

Transaction Identification Data for reference only:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Fidelity National Title Company, LLC 6250 W 95th St Oak Lawn, IL 60453 Main Phone: (708)430-3030 Email: iloaklawn@fnf.com	Fidelity National Title Company, LLC 6250 W 95th St Oak Lawn, IL 60453 Main Phone: (708)430-3030 Main Fax: (708)430-3434

Name and Address of Title Insurance Agent: Lantingj Paarlberg & Associates
938 W. Us 30
Schererville, IN 46375

Order Number: OC18031232

Property Ref.: 2261 Indiana Ave., Lansing, IL 60438

SCHEDULE A

1. Commitment Date: November 5, 2018
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
Proposed Insured:
Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
Illiana Christian High School Association, a Corporation of Illinois

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SCHEDULE A
(continued)

5. The Land is described as follows:

PARCEL 1:

LOTS I, J, K, L, M AND N (EXCEPTING THEREFROM THE WEST 60 FEET OF THE NORTH 124 FEET OF LOT K) ALL IN SOUTH GLENVIEW ADDITION TO LANSING IN COOK COUNTY, ILLINOIS, BEING A SUBDIVISION OF THAT PART OF THE EAST 32 RODS OF THE WEST 96 RODS OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 36, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF WAY AND EXCEPT THAT PART LYING SOUTH OF THE SAID CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF WAY AND EXCEPT THAT PART OF LOT 4 IN MARTIN MUETSCHOW'S SUBDIVISION FALLING IN SAID TRACT, AND EXCEPT THAT PART OF SAID EAST 32 RODS LYING NORTH OF THE CENTER LINE OF THE THORNTON-LANSING ROAD);

PARCEL 2:

THAT PART OF THE SOUTH 635.25 FEET OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE WEST LINE OF THE EAST 32 RODS OF THE WEST 128 RODS OF THE NORTHEAST 1/4 AND THE WEST LINE OF THE EAST 32 1/2 ACRES OF SAID NORTHEAST 1/4 (EXCEPT FROM SAID PREMISES THE EAST 8 FEET AND ALSO EXCEPTING THE SOUTH 50 FEET) IN COOK COUNTY, ILLINOIS

END OF SCHEDULE A

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ALTA Commitment for Title Insurance (08/01/2016)



Name and Address of Title Insurance Agent: Lanting| Paarlberg & Associates
938 W. Us 30
Schererville, IN 46375

SCHEDULE B, PART I REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Fidelity National Title office regarding the application of this new law to your transaction.
6. Payment of real estate taxes affecting the land that may be due or payable prior to closing (or as may be required by a lender to be insured). Schedule B tax exception will be amended accordingly based on a later date search and payment as noted herein.
7. For all mortgages and liens referenced below, we should be furnished with proper payoff figures, authorizations, funds and documents sufficient to pay off and release said liens at or prior to closing.
8. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.
9. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
10. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
11. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.

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**SCHEDULE B, PART I
REQUIREMENTS**

(continued)

12. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
13. A mortgage to secure an indebtedness as shown below
Amount: \$540,000.00
Mortgagor: Illiana Christian High School Association
Mortgagee: Bank of Lansing
Recording Date: June 11, 1987
Recording No: 87320385
And registered June 11, 1987 as document T3625094
14. Assignment of Rents and Leases
Assigned to: Bank of Lansing
Assigned by: Illiana Christian High School Association
Recording Date: June 11, 1987
Recording No.: 87320386
And registered June 11, 1987 as document T3625094
15. We should be furnished certified copies of the corporate by-laws and the resolution passed by the members of Illiana Christian High School Association, a religious corporation, authorizing the conveyance or mortgage, together with a certification, under seal, from the custodian of records establishing: (a) the names of all persons elected members of the board of trustees at the last election; (b) the form of notice for the election; (c) the total number of members entitled to vote on corporate matters; (d) that proper notice of the meeting to consider the question of conveying or mortgaging the land was given to all members; (e) the number of members present at such meeting; and (f) the number of the 'ayes' and 'nays' voted on such question.

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**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

- 16.
17. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
18. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.
19. Information should be furnished establishing whether any written agreement has been entered into by and between any party and a broker for the purposes of buying, selling, leasing or otherwise conveying any interest in the Land described herein. If such an agreement has been entered into, satisfactory evidence should be furnished establishing that the compensation agreed upon in such agreement has been paid and the broker's lien, or right to a lien, for such amount has been extinguished. In the event said evidence is not furnished, our policy(ies), when issued, will be subject to the following exception:
- Any lien, or right to a lien, imposed by law under the provisions of the Commercial Real Estate Broker Lien Act for compensation agreed upon by a broker and the broker's client or customer under the terms of a written agreement entered into for the purposes of buying, selling, leasing, or otherwise conveying any interest in the Land described in Schedule A.

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**SCHEDULE B, PART I
REQUIREMENTS**

(continued)

20. If work has been performed on the Land within the last six months which may subject the Land to liens under the mechanics lien laws, the Company should be furnished satisfactory evidence that those who have performed such work have been fully paid and have waived their rights to a lien. If evidence is not provided or is unsatisfactory, this commitment/policy will be subject to the following exception:

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.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

21. The Company will require a survey of the subject Land, which is in compliance with minimum technical standards, prepared by a duly registered and licensed surveyor. If the owner of the Land the subject of this transaction is in possession of a survey, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be submitted to the Company for examination. In order to prevent delays, please furnish the survey at least 10 days prior to the close of this transaction.

If an existing survey is to be relied upon, an affidavit from the seller(s)/mortgagor(s) must be furnished to the Company stating that no improvements have been made on the Land the subject of this transaction or adjacent thereto subsequent to the survey presented to the Company.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

22. Municipal Real Estate Transfer Tax Stamps (or proof of exemption) must accompany any conveyance and certain other transfers or property located in Lansing. Please contact said municipality prior to closing for its specific requirements, which may include the payment of fees, an inspection or other approvals.
23. Note: The Land lies within Cook County, Illinois, all of which is subject to the Predatory Lending Database Program Act (765 ILCS 77/70 et seq. as amended) (The Act). On and after July 1, 2008, a Certificate of Compliance with the Act or a Certificate of Exemption must be obtained at time of closing in order for the Company to record any insured mortgage. If the closing is not conducted by the Company, a Certificate of Compliance or Certificate of Exemption must be attached to any mortgage to be recorded.

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
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.**
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

A 7.

1. Taxes for the year(s) 2018
2018 taxes are not yet due or payable.

- 1A. Note: 2017 first installment was due March 1, 2018
Note: 2017 final installment was due August 1, 2018

Perm tax#	Pcl	Year	1st Inst	Stat	2nd Inst	Stat
29-36-205-003-0000	1 of 2	2017	Not Billed		Not Billed	
29-36-209-014-0000	2 of 2	2017	Not Billed		Not Billed	

Perm tax# 29-36-205-003-0000 Pcl 1 of 2 Volume 219

- 3A The general taxes as shown below are marked exempt on the collector's warrants.

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**SCHEDULE B, PART II
EXCEPTIONS**

(continued)

Year(s): 2017 and prior
Unless satisfactory evidence is submitted to substantiate said exemption
our policy, if and when issued, will be subject to said taxes.

Perm tax# 29-36-209-014-0000 Pcl 2 of 2 Volume 219

3B The general taxes as shown below are marked exempt on the collector's
warrants.

Year(s): 2017 and prior
Unless satisfactory evidence is submitted to substantiate said exemption
our policy, if and when issued, will be subject to said taxes.

- B 8. RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART
OF THE LAND TAKEN OR USED FOR INDIANA AVENUE AND RIDGE ROAD.
- C 9. RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THE EAST
8 FEET OF THE LAND USED AS AN ALLEY
- D 10. EASEMENTS CREATED BY EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF
LANDOWNER ACTION ENTERED IN UNITED STATES DISTRICT COURT FOR THE NORTHERN
DISTRICT OF ILLINOIS, CASE NO. 05C1008 AND RECORDED JULY 26, 2012 AS DOCUMENT
1220818064, AND THE TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS CONTAINED
THEREIN AND THE RIGHTS OF ALL PARTIES CLAIMING THEREUNDER.

END OF SCHEDULE B, PART II

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ALTA Commitment for Title Insurance (08/01/2016)



PRIVATE HIGH SCHOOL CAMPUS



**COLDWELL
BANKER
COMMERCIAL**

NRT



2261 INDIANA AVE, LANSING, IL 60438



CONTACT

Ken Peach

708-764-2890 Cell // 781-547-8014 eFax

Ken.peach@aol.com

Coldwell Banker Commercial NRT

20 E Route 30

Schererville, IN 46375

CBCOMMERCIALNRT.COM

The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a contract, Purchaser is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's intended use of the property. Operated by a subsidiary of NRT LLC.

For Sale AS-IS Where Is with all Faults No Disclosures, No Seller or Broker Liability

PRIVATE HIGH SCHOOL CAMPUS

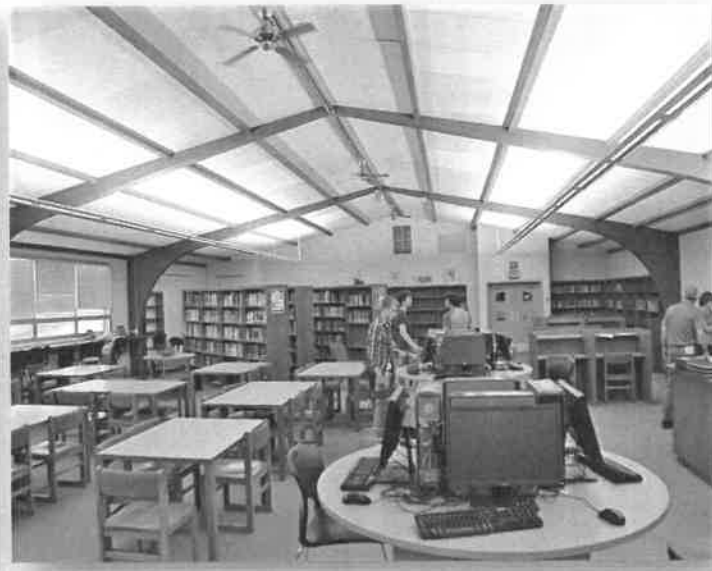


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2261 INDIANA AVE, LANSING, IL 60438



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Coldwell Banker Commercial NRT

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L. Gymnasium 96' x 74' Bottom of rafter height at side 20' / bottom of rafter in center 22' 9"
Stage is 22' deep by 40' wide

2261 INDIANA AVE, LANSING, IL 60438



U. Gymnasium 100 x 100 with 31' clear height to bottom of rafters, also features upper level balcony

CONTACT

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Schererville, IN 46375

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Auditorium 42' wide by 75' long w 23'w by 17' deep

2261 INDIANA AVE, LANSING, IL 60438



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Ken.peach@aol.com

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20 E Route 30

Schererville, IN 46375

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Ken Peach

708-764-2890 Cell // 781-547-8014 eFax

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PRIVATE HIGH SCHOOL CAMPUS



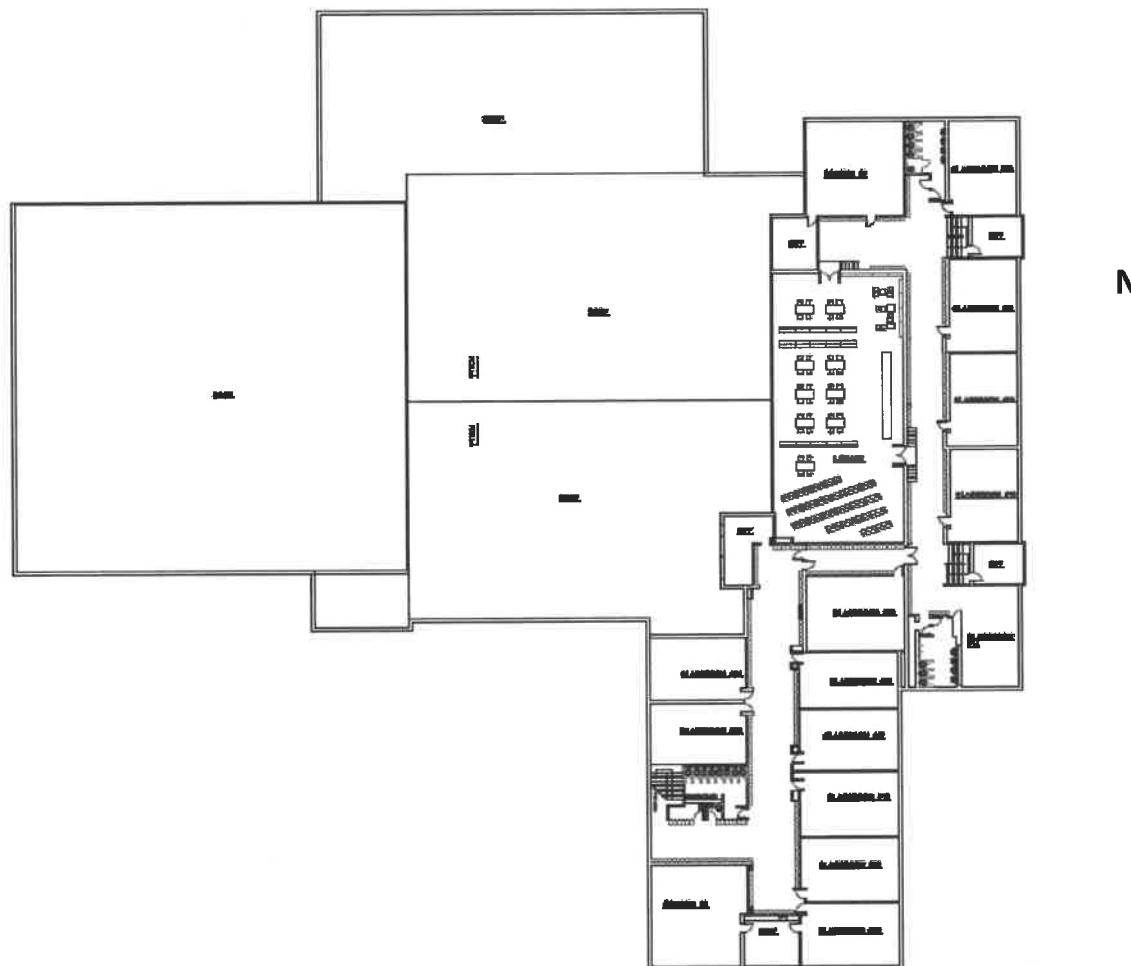
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Second Level Features

11 Classrooms, 2-Computer Rooms, 1- Computer Equipment Room

Library, Chemistry Lab, Physics Lab, 1- Office, Echo Room, Two Bathrooms



ILLIANA CHRISTIAN HIGH SCHOOL - UPPER LEVEL

Ken Peach
708-764-2890

ken.peach@aol.com

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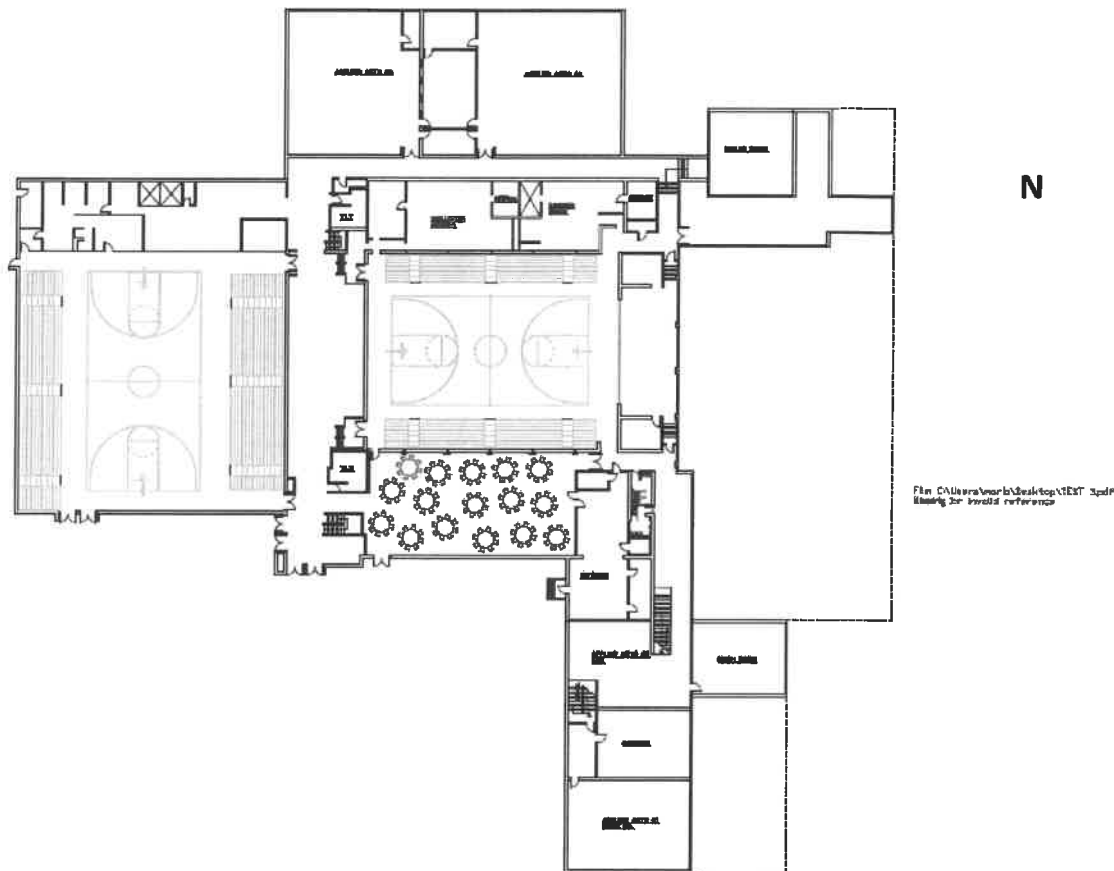
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Lower Level Features

Home Economics, Science Lab, Art Room

Kitchen, Boiler Room, Mechanical Room



ILLIANA CHRISTIAN HIGH SCHOOL - GYMNASIUM LEVEL

Ken Peach
708-764-2890

ken.peach@aol.com

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Main Level features

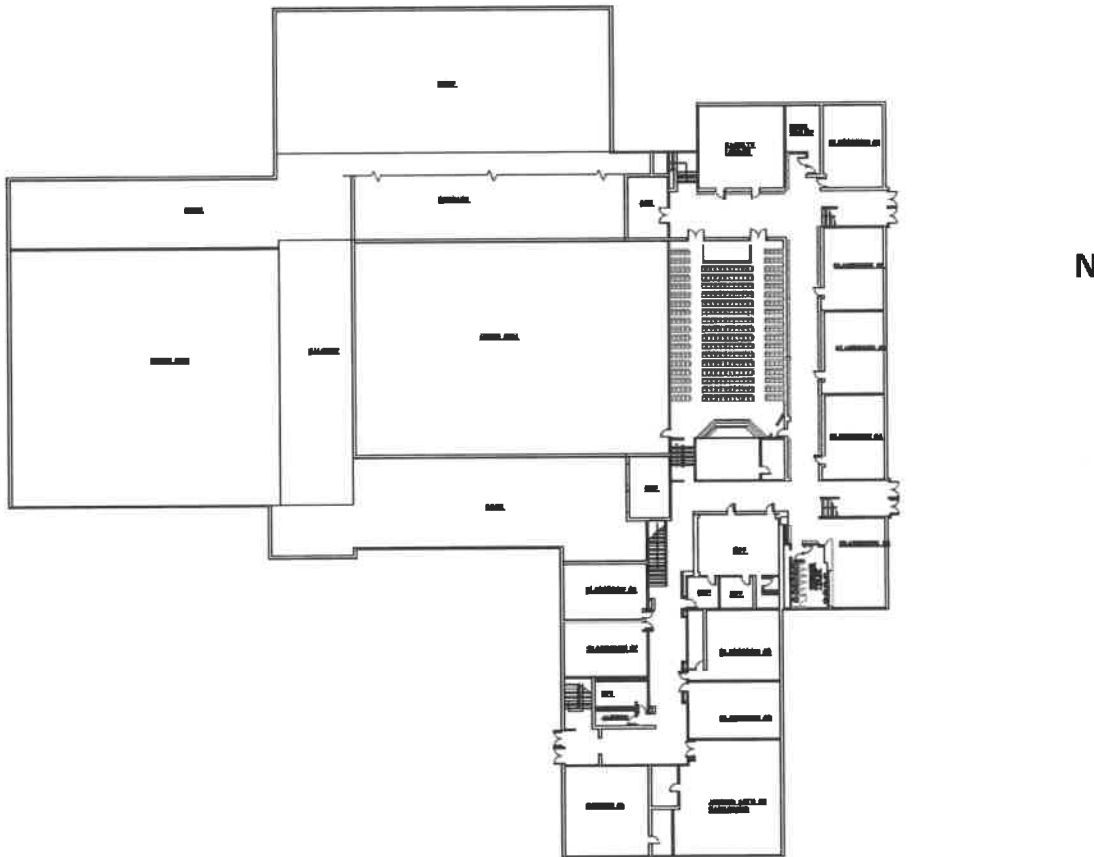
Auditorium, Stage, Main Office, Four Administration Offices, 1-Teachers Lounge

Eight Class Rooms, 1- Science Lab, 1- Band Room & Office, 4- Bathrooms

1- Metal Shop, 1- Drafting Room, Printing Room, Finishing Room

1- Wood Shop, Kitchen, Dining Room, Lobby, 2- Gymnasiums

Boys & Girls & Visitors Locker Rooms w Showers



ILLIANA CHRISTIAN HIGH SCHOOL - MAIN LEVEL

Ken Peach
708-764-2890

ken.peach@aol.com

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9.5 +/- ACRE CAMPUS

TWO BASEBALL FIELDS –W– DUGOUTS & SCOREBOARDS

1-HARDBALL & 1-SOFTBALL 1-BATTERS CAGE 1– PICTCHERS WARM UP

FIVE TENNIS COURTS - TWO GYMNAISUMS



PARKING: SOUTH LOT 182+ NORTH LOT 33 SPOTS & STREET PARKING

PROPERTY IS WELL MANICURED AND MAINTAINED

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708-764-2890**

ken.peach@aol.com

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2261 INDIANA AVE, LANSING, IL 60438

Property Highlights

- ▶ Located 30 Minutes from Chicago
- ▶ 9.5+/- Acres w Access on Indiana Ave & Ridge Road
- ▶ Total under roof 105,500 SF
- ▶ Cook County / Non Profit School / No Real Estate Tax
- ▶ Zoned R-2 Single Family
- ▶ Student Capacity 700+
- ▶ Established 1945 Built 1948, 1968, 1976
- ▶ Two Gymnasiums and Auditorium w Seating for 300+
- ▶ Baseball Field w Dugout & Softball Field w Dugout
- ▶ Large Kitchen w Dining room for 250+
- ▶ 28 Classrooms + Wood Shop + Metal Shop + Drafting Room + Media Room and more
- ▶ **Sale Price: \$1,499,900.00**



CONTACT Ken Peach
Cell 708-764-2890 // ken.peach@aol.com

Coldwell Banker Commercial NRT
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Schererville, IN 46375

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Office of the Secretary of State Jesse White

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Corporation/LLC Search/Certificate of Good Standing

Corporation File Detail Report

File Number	28048416
Entity Name	ILLIANA CHRISTIAN HIGH SCHOOL ASSOCIATION
Status	ACTIVE

Entity Information

Entity Type	CORPORATION
Type of Corp	NOT-FOR-PROFIT
Incorporation Date (Domestic)	Friday, 23 February 1945
State	ILLINOIS
Duration Date	PERPETUAL

Agent Information

Name

PETER BOONSTRA

Address2261 INDIANA AVENUE
LANSING , IL 60438**Change Date**

Friday, 23 February 2001

Annual Report**Filing Date**

Wednesday, 16 January 2019

For Year

2019

[Return to Search](#)[File Annual Report](#)[Adopting Assumed Name](#)[Change of Registered Agent and/or Registered Office](#)

(One Certificate per Transaction)

