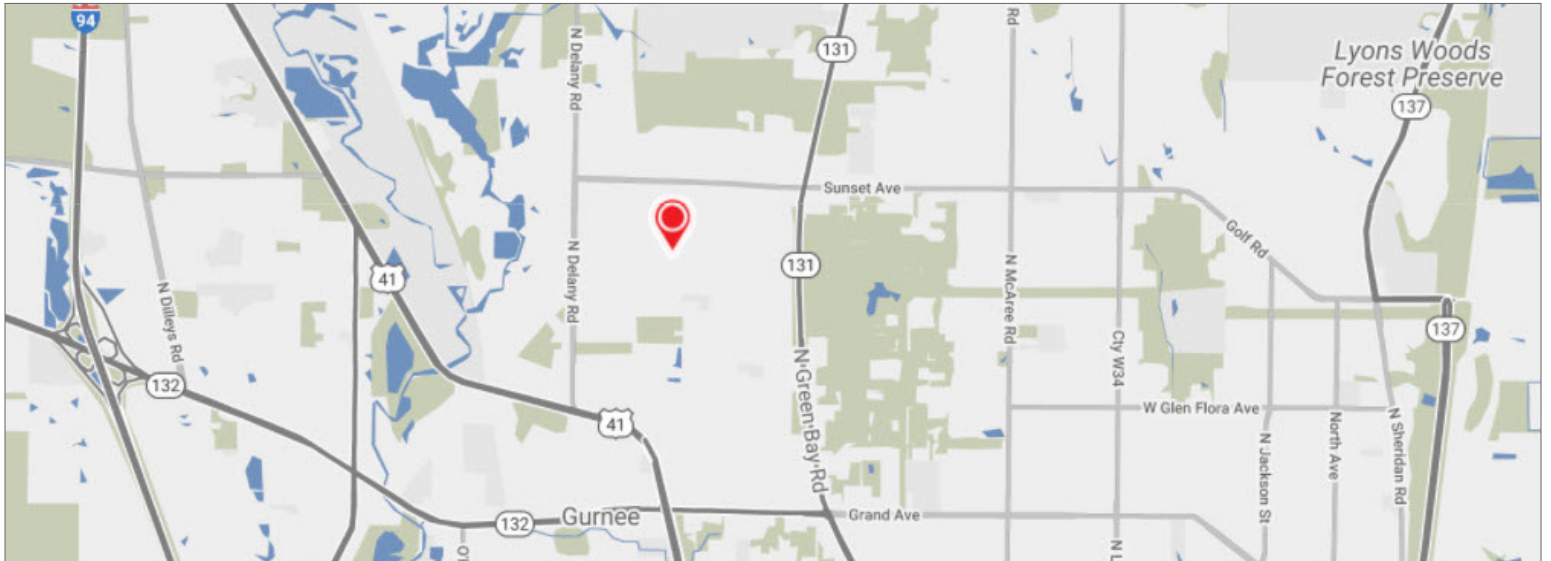




SWANSON COURT - GURNEE, ILLINOIS
2.5 Acres For Sale
INDUSTRIAL DEVELOPMENT LAND

PROPERTY FEATURES

- 2.5 acres available
- Build up to 40,000 SF
- Proximity to I-94 via Delany Rd to Grand Avenue/Route 132
- I-3 zoning (Intensive Industrial District)
- LOW Lake County taxes
- Sale Price: \$582,000



Steve Sullivan
 847 610 0123
 ssullivan@hiffman.com

SWANSON COURT - GURNEE, ILLINOIS

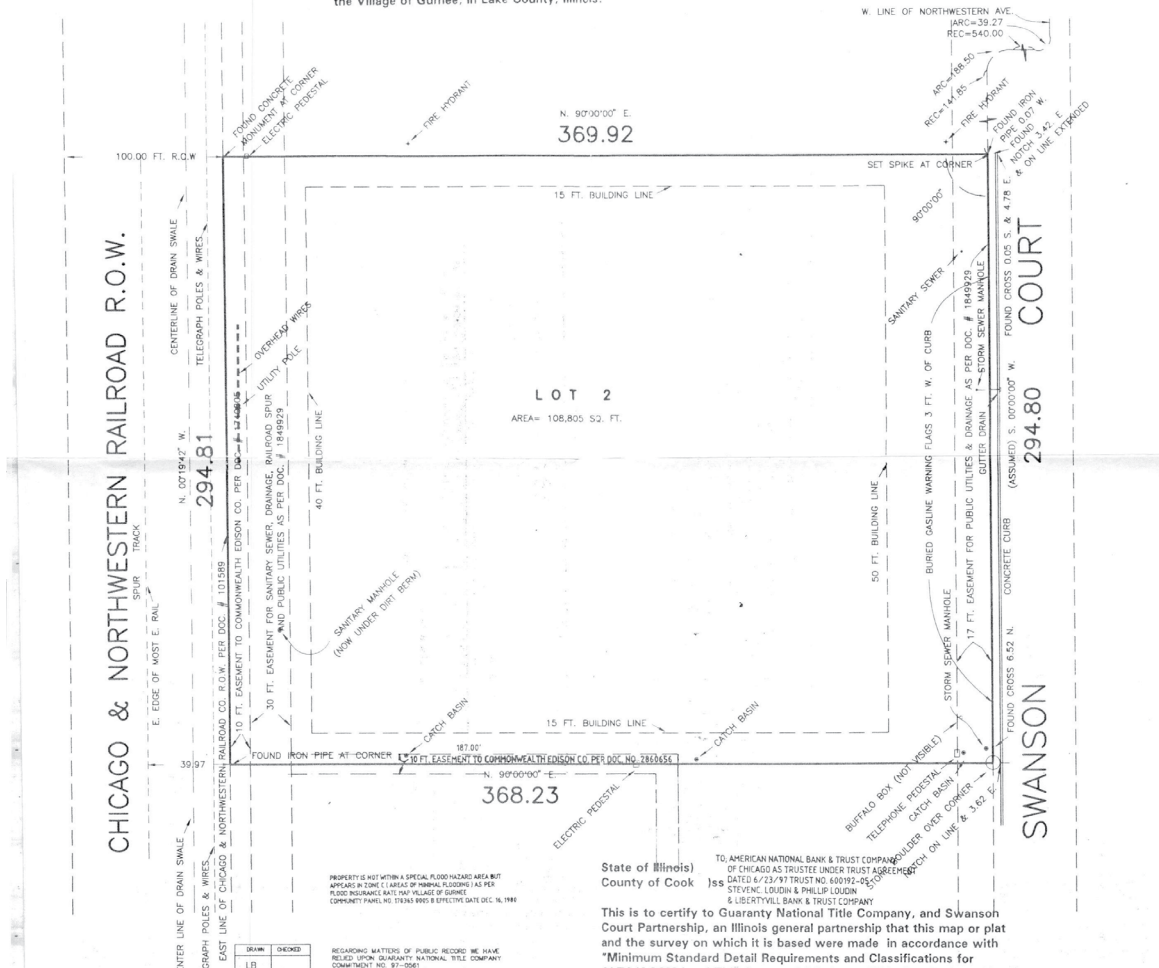
2.5 Acres For Sale

INDUSTRIAL DEVELOPMENT LAND

4505 N. ELSTON AVENUE
CHICAGO, ILLINOIS 60630
PHONE: AC 773/685-5102
FAX # 773/286-4184

PLAT OF SURVEY GREMLEY & BIEDERMANN INC. ALTA/ACSM LAND TITLE SURVEY

Lot 2 in Maura's Resubdivision being a Resubdivision in the Southwest Quarter of Section 12, Township 45 North, Range 11, East of the Third Principal Meridian, in the Village of Gurnee, in Lake County, Illinois.



REVISED 6/30/97 CERT. NAMES
971308
Order No. _____
Scale 1 inch = 40 feet
Date JUNE 21, 1997
Owner _____
Ordered by DARWIN REALTY

PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA BUT APPLICABLE ZONE (I) AREA OF HAZARDOUS FLOODING AS PER FLOOD INSURANCE RATE MAP VILLAGE OF GURNEE, ILLINOIS, COUNTY PANEL NO. 18-AN-100-B-EFFECTIVE DATE DEC. 16, 1993.

REGARDING MATTERS OF PUBLIC RECORD WE HAVE REPLIED UPON GUARANTY NATIONAL TITLE COMPANY COMMENT NO. 87-0501 EFFECTIVE DATE: JUNE 13, 1997.

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES BEFORE DAMAGE IS DONE.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON SURVEY PLAT REFER TO YOUR ABSTRACT, DEED, CONTRACT, TITLE POLICY AND LOCAL BUILDING LINE REGULATIONS.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

© GREMLEY & BIEDERMANN, INC. 1997 "ALL RIGHTS RESERVED"

State of Illinois)
County of Cook) ss

This is to certify to Guaranty National Title Company, and Swanson Court Partnership, an Illinois general partnership that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and meets the accuracy requirements of an Urban Survey as defined therein and includes Items 1, 3, 4, 7-11 and 13 of Table A thereof.

Dated: June 25, 1997

Professional Illinois Land Surveyor #1439
Robert E. Biedermann



Steve Sullivan
847 610 0123
ssullivan@hiffman.com