

Commercial Corner For Sale or Lease

ROBERT E. FRANK
REAL ESTATE
847-356-LAND
RobertEFrankRealEstate.com

**34251 N. Wright
Third Lake, IL 60030**



**Robert E. Frank, GRI
Owner/Broker**

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

**Phone: 847-356-LAND x11
Fax: 847-356-3311
Cell: 847-508-LAND (5263)**

**E-mail:
RobertEFrankRealEstate@gmail.com**

**We're on
the Web!**

**Asking \$469,000 or
\$1.00 per foot ground lease**

1.04 acre parcel in the Village of Third Lake. Frontage on Washington St. just east of Route 45. May be ideal for professional building or retail strip mall. Ideal for office/retail. Adjoining new Thornton's Gas Station! Call Today!!!!
Agent interest.

Features:

- *Commercial Zoning in Village of Third Lake*
- *Busy Washington Street Exposure*
- *Sewer and water available*
- *Ideal for professional Bldg or a retail strip mall*

Property is located just east of US Highway 45 on Washington Street

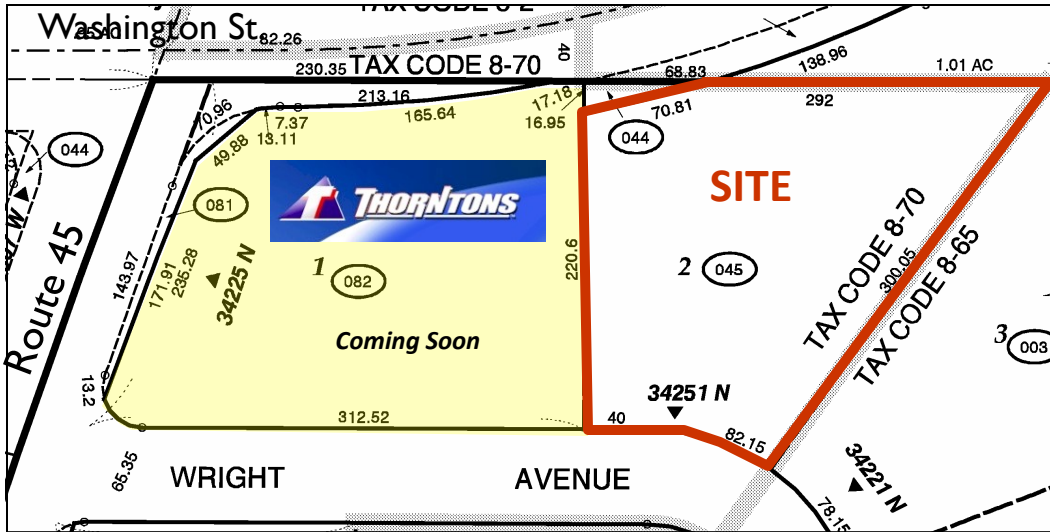
All Information is not Guaranteed

www.robertefrankrealestate.com

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Plat Map:



Page 2

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Topography:



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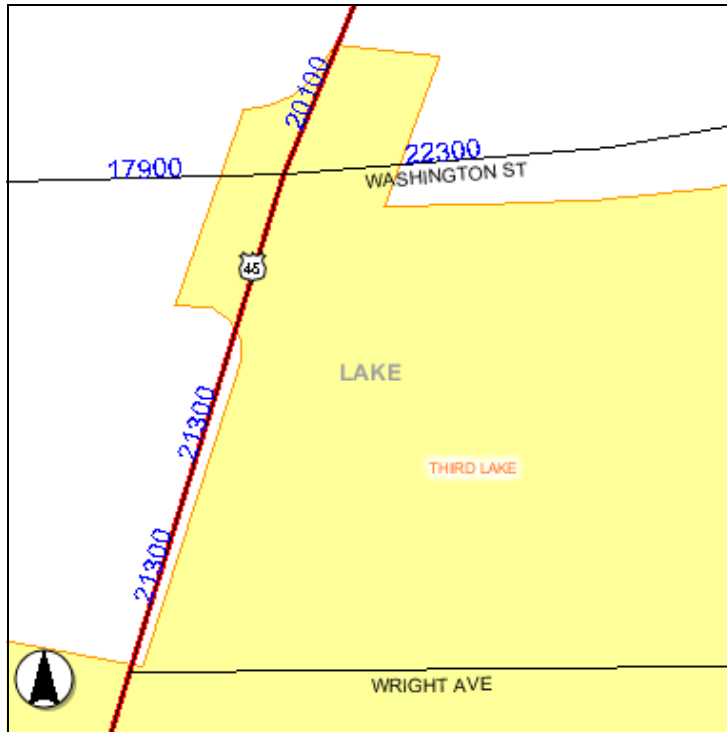
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Traffic Counts:



Page 3

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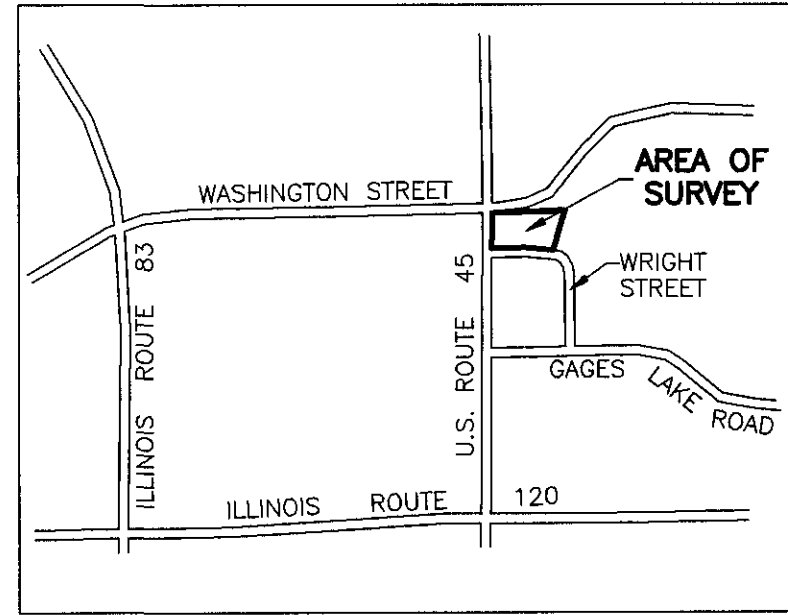
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VICINITY MAP
NOT TO SCALE

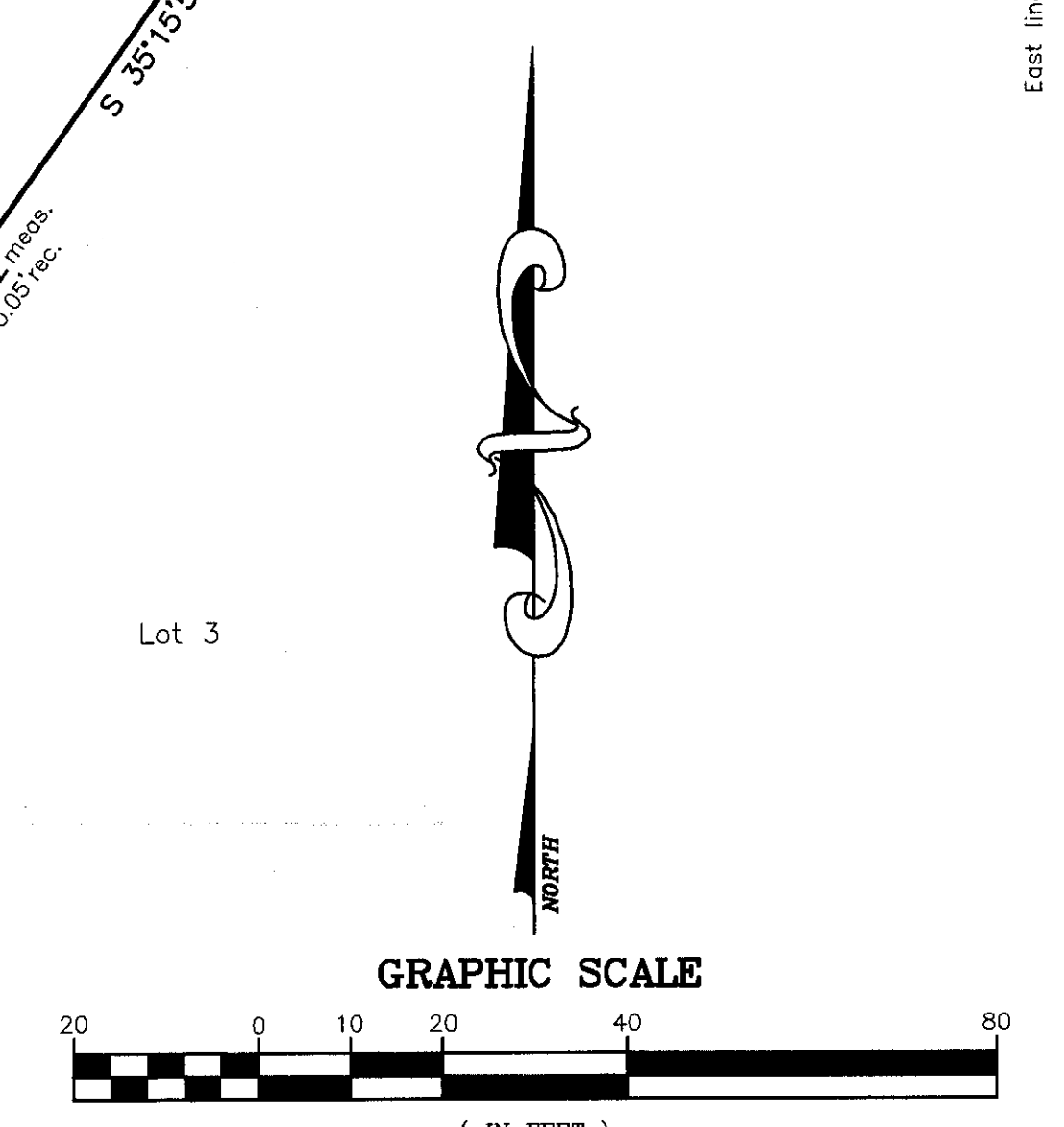
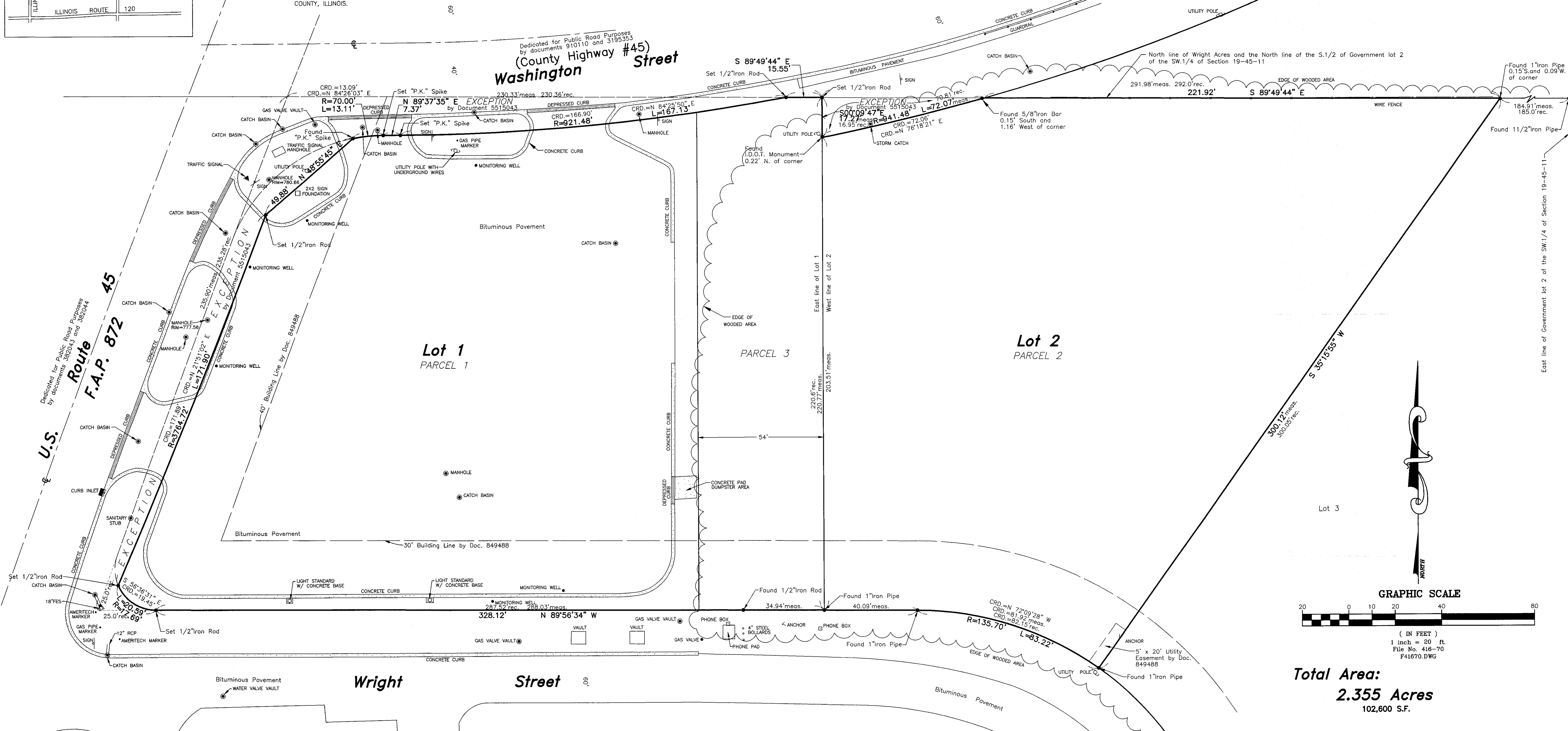


ALTA/ACSM LAND TITLE SURVEY

PARCEL 1: LOT 1 IN WRIGHT ACRES; BEING A SUBDIVISION OF THE SOUTH HALF OF GOVERNMENT LOT 2 IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 1954 AS DOCUMENT 849488 IN BOOK 1306 OF RECORDS, PAGE 181 (EXCEPT THE EAST 54.00 FEET THEREOF AND EXCEPT THAT PART THEREOF TAKEN OR DEDICATED FOR HIGHWAY PURPOSES BY INSTRUMENT DATED MAY 18, 1956 AND RECORDED MAY 23, 1956 AS DOCUMENT 909999 AND PLAT OF SURVEY RECORDED MAY 31, 1956 AS DOCUMENT 910110 AND BY CONDEMNATION ORDER RECORDED MARCH 11, 2004 AS DOCUMENT 5515043, DESCRIBED AS THAT PART OF SAID LOT 1 LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE, BEGINNING AT A POINT ON THE NORTH LINE OF LOT 1, 213.16 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY ON A 921.48 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY 165.64 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 84 DEGREES 29 MINUTES 00 SECONDS WEST, 165.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 37 MINUTES 59 SECONDS WEST, 7.37 FEET TO POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 70.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, 13.11 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 84 DEGREES 16 MINUTES 11 SECONDS WEST, 13.09 FEET TO A 5/8 INCH REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER PLS 2630"; THENCE SOUTH 50 DEGREES 20 MINUTES 36 SECONDS WEST, 49.88 FEET TO A 5/8 INCH REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAY RIGHT OF CORNER PLS 2630"; THENCE SOUTHWESTERLY ON A 3764.72 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, 171.91 FEET THE CHORD OF SAID CURVE BEARS SOUTH 21 DEGREES 28 MINUTES 16 SECONDS WEST, 171.89 FEET TO THE SOUTH LINE OF SAID LOT 1 AND A 5/8 INCH REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAY CORNER PLS 2630", IN LAKE COUNTY, ILLINOIS.

PARCEL 2: LOT 2 IN WRIGHT ACRES; BEING A SUBDIVISION OF THE SOUTH HALF OF GOVERNMENT LOT 2 IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 1954 AS DOCUMENT NO. 849488, IN BOOK 1306 OF RECORDS, PAGE 181, IN LAKE COUNTY, ILLINOIS, EXCEPT THEREFROM THAT PART OF LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT, THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 54 MINUTES 48 SECONDS EAST, ON THE NORTH LINE OF SAID LOT, 68.83 FEET TO A POINT 60.0 FEET SOUTH OF, AS MEASURED ON A LINE RADIAL TO, THE CENTERLINE OF WASHINGTON STREET, AS SHOWN ON THE PLAT OF SURVEY RECORDED AS DOCUMENT NO. 910110, SAID RADIAL LINE BEARS NORTH 16 DEGREES 05 MINUTES 25 SECONDS WEST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHWESTERLY ON A 941.48 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST AND CONCENTRIC WITH SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 4 DEGREES 18 MINUTES 33 SECONDS, 70.81 FEET TO A 5/8 INCH REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS ROW CORNER 2377" AND TO A POINT ON THE WEST LINE OF SAID LOT; THENCE NORTH 0 DEGREES 24 MINUTES 07 SECONDS WEST, ON SAID WEST LINE, 16.95 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 3: THE EAST 54.00 FEET OF LOT 1 IN WRIGHT ACRES; BEING A SUBDIVISION OF THE SOUTH HALF OF GOVERNMENT LOT 2 IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 1954 AS DOCUMENT 849488 IN BOOK 1306 OF RECORDS, PAGE 181, IN LAKE COUNTY, ILLINOIS.



Total Area:
2.355 Acres
102,600 S.F.

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES 1.2, 3.4, 7.8, & 10.11A OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED: JANUARY 19, 2006

Robert Allen
ILLINOIS PROFESSIONAL LAND SURVEYOR #3616

- NOTES:
- 1) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS AS CONTAINED IN AN INSTRUMENT RECORDED AS DOCUMENT 3700665 RELATING TO AN AGREEMENT FOR TRAFFIC REGULATION MADE BY AND BETWEEN AMOCO OIL COMPANY AND THE VILLAGE OF THIRD LAKE.
 - 2) THREE YEAR TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION COMMENCING APRIL 17, 2003 OVER CERTAIN PARTS OF THE PROPERTY, AFFECTS A 10' x 60' RECTANGLE IN THE SOUTHWEST CORNER OF THE PROPERTY AND A 25' x 12' RECTANGLE IN THE NORTHEAST CORNER OF THE PROPERTY. THIS EASEMENT EXPIRES APRIL 16, 2006.
 - 3) BASED UPON EXAMINATION OF THE F.E.M.A. MAPS, IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO A FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17097C0132 G, EFFECTIVE DATE: SEPTEMBER 7, 2000
 - 4) SURVEY BASED ON CHICAGO TITLE INSURANCE COMPANY ORDER NO. 1409 ST5080838 UNC EFFECTIVE DATE: AUGUST 26, 2005

- NOTES:
- 1) COVENANTS AND RESTRICTIONS CONTAINED IN THE DOCUMENT RECORDED MARCH 13, 1958 AS DOCUMENT NO. 983694 DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
 - 2) RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKE OR USED FOR ROAD PURPOSES.
 - 3) RIGHT OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
 - 4) BASED UPON EXAMINATION OF THE F.E.M.A. MAPS, IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO A FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17097C0155 G, EFFECTIVE DATE: SEPTEMBER 7, 2000
 - 5) SURVEY BASED ON CHICAGO TITLE INSURANCE COMPANY ORDER NO. 1409 ST5080838 UNC EFFECTIVE DATE: NOVEMBER 18, 2005

FIELDWORK COMPLETED: 01-19-06
CLIENT NAME: ROBERT FRANK REAL ESTATE
ADDRESS: 485 N. MILWAUKEE AVENUE
LAKE VILLA, IL 60046

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN and associates, Ltd.
Professional Land Surveyors
31 South Slusser Street, Grayslake, Illinois 60030
847-223-0914

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Property Details:

| | |
|---------------------------|--|
| Address | 34251 N. Wright, Third Lake, IL 60030 |
| PIN | 07-19-301-045 |
| Subdivision | Wright Acres |
| Directions | From Route 45 & Washington St., East on Washington to Lot. Also Access from Wright |
| Township | Warren |
| County | Lake |
| Zoning | CB (Commercial) |
| Lot Dimensions | 133 x 203 x 70 x 223 x 300 |
| Acres | 1.04 |
| Front Footage | 133 |
| Approx. Sq. Ft. | 45,302 |
| 2010 Taxes | \$3,200.45 |
| Grade School Dist. | 50 (Woodland) |
| High School Dist. | 121 (Warren) |
| Potential Use | Commercial, Residential—Multi-Family |
| Road Surface | Asphalt |
| Frontage | County Road, Township Road |
| Utilities | Electric Nearby, Gas Nearby, Sanitary Sewer Nearby, Water Nearby |



Page 5

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Waterstone Place

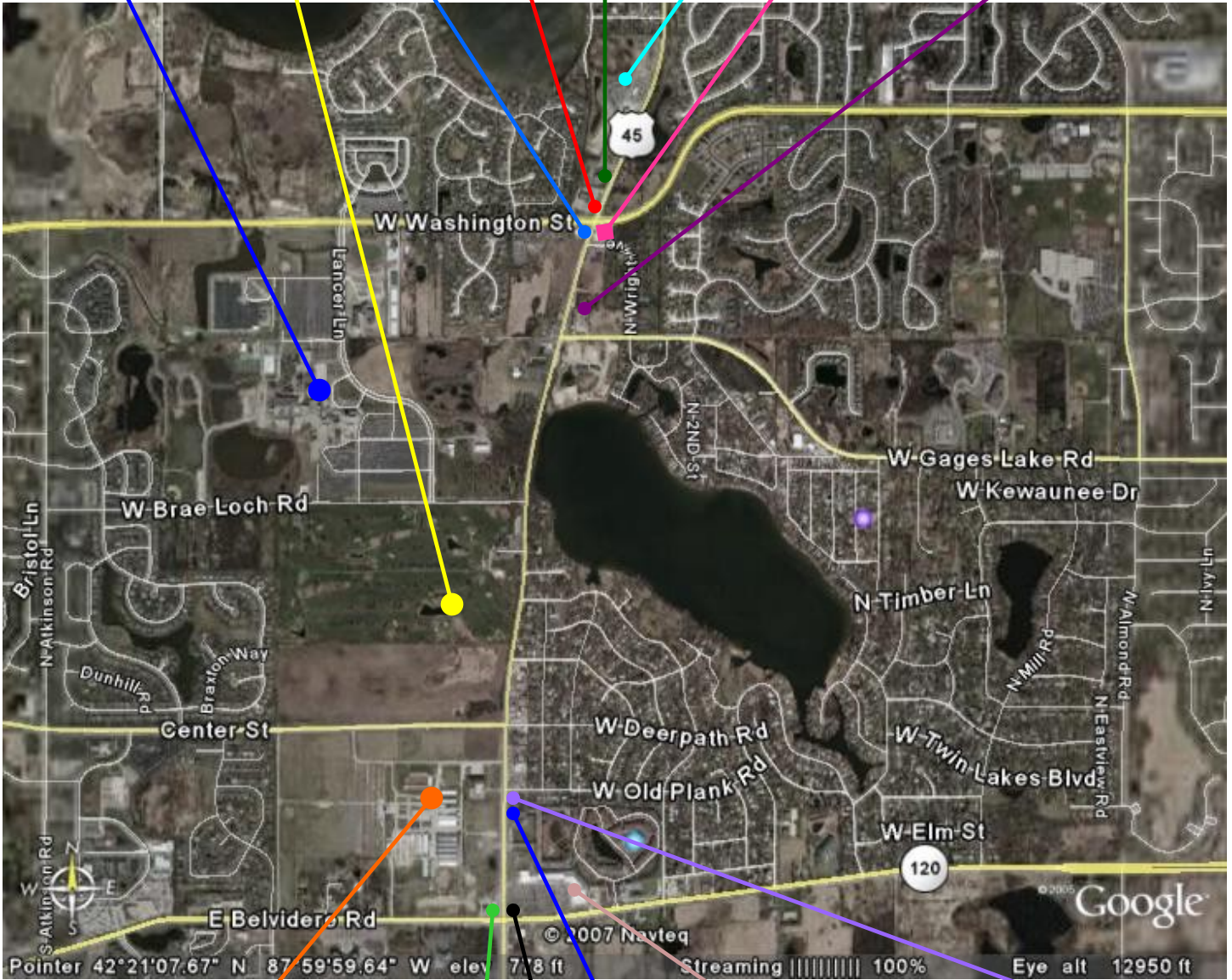
Includes: Dunkin' Donuts, Fresh Market, Full Slab, Lou Malnati's, Candy Bouquet, Subway, Gangji Martial Arts, Accelerated Rehab & More!

Professional Bldg.

Includes: Northwest News Group, Opteum Financial Services, The Cheshire Cat, Headquarters Salon & Spa, I Love Sushi, Integrated Home Healthcare Services, Lakeside Financial Group, Meridian Home Health Care, Dr. Singer & More!

SITE

College of Lake County



Schoolhouse Plaza

Includes: Tangs, Local Nails, Cut & Tan, Foremost Liquors, & Lewis Florist

Lake County Fair - Pending Commercial Development



Country Faire Plaza

Includes: Cue n' You, AthletiCo Physical Therapy, Walgreens, Subway, YMCA Fitness, Community Credit Union, Currency Exchange & More!!