verification Sources	Inspection Assessor, Owner	MLS of Northern IL Assessors Records, Drive-By		MLS of Northern IL Assessors Records, Drive-By		MLS of Northern IL Assessors Records, Drive-By	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing Concessions	Conventional None Reported	Conventional None Reported		Conventional None Reported		Conventional None Reported	
Date of Sale/Time	12/04	11/22/04 Closed		08/26/04 Closed		07/15/04 Closed	
Location	Suburban	Suburban		Suburban		Suburban	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	10,017 Sq.Ft.	10,000 Sq.Ft.		12,350 Sq. Ft.	No Adjust.	11,421 Sq.Ft.	No Adjust.
View	SFR/Average	SFR/Average		SFR/Average		SFR, Pond, Traf/A	
Design and Appeal	Two Story/AV	Two Story/AV		Two Story/AV		Forrester/AV	
Quality of Construction	BV, Vnl/AV	BV, Vnl/AV		BV, FR/AV		BV, FR/AV	
Age	26 Yrs.	15 Yrs.	No Adjust.	25 Yrs.	No Adjust.	18 Yrs.	No Adjust.
Condition	Good	Good		Good		Good	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	8 4 2.50	8 4 3.50	-5,000	9 5 4.00	-8,000	7 3 2.50	
Gross Living Area	2,978 Sq.Ft.	3,061 Sq.Ft.	-3,700	2,663 Sq.Ft.	14,200	2,182 Sq.Ft.	35,900
Basement & Finished Rooms Below Grade	66% (Partial) Rec. Room	Part (Similar) RR, BR	-3,000	Part (Similar) Rec. Room		Part (Similar) RR, BR	-3,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FA/CA	FA/CA		FA/CA		FA/CA	
Energy Efficient Items	Typical	Typical		Typical		Typical	
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porch, Patio, Deck, Fireplace(s), etc.	Porch, Patio One Fireplace	Porch, Patio One Fireplace		Porch, Patio One Fireplace		Porch, Patio, Deck One Fireplace	-3,000
Fence, Pool, etc.	Fence, Shed	None	2,500	None	2,500	Balcony	1,500
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 9,200	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 8,700	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 31,400
Adjusted Sales Price of Comparable		Gross: 3.3% Net: -2.1%	\$ 420,800	Gross: 6.4% Net: 2.3%	\$ 393,700	Gross: 11.3% Net: 8.2%	\$ 416,400

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): See Attached Addendum.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Date, Price and Data	07/83	None in past 3 years		None in past 3 years		May 2004	
Source for prior sales within year of appraisal	\$105,000 Assessor Record	None Assessor, MLS Of NI		None Assessor, MLS Of NI		\$300,000 Assessors Record	
Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: Per document #26676936 the last sale of record was in approximately July of 1983 for \$105,000. There have been various recorded mortgages, but there does not appear to have been a sale or listing of the subject during the preceding 36 months of this date.							
INDICATED VALUE BY SALES COMPARISON APPROACH = \$ 410,000							
INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$ N/A							

This appraisal is made  "as is"  subject to the repairs, alterations, inspections or conditions listed below  subject to completion per plans and specifications.  
Conditions of Appraisal: See Attached Addendum.

Final Reconciliation: The market data approach was used as the primary indication of market value and is well supported by the cost approach.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised 06/93).	
I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF December 30, 2004 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 410,000	
APPRAISER: Signature <i>Donald J. Martin</i> Name Donald J. Martin, SCRP, RAA, GAA Date Report Signed December 31, 2004 State Certification # 153.0000438 State IL Or State License # State	SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature _____ Name _____ Date Report Signed _____ State Certification # _____ State Or State License # _____ State
<input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property	

**Complete Appraisal, Summary Report**

**UNIFORM RESIDENTIAL APPRAISAL REPORT**

File No. **4122105**

**Supplemental Valuation Section**

ITEM	SUBJECT	COMPARABLE NO. 4			COMPARABLE NO. 5			COMPARABLE NO. 6		
15155 South Windsor Drive Address Orland Park, IL		14307 South Wooded Path Ln. Orland Park, IL			8412 West Golfview Drive Orland Park, IL					
Proximity to Subject		1.6 Miles North East			1.4 Miles North East					
Sales Price	\$ Market	\$ 405,000			\$ 450,000			\$		
Price/Gross Liv. Area	\$ Value <input type="checkbox"/>	\$ 127.12 <input type="checkbox"/>			\$ 148.27 <input type="checkbox"/>			\$ 0.00 <input type="checkbox"/>		
Data and/or Verification Sources	Inspection Assessor, Owner	MLS of Northern IL Assessors Records, Drive-By			MLS of Northern IL Assessors Records, Drive-By					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	
Sales or Financing	Conventional	Conventional		Conventional						
Concessions	None Reported	None Reported		None Reported						
Date of Sale/Time	12/04	05/07/04 Closed		04/28/04 Closed						
Location	Suburban	Suburban		Suburban						
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple						
Site	10,017 Sq.Ft.	10,400 Sq.Ft.	No Adjust.	11,862 Sq.Ft.	No Adjust.					
View	SFR/Average	SFR/Average		SFR/Average						
Design and Appeal	Two Story/AV	Two Story/AV		Two Story/AV						
Quality of Construction	BV,Vnl/AV	BV,FR/AV		BV,FR/AV						
Age	26 Yrs.	18 Yrs.	No Adjust.	19 Yrs.	No Adjust.					
Condition	Good	Good		Good						
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	8 4 2.50	9 4 2.50		9 5 2.50						
Gross Living Area	2,978 Sq.Ft.	3,186 Sq.Ft.	-9,300	3,035 Sq.Ft.	-2,500			Sq.Ft.		
Basement & Finished	66% (Partial)	Full	-3,000	Full	-3,000					
Rooms Below Grade	Rec. Room	RR, 1 Bath	-5,000	RR, Kit., 3/4 Bath	-10,000					
Functional Utility	Average	Average		Average						
Heating/Cooling	FA/CA	FA/CA		FA/CA						
Energy Efficient Items	Typical	Typical		Typical						
Garage/Carport	2 Car Garage	2 Car Garage		3 Car Garage	-15,000					
Porch, Patio, Deck, Fireplace(s), etc.	Porch, Patio One Fireplace	Patio, Balcony One Fireplace	No Adjust.	Patio,ScrndPorch One Fireplace	-5,000					
Fence, Pool, etc.	Fence, Shed	InGroundPI,Fnc.	-8,000	None	2,500					
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 25,300		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 33,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0				
Adjusted Sales Price of Comparable		Gross: 6.2% Net: -6.2% \$ 379,700		Gross: 8.4% Net: -7.3% \$ 417,000		Gross: 0.0% Net: 0.0% \$ 0				

SALES COMPARISON ANALYSIS

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.):

ITEM	SUBJECT	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6
Date, Price and Data	07/83	05/87	06/92	
Source for prior sales within year of appraisal	\$105,000 Assessor Record	\$223,500 Assessors Record	\$333,000 Assessors Record	

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:

ADDITIONAL COMMENTS

ADDENDUM

Borrower: N/A	File No.: 4122105
Property Address: 15155 South Windsor Drive	Case No.:
City: Orland Park	State: IL Zip: 60462-3812
Lender: Village of Orland Park (Ellen J. Baer)	

*MartinAppraisals.Com*

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\*\*\*\*\*

**PURPOSE & FUNCTION OF APPRAISAL:**

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the Village of Orland Park in evaluating the subject property for possible acquisition by the Village of Orland Park. This appraisal report cannot be used for anyother purpose and can only be utilized by the client for the purpose stated herein, any other use is in violation of the agreement and may violate both Federal and State Statutes.

**Legal Description:**

Lot 4 In Orland Square Village Unit 1, Being A Subdivision Of Part Of The West Half Of The North East One-Quarter and East Half Of The North West One Quarter and East Of The South West One Quarter of Section 15, Township 36, Range 12 East of The Third Principal Meridian In Cook County, Illinois.

**Neighborhood Market Conditions:**

Current financing is readily available and is consistent with interest rates and terms throughout the City of Chicago and surrounding suburban area. Financing for the area is inclusive of Conventional, non-conforming, FHA insured and VA guaranteed loans. Conventional financing appears to be the most prevalent form of financing for this market area. According to the MLS of Northern IL during the preceding twelve months there were 445 sales of single family detached homes which ranged from \$165,000 to \$3,000,000 with an average mean sales price of \$372,068 with an average marketing time of 73 days. Currently there are 156 listings of single family detached homes which range in asking price from \$169,900 to 2,399,900 with an average mean asking price of \$506,636 and an average reported marketing time of 135 days. Based upon the current supply as compared to the number of homes sold in the past 12 months, there is approximately a 4.2 month or about a 126 day supply of homes on the market. Those homes that are priced at a level acceptable to the market are expected to be sold within the 126 days, but since there are homes that are overpriced it is likely that some homes will not sell within this time frame, will require price reductions to sell or will be taken off the market, while still others will come on during this

Appraiser: <u>Donald J. Martin</u>	Supervisory Appraiser: _____
Name: Donald J. Martin, SCR, RAA, GAA	Name: _____

**ADDENDUM**

Borrower: N/A	File No.: 4122105
Property Address: 15155 South Windsor Drive	Case No.:
City: Orland Park	State: IL Zip: 60462-3812
Lender: Village of Orland Park (Ellen J. Baer)	

period and may sell in short period of times due to below market pricing. Based upon the physical attributes of the subject property and expected demand for the subject property, it is my opinion that the subject should sell (assuming the hypothetical condition that the subject is not stigmatized and has no flooding problem which is contrary to actuality).

**Additional Features:**

Covered concrete porch 13.8' X 7.87' at front of home by front entry. Underground sprinklers at front and sides of home. Three glass block windows in basement. Bay window in living room. Hardwood floor covering in living room, dining room, kitchen-dinette area and under carpeting on stairs from first floor to second floor. Planning desk and bay like offset in dinette area. Formica counters with corean edge, ceramic tile backsplash, kohler sink, electric double oven and gas range top in kitchen. Chair rail by stairs from first to second floor and in foyer area. Humidifier. Battery back up sump pump. five sets of malibu timed lights. Whole house fan. Casablanca ceiling fan, vaulted and partially mirrored ceiling in master bedroom. Mirrored walls and skylight over whirlpool tub in master bath. Toilet, bidet and linen closet in master bath. Vanity for master bath is in dressing area between walk-in closet and master bath with pocket style door. Chair rail in second floor hall area. Double vanity, shower, wood seat outside of shower, linen closet, tub and toilet in full hall bath. Approximately half of attic has plywood flooring for storage use. See owners highlight sheets pages 1 & 2 for additional details from the owners of the subject.

**Adverse Environmental Conditions:**

On the appraisal inspection date, negative environmental conditions, either on-site or in the immediate vicinity of the subject and including above- or below-ground heating fuel oil tanks, were not apparent nor observed. However, this appraiser has not had formal investigative training relative to environmental problems caused by the presence of lead based paint, radon gas, toxic wastes, land fills, air-bourne pollutants, or other environmental concerns. It is suggested that if the client has concerns relative to environmental matters and how they might affect the subject property, an appropriate environmental specialist be retained to inspect the property, determine if environmental problems exist, and if they do, prepare a remedial action plan including an opinoin of the remedial cost.

The subject was built before 1978, therefore, there is a possibility of lead base paint and/or asbestos on the premises.

**Comments On The Sales Comparison Analysis:**

Sale #1 has view of both single family detached homes and single family condominiums which is considered consistent with a view similar to the subject and no adjustment is needed. Although sale #3 has view of pond, it is also exposed to some local traffic in the subdivision which are offsetting positive and negative characteristics, therefore no adjustment for view for sale #3. No age adjustments made as each of the comparables were in approximately similar condition and similar effective age. Although 4 of the comparables are over 1 mile from subject they are in competitive locations and represent the best available sales data at the time of the appraisal. Additional sales that were closer in proximity, were less comparable due to different design characteristics and greatly dissimilar gross living area or were significantly newer homes than those already utilized. All five sales were given some consideration within the final opinion of market value.

**Comments And Conditions Of The Appraisal:**

Appraised "subject to the hypothetical condition that the subject is not stigmatized by multiple flood problems," subject to survey and excludes all chattel. The Village of Orland Park has asked the appraiser to appraise the subject property as though there were no flooding problem with the subject property and to NOT consider the possible stigmatization of the subject property due to known flood problems with this home. This home along with several other homes in immediate proximity have been the subject of several newspaper articles due to re-ocurring flood problems and the Village of Orland Parks negotiations considering the purchase of the subject property. Because of the flood problems, required disclosures by the seller of the subject, it is likely that this house is stigmatized and is negatively impacting the market value of the subject property. For purposes of this appraisal the flooding problem and any stigmatization has been ignored and the opinion of market value reflects the subject as though no flooding problem ever existed. All comparables are reported as closed. The appraiser is not a home inspector, if a home inspection is utilized at the request of any of the parties to the transaction it is

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 Name: Donald J. Martin, SCRIP, RAA, GAA Name: \_\_\_\_\_

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possible that a defect or defects may be discovered. Any repairs found to be needed, not already known to the appraiser, may impact the estimated market value.

Note: The gross living area estimate reflects the ANSI (American National Standards Institute) Standards for calculation. The gross living area of 2,978 square feet excludes the three scuttle areas that are less than five feet high that are used for storage off of the master bedroom. The three scuttle storage areas off of the master bedroom (2 at the front of the master bedroom and one at the rear off of the master closet) total 134 square feet which cannot be included in gross living area. Also, not included in gross living area is the protrusion of the fireplace that is a total of 20 square feet - 10 on the first level and 10 on the second level, if these areas were included along with the 2,978 square feet it would add 154 square feet to total 3,132 square feet. The ANSI standard used herein has been adopted and is utilized as the standard for Gross Living Area calculation for single family detached dwellings. Some minor variations in measurement are to be expected, while significant time and care was taken in measuring the subject property, this is meant to be an estimate and more precise measurements could possibly be obtained by an architect or a surveyor, but this is beyond the scope of an appraisal.

This appraisal report is prepared for for the sole and exclusive use of the above named client for the purpose to possibly acquire the subject property. No third parties are authorized to rely upon this report without the express written consent of the appraiser.

**Disclaimer:**

This appraisal is not a home inspection and the appraiser is not acting as a home inspector when preparing the report. The borrower has the right, and is encouraged, to have the home inspected by a professional home inspector.

When performing the inspection of this property, the appraiser visually observed areas that were readily accessible. The appraiser is not required to disturb or move anything that obstructs access or visibility.

While completing the appraisal, a visual inspection was accomplished. The inspection is not technically exhaustive. The inspection does not offer warranties or guarantees of any kind.

**EXTENT OF THE APPRAISAL PROCESS:**

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report, nor used as a basis for the value conclusion.

The report is a complete appraisal presented in a summary format as provided for by the Appraisal Standards Board of the Appraisal Foundation in compliance with the Uniform Standards of Professional Appraisal Practice. The Income Approach has been omitted, since there is not sufficient data on sales of rental properties that would permit the development of a meaningful analysis.

The Reproduction Cost is based on data from the cost services such as Marshall & Swift, Boeckh's, and supplemented by the appraiser's knowledge of the local market.

Physical depreciation is based on the estimate effective age of the subject property. Functional and/or external obsolescence, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.

The subject property is located in an area of primarily owner occupied single family residences. There are a few homes that are leased that have coincidentally sold from which a gross rent multiplier can be developed. Consequently the income approach would not contribute to a meaningful indication of market value.

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15155 WINDSOR DRIVE  
 ORLAND PARK, IL 60462  
 CALANDRIELLO  
 708-460-9486

ENTRY  
 CUSTOM OAK STAIRCASE  
 OAK TRIM THROUGHOUT THE HOME  
 OAK CHAIRRAILS THROUGHOUT ALL THE HALLWAYS  
 HARDWOOD FLOORS ENTIRE 1<sup>ST</sup> FLOOR (2000)

LIVING ROOM  
 BAY WINDOW  
 MOLDING INTO THE DINING ROOM  
 POCKET DOOR INTO THE KITCHEN

KITCHEN 2001 REMODELED  
 PANTRY CLOSET  
 DISHWASHER  
 GARBAGE DISPOSAL  
 Desk Built In  
 Entire Back Splash Custom Ceramic Tile  
 Raised Oak Panel Doors  
 PORCELIN DEEP SINK, DOUBLE DEPTH  
 MOEN FAUCET/ SPRAY  
 KENMORE GLASS TOP RANGE  
 Double Oven  
 FORMICA WITH CORIAN THREE CUT TRIM  
 Kitchen Cove

DEN  
 BRICK FIREPLACE WITH 2  
 MANTEL EMBEDDED IN CEMENT TO CEILING  
 RECESS LIGHTING  
 PATIO DOOR 1999

MUDROOM  
 CUSTOM CABINETS  
 2 CLOSETS  
 SEPARATE OUTSIDE ENTRANCE  
 ACCESS TO GARAGE

BASEMENT 2003  
 FINISHED 1/2 03  
 3 LOUVER DOORS 03  
 OAK RAILING & TRIM 03  
 CARPETED STAIRCASE 03  
 GLASS BLOCK WINDOWS 03  
 90+ FURNACE 03  
 75-GALLON HOT WATER HEATER 03  
 ASPHALT FLOOR COVERING  
 3 GLASS BLOCK WINDOWS VENT 03

2 SUMP PUMPS ZOELLER  
 MAN IN THE HOLE  
 NEW ELECTRIC BOX AND ALL CIRCUIT BRAKERS 03  
 DRYWALL 7 PAINTED 2 COATS, OAK TRIM  
 AIR CONDITIONING 1999, 4.5 TON 12 SERE

UPSTAIRS MAIN FAMILY BATH 2002  
 FULL SHOWER/BATH TILED  
 REMODELED 2002  
 FULL LINEN CLOSET  
 SEPARATE SHOWER TILED REMODELED 2002  
 GLASS DOORS  
 WALLS TILES FLOOR AND WALL.  
 MOEN FAUCETS  
 DOUBLE SINKS  
 CULTURED MARBLE DOUBLE COUNTER

MASTER BATH  
 DEEP KOHLAR TUB  
 TILE FLOOR, STAIRS, WALLS.  
 HUGE LINEN CLOSET  
 SKYLIGHT  
 MIRRORS ON THREE WALLS, FLOOR TO CEILING  
 BEDEI,  
 SLIDING DOOR  
 REMODELED 1999

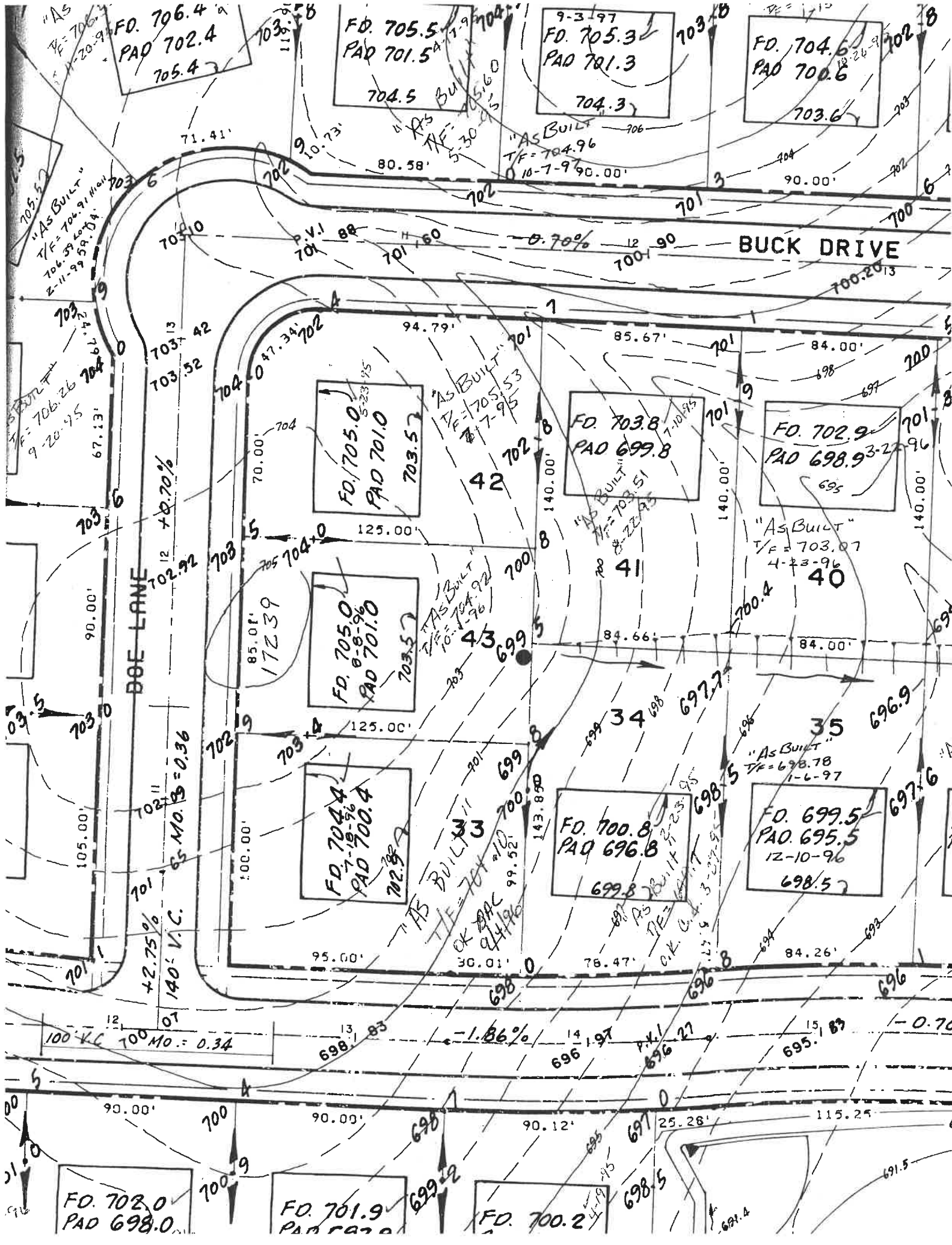
MASTER BEDROOM  
 WALK IN CLOSET  
 16 FOOT CEILING  
 CASABLANCA FAN WITH LIGHT WALL CONTROL

Garage Door 1999?  
 GARAGE FINISHED WITH ELECTRIC MOUNTED CABINETS  
 DRIVE WAY AND WALKWAY 1999  
 ALARM SYSTEM  
 EXIT DOOR TO OUTSIDE  
 WINDOWS SIDING AND ROOF 9/2001

MISC.  
 14 WOODEN OAK DOORS  
 3 STEEL DOORS  
 1 PATIO DOOR  
 2 POCKET DOORS  
 7 WOODEN OAK FOLDING DOORS  
 3 LOUVER DOORS BASEMENT  
 MARBLE SINKS  
 PHONE, INTERNET, & CABLE IN ALL BEDROOMS  
 MOEN FAUCETS THROUGHOUT  
 WHOLE HOUSE FAN

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OUTSIDE PROFESSIONALLY LANDSCAPED  
BRICK LANDSCAPE BLOCKS TEARED  
AROUND PERIMETER OF THE HOME BACK  
AND FRONT/ 3 TO 5 DEEP.  
OUTSIDE LIGHTING AROUND THE WHOLE  
HOME  
SWIMMING POOL/FENCE  
SHRUBS/ OAK HERITAGE LANDSCAPE  
ROCKS.  
SPRINKLER SYSTEM  
½ MASONARY ½ VINYL SIDING 2001  
2001 GUTTERS  
2001 OUTSIDE SHUTTERS ON WHOLE HOME  
2000 ROOF  
GRILL PATIO  
PATIO 14 X 33  
WALKWAY AROUND THE HOME  
2 STORAGE SHEDS.

This is not a row house BEST HOME ON THE  
BLOCK

*Asper 10x7*



**SUBJECT PROPERTY PHOTO ADDENDUM**

Borrower: N/A	File No.: <b>4122105</b>	
Property Address: 15155 South Windsor Drive	Case No.:	
City: Orland Park	State: IL	Zip: 60462-3812
Lender: <i>Village of Orland Park (Ellen J. Baer)</i>		



**FRONT VIEW OF  
SUBJECT PROPERTY**



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

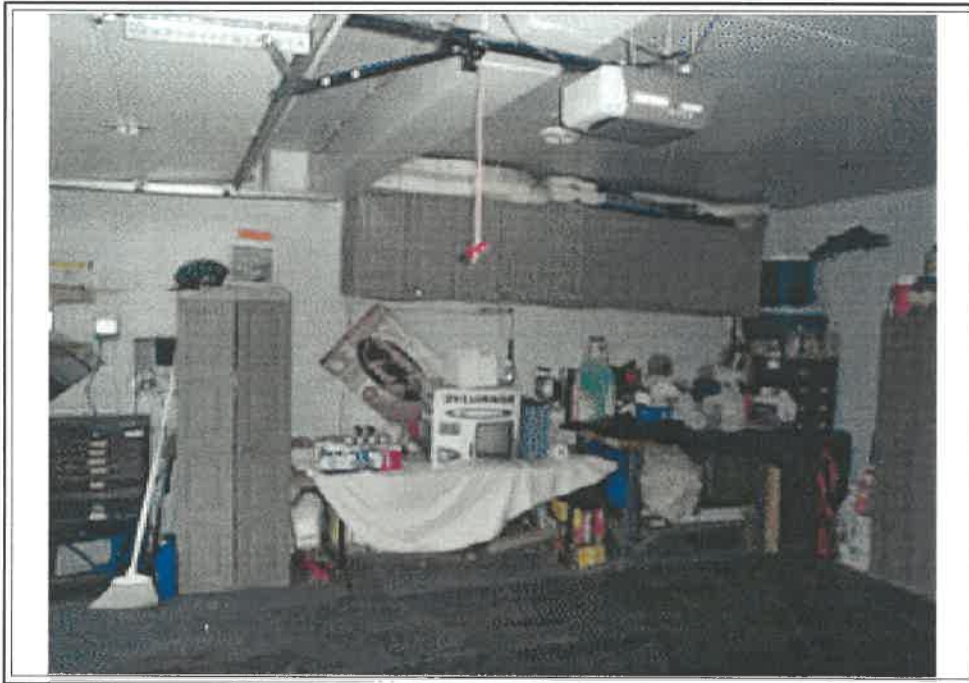


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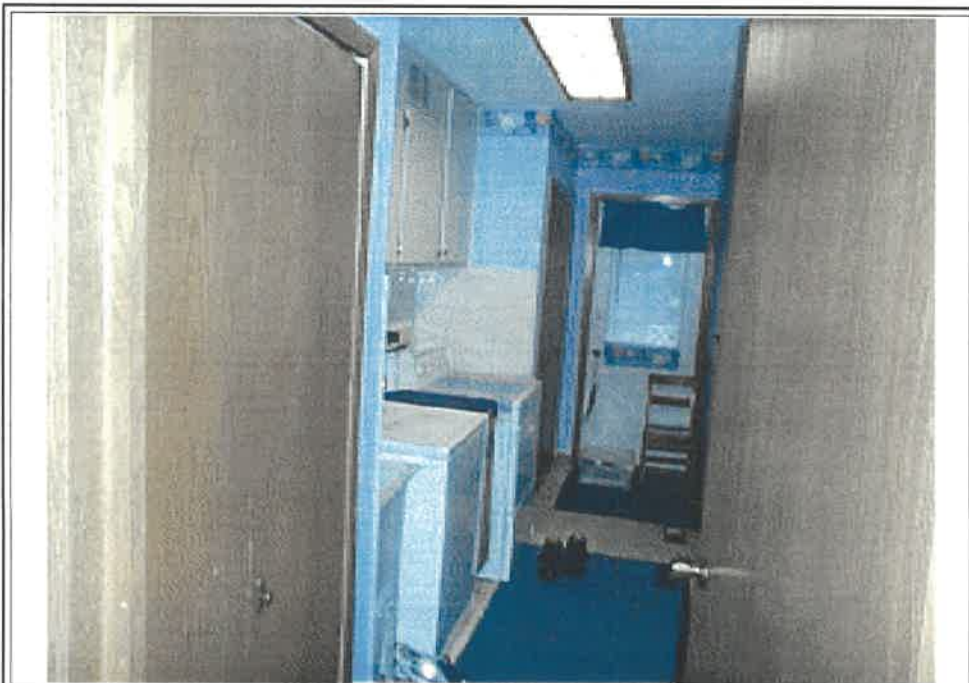
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Garage interior with rubber matting over painted concrete floor and fully drywalled taped and painted walls and ceilings with electric garage door opener, entry door from garage into laundry room and to exterior side of home.



Garage interior - storage cabinets hung on side wall of garage.



Laundry room

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Family Room with raised brick veneer gas fireplace with porcelain logs, limestone mantle, two recessed lights and panelled walls. Traverse (sliding) door leads from family room to 32' X 15' concrete patio with 42" footings at rear of home.



Dinette area of kitchen with bay offset and hardwood floor covering



Kitchen with ceramic tile backsplash, hardwood floor covering, garbage disposal, electric built-in double oven, gas built-in stove top, built-in dishwasher, planning desk, pantry and formica counter tops with corean edging.

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Additional photo with planning desk in kitchen



Dining Room with hardwood floor covering



Living room with cased oak opening between living room and dining room, bay window and hardwood floor covering.

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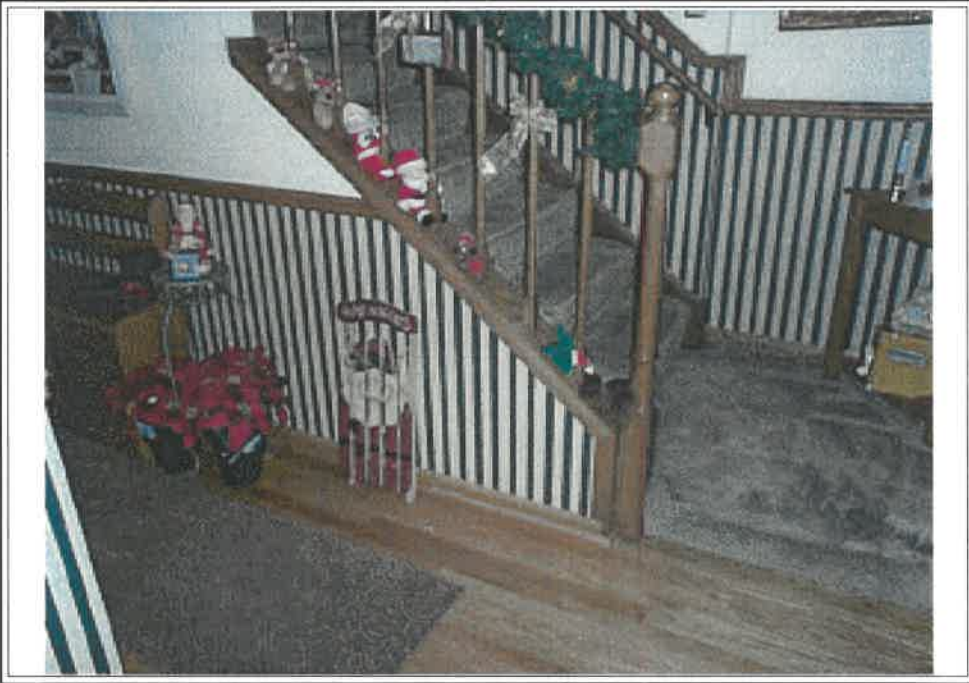


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Foyer area with chair rail and hardwood floor covering,



Stairs from first to second floor are carpeted over oak stairs with oak trim and chair railing.



Powder room with ceramic tile floor covering.

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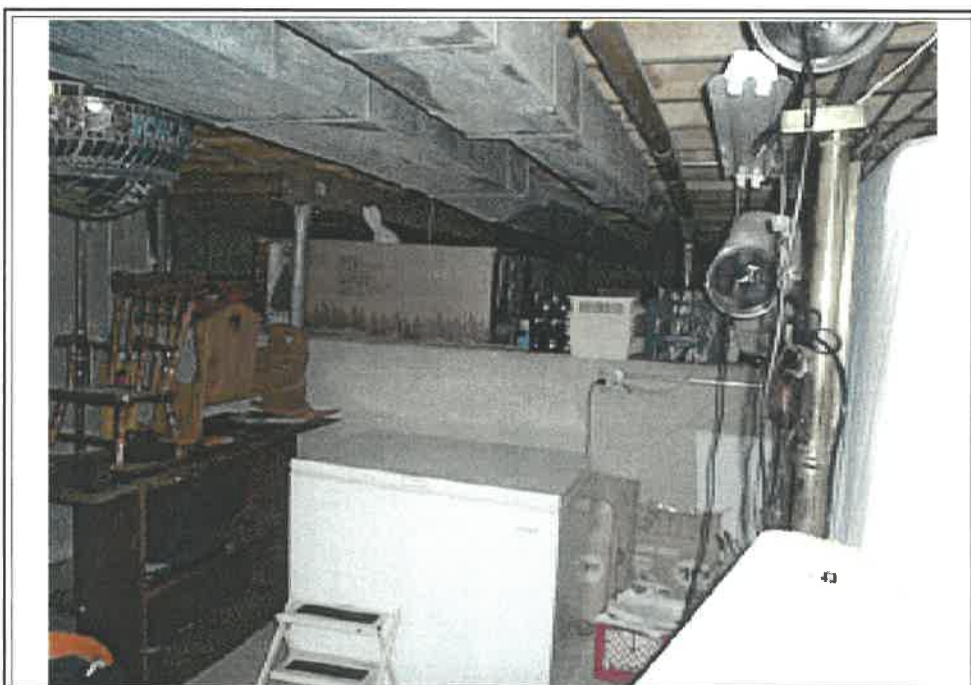


Basement recreation room with vinyl tile floor covering, drywalled walls and accoustical ceiling tile with 8 can style recessed lights.

(Basement is a partial basement, because there is no basement under the family room or laundry room.)



Additional view of basement recreation room.



Storage area in foreground with concrete crawl space in background.

Crawl space is under family room and laundry room.

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Case No.:

State: IL

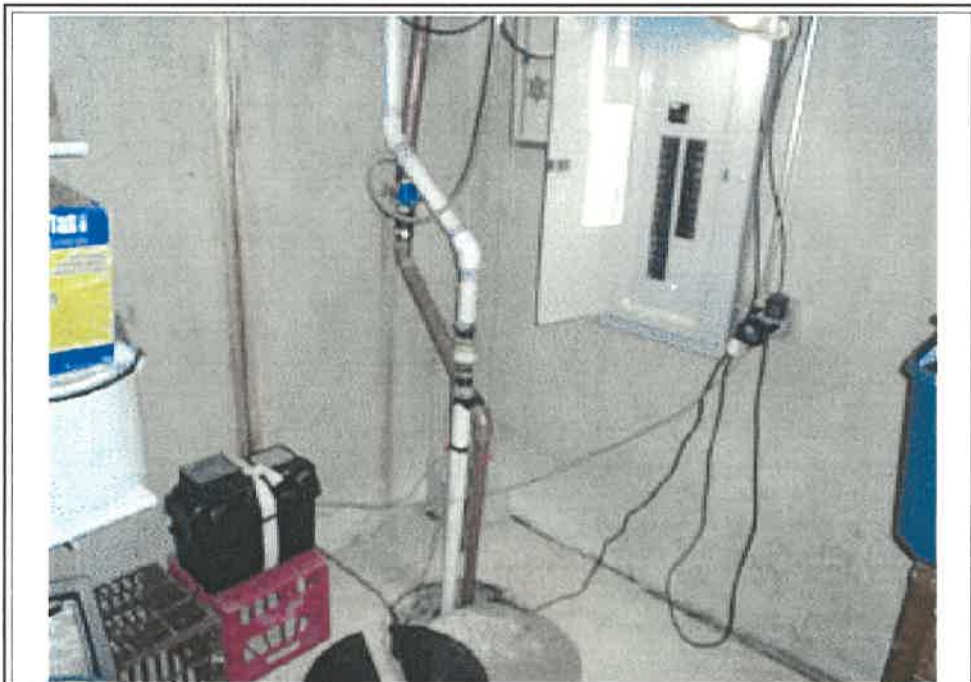
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View of crawl space



Gas fired forced air furnace replaced in 2003 along with 75 gallon gas fired hot water tank. Owners added humidifier.



200 Ampere circuit breakers.  
Sump pump with back-up battery system

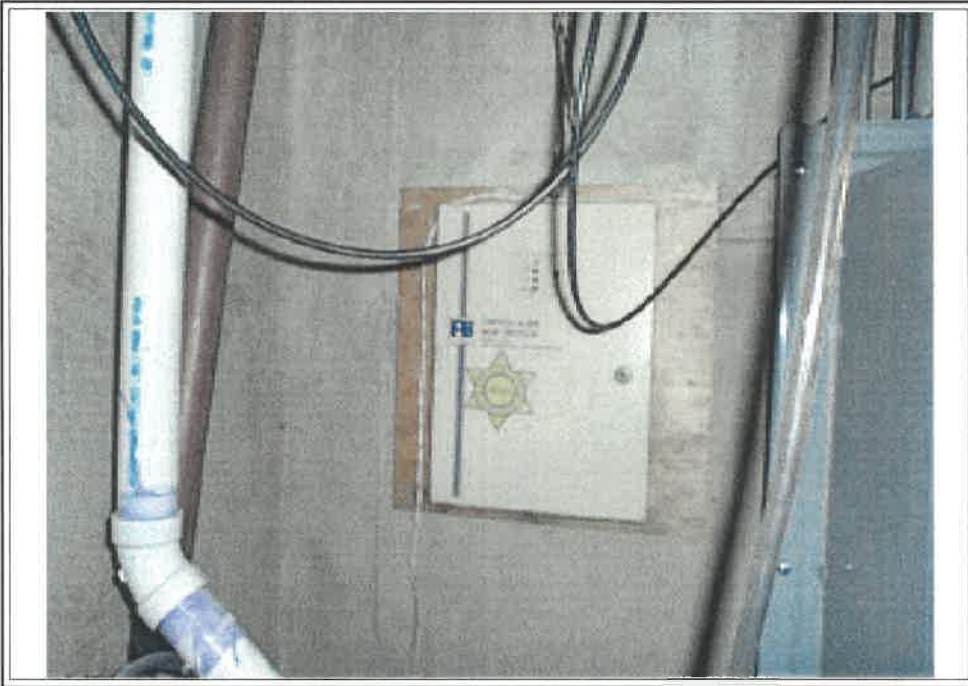
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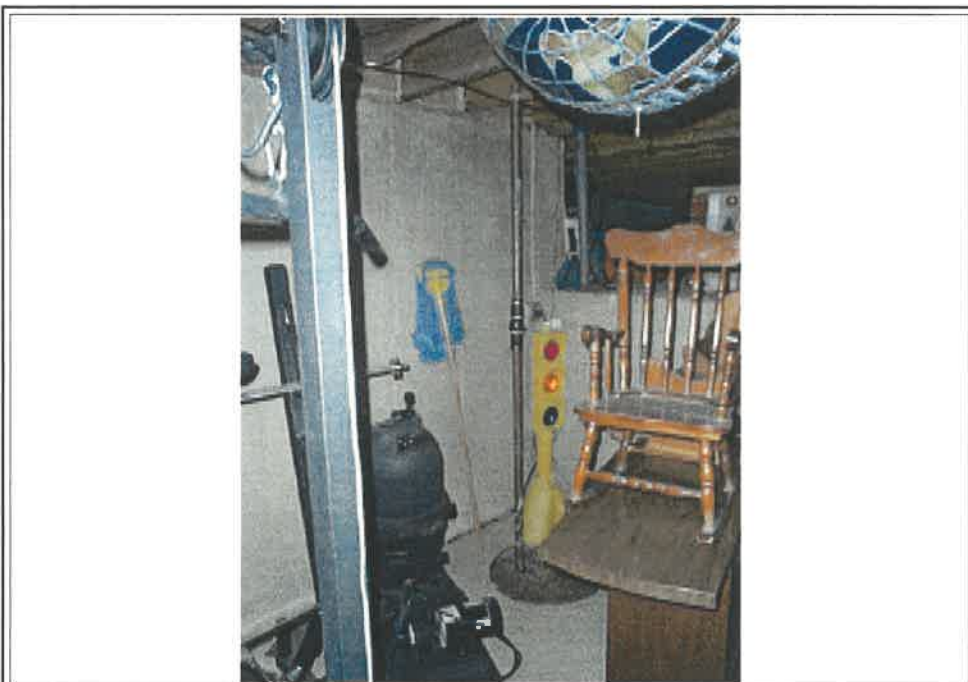
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Burglar alarm main panel



Basement storage, note humidifer  
attached to furnace on left side  
foreground of photo.



Ejector pump in corner of basement next  
to crawl space in storage area.



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Master bedroom with vaulted ceiling, which is partially mirrored.



Casablanca ceiling fan in master bedroom -stained glass panel not staying.



View of vaulted ceiling in master bedroom which is partially mirrored

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Master bath vanity in dressing area between bathroom with pocket door and walk-in closet.



additional view of master bath area with commode and bidet also has linen closet in this area.



Whirlpool tub with ceramic tile floor covering and mirrored walls - no shower.

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Additional view of master bath above whirlpool tub with mirrored walls and skylight



Bedroom with wall mural in background



Hall bath with double vanity, tub, separate shower, commode, bench outside of shower and linen closet.

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Track lighting above double vanity with three mirrors in hall bath shown in preceding photo.



Bench outside of shower stall in hall bath same bath as preceding photo.



Shower stall in hall bath same bath as preceding photo.

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Tub in full hall bath  
same bath as preceding photo.



Bedroom



Bedroom

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Same bedroom as preceding photo



Central covered with blue tarp.  
circular area in foreground of

photo is from above ground pool which  
has been removed and is not included.



Rear yard area with added lighting.

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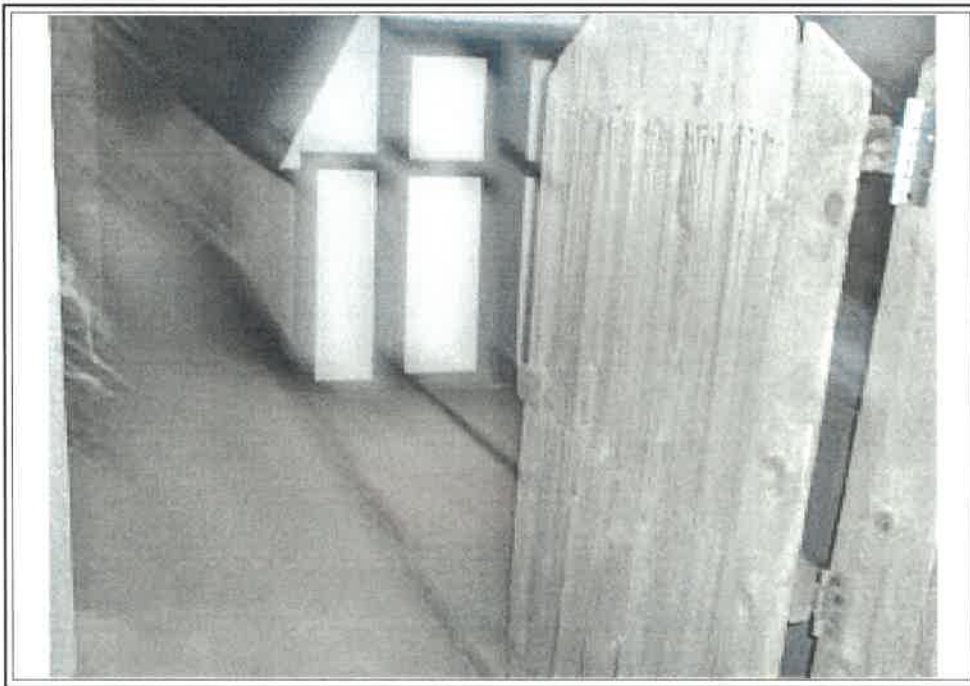


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Storage shed view.



Storage shed front view and wood fenced rear yard.

Storage shed is 7.33' X 10.33' with rubber matting over wood floor on concrete patio blocks.

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**APPROXIMATE LAYOUT - NOT TO SCALE**

Borrower: N/A

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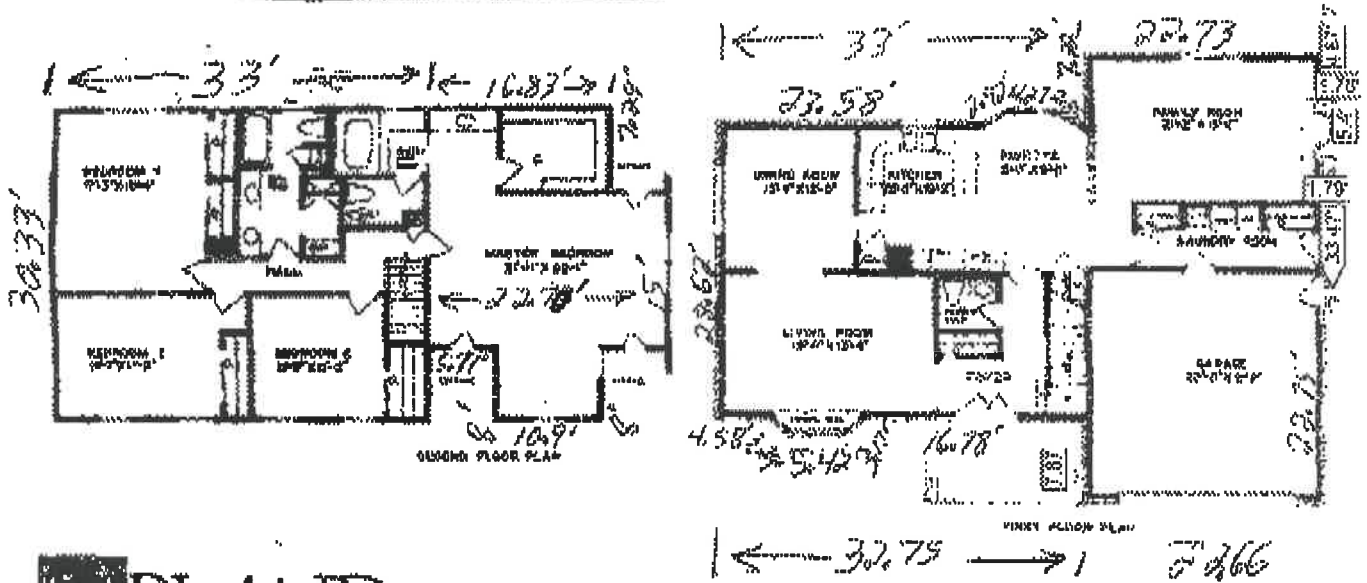
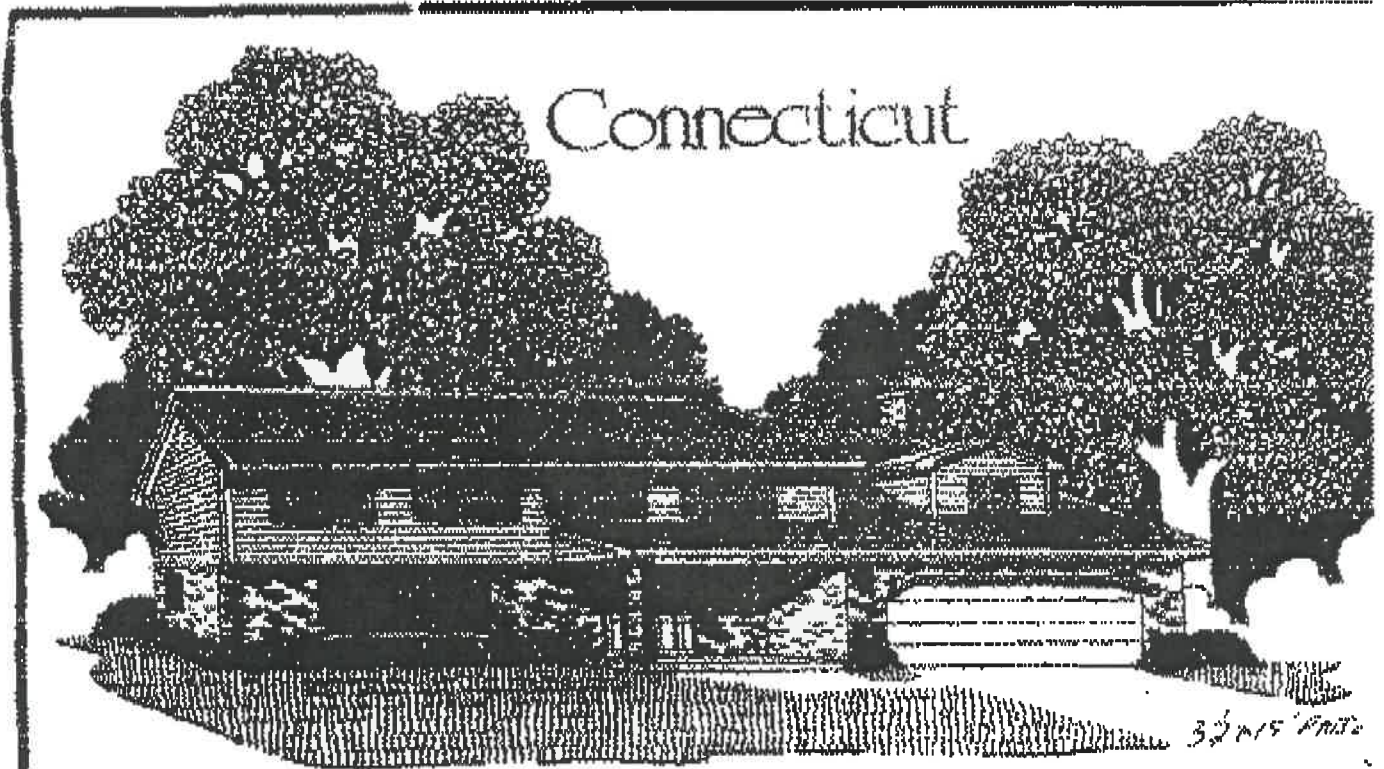
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**ORLAND  
SQUARE  
VILLAGE**

151st St. at 91st Ave. Orland Park, Il.

Another quality development by  
**LAWN BUILDERS, INC.**

Display Models (312) 349-7050

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**DIMENSION LIST ADDENDUM**

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<b>GROSS BUILDING AREA (GBA)</b>		4,435
<b>GROSS LIVING AREA (GLA)</b>		2,978
Area(s)	Area	% of GBA
Living	2,978	67.15
Level 1	1,427	32.18
Level 2	1,551	34.97
Level 3	_____	_____
Other	_____	_____
Basement	941	21.22
Garage	516	11.63

Area Measurements				Area Type					
Measurements	Factor	Total		Level 1	Level 2	Level 3	Other	Bsmt.	Garage
32.75 x 28.62 x 1 =		937.31		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.85 x 2.00 x 1 =		13.70		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22.73 x 20.79 x 1 =		472.56		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
0.25 x 14.88 x 1 =		3.72		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
33.00 x 30.33 x 1 =		1,000.89		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.83 x 7.29 x 1 =		122.69		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22.70 x 15.00 x 1 =		340.50		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.90 x 8.00 x 1 =		87.20		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22.66 x 22.75 x 1 =		515.52		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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PLAT MAP

Borrower: N/A

File No.: 4122105

Property Address: 15155 South Windsor Drive

Case No.:

City: Orland Park

State: IL

Zip: 60462-3812

Lender: Village of Orland Park (Ellen J. Baer)

36-12-0A  
27-75

W. 1/2 N.E. 1/4 Sec. 15-36-12  
ORLAND

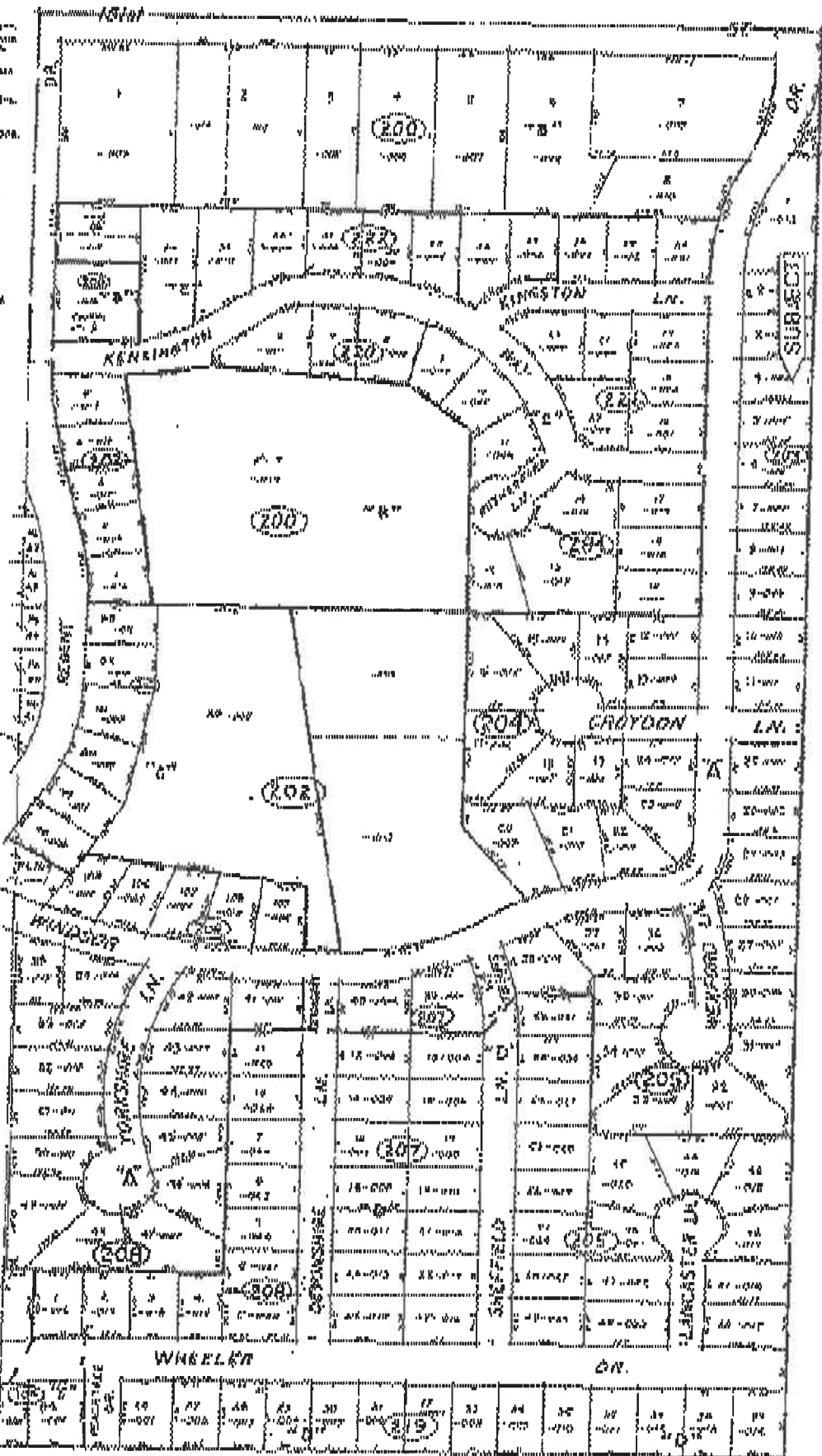
1. The land shown on this plat is a part of the land owned by the Village of Orland Park, Illinois, and is being conveyed to the Village of Orland Park, Illinois, for the purpose of being used as a public park.

2. The land shown on this plat is being conveyed to the Village of Orland Park, Illinois, for the purpose of being used as a public park, and is being conveyed to the Village of Orland Park, Illinois, for the purpose of being used as a public park.

3. The land shown on this plat is being conveyed to the Village of Orland Park, Illinois, for the purpose of being used as a public park, and is being conveyed to the Village of Orland Park, Illinois, for the purpose of being used as a public park.

4. The land shown on this plat is being conveyed to the Village of Orland Park, Illinois, for the purpose of being used as a public park, and is being conveyed to the Village of Orland Park, Illinois, for the purpose of being used as a public park.

5. The land shown on this plat is being conveyed to the Village of Orland Park, Illinois, for the purpose of being used as a public park, and is being conveyed to the Village of Orland Park, Illinois, for the purpose of being used as a public park.



Martin Appraisals  
 Real Estate Appraisers and Consultants  
 Illinois Office: 708-479-5414 • Illinois Fax: 708-479-0496



LOCATION MAP

Borrower: N/A

File No.: 4122105

Property Address: 15155 South Windsor Drive

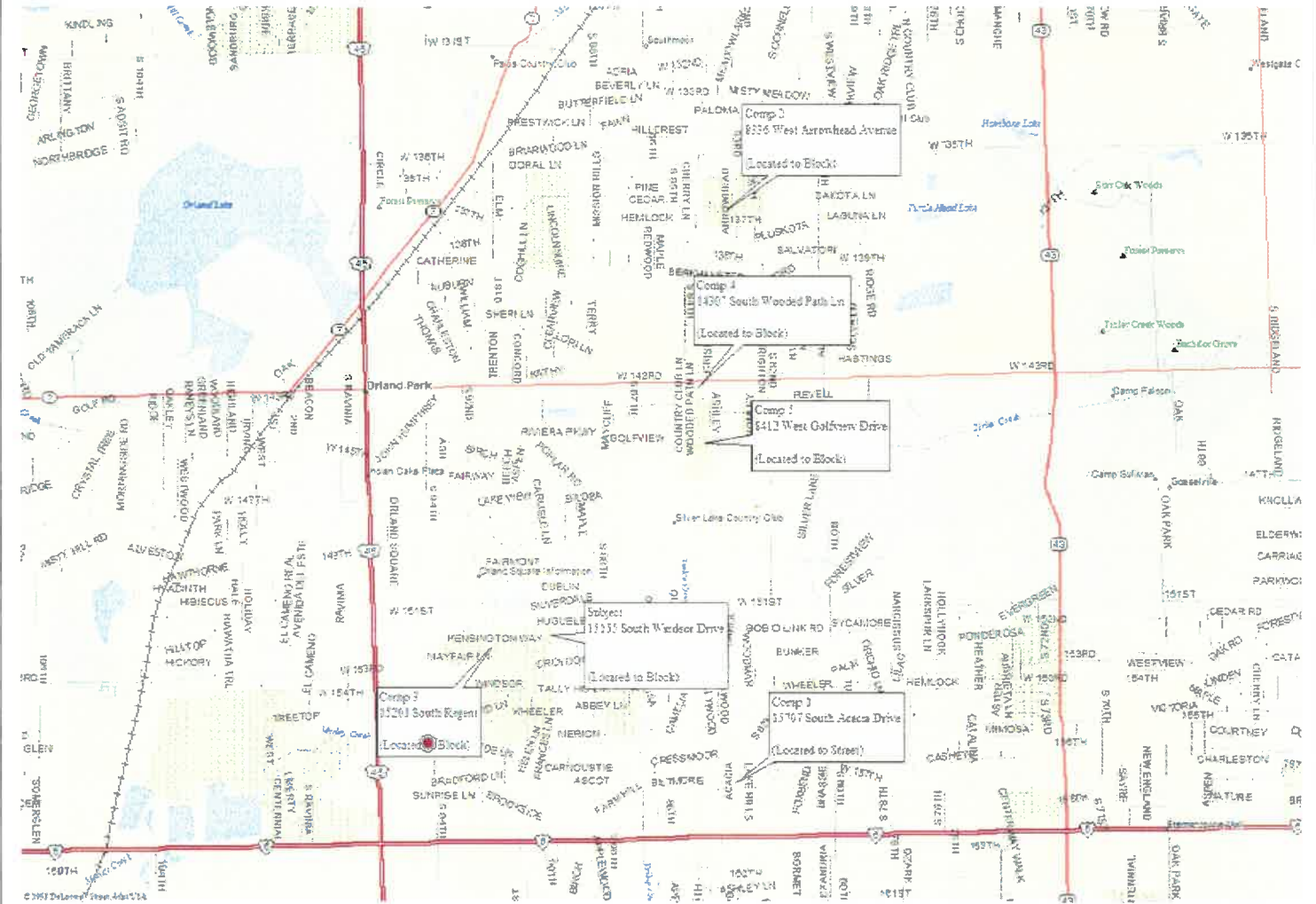
Case No.:

City: Orland Park

State: IL

Zip: 60462-3812

Lender: Village of Orland Park (Ellen J. Baer)



Martin Appraisals  
Real Estate Appraisers and Consultants  
Phone Office: (708) 479-5414 • Home Fax: (708) 479-1495



**COMPARABLE PROPERTY PHOTO ADDENDUM**

Borrower: N/A

File No.: **4122105**

Property Address: 15155 South Windsor Drive

Case No.:

City: Orland Park

State: IL

Zip: 60462-3812

Lender: *Village of Orland Park (Ellen J. Baer)*



**COMPARABLE SALE #1**

15707 South Acacia Drive  
Orland Park, IL



**COMPARABLE SALE #2**

8336 West Arrowhead Avenue  
Orland Park, IL



**COMPARABLE SALE #3**

15201 South Regent  
Orland Park, IL

*Martin Appraisals*  
Real Estate Appraisers and Consultants  
Chicago Office: 708/479-6414 • Illinois Fax: 708/479-0408



**COMPARABLE PROPERTY PHOTO ADDENDUM**

Borrower: N/A	File No.: <b>4122105</b>	
Property Address: 15155 South Windsor Drive	Case No.:	
City: Orland Park	State: IL	Zip: 60462-3812
Lender: <i>Village of Orland Park (Ellen J. Baer)</i>		



**COMPARABLE SALE #4**

14307 South Wooded Path Ln.  
Orland Park, IL



**COMPARABLE SALE #5**

8412 West Golfview Drive  
Orland Park, IL



**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc. ) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc. ) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated ) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

**APPRAISERS CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to , or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.
10. I certify that, to the best of my knowledge and belief, the reported analysis, opinions, and conclusions were developed in conformity with the requirements of the Code of Professional Ethics and Standards of the Professional Appraisal Practice of the Appraisal Section of NAR and/or the Appraisal Institute.
11. As of the date of this appraisal, I have completed the requirements of the continuing education program of the Appraisal Section of NAR and/or the Appraisal Institute.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** 15155 South Windsor Drive, Orland Park, IL 60462-3812

**APPRAISER:**

**SUPERVISORY APPRAISER (only if required)**

Signature: *Donald J. Martin*  
 Name: Donald J. Martin, SCR, RAA, GAA  
 Date Signed: December 31, 2004  
 State Certification #: 153.0000438  
 or State License #: \_\_\_\_\_  
 State: IL  
 Expiration Date of Certification or License: 09/30/2005

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property

State Certified General Real Estate Appraiser



Borrower: N/A

File No.: 4122105

Property Address: 15155 South Windsor Drive

Case No.:

City: Orland Park

State: IL

Zip: 60462-3812

Lender: Village of Orland Park (Ellen J. Baer)



ORLANDO, FL -- On Thursday, May 16th, 2002 - NAR APPRAISAL SECTION and ERC Member *Donald J. Martin, SCR.P., RAA, GAA* won the *MOBILITY Magazine Editorial Achievement Award*. This award is typically given to two individuals annually at the Employee Relocation Council's National Relocation Conference. One from the corporate/governmental sector, and one from the Service Sector. This is a very prestigious award. Don is the only appraiser to win this award that is **NOT** a Member of RAC, AI or NAIFA. This award has only been won by two other appraisers in 21 years! At the same time Don was also the first Appraiser to receive the *Distinguished Service Award* at the conference that is **NOT** a member of RAC, AI or NAIFA of which there are only 15 appraisers in the country that hold the award. Don is currently the **ONLY** practicing Appraiser in the United States to hold both the awards, **NO** practicing appraiser member of RAC, AI or NAIFA holds both awards.

Don's articles during 2001 included five articles that he contributed to Mobility Magazine that he received the EDITORIAL ACHIEVEMENT AWARD for;

**Proper Pre-move Consultation is Prudent for Transferees Seeking New Construction** - - - - Mobility March 2001

**Predatory Lending and the "Anti Predatory Lending Act"** - - - - Mobility April 2001

**Location, Location, Location... , but Research, Research, Research** - - - - Mobility June 2001

**Understanding the Appraisal Process: Sales Comparison and Paired-sales Analysis** - - - - Mobility September 2001

**"The Price Is Right, " or Is It?** - - - - Mobility October 2001

Don also captured the cover of MOBILITY Magazine with his Predatory Lending article.

*Martin Appraisals*  
Real Estate Appraisers and Consultants  
Home Office: 708-479-5414 • Illinois Fax: 708-479-0496







Borrower: N/A

File No.: 4122105

Property Address: 15155 South Windsor Drive

Case No.:

City: Orland Park

State: IL

Zip: 60462-3812

Lender: Village of Orland Park (Ellen J. Baer)

**APPRAISAL HISTORY:**

"1980 RESIDENTIAL REFINANCING APPRAISAL REPORT" 7 hours appraisal report issued March 14, 1980. Prepared by the Commercial Real Estate Group. Appraisal is based on comparable sales for the two subject properties & other comparable residential sales. May 10 & 10, 1980: "Two's Choice With Your Residential Property" "Professional & Residential in One Package," "How Long Will This Real Estate Recovery Last?" "Make Your Real Estate Report" and "The Value Equation."

"The Lending And The Appraisal" 7 hours appraisal report issued March 2, 1980. Prepared by the Appraisal Institute.

"Market Research and Appraisal Techniques" 7 hours appraisal report issued December 1, 1979. Prepared by the National Association of Independent Real Estate Appraisers.

"Market Value Factors (Appraisal Report Not For Sale)" No residential report offered. TAKEN AUGUST 27, 1980. Prepared by the Illinois Society of Professional Appraisers.

"Professional Services of Real Estate and Other Related Areas Appraisal Appraisers" 7 hours appraisal report issued August 4, 1980. Prepared by National Institute Appraisers.

"The Home Lender's Residential Appraisal Report" 7 hours appraisal report issued October 15, 1980. Prepared by the Appraisal Institute.

"Requirements of The Federal Housing Authority From The Lender's Perspective" 7 hours residential report issued May 20, 1980. Prepared by the Appraisal Institute.

"Residential Appraisal and Report And Good Use - Appraisal and Property Management" 7 hours residential report issued May 21, 1980. Prepared by the Appraisal Institute.

"Residential Appraisal On Multiple Commercial Property" 7 hours residential report issued April 14, 1980. Prepared by the Appraisal Institute.

"Appraiser's Status in the Modern Real Estate Market" 7 hours appraisal report issued June 21, 1980. Prepared by the Society of Real Estate Appraisers.

"Professional Practice Methods" 7 hours appraisal report issued May 25, 1980. Prepared by the Society of Real Estate Appraisers.

Appraisal of Real Estate and Other Related Areas (all of the above included appraisals) prepared by the Commercial Real Estate Group. Appraisal is based on comparable sales for the two subject properties & other comparable residential sales. May 10 & 10, 1980: "Two's Choice With Your Residential Property" "Professional & Residential in One Package," "How Long Will This Real Estate Recovery Last?" "Make Your Real Estate Report" and "The Value Equation."

"Illinois Real Estate Continuing Education" 12 hours credit taken January 28 & 29, 1980. Included the following 4 classes: "Business Law & Real Estate" (1 hour), "Real Estate Law" (1 hour), "Real Estate Law" (1 hour), "Real Estate Law" (1 hour). "Illinois Real Estate Continuing Education" (1 hour). Prepared by the Illinois Society of Professional Appraisers.

"The Residential Appraisal Training Program" 12 hours credit taken August 14 & 15, 1980. Prepared by the Illinois Society of Professional Appraisers.

"Illinois Real Estate Continuing Education" 12 hours credit taken February 14 & 15, 1980. Included the following 4 classes: "Business Law & Real Estate" (1 hour), "Real Estate Law" (1 hour), "Real Estate Law" (1 hour), "Real Estate Law" (1 hour). "Illinois Real Estate Continuing Education" (1 hour). Prepared by the Illinois Society of Professional Appraisers.

"Illinois Real Estate Continuing Education" 12 hours credit taken January 14 & 15, 1980. Included the following 4 classes: "Business Law & Real Estate" (1 hour), "Real Estate Law" (1 hour), "Real Estate Law" (1 hour), "Real Estate Law" (1 hour). "Illinois Real Estate Continuing Education" (1 hour). Prepared by the Illinois Society of Professional Appraisers.

May 13, 1980 completed three year program with Illinois Real Estate Board and successfully completed exam May 13, 1980. Received IAR (Illinois Residential Appraiser) certification.

"Illinois Real Estate Continuing Education" 12 hours credit taken February 28, 1980. Included the following 4 classes: "Business Law & Real Estate" (1 hour), "Real Estate Law" (1 hour), "Real Estate Law" (1 hour), "Real Estate Law" (1 hour). "Illinois Real Estate Continuing Education" (1 hour). Prepared by the Illinois Society of Professional Appraisers.

"Fundamentals of Professional Practice" Course 400 10 hours credit taken December 10, 1979. Prepared by the Appraisal Institute.

"Fundamentals of Professional Practice" Course 410 10 hours credit taken March 2, 1980. Prepared by the Appraisal Institute.

"Appraisal" 48 hours credit for business law taken November 10, 1979. Prepared by the Real Estate Institute of Chicago.

"Finance" 10 hours credit for business law taken November 10, 1979. Prepared by the Real Estate Institute of Chicago.

"Business & Accounting" 10 hours credit for business law taken October 10, 1979. Prepared by the Real Estate Institute of Chicago.

"Advanced Real Estate Fundamentals" 48 hours credit for business law taken October 10, 1979. Prepared by the Real Estate Institute of Chicago.

"Real Estate License Act" 48 hours appraisal report prepared for residential real estate taken 1980. Prepared by the Illinois Real Estate Board.

"Fundamentals of Professional Practice" Course 400 10 hours credit taken December 10, 1979. Prepared by the Appraisal Institute.

"Appraisal Property Property Valuation" Course 200 20 hours credit taken November 12, 1980. Prepared by the Society of Real Estate Appraisers.

"Fundamentals of Real Estate Appraisal" Course 200 20 hours credit taken December 10, 1979. Prepared by the Society of Real Estate Appraisers.

*Martin Appraisals*

Real Estate Appraisers and Consultants  
Home Office: (708) 479-5414 • Home Fax: (708) 479-0496





Borrower: N/A

File No.: 4122105

Property Address: 15155 South Windsor Drive

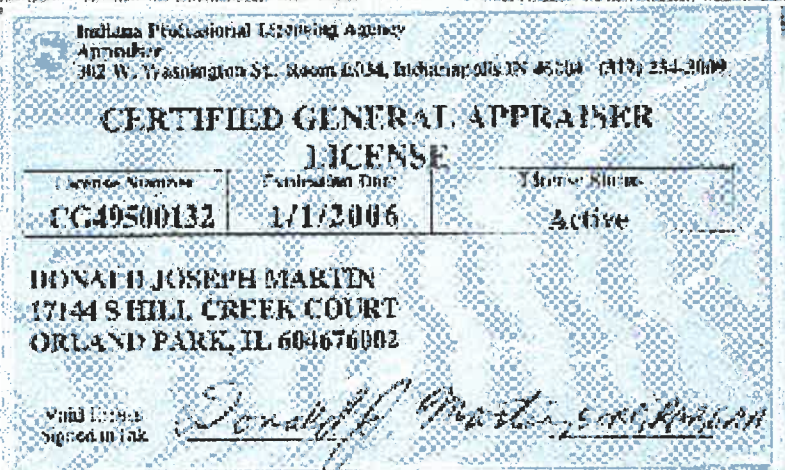
Case No.:

City: Orland Park

State: IL

Zip: 60462-3812

Lender: Village of Orland Park (Ellen J. Baer)



*Martin Appraisals*  
 Real Estate Appraisers and Consultants  
 Illinois Office: 708/479-5414 • Illinois Fax: 708/479-0499



Borrower: N/A

File No.: 4122105

Property Address: 15155 South Windsor Drive

Case No.:

City: Orland Park

State: IL

Zip: 60462-3812

Lender: Village of Orland Park (Ellen J. Baer)

CHI. 460.11, WIS. STATE, REQUIRES YOU TO NOTIFY THE DEPARTMENT OF A NAME OR ADDRESS CHANGE IN WRITING WITHIN 30 DAYS. SUBMIT TO P.O. BOX 8935, MADISON, WI 53708-8935.

224969

#40 (REV. 9/93)

THIS IS YOUR POCKET IDENTIFICATION CARD NOT VALID UNLESS SIGNED

Print Here

**State of Wisconsin**  
DEPARTMENT OF REGULATION AND LICENSING  
COMMITTED TO EQUAL OPPORTUNITY IN EMPLOYMENT AND LICENSING

**CERTIFIED GENERAL APPRAISER AND LICENSED APPRAISER**

No: 733 - 010 Expires: 12/31/2005

**DONALD J MARTIN**  
17144 S HILL CREEK CT  
ORLAND PARK IL 60467

The holder whose name appears on this document has completed with the provisions of the Wisconsin Statutes and holds the credential specified above.

Signature: *Donald J Martin*

**State of Wisconsin**  
DEPARTMENT OF REGULATION AND LICENSING  
COMMITTED TO EQUAL OPPORTUNITY IN EMPLOYMENT AND LICENSING

**Credentialed  
CERTIFIED GENERAL APPRAISER AND LICENSED APPRAISER**

No: 733 - 010 Expires: 12/31/2005

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The person whose name appears on this document has completed with the provisions of the Wisconsin Statutes and holds the credential specified above.

Martin Appraisals  
Real Estate Appraisers and Consultants  
Illinois Office: (708) 479-5414 • Illinois Fax: (708) 479-0496



**Peter Casey**

---

**From:** Mary Shanahan  
**Sent:** Tuesday, April 12, 2005 10:38 AM  
**To:** Peter Casey  
**Cc:** Bill Cunningham  
**Subject:** 17239 DOE LANE -- ANY FLOODING HISTORY

Dan Calendriello has a contract pending on this home in Deer Pointe Estates and is wondering if there is any history of flooding in that area. Please let me know asap.

Thanks.

MARY —  
CALL ME  
X6249  
TETS

4/12/2005

---



**Mary Shanahan**

---

**From:** Peter Casey  
**Sent:** Tuesday, April 12, 2005 11:14 AM  
**To:** Mary Shanahan  
**Subject:** RE: 17239 DOE LANE -- ANY FLOODING HISTORY

Mary:

I believe he asked this question a while back. I think there has been some street flooding a couple of houses away from where he is thinking of buying (if I remember correctly) but I will check again. Be careful of what you say. If he is looking for some type of guarantee against flooding, there isn't any. They are quick to blame others.

---

**From:** Mary Shanahan  
**Sent:** Tuesday, April 12, 2005 10:38 AM  
**To:** Peter Casey  
**Cc:** Bill Cunningham  
**Subject:** 17239 DOE LANE -- ANY FLOODING HISTORY

Dan Calendriello has a contract pending on this home in Deer Pointe Estates and is wondering if there is any history of flooding in that area. Please let me know asap.

Thanks.

460-9486  
579-5000  
x106

4/13/2005

---

14700 Ravinia Avenue  
Orland Park, IL 60462  
708/403-6155 (phone)  
708/349-4859 (fax)  
[mshahan@orland-park.il.us](mailto:mshahan@orland-park.il.us)

**Village of Orland Park**  
**VILLAGE MANAGER'S OFFICE**

# Fax

#2

**To:** Ken Friker **From:** RJ Zeder  
**Fax:** 349-1506 **Pages:** 5  
**Phone:** 349-3888 **Date:** 2-11-05  
**Re:** CALANDRIELLO SALES CONTRACT **CC:**

Urgent  For Review  Please Comment  Please Reply  Please Recycle

● **Comments:**

I noticed on Page 2 there was a change initialed by the Calandriellos.  
Were you aware of this?

---

*This is the copy RJ has  
signed.*

---



# REAL ESTATE SALE CONTRACT

CHICAGO TITLE INSURANCE COMPANY

ILLINOIS FORM A\*

1. The VILLAGE OF ORLAND PARK, an Illinois municipal corporation (Purchaser) agrees to purchase at a price of \$ 410,000.00 on the terms set forth herein, the following described real estate in COOK County, Illinois: LOT 4 IN ORLAND SQUARE VILLAGE UNIT 1, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS commonly known as 15155 Windsor Drive Orland Park, IL 60462 and with approximate lot dimensions of \_\_\_\_\_ x \_\_\_\_\_, together with the following property presently located thereon: *(strike items not applicable)*

2. DANIEL CALANDRIELLO and KATHLEEN CALANDRIELLO (Seller) *(Insert names of all owners and their respective spouses)* agrees to sell the real estate and the property, if any, described above at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title thereto (in joint tenancy) by a recordable Warranty deed, with release of homestead rights, and a proper bill of sale, subject only to: Covenants, conditions and restrictions of record; public and utility easements and general real estate taxes for the year 2004 and subsequent years.

3. Purchaser will pay \$410,000.00 at closing. ~~\_\_\_\_\_ days the additional sum of \$ \_\_\_\_\_ as earnest money to be applied on the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at the time of closing as follows: *(strike subparagraph not applicable)*~~

- (a) ~~The payment of \$ \_\_\_\_\_~~
- (b) ~~The acceptance of the title to the real estate by Purchaser subject to a mortgage (trust deed) of record securing a principal indebtedness (which the Purchaser [does] [does not] agree to assume) aggregating \$ \_\_\_\_\_ bearing interest at the rate of \_\_\_\_\_ % a year, and the payment of a sum which represents the difference between the amount due on the indebtedness at the time of closing and the balance of the purchase price.~~

4. ~~This contract is subject to the condition that Purchaser be able to procure within \_\_\_\_\_ days a firm commitment for a loan to be secured by a mortgage or trust deed on the real estate in the amount of \$ \_\_\_\_\_, or such lesser sum as Purchaser accepts, with interest not to exceed \_\_\_\_\_ % a year to be amortized over \_\_\_\_\_ years, the commission and service charges for such loan not to exceed \_\_\_\_\_ %. If, after making every reasonable effort, Purchaser is unable to procure such commitment within the time specified herein and so notifies Seller thereof within that time, this contract shall become null and void and all earnest money shall be returned to Purchaser; provided that if Seller, at his option, within a like period of time following Purchaser's notice, procures for Purchaser such a commitment or notifies Purchaser that Seller will accept a purchase money mortgage upon the same terms, this contract shall remain in full force and effect. *(Strike paragraph if inapplicable).*~~

5. The time of closing shall be on Feb \_\_\_\_\_, 2005, or as mutually agreed upon, ~~been procured if above paragraph 4 is operative, or on the date, if any, to which such time is extended by reason of paragraph 2 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of Chicago Title Insurance Company or of the mortgage lender, if any, provided title is shown to be good or is accepted by Purchaser.~~

SELLER AGREES  
*[Signature]*

~~Payable~~ Seller shall deliver possession to purchaser on or before 90 days after the sale has been closed. Seller agrees to pay all personal real estate taxes, utilities and maintain property casualty insurance and liability insurance for each day that the Seller remains in possession between the time of closing and the time possession is delivered.

During the time of Seller's possession, Seller shall at all times assume all risk and liability for personal injury and property damage occurring during such possession and shall during such time and thereafter fully indemnify and hold the Village (Purchaser) harmless of any claim, demand, suit or liability resulting from the death, personal injury or property damage occurring on or about the premises during Seller's possession. Seller shall not be required to pay any rent during their period of post closing possession.

~~7. Seller agrees to pay a broker's commission to \_\_\_\_\_~~

~~8. The earnest money shall be held by \_\_\_\_\_ for the mutual benefit of the parties.~~

9. Seller agrees to deliver possession of the real estate in the same condition as it is at the date of this contract, ordinary wear and tear excepted.

10. A duplicate original of this contract, duly executed by the Seller and his spouse, if any shall be delivered to the Purchasers within \_\_\_\_\_ days from the date below, otherwise at the Purchaser's option, this contract shall become null and void, and the earnest money returned to the Purchaser.

This contract is subject to the Conditions and Stipulations set forth on the following pages hereof, which Conditions and Stipulations are made part of this Contract.

Dated: February \_\_\_\_\_, 2005

PURCHASER: **The VILLAGE OF ORLAND PARK,**  
an Illinois municipal corporation

Address: 14700 S. Ravinia Ave. Orland Park, IL 60462

BY: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

SELLERS: **DANIEL CALANDRIELLO and**  
**KATHLEEN CALANDRIELLO**

Address: 15155 Windsor Dr. Orland Park, IL 60462

BY: *[Signature]*  
BY: *[Signature: Kathleen Calandriello]*



At the election of Seller or Purchaser upon notice to the other party not less than 5 days prior to the time of closing, this sale shall be closed through an escrow with Chicago Title and Trust Company, in accordance with the general provisions of the usual form of Escrow and Money Escrow Agreement then in use by Chicago Title and Trust Company, with such special provisions inserted in the above agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be ~~XXXXXXXXXXXXXXXXXXXX~~ paid by the Seller and Purchaser.  
(Strike paragraph if inapplicable.)

7. Time is of the essence of this contract.

8. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.

9. Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974, the Residential Real Property Disclosure Act of Illinois, and the Residential Lead-Based Paint Hazard Reduction Act of 1992. In the event that either party shall fail to make appropriate disclosure when asked, such failure shall be considered a breach on the part of said party.

10. Alternative 1:

Seller represents that he is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certification set forth in said Section.

~~Alternative 2:~~

~~Purchaser represents that the transaction is exempt from the withholding requirements of Section 1445 of the Internal Revenue Code because Purchaser intends to use the subject real estate as a qualifying residence under said Section and the sales price does not exceed \$300,000.~~

~~Alternative 3:~~

~~With respect to Section 1445 of the Internal Revenue Code, the parties agree as follows:~~

~~11. Purchaser shall pay all reasonable and customary closing costs (i.e. title, survey, and customary escrow fees) incurred by the seller (except their attorney's fees) in connection with the transaction.~~

12. At the election of the Purchaser upon 30 days notice to the Seller, Seller may remove personal property or fixtures from the property prior to its demolition.

WORK ORDER NUMBER  
Nº 71510

VILLAGE OF ORLAND PARK  
PUBLIC WORKS DEPARTMENT  
REQUEST FOR ACTION



Date Received: 7-28-03 Time Received: 9:00 (AM) PM  
Received by: Lou Division utilities

**REQUEST FROM**

Name: Mrs. Hughes Account Number: \_\_\_\_\_  
Address: 11056 Anatoga  
Home Phone: 873-3899 Work Phone: \_\_\_\_\_

**NATURE OF REQUEST** storm sewer in street backed up and the residents driveways had water past the apron. the street flooded. then the storm sewer in backyard filled up with inches of flooding the backyard. He wants PW to check this out.

**ASSIGNED TO**

**APPOINTMENT SCHEDULED**

**INSTRUCTIONS**

**ACTION TAKEN** CHECKED STORM SEWERS AND THEY WERE FINE. SHE STARTED ARGUING WITH ME ON THE PHONE. SHE SAID THE 4 INCHES OF RAIN IS NO REASON FOR THE STREETS, HER BACKYARD, AND HER BASEMENT TO FLOOD. SHE WANTS HER STORM SEWERS RODDED OUT BECAUSE SHE DOESN'T THINK HERS ARE WORKING. ADVISED HER THAT THEY ARE FINE AND TO CALL PW IF SHE HAS A PROBLEM.

Customer Signature: \_\_\_\_\_ Total Time: \_\_\_\_\_

**FOLLOW UP ACTION NEEDED**

**MATERIALS USED**

**DATE COMPLETED** 7-28-03 **COMPLETED BY** GS/MC **REVIEWED BY** \_\_\_\_\_

**Peter Casey**


---

**From:** Travis Parry [tparry@cbbel.com]  
**Sent:** Monday, February 07, 2005 4:01 PM  
**To:** Peter Casey  
**Subject:** RE: 11100 SARATOGA

Pete,

Brian is correct. Mary Jo Noreikis of 11041 Saratoga Drive reported excessive street flooding and was concerned about the passage of emergency vehicles, but we did not receive any reports of house flooding. Based on our site visit, the excess ponding was at the sag in the roadway and likely functioned as designed. So we have no reports of house flooding in this area. We can take a look at the topo on Wed. to make sure there are no potential problems. Thanks.

Travis



**Travis M. Parry, M.S., E.I**  
**Water Resources Engineer**  
**Water Resources Department**  
**Christopher B. Burke Engineering, Ltd**  
**9575 West Higgins Road**  
**Rosemont, Illinois 60018**  
**Phone: (847) - 823 - 0500**  
**Fax: (847) - 318 - 9793**

**E-mail:** [tparry@cbbel.com](mailto:tparry@cbbel.com)

-----Original Message-----

**From:** Peter Casey [mailto:PCasey@orland-park.il.us]  
**Sent:** Monday, February 07, 2005 2:46 PM  
**To:** John Ingram  
**Cc:** tparry@cbbel.com; Mary Shanahan  
**Subject:** FW: 11100 SARATOGA

Travis/John:

Any record of this address flooding? Brian Cassidy says that there is some street flooding a few doors down but he is not aware of any houses taking water. Travis, f.y.i. this is between 108<sup>th</sup> Avenue and Wolf Road at about 162<sup>nd</sup> just north of Alpine Heights. I had Brian copy a site plan showing elevations. Any thoughts? I will bring it to Dev. Rev. on Wednesday. Thanks,

---

**From:** Mary Shanahan  
**Sent:** Monday, February 07, 2005 2:39 PM  
**To:** Peter Casey  
**Subject:** RE: 11100 SARATOGA

It probably slipped his mind. Could you have them check?

---

**From:** Peter Casey  
**Sent:** Monday, February 07, 2005 1:47 PM  
**To:** Mary Shanahan  
**Subject:** RE: 11100 SARATOGA

2/7/2005

---



No.

---

**From:** Mary Shanahan  
**Sent:** Monday, February 07, 2005 12:13 PM  
**To:** Peter Casey  
**Subject:** 11100 SARATOGA

Dan Calandriello is asking if we have a record of the above address flooding at all. Ellen told me that your guys simply pull all the info on that address for the resident to look at.

Did RJ mention this to you at all?

2/7/2005

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November 18, 2004

Ms. Ellen Baer  
Assistant Village Manager  
Village of Orland Park  
14700 Ravinia Drive  
Orland Park, Illinois 60477

**Re: 15155 Windsor Drive  
Orland Park, Illinois**

Dear Ms. Baer:

We received a telephone call from Mr. Calandriello today requesting that I look at my notes regarding the room count for the above appraisal. We noted a typographical error and are resubmitting a corrected report to you.

While looking at the report, I conclude that no value change is warranted based on the typographical error.

If you have any questions please call. Thank you.

Very truly yours,



Dale J. Kleszynski, MAI, SRA  
President