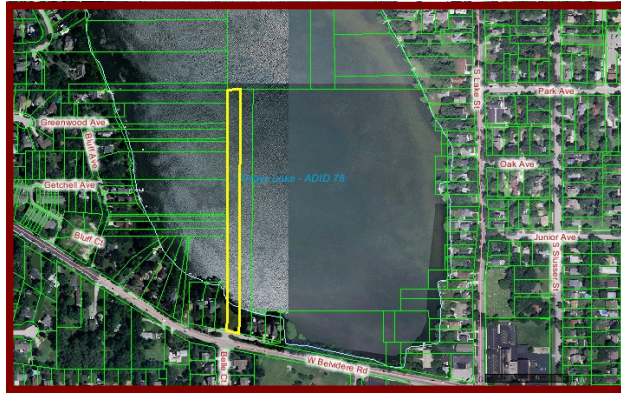




# Waterfront Lot For Sale

*Robert E. Frank*  
*Real Estate, Inc.*  
Serving Your Real Estate Needs in  
Lake & McHenry Counties Since 1980

*0 W. Belvidere Rd., Lot 4, Grayslake, IL 60030*



**Robert E. Frank, GRI**  
**Owner / Broker**  
**Tim Conner-Realtor**

**P.O. Box 1111**  
**Lake Villa, IL 60046**

**Phone: 847-356-LAND**  
**Fax: 847-356-3311**  
**Robert Cell: 847-508-5263**

**E-mail:**  
**Landman5263@ameritech.net**  
**Landman5263@aol.com**



**Features:**

- 67.94 Feet of Grays Lake Waterfront
- Sloping Topography
- Location, Location, Location!
- Custom Homes Surround

*Directions:*  
*Belvidere Road West of*  
*Lake Street*

# \$99,900

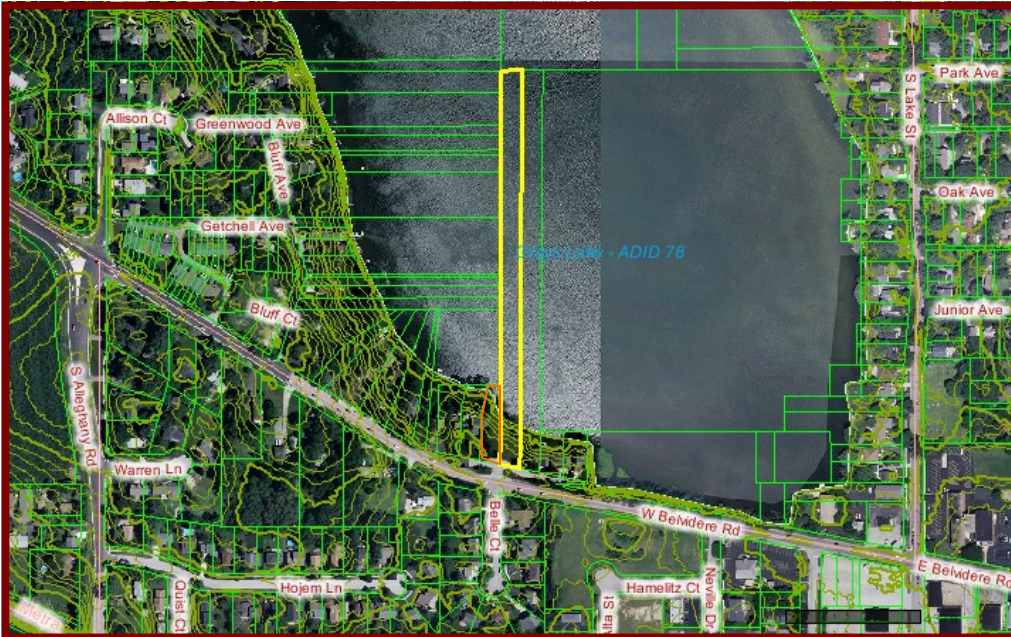
Grayslake Waterfront with 67.94 feet of lake frontage. Your chance to own one of the last vacant lots available on this quiet 80-acre spring fed lake. Lot gently slopes to the waters edge and will accommodate multi story, walk out single family design. Join exclusive, newer executive homes to the east and west. Opportunity to have multi level decks taking advantage of the northern exposure. Sail, fish and swim to your heart's content. Owner motivated!!  
Adjoining lot to the west also available!

# Waterfront Lot For Sale

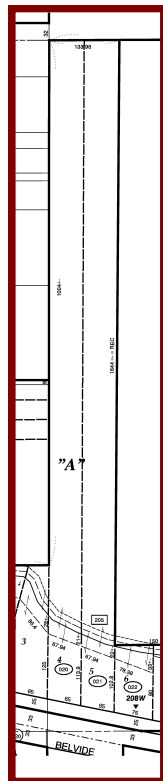
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Topography



Plat Map



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**We're on  
the Web!**

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*Directions:*  
*Belvidere Road West of*  
*Lake Street*



**Land**  
 Status: **PCHG**  
 List Price: **\$99,900**  
 Rent Price: **\$0**  
 Rental Unit:  
 Address: **0 W BELVIDERE Road Lot 4, Grayslake 60030**  
 Directions: **BELVIDERE ROAD WEST OF LAKE STREET**  
 Sold by:  
 Off Mkt Date:  
 Closed Date:  
 Owner: **Fee Simple**  
 Frnt Footage: **65**  
 Corp Limits: **Grayslake**  
 Township: **Avon**  
 Rooms:  
 Fireplaces:  
 Basement:

MLS #: **07502630**  
 List Date: **04/16/2010**  
 Orig List Price: **\$129,900**  
 Orig Rnt Price: **\$0**  
 Lease Type:  
 Contingency:  
 List Mkt Time: **104**  
 Contract Date:  
 Finance Code:  
 Subdivision:  
 Dimensions: **65X153X68X135**  
 County: **Lake**  
 Bedrooms:  
 Bathrooms:  
 Parking:  
 Mstr Bath:  
 Cars:  
 Bmt Bath:

Area: **30**  
 List Dt Rec: **04/16/2010**  
 Sold Price:  
 Rented Price:  
 Actual Zoning: **Single Family**

**School Data**

Elementary: **(46)**  
 Junior High: **GRAYSLAKE MIDDLE SCHOOL (46)**  
 High School: **GRAYSLAKE CENTRAL HIGH SCHOOL (127)**  
 Other:

**Coordinates**

North: **32**  
 South: **0**  
 West: **21**  
 East: **0**

**Tax**

Amount: **\$2,824.74**  
 PIN: **06342050200000**  
 Mult PINs: **No**  
 Tax Year: **2008**  
 Tax Exmps: **None**

**Miscellaneous**

Waterfront: **Yes**  
 Acreage: **0.21**  
 Special: **No**  
 Loans:  
 Equity:  
 Backup Package: **Yes**  
 Appx Land Sq Ft: **9,064**  
 Tot Lots Avail: **2**  
 Min Req/Sq Ft (1):  
 Min Req/Sq Ft (2):  
 Other Min Req Sq Ft:

Air Cond:  
 Land Amenities: **Dock-Community, Pond/Lake, Water Rights**  
 Backup Info: **Aerial Map, Existing Survey, Tax Bill**  
 Basement:  
 Bldg Improvements:  
 Client Needs:  
 Client Will:  
 Construction:  
 Current Use: **Residential-Single Family**  
 Exterior:

Foundation:  
 Farms Type:  
 Features: **Frontage Road**  
 Heat/Fuel:  
 Oth Info: **School Bus Service, Commuter Train**  
 Known Existing Liens:  
 Land Description: **Beach, Cleared, Pond/Lake, Sloping, Walk-out**  
 Location: **Lake Front, Water Front, Water View**  
 Lot Size: **Less Than .25 Acre**  
 Ownership Type: **Individual**

Potential Use:  
 Possession: **Closing**  
 Road Surface: **Asphalt**  
 Rail Availability:  
 Style:  
 Tenant Pays:  
 Type:  
 Sale Terms:  
 Utilities: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site**

Remarks: **Grays Lake Waterfront with 68 feet of lake frontage. Your chance to own one of the last vacant lots available on this quiet 80-acre spring fed lake. Lot gently slopes to the waters edge & will accommodate multi story, walk out single family design. Join exclusive, newer executive homes to the east & west. Opportunity to have multi level decks taking advantage of the northern exposure. Sail, fish & swim!!**

**Agent Remarks:**

Internet Listing: **All**  
 VOW AVM: **Yes**  
 Listing Type: **Exclusive Right to Sell**  
 Coop Comp: **2.5% - \$100**  
 Showing Inst: **Call LA at 847-508-5263 & Walk Property**  
 Owner: **OOR**  
 Broker: **Robert E. Frank Real Estate (2412)**  
 List Agent: **Robert Frank (11927)**  
 Co-lister: **Timothy Conner**

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **Yes**  
 Holds Earnest Money: **Yes**  
 Special Comp Info: **None**

Ph #:  
 Ph #: **(847) 356-5263**  
 Ph #: **(847) 356-5263**  
 Ph #: **(847) 877-5822**

Addr on Internet?: **Yes**  
 Lock Box:  
 Agent Owned/Interest?: **No**  
 Team:  
 Email: **Landman5263@ameritech.net; Landman5263@aol.com**  
 More Agent Contact Info: **847-508-5263**

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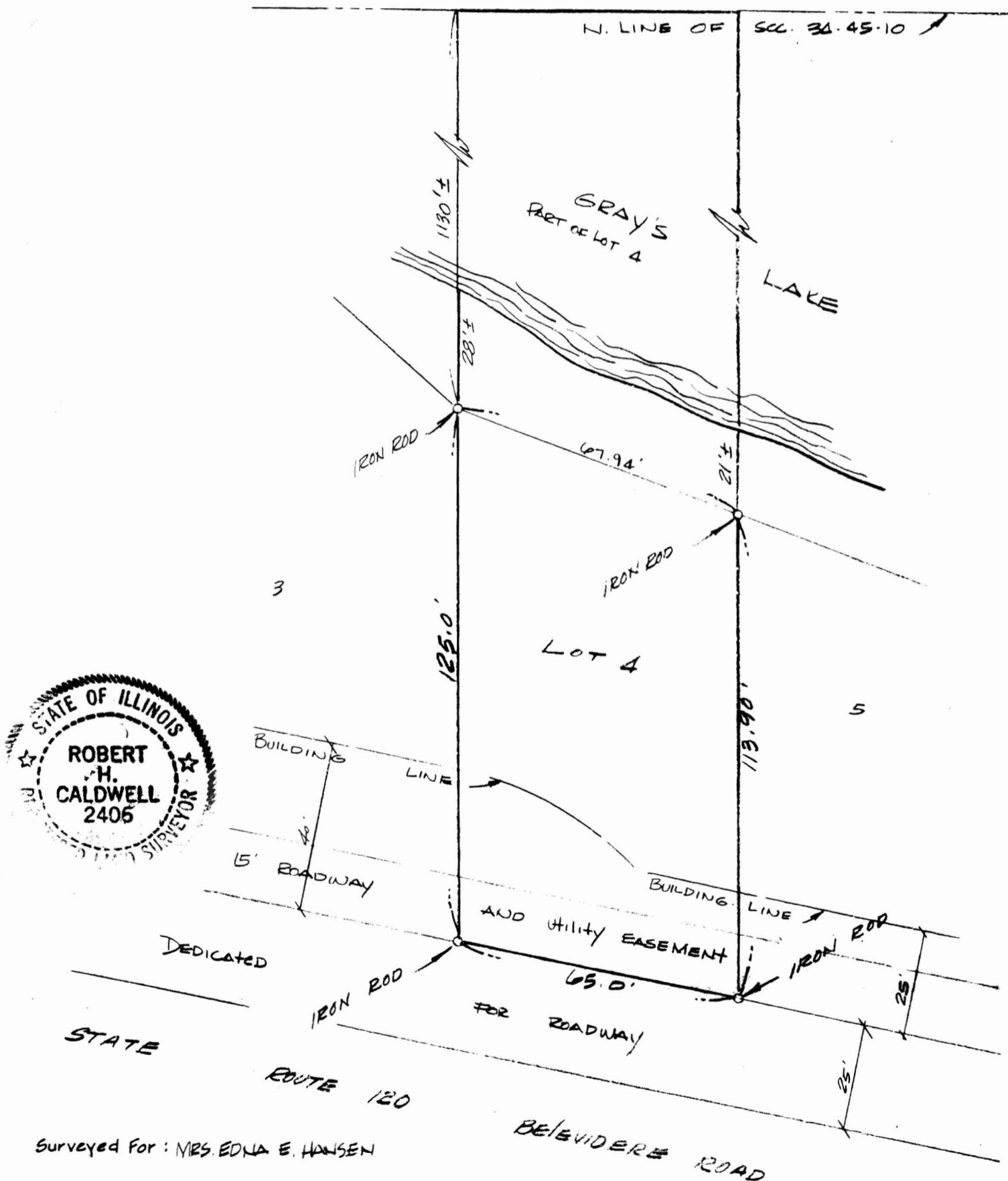
Prepared By: Robert Frank - Robert E. Frank Real Estate 07/28/2010 02:46 PM



# PLAT OF SURVEY

OF

LOT 4 IN HANSENS STANLEY SHORES SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 45 NORTH, RANGE OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED 1986 AS DOCUMENT 2506429 AND CORRECTED BY CERTIFICATE OF CORRECTION DECEMBER 5, 1986 AS DOCUMENT 2512215 IN LAKE COUNTY, ILLINOIS.



Surveyed For: MRS. EDNA E. HANSEN

STATE OF ILLINOIS } S.S.

NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS & SUBDIVISION PLAT ARE SHOWN HEREON; CHECK LOCAL OR BUILDING. COMPARE YOUR DESCRIPTION AND SITE WITH THE ORIGINAL RECORD AND DISCREPANCIES WITH

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**Grayslake village, Illinois Statistics and Demographics (US Census 2000) - see page 4 for special 2003 census information**

	Number	Percent
<b>Grayslake Population:</b>	18506	100.00%
<b>Sex and Age</b>		
Male	9073	49.03%
Female	9433	50.97%
Under 5 years	2189	11.83%
5 to 9 years	1897	10.25%
10 to 14 years	1375	7.43%
15 to 19 years	998	5.39%
20 to 24 years	708	3.83%
25 to 34 years	3271	17.68%
35 to 44 years	4212	22.76%
45 to 54 years	2137	11.55%
55 to 59 years	528	2.85%
60 to 64 years	350	1.89%
65 to 74 years	458	2.47%
75 to 84 years	304	1.64%
85 years and over	79	0.43%
Median age (years)	32.2	
18 years and over	12379	66.89%
Male	5977	32.3%
Female	6402	34.59%
21 years and over	11925	64.44%
62 years and over	1017	5.5%
65 years and over	841	4.54%
Male	348	1.88%
Female	493	2.66%
<b>Race</b>		
One race	18271	98.73%
White	16840	91%
Black or African American	293	1.58%
American Indian and Alaska Native	35	0.19%
Asian	783	4.23%
Asian indian	243	1.31%
Chinese	153	0.83%
Filipino	166	0.9%
Japanese	32	0.17%
Korean	103	0.56%
Vietnamese	24	0.13%
Other Asian	62	0.34%
Native Hawaiian and Other Pacific Islander	6	0.03%
Native Hawaiian	0	0%

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Guamanian or Chamorro	2	0.01%
Samoan	2	0.01%
Other Pacific Islander	2	0.01%
Some other race	314	1.7%
Two or more races	235	1.27%

**Hispanic or Latino and race**

Total Population	18506	100.00%
Hispanic or Latino(of any race)	920	4.97%
Mexican	521	2.82%
Puerto Rican	125	0.68%
Cuban	56	0.3%
Other Hispanic or Latino	218	1.18%
Not Hispanic or Latino	17586	95.03%
White alone	16293	88.04%

**Relationship**

Total Population	18506	100.00%
In households	18495	99.94%
Householder	6503	35.14%
Spouse	4314	23.31%
Child	6695	36.18%
Own child under 18 years	5987	32.35%
Other relatives	407	2.2%
Under 18 years	98	0.53%
Nonrelatives	576	3.11%
Unmarried partner	306	1.65%
In group quarters	11	0.06%
Institutionalized population	0	0%
Non-Institutionalized population	11	0.06%

**Households by Type**

Total Households	6503	100.0 %
Family households (families)	4950	76.12%
With own children under 18 years	3159	48.58%
Married-couple family	4314	66.34%
With own children under 18 years	2732	42.01%
Female householder, no husband present	478	7.35%
With own children under 18 years	342	5.26%
Non Family households	1553	23.88%
Householder living alone	1215	18.68%
Householder 65 years and over	260	4%
Households with individuals under 18 years	3227	49.62%
Households with individuals 65 years and over	651	10.01%
Average Household size	2.84	
Average family size	3.31	

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### Housing Occupancy

Total housing units	6642	100.00%
Occupied housing units	6503	97.91%
Vacant housing units	139	2.09%
For seasonal, recreational, or occasional use	22	0.33%
Homeowner vacancy rate (percent)	0.7	
Rental vacancy rate (percent)	2.6	

### Housing Tenure

Occupied housing units	6503	100.00%
Owner-occupied housing units.	5103	78.47%
Renter-occupied housing units.	1400	21.53%
Average household size of owner-occupied units	3.05	
Average household size of renter-occupied units	2.08	

Based on 2000 US Census data. For more information on population visit [U.S. Census Bureau](http://www.census.gov), providing access to a full range of U.S. Census information and data products.

### 2003 Special Census

As of the special [census<sup>\[4\]</sup>](#) of 2003, there were 20,330 people, 6,503 households, and 4,948 families residing in the village. The [population density](#) was 1,969.2 people per square mile (760.1/km<sup>2</sup>). There were 6,642 housing units at an average density of 706.8/sq mi (272.8/km<sup>2</sup>). The racial makeup of the village was 91.00% [White](#), 1.58% [African American](#), 0.19% [Native American](#), 4.23% [Asian](#), 0.03% [Pacific Islander](#), 1.70% from [other races](#), and 1.27% from two or more races. [Hispanic](#) or [Latino](#) of any race were 4.97% of the population.

There were 6,503 households out of which 48.6% had children under the age of 18 living with them, 66.3% were [married couples](#) living together, 7.4% had a female householder with no husband present, and 23.9% were non-families. 18.7% of all households were made up of individuals and 4.0% had someone living alone who was 65 years of age or older. The average household size was 2.84 and the average family size was 3.31.

In the village the population was spread out with 33.1% under the age of 18, 5.6% from 18 to 24, 40.4% from 25 to 44, 16.3% from 45 to 64, and 4.5% who were 65 years of age or older. The median age was 32 years. For every 100 females there were 96.2 males. For every 100 females age 18 and over, there were 93.4 males.

According to a 2007 estimate, the median income for a household in the village was \$87,901, and the median income for a family was \$100,746.<sup>[5]</sup> Males had a median income of \$60,857 versus \$37,839 for females. The [per capita income](#) for the village was \$28,898. About 2.4% of families and 3.0% of the population were below the [poverty line](#), including 2.7% of those under age 18 and 3.2% of those age 65 or over.

# Grays Lake (Illinois)

From Wikipedia, the free encyclopedia

**Grays Lake** is a 80-acre (32 ha) kettle lake<sup>[1]</sup> located in the Village of Grayslake in Lake County, Illinois.

## Contents

- 1 Morphometrics
- 2 Watershed
- 3 Fauna
- 4 Flora
- 5 Jones Island
- 6 References
- 7 External links

## Morphometrics

Grays Lake contains approximately 112 million gallons of water covering approximately 80 acres. Water depth is approximately 18 feet (5.5 m)<sup>[2]</sup> at its deepest point and averages 4 feet deep. The lake is nearly 0.3 miles wide and 0.53 miles long with about 2 miles of lake shore.<sup>[3]</sup>

## Watershed

Grays Lake lies at the top of and drains into the Mill Creek watershed. The Mill Creek watershed lies in the Des Plaines River watershed, which lies in the Illinois River watershed, which lies in the Mississippi River Watershed, which drains into the Gulf of Mexico and eventually into the Atlantic Ocean.

## Fauna

**Fish** Largemouth bass, crappie, northern pike, sunfish, carp and catfish<sup>[4]</sup>.

**Mammals** Fox

**Amphibians** Frog

**Birds** Turkey Vulture

## Flora

## Jones Island

At the west end of the lake is a peninsula called Jones Island. This area, previously a marsh, was filled in to improve recreational opportunities.<sup>[5][6]</sup>

## References

**Grays Lake**



<b>Location</b>	Lake County, Illinois
<b>Coordinates</b>	42.341132°N 88.045034°W
<b>Lake type</b>	kettle lake
<b>Basin countries</b>	United States
<b>Surface area</b>	80 acres (32 ha)
<b>Max. depth</b>	18 feet (5.5 m)