

18 Residential Lots: Zion, IL

Property No.: 5571
Auction No.: 19130



Property Details

Property Type:	Residential
Seller Type:	Hedge Fund
Auction Type:	Reserve
Total Land Area:	4.644 ± Acres
Subdivision Name:	Cypress Park
Lot Numbers:	See Lot List in Download Section
Tax Identification Number:	See Lot List in Download Section
Address:	N Kenosha Rd & Cypress Dr Zion, Illinois 60099
County:	Lake
Lat/Lon:	42.447457, -87.873312

Agent Details

Listing Agent Information:	Seven Hills Auctions, LLC info@7Hauctions.com
Buyer Agent Commission:	For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form

Closing Details

Closing Agent:

*Ed Janczur
Old Republic National Title Insurance Company
20 South Clark Street, Suite 2900, Chicago, IL 60603
312-641-7799
ejanczur@oldrepublictitle.com*

Closing Date:

30 Days From Binding Agreement Date

Deed Type:

Special Warranty Deed

Buyer's Premium:

Description

Selling in Association of Rick Levin and Associates.

RICK LEVIN
& ASSOCIATES, INC
FINE HOME AUCTIONEERS

For additional details about this property, visit 7hauctions.com or contact us at 800.742.9165



Cypress Park - Zion, Illinois

Lot Number	Tax Parcel Id	SF of Lot	Acres
41	04-19-405-003-0000	11,625	0.267
44	04-19-404-006-0000	10,624	0.244
45	04-19-404-005-0000	10,163	0.233
46	04-19-404-004-0000	10,137	0.233
47	04-19-404-003-0000	10,154	0.233
48	04-19-404-002-0000	10,625	0.244
49	04-19-404-001-0000	14,082	0.323
50	04-19-404-007-0000	10,308	0.237
51	04-19-404-008-0000	10,034	0.230
52	04-19-404-009-0000	12,379	0.284
53	04-19-404-011-0000	10,802	0.248
54	04-19-408-001-0000	13,394	0.307
55	04-19-408-002-0000	10,193	0.234
56	04-19-408-003-0000	10,193	0.234
57	04-19-408-004-0000	13,590	0.312
59	04-19-408-007-0000	10,193	0.234
60	04-19-408-006-0000	10,193	0.234
61	04-19-408-005-0000	13,590	0.312
18 Lots			Total Acres 4.644



— I —

LOCATION MAP

[illegible]

- ### LEGEND

Diagram illustrating a building floor plan with various rooms and corridors. The plan includes labels for rooms and corridors, and a legend for document types.

Room Labels:

- 100 (Top Left)
- 100 (Top Right)
- 100 (Bottom Left)
- 100 (Bottom Right)
- 100 (Center)
- 100 (Top Center)
- 100 (Bottom Center)
- 100 (Left Center)
- 100 (Right Center)
- 100 (Top Left Center)
- 100 (Top Right Center)
- 100 (Bottom Left Center)
- 100 (Bottom Right Center)
- 100 (Top Left Corner)
- 100 (Top Right Corner)
- 100 (Bottom Left Corner)
- 100 (Bottom Right Corner)
- 100 (Top Left Edge)
- 100 (Top Right Edge)
- 100 (Bottom Left Edge)
- 100 (Bottom Right Edge)
- 100 (Top Left Wall)
- 100 (Top Right Wall)
- 100 (Bottom Left Wall)
- 100 (Bottom Right Wall)
- 100 (Top Left Ceiling)
- 100 (Top Right Ceiling)
- 100 (Bottom Left Ceiling)
- 100 (Bottom Right Ceiling)
- 100 (Top Left Floor)
- 100 (Top Right Floor)
- 100 (Bottom Left Floor)
- 100 (Bottom Right Floor)
- 100 (Top Left Room)
- 100 (Top Right Room)
- 100 (Bottom Left Room)
- 100 (Bottom Right Room)
- 100 (Top Left Corridor)
- 100 (Top Right Corridor)
- 100 (Bottom Left Corridor)
- 100 (Bottom Right Corridor)
- 100 (Top Left Staircase)
- 100 (Top Right Staircase)
- 100 (Bottom Left Staircase)
- 100 (Bottom Right Staircase)
- 100 (Top Left Elevator)
- 100 (Top Right Elevator)
- 100 (Bottom Left Elevator)
- 100 (Bottom Right Elevator)
- 100 (Top Left Entrance)
- 100 (Top Right Entrance)
- 100 (Bottom Left Entrance)
- 100 (Bottom Right Entrance)
- 100 (Top Left Exit)
- 100 (Top Right Exit)
- 100 (Bottom Left Exit)
- 100 (Bottom Right Exit)
- 100 (Top Left Door)
- 100 (Top Right Door)
- 100 (Bottom Left Door)
- 100 (Bottom Right Door)
- 100 (Top Left Window)
- 100 (Top Right Window)
- 100 (Bottom Left Window)
- 100 (Bottom Right Window)
- 100 (Top Left Ventilation)
- 100 (Top Right Ventilation)
- 100 (Bottom Left Ventilation)
- 100 (Bottom Right Ventilation)
- 100 (Top Left Heating)
- 100 (Top Right Heating)
- 100 (Bottom Left Heating)
- 100 (Bottom Right Heating)
- 100 (Top Left Cooling)
- 100 (Top Right Cooling)
- 100 (Bottom Left Cooling)
- 100 (Bottom Right Cooling)
- 100 (Top Left Lighting)
- 100 (Top Right Lighting)
- 100 (Bottom Left Lighting)
- 100 (Bottom Right Lighting)
- 100 (Top Left Sound)
- 100 (Top Right Sound)
- 100 (Bottom Left Sound)
- 100 (Bottom Right Sound)
- 100 (Top Left Security)
- 100 (Top Right Security)
- 100 (Bottom Left Security)
- 100 (Bottom Right Security)
- 100 (Top Left Fire)
- 100 (Top Right Fire)
- 100 (Bottom Left Fire)
- 100 (Bottom Right Fire)
- 100 (Top Left Alarm)
- 100 (Top Right Alarm)
- 100 (Bottom Left Alarm)
- 100 (Bottom Right Alarm)
- 100 (Top Left Camera)
- 100 (Top Right Camera)
- 100 (Bottom Left Camera)
- 100 (Bottom Right Camera)
- 100 (Top Left Access)
- 100 (Top Right Access)
- 100 (Bottom Left Access)
- 100 (Bottom Right Access)
- 100 (Top Left Control)
- 100 (Top Right Control)
- 100 (Bottom Left Control)
- 100 (Bottom Right Control)
- 100 (Top Left Storage)
- 100 (Top Right Storage)
- 100 (Bottom Left Storage)
- 100 (Bottom Right Storage)
- 100 (Top Left Office)
- 100 (Top Right Office)
- 100 (Bottom Left Office)
- 100 (Bottom Right Office)
- 100 (Top Left Lab)
- 100 (Top Right Lab)
- 100 (Bottom Left Lab)
- 100 (Bottom Right Lab)
- 100 (Top Left Warehouse)
- 100 (Top Right Warehouse)
- 100 (Bottom Left Warehouse)
- 100 (Bottom Right Warehouse)
- 100 (Top Left Shop)
- 100 (Top Right Shop)
- 100 (Bottom Left Shop)
- 100 (Bottom Right Shop)
- 100 (Top Left Restaurant)
- 100 (Top Right Restaurant)
- 100 (Bottom Left Restaurant)
- 100 (Bottom Right Restaurant)
- 100 (Top Left Hotel)
- 100 (Top Right Hotel)
- 100 (Bottom Left Hotel)
- 100 (Bottom Right Hotel)
- 100 (Top Left School)
- 100 (Top Right School)
- 100 (Bottom Left School)
- 100 (Bottom Right School)
- 100 (Top Left Hospital)
- 100 (Top Right Hospital)
- 100 (Bottom Left Hospital)
- 100 (Bottom Right Hospital)
- 100 (Top Left Bank)
- 100 (Top Right Bank)
- 100 (Bottom Left Bank)
- 100 (Bottom Right Bank)
- 100 (Top Left Library)
- 100 (Top Right Library)
- 100 (Bottom Left Library)
- 100 (Bottom Right Library)
- 100 (Top Left Museum)
- 100 (Top Right Museum)
- 100 (Bottom Left Museum)
- 100 (Bottom Right Museum)
- 100 (Top Left Theater)
- 100 (Top Right Theater)
- 100 (Bottom Left Theater)
- 100 (Bottom Right Theater)
- 100 (Top Left Stadium)
- 100 (Top Right Stadium)
- 100 (Bottom Left Stadium)
- 100 (Bottom Right Stadium)
- 100 (Top Left Arena)
- 100 (Top Right Arena)
- 100 (Bottom Left Arena)
- 100 (Bottom Right Arena)
- 100 (Top Left Convention)
- 100 (Top Right Convention)
- 100 (Bottom Left Convention)
- 100 (Bottom Right Convention)
- 100 (Top Left Conference)
- 100 (Top Right Conference)
- 100 (Bottom Left Conference)
- 100 (Bottom Right Conference)
- 100 (Top Left Meeting)
- 100 (Top Right Meeting)
- 100 (Bottom Left Meeting)
- 100 (Bottom Right Meeting)
- 100 (Top Left Seminar)
- 100 (Top Right Seminar)
- 100 (Bottom Left Seminar)
- 100 (Bottom Right Seminar)
- 100 (Top Left Workshop)
- 100 (Top Right Workshop)
- 100 (Bottom Left Workshop)
- 100 (Bottom Right Workshop)
- 100 (Top Left Studio)
- 100 (Top Right Studio)
- 100 (Bottom Left Studio)
- 100 (Bottom Right Studio)
- 100 (Top Left Gallery)
- 100 (Top Right Gallery)
- 100 (Bottom Left Gallery)
- 100 (Bottom Right Gallery)
- 100 (Top Left Exhibition)
- 100 (Top Right Exhibition)
- 100 (Bottom Left Exhibition)
- 100 (Bottom Right Exhibition)
- 100 (Top Left Show)
- 100 (Top Right Show)
- 100 (Bottom Left Show)
- 100 (Bottom Right Show)
- 100 (Top Left Performance)
- 100 (Top Right Performance)
- 100 (Bottom Left Performance)
- 100 (Bottom Right Performance)
- 100 (Top Left Entertainment)
- 100 (Top Right Entertainment)
- 100 (Bottom Left Entertainment)
- 100 (Bottom Right Entertainment)
- 100 (Top Left Recreation)
- 100 (Top Right Recreation)
- 100 (Bottom Left Recreation)
- 100 (Bottom Right Recreation)
- 100 (Top Left Sports)
- 100 (Top Right Sports)
- 100 (Bottom Left Sports)
- 100 (Bottom Right Sports)
- 100 (Top Left Fitness)
- 100 (Top Right Fitness)
- 100 (Bottom Left Fitness)
- 100 (Bottom Right Fitness)
- 100 (Top Left Wellness)
- 100 (Top Right Wellness)
- 100 (Bottom Left Wellness)
- 100 (Bottom Right Wellness)
- 100 (Top Left Health)
- 100 (Top Right Health)
- 100 (Bottom Left Health)
- 100 (Bottom Right Health)
- 100 (Top Left Beauty)
- 100 (Top Right Beauty)
- 100 (Bottom Left Beauty)
- 100 (Bottom Right Beauty)
- 100 (Top Left Fashion)
- 100 (Top Right Fashion)
- 100 (Bottom Left Fashion)
- 100 (Bottom Right Fashion)
- 100 (Top Left Design)
- 100 (Top Right Design)
- 100 (Bottom Left Design)
- 100 (Bottom Right Design)
- 100 (Top Left Art)
- 100 (Top Right Art)
- 100 (Bottom Left Art)
- 100 (Bottom Right Art)
- 100 (Top Left Music)
- 100 (Top Right Music)
- 100 (Bottom Left Music)
- 100 (Bottom Right Music)
- 100 (Top Left Dance)
- 100 (Top Right Dance)
- 100 (Bottom Left Dance)
- 100 (Bottom Right Dance)
- 100 (Top Left Film)
- 100 (Top Right Film)
- 100 (Bottom Left Film)
- 100 (Bottom Right Film)
- 100 (Top Left Television)
- 100 (Top Right Television)
- 100 (Bottom Left Television)
- 100 (Bottom Right Television)
- 100 (Top Left Radio)
- 100 (Top Right Radio)
- 100 (Bottom Left Radio)
- 100 (Bottom Right Radio)
- 100 (Top Left Internet)
- 100 (Top Right Internet)
- 100 (Bottom Left Internet)
- 100 (Bottom Right Internet)
- 100 (Top Left Computer)
- 100 (Top Right Computer)
- 100 (Bottom Left Computer)
- 100 (Bottom Right Computer)
- 100 (Top Left Mobile)
- 100 (Top Right Mobile)
- 100 (Bottom Left Mobile)
- 100 (Bottom Right Mobile)
- 100 (Top Left Cloud)
- 100 (Top Right Cloud)
- 100 (Bottom Left Cloud)
- 100 (Bottom Right Cloud)
- 100 (Top Left Data)
- 100 (Top Right Data)
- 100 (Bottom Left Data)
- 100 (Bottom Right Data)
- 100 (Top Left Storage)
- 100 (Top Right Storage)
- 100 (Bottom Left Storage)
- 100 (Bottom Right Storage)
- 100 (Top Left Backup)
- 100 (Top Right Backup)
- 100 (Bottom Left Backup)
- 100 (Bottom Right Backup)
- 100 (Top Left Recovery)
- 100 (Top Right Recovery)
- 100 (Bottom Left Recovery)
- 100 (Bottom Right Recovery)
- 100 (Top Left Disaster)
- 100 (Top Right Disaster)
- 100 (Bottom Left Disaster)
- 100 (Bottom Right Disaster)
- 100 (Top Left Security)
- 100 (Top Right

- F&P Title, Inc.
- Chicago Title Insurance Company

DATED THIS 23RD, JUNE AD. 2015

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

GENERAL NOTES:
DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
NO DIMENSIONS SHALL BE ASSIGNED BY SCALE MEASUREMENT HEREON.

APRA
202,279 Sq. Ft. OR 4.64 ACRES (MORE OR LESS)

TYPICAL LOT

	DESIGNED BY	DATE
	MS	06-06-15
	CHECKED BY	DATE
	JRS	06-06-15
	APPROVED BY	DATE



GREENGARD, INC.
Engineers • Surveyors • Planners
231 Olde Half Day Road, Lincolnshire, Illinois 60069-2906
PHONE: 847/334-3883 E-MAIL: 231@GREENGARDINC.COM

SCALE	1"=30'
ORDERING NO.	61115
SHEET	1

Terms and Conditions

For November 16, 2022

The following Terms and Conditions apply to all properties offered in this auction. Seven Hills Auctions, LLC hereinafter "Auctioneer", shall be construed to apply to all officers, principals, employees, agents and/or any other representatives hired or contracted with the Auctioneer. Anyone participating in the auction by registering for the auction, placing a bid or bidding on behalf of another person or entity with a Power of Attorney shall hereafter be referred to as a "Bidder".

All Bidders are required at the time of registration to acknowledge that they have reviewed and accepted the Terms and Conditions. Additionally, by placing a bid the bidder is specifically acknowledging and accepting the conditions stated in these Terms and Conditions as well as the provisions in the Purchase and Sale Agreement.

Agency: The Auctioneer is acting as an exclusive agent for the Seller in this transaction. The Auctioneer does not represent the Bidder.

Due Diligence: All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

Inspection: Each Bidder is encouraged to inspect the property prior to Bidding. When shown, contact the listing agent for scheduled inspection times or for an appointment. Where no listing agent is identified, contact the auctioneer for information on how to obtain access to a property. If a property is identified as "Occupied" contact the auctioneer or listing agent to see if times are available for inspection and do not disturb the tenant.

Buyer's Premium: The successful bidder will be required to pay a buyer's premium of 10% of the final accepted bid price. The buyer's premium shall become part of the total purchase price in the Purchase and Sale Agreement.

Escrow Deposit & Contract Execution: The Purchase and Sale Agreement, wiring instructions and closing information will be emailed to the successful Bidder immediately following the ending of the auction or upon bid acceptance by the seller. The successful bidder must within 48 hours execute the Purchase and Sale Agreement and remit an earnest deposit. The earnest deposit is calculated from the total purchase price (i.e. high bid amount plus the buyer's premium). For properties with a total purchase price of \$2,499 or less the full purchase price is due, for properties selling for \$2,500 to \$100,000 the greater of \$2,500 or 20% is due, for properties selling for \$100,001 to \$200,000 15% is due and for properties selling from \$200,001 or greater 10% is due.

Closing: All properties must close within thirty (30) days of the "binding agreement date", unless otherwise stated in the Purchase and Sale Agreement. The "binding agreement date" is the date in which the last signatory party executes the Purchase and Sale Agreement. The closing will be conducted by the firm shown on the individual property specific web page at 7hauctions.com. All closing cost will be paid by the successful Bidder including, but not limited to, attorneys' fees to prepare the closing documents and deed, closing coordination fee, title examination, transfer tax and purchaser's legal fees. Taxes and property owner association dues will be prorated as of the date of closing. Title Insurance will be available for purchase.

Broker Participation: Broker Participation is encouraged by the Auctioneer. A commission of 2% of the highest accepted bid (before adding a buyer's premium) will be paid to any qualified licensed real estate broker that holds a current and valid license in the state where the property is located. Commissions will only be paid at closing. In order to qualify the broker must submit the Broker/Bidder Participation Form, prior to the bidder placing a bid or by 3:00 P.M. eastern time on the day preceding the auction, whichever comes first. UNDER NO CIRCUMSTANCE WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. A bidder is only allowed to be registered by one broker.

Non-Compliance: If a participant is the successful high bidder and fails to execute the Purchase and Sale Agreement and/or remit the earnest deposit with 3 days of the Purchase and Sale Agreement being delivered, the participant will be responsible for a Non-Compliance Fee of \$5,000. This Non-Compliance Fee is a penalty for failing to abide by the Terms and Conditions of the auction. Auctioneer at its discretion shall charge the credit card on file or use any other means necessary to collect such fees. Any bidder that fails to execute a Purchase and Sale Agreement and/or remit an earnest

Terms and Conditions

For November 16, 2022

deposit may also be prohibited from bidding on future auctions conducted by the Auctioneer. The Seller and Auctioneer, upon Non-Compliance by a bidder, reserves the right to immediately offer the property for sale.

Successful Bidder Default: A successful bidder that fails to close per the specific terms of the Purchase and Sale Agreement for any reason shall be required to release their earnest deposit to the Seller as nonexclusive liquidated damages as fully outlined in the Purchase and Sale Agreement.

Extended Bidding: All online auctions include an EXTENDED BIDDING feature. If a bid is placed on any property within the last five (5) minutes of the auction the ending time of the auction for ALL properties will be extended for five (5) minutes. The bidding on ALL properties will remain open until no further bids have been placed on ALL properties for five (5) minutes.

Bid Increments: The bidding increments for all properties will be as follows:

Amount Up To	Bid Increments
\$2,500	\$100
\$10,000	\$250
\$50,000	\$500
\$100,000	\$1,000
\$250,000	\$2,500
\$500,000	\$5,000
\$1,000,000	\$10,000
\$1,000,000+	\$25,000

Technical Problems: The auction will be conducted using online bidding. Any technical problem that may arise from internet connectivity, hardware, software, human error, or any other such issue whether on behalf of the Bidder or Auctioneer may arise at any time without notice. In the event such technical problems arise, neither Auctioneer nor the Seller shall be responsible. Auctioneer, reserves the right to cancel, postpone and/or extend the bidding time in the event of such technical problems. Any actions the Auctioneer takes shall be final.

Additional Terms: All property is being sold "As-Is, Where-Is" with all faults and is selling subject to any existing restrictions, conditions, easements, zoning, property owners associations fees and all matters that may be reveled in a current survey, inspection and/or title examination. No warranty is expressed or implied as to the improvements, soil, environmental, wetlands, zoning or any other matters. The Auctioneer reserves the right to cancel the auction at any time, add properties or delete properties without notice. The seller reserves the right to reject any bid unless the property is selling "Absolute". The Seller and their agents reserve the right to place bids on the property up to the Seller's reserve. Any acceptance of a winning bid maybe rescinded by the Seller, in the seller's sole discretion, for any reason prior to the Purchase and Sale Agreement being executed by the Seller, unless selling "Absolute". Neither the Auctioneer nor Seller will be responsible for any omissions or errors related to this auction, these terms and conditions, the Purchase and Sale Agreement and/or the closing documents. All bidders shall carefully review, inspect, analyze, perform any test or other necessary due diligence prior to bidding. Bidders shall make their own determination as to the accuracy of any due diligence or information provided by the Auctioneer or Seller. No personal property will be conveyed unless specifically denoted in the Purchase and Sale Agreement. Auctioneer cannot guarantee the performance of the seller or seller obligations on any transaction. The terms of the Purchase and Sale Agreement shall prevail in the event of any inconstancies between the terms and conditions of the auction, announcements, communications by the Auctioneer and/or the Purchase and Sale Agreement. The Auctioneer is not responsible for any technical issues, missed bids or bids placed after the closing of the auction. The Auctioneer reserves the right, in its sole discretion, to revoke the bidding privileges of any bidder at any time for any reason.

Seven Hills Auctions, LLC:

Auction License: TN: 7182, GA: AU-C003134, FL: AB3765, AL:C-253, A5495, MS: #1613;

William C. Lee III, Broker, Firm GA-77326. FL-CQ1057830. AL-000147503-0. MS-23814

Kansas Properties Selling in Association with

Classic Real Estate Inc. CO90018360, Broker, H Craig Ablah 00033366

Illinois Properties Selling in Association of Rick Levin and Associates.