

**38 Residential Lots: Olympia Fields, IL**

Property No.: 5572  
Auction No.: 19130



## Property Details

<b>Property Type:</b>	<i>Residential</i>
<b>Seller Type:</b>	<i>Hedge Fund</i>
<b>Auction Type:</b>	<i>Reserve</i>
<b>Total Land Area:</b>	<i>11 ± Acres</i>
<b>Subdivision Name:</b>	<i>The Olympia Club</i>
<b>Lot Numbers:</b>	<i>See Lot List in Document Download Section</i>
<b>Tax Identification Number:</b>	<i>See Lot List in Document Download Section</i>
<b>Address:</b>	<i>Eros Drive Olympia Fields, Illinois 60461</i>
<b>County:</b>	<i>Cook</i>
<b>Lat/Lon:</b>	<i>41.52423, -87.69289</i>

## Agent Details

<b>Listing Agent Information:</b>	<i>Seven Hills Auctions 800-742-9165 info@7hauctions.com</i>
<b>Buyer Agent Commission:</b>	<i>For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form</i>

## Closing Details

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**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

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**Selling in Association of Rick Levin and Associates.**

**RICK LEVIN**  
**& ASSOCIATES, INC**  
FINE HOME AUCTIONEERS

For additional details about this property, visit [7hauctions.com](https://7hauctions.com) or contact us at 800.742.9165





## Olympia Club - Remaining Lots

Site State	Parcel Assessor	Site Name	Parcel Acct Num	Build Type	Lot #	Lot Size (SF)	Lot Size (SF)
IL	Rich (Cook) Township	Olympia Club	31-13-107-004-0000	Single Family	4	14,042	0.322
IL	Rich (Cook) Township	Olympia Club	31-13-107-005-0000	Single Family	5	14,517	0.333
IL	Rich (Cook) Township	Olympia Club	31-13-104-019-0000	Single Family	10	12,040	0.276
IL	Rich (Cook) Township	Olympia Club	31-13-104-020-0000	Single Family	11	12,239	0.281
IL	Rich (Cook) Township	Olympia Club	31-13-104-022-0000	Single Family	13	14,257	0.327
IL	Rich (Cook) Township	Olympia Club	31-13-104-023-0000	Single Family	14	1,210	0.028
IL	Rich (Cook) Township	Olympia Club	31-13-110-001-0000	Single Family	22	15,071	0.346
IL	Rich (Cook) Township	Olympia Club	31-13-110-003-0000	Single Family	24	17,236	0.396
IL	Rich (Cook) Township	Olympia Club	31-13-110-007-0000	Single Family	28	17,204	0.395
IL	Rich (Cook) Township	Olympia Club	31-13-106-007-0000	Single Family	29	15,847	0.364
IL	Rich (Cook) Township	Olympia Club	31-13-106-008-0000	Single Family	30	14,719	0.338
IL	Rich (Cook) Township	Olympia Club	31-13-106-009-0000	Single Family	31	13,195	0.303
IL	Rich (Cook) Township	Olympia Club	31-13-106-011-0000	Single Family	33	13,318	0.306
IL	Rich (Cook) Township	Olympia Club	31-13-106-012-0000	Single Family	34	12,852	0.295
IL	Rich (Cook) Township	Olympia Club	31-13-106-013-0000	Single Family	35	12,317	0.283
IL	Rich (Cook) Township	Olympia Club	31-13-106-014-0000	Single Family	36	12,154	0.279
IL	Rich (Cook) Township	Olympia Club	31-13-106-015-0000	Single Family	37	12,190	0.280
IL	Rich (Cook) Township	Olympia Club	31-13-108-001-0000	Single Family	45	12,796	0.294
IL	Rich (Cook) Township	Olympia Club	31-13-108-007-0000	Single Family	51	12,785	0.294
IL	Rich (Cook) Township	Olympia Club	31-13-108-012-0000	Single Family	56	12,390	0.284
IL	Rich (Cook) Township	Olympia Club	31-13-108-013-0000	Single Family	57	12,484	0.287
IL	Rich (Cook) Township	Olympia Club	31-13-108-014-0000	Single Family	58	12,668	0.291
IL	Rich (Cook) Township	Olympia Club	31-13-108-015-0000	Single Family	59	12,080	0.277
IL	Rich (Cook) Township	Olympia Club	31-13-108-016-0000	Single Family	60	12,060	0.277
IL	Rich (Cook) Township	Olympia Club	31-13-109-001-0000	Single Family	64	12,781	0.293
IL	Rich (Cook) Township	Olympia Club	31-13-109-002-0000	Single Family	65	13,833	0.318
IL	Rich (Cook) Township	Olympia Club	31-13-109-003-0000	Single Family	66	14,849	0.341
IL	Rich (Cook) Township	Olympia Club	31-13-109-004-0000	Single Family	67	14,764	0.339
IL	Rich (Cook) Township	Olympia Club	31-13-109-005-0000	Single Family	68	14,145	0.325
IL	Rich (Cook) Township	Olympia Club	31-13-109-006-0000	Single Family	69	13,173	0.302
IL	Rich (Cook) Township	Olympia Club	31-13-109-007-0000	Single Family	70	12,028	0.276
IL	Rich (Cook) Township	Olympia Club	31-13-109-008-0000	Single Family	71	13,114	0.301
IL	Rich (Cook) Township	Olympia Club	31-13-109-009-0000	Single Family	72	13,325	0.306
IL	Rich (Cook) Township	Olympia Club	31-13-109-010-0000	Single Family	73	13,361	0.307
IL	Rich (Cook) Township	Olympia Club	31-13-109-011-0000	Single Family	74	13,397	0.308
IL	Rich (Cook) Township	Olympia Club	31-13-109-012-0000	Single Family	75	13,433	0.308
IL	Rich (Cook) Township	Olympia Club	31-13-109-013-0000	Single Family	76	13,460	0.309
IL	Rich (Cook) Township	Olympia Club	31-13-109-014-0000	Single Family	77	12,023	0.276
<b>38 Lots</b>						<b>499,357</b>	<b>11</b>







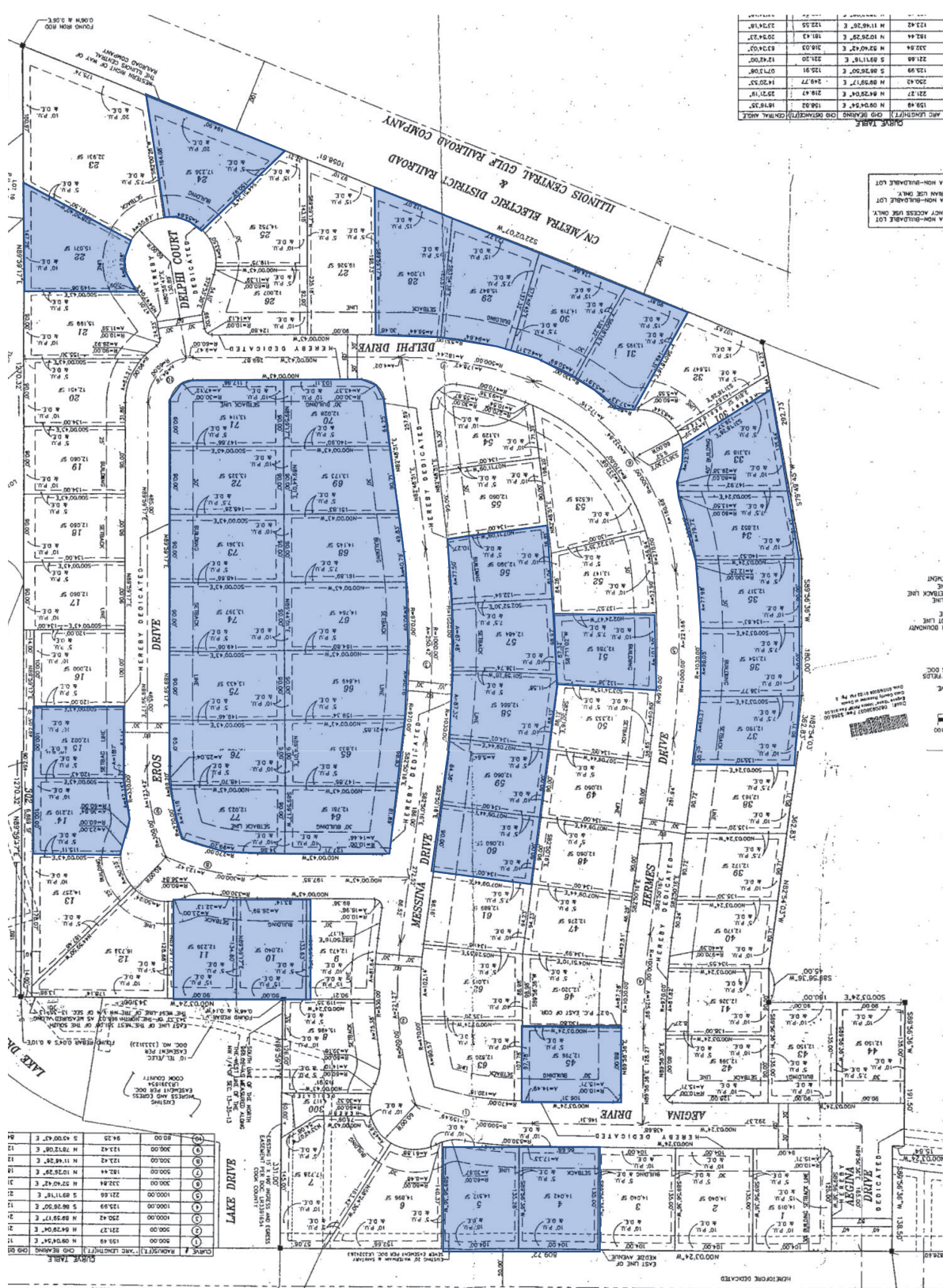


TABLE 1

123.42	N 114°25' E	122.55	223°11'
123.44	N 102°25' E	181.43	202°47'
123.44	N 27°02' E	216.03	62°34'
123.44	S 20°11' E	221.20	142°00'
123.44	S 20°00' E	221.20	173°00'
223.42	N 82°07' E	214.77	142°02'
223.42	N 82°04' E	214.47	282°18'
123.44	N 02°04' E	184.82	148°35'

A NON-DRAINABLE LOT  
 B NON-DRAINABLE LOT  
 C NON-DRAINABLE LOT

TABLE 2

1	1000.00	1000.00	1000.00
2	1000.00	1000.00	1000.00
3	1000.00	1000.00	1000.00
4	1000.00	1000.00	1000.00
5	1000.00	1000.00	1000.00
6	1000.00	1000.00	1000.00
7	1000.00	1000.00	1000.00
8	1000.00	1000.00	1000.00
9	1000.00	1000.00	1000.00
10	1000.00	1000.00	1000.00
11	1000.00	1000.00	1000.00
12	1000.00	1000.00	1000.00
13	1000.00	1000.00	1000.00
14	1000.00	1000.00	1000.00
15	1000.00	1000.00	1000.00
16	1000.00	1000.00	1000.00
17	1000.00	1000.00	1000.00
18	1000.00	1000.00	1000.00
19	1000.00	1000.00	1000.00
20	1000.00	1000.00	1000.00
21	1000.00	1000.00	1000.00
22	1000.00	1000.00	1000.00
23	1000.00	1000.00	1000.00
24	1000.00	1000.00	1000.00
25	1000.00	1000.00	1000.00
26	1000.00	1000.00	1000.00
27	1000.00	1000.00	1000.00
28	1000.00	1000.00	1000.00
29	1000.00	1000.00	1000.00
30	1000.00	1000.00	1000.00
31	1000.00	1000.00	1000.00
32	1000.00	1000.00	1000.00
33	1000.00	1000.00	1000.00
34	1000.00	1000.00	1000.00
35	1000.00	1000.00	1000.00
36	1000.00	1000.00	1000.00
37	1000.00	1000.00	1000.00
38	1000.00	1000.00	1000.00
39	1000.00	1000.00	1000.00
40	1000.00	1000.00	1000.00
41	1000.00	1000.00	1000.00
42	1000.00	1000.00	1000.00
43	1000.00	1000.00	1000.00
44	1000.00	1000.00	1000.00
45	1000.00	1000.00	1000.00
46	1000.00	1000.00	1000.00
47	1000.00	1000.00	1000.00
48	1000.00	1000.00	1000.00
49	1000.00	1000.00	1000.00
50	1000.00	1000.00	1000.00
51	1000.00	1000.00	1000.00
52	1000.00	1000.00	1000.00
53	1000.00	1000.00	1000.00
54	1000.00	1000.00	1000.00
55	1000.00	1000.00	1000.00
56	1000.00	1000.00	1000.00
57	1000.00	1000.00	1000.00
58	1000.00	1000.00	1000.00
59	1000.00	1000.00	1000.00
60	1000.00	1000.00	1000.00
61	1000.00	1000.00	1000.00
62	1000.00	1000.00	1000.00
63	1000.00	1000.00	1000.00
64	1000.00	1000.00	1000.00
65	1000.00	1000.00	1000.00
66	1000.00	1000.00	1000.00
67	1000.00	1000.00	1000.00
68	1000.00	1000.00	1000.00
69	1000.00	1000.00	1000.00
70	1000.00	1000.00	1000.00
71	1000.00	1000.00	1000.00
72	1000.00	1000.00	1000.00
73	1000.00	1000.00	1000.00
74	1000.00	1000.00	1000.00
75	1000.00	1000.00	1000.00
76	1000.00	1000.00	1000.00
77	1000.00	1000.00	1000.00
78	1000.00	1000.00	1000.00
79	1000.00	1000.00	1000.00
80	1000.00	1000.00	1000.00
81	1000.00	1000.00	1000.00
82	1000.00	1000.00	1000.00
83	1000.00	1000.00	1000.00
84	1000.00	1000.00	1000.00
85	1000.00	1000.00	1000.00
86	1000.00	1000.00	1000.00
87	1000.00	1000.00	1000.00
88	1000.00	1000.00	1000.00
89	1000.00	1000.00	1000.00
90	1000.00	1000.00	1000.00
91	1000.00	1000.00	1000.00
92	1000.00	1000.00	1000.00
93	1000.00	1000.00	1000.00
94	1000.00	1000.00	1000.00
95	1000.00	1000.00	1000.00
96	1000.00	1000.00	1000.00
97	1000.00	1000.00	1000.00
98	1000.00	1000.00	1000.00
99	1000.00	1000.00	1000.00
100	1000.00	1000.00	1000.00

**THE OLYMPIA CLUB**  
 OF  
 FINAL PLAN OF SUBDIVISION

DATE: 10/13/03  
 DE BY: [Signature]  
 RECORDING: [Signature]

POINT OF BEGINNING  
 620139037  
 3-P

30.88' METERS - CROSS BOUNDARY  
 0.51' METERS - NON-DRAINABLE LOTS  
 24.18' METERS - NON-DRAINABLE LOTS

EAST OF THE THIRD QUARTER SECTION 11, TOWNSHIP 25 NORTH, RANGE 11  
 IN PART OF THE NORTHWEST QUARTER SECTION 13-25-11  
 IN ACCORDANCE TO OLYMPIA CLUB SUBDIVISION

LEGEND:  
 --- DRAINAGE EASEMENT  
 --- SECTION LINE  
 --- BOUNDARY SURVEY LINE  
 --- EASEMENT LINE  
 --- CENTER LINE  
 --- EXISTING LOT LINE  
 --- SUBDIVISION BOUNDARY

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

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:

<i>Amount Up To</i>	<i>Bid Increments</i>
\$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 revealed 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 inconsistencies 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.**