

*Senior Care Homes
of Crystal Lake, Inc.*

*Thank you for viewing our Senior
Assisted Living Home through
this picture presentation.*

*You are always welcome!
We enjoy visitor anytime!!*

*752 Saddle Ridge
Crystal Lake, IL 60012*

*You can call anytime at
Terry / Chuck
815-867-6070*

Section 3

752 Saddle Ridge Exterior Views of Driveway

Plat of Survey, Blue Prints

Goerdt Subdivision Homeowners Association Bylaws

INDEX

Description

- 1 Views of Driveway
 - A. Front Driveway Approach to Entryway
 - B. Front Full View of Driveway
 - C. Front Eastside of Circle Driveway
 - D. Driveway Westside Approach to Front Entryway
 - E. Westside Drveway approach to Garage Door Area
 - F. View of Garage Doors and Dimensions
 - G. Parking Area in Front Garage Door
 - H. Driveway Westside Dimensions for Approach to Full Drive
- 2 Plat of Survey
- 3 Blue Prints of 752 Saddle Ridge
- 4 Goerd Home Onwers Association Regulations







12'

20'

23'

51'

64'







25'

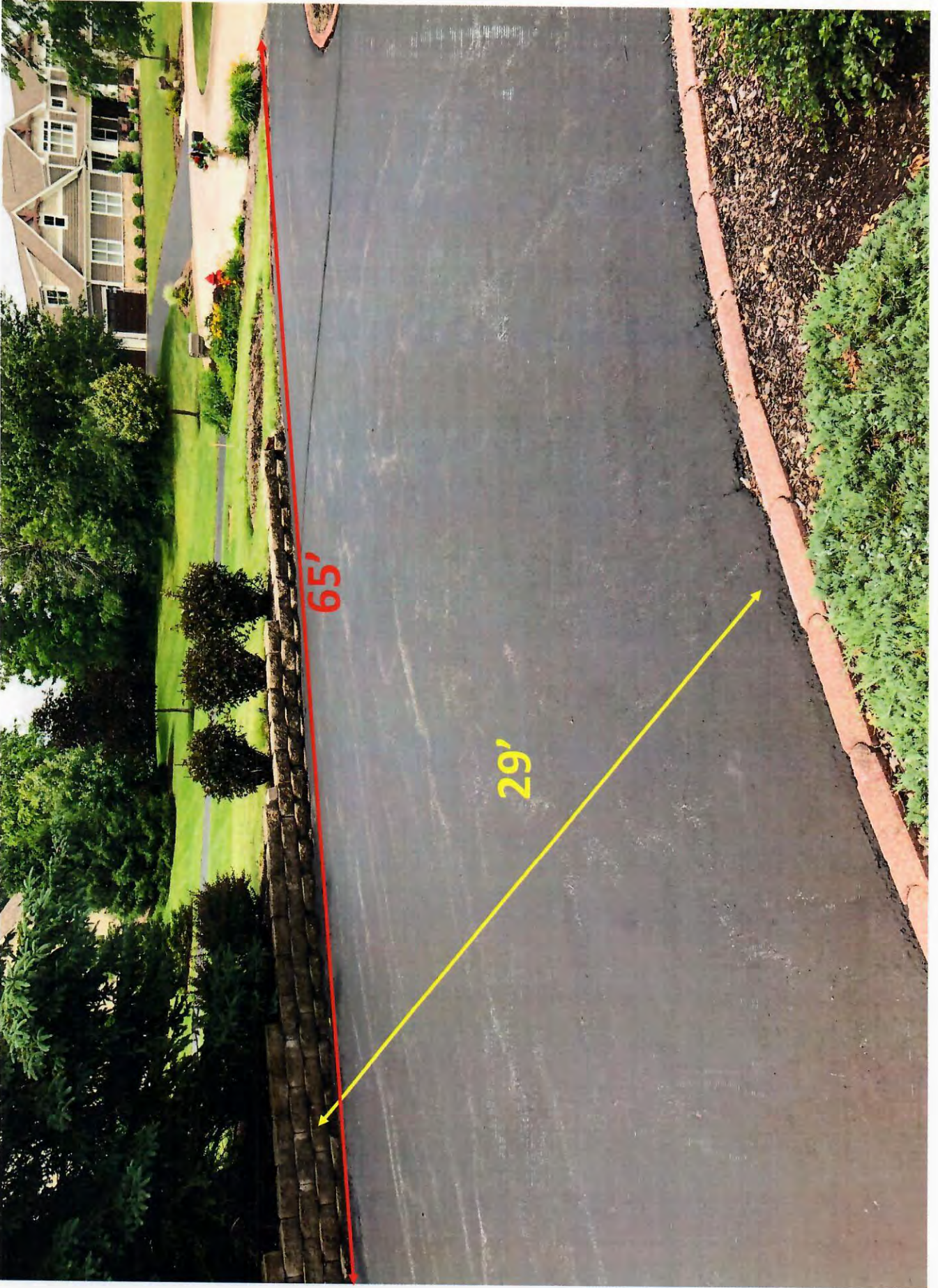
43



21'

34'

37'



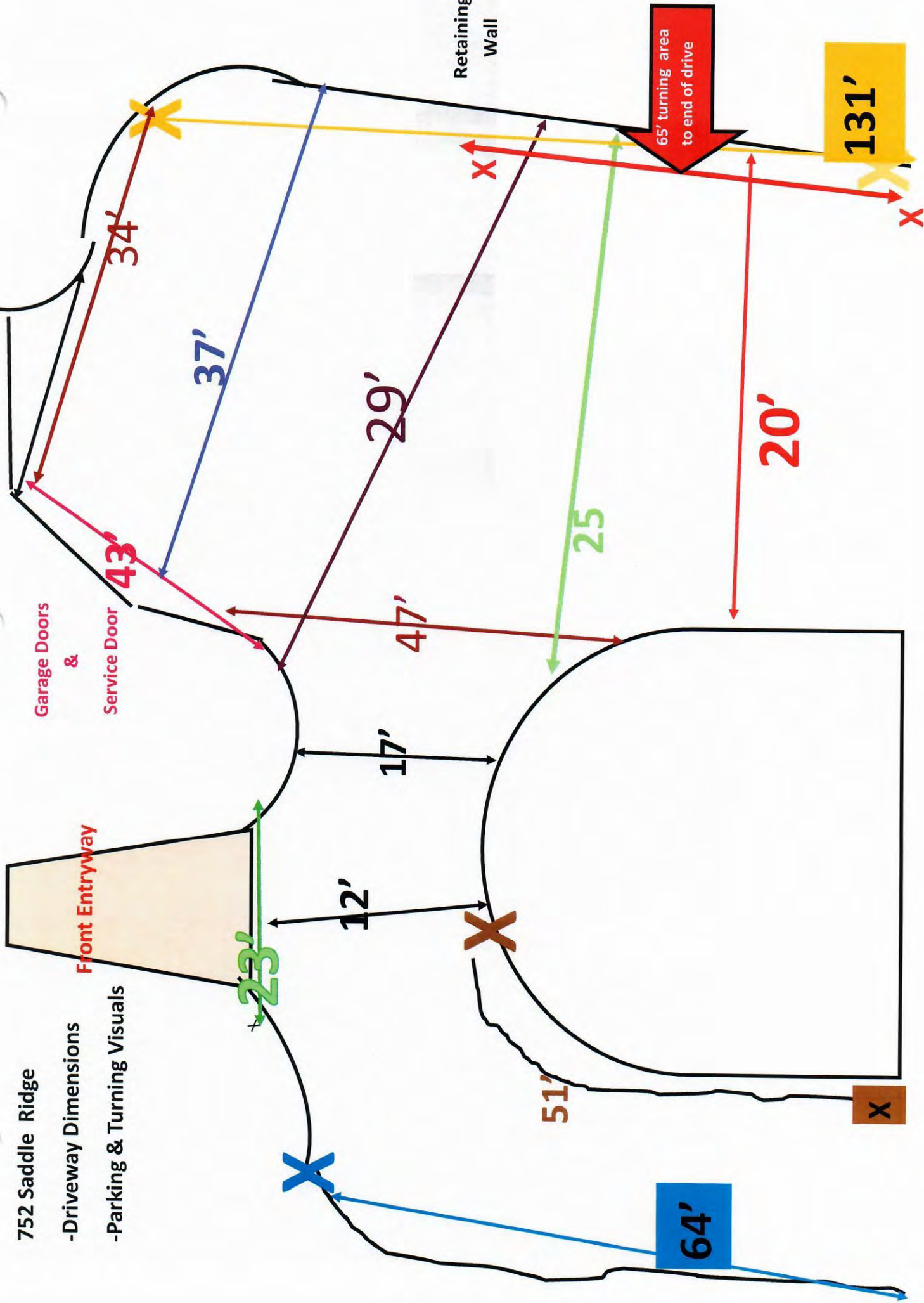
65'

29'

752 Saddle Ridge

-Driveway Dimensions

-Parking & Turning Visuals



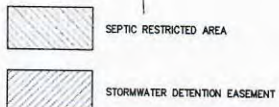
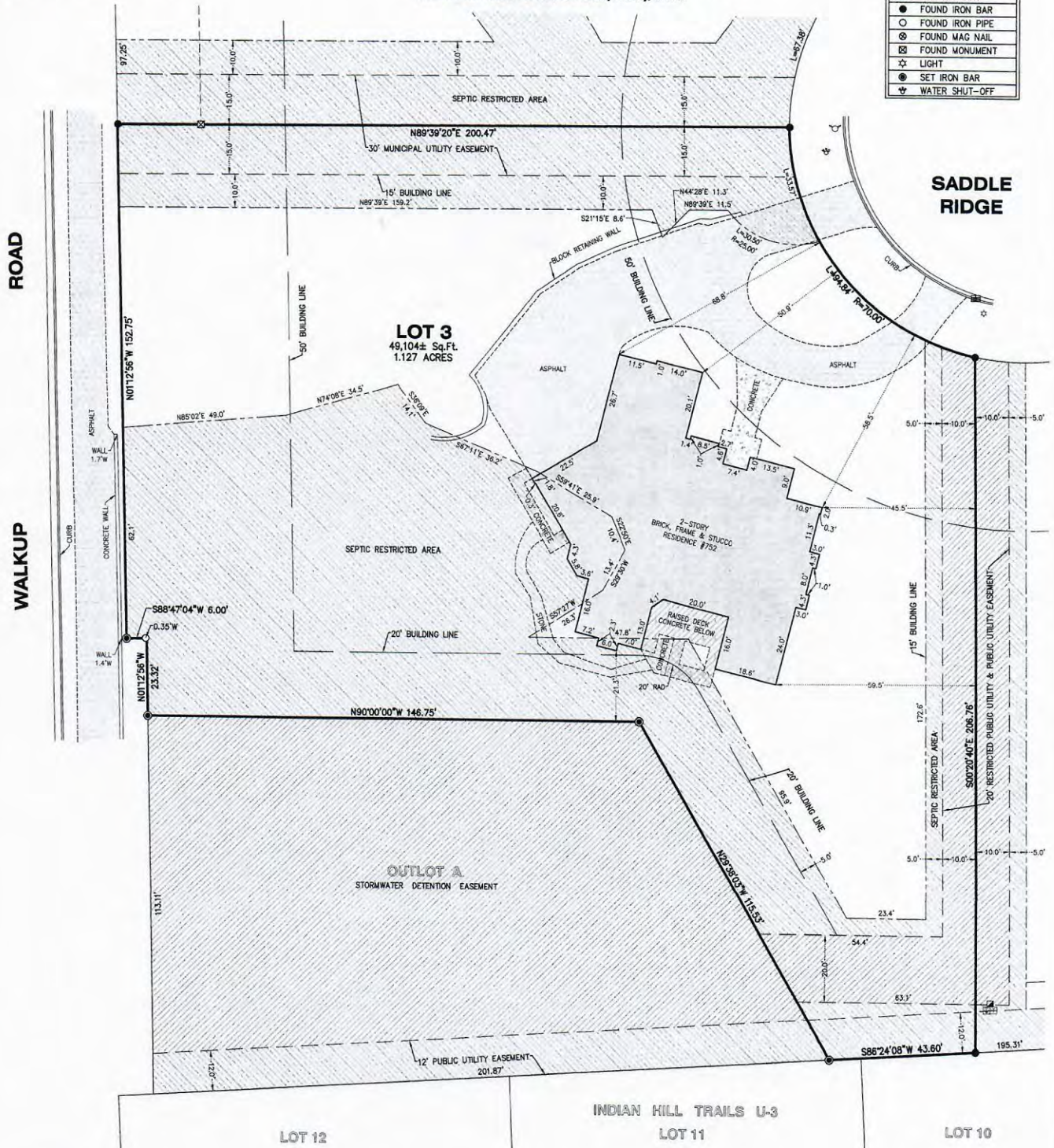


**Vanderstappen
Land Surveying, Inc.**
www.vanderstappen.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

PLAT OF SURVEY

Lot 3 in Goerd Subdivision, being a Subdivision of part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 44 North, Range 8, East of the Third Principal Meridian, according to the Plat thereof, recorded on November 2, 1999 as Document No. 1999R0078068, in McHenry County, Illinois.

LEGEND	
	CURB INLET
	ELECTRIC TELEPHONE & TV RISERS
	FIRE HYDRANT
	FOUND IRON BAR
	FOUND IRON PIPE
	FOUND MAG NAIL
	FOUND MONUMENT
	LIGHT
	SET IRON BAR
	WATER SHUT-OFF



NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- No distance should be assumed by scaling.
- No underground improvements have been located unless shown and noted.
- No representation as to ownership, use, or possession should be hereon implied.
- This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

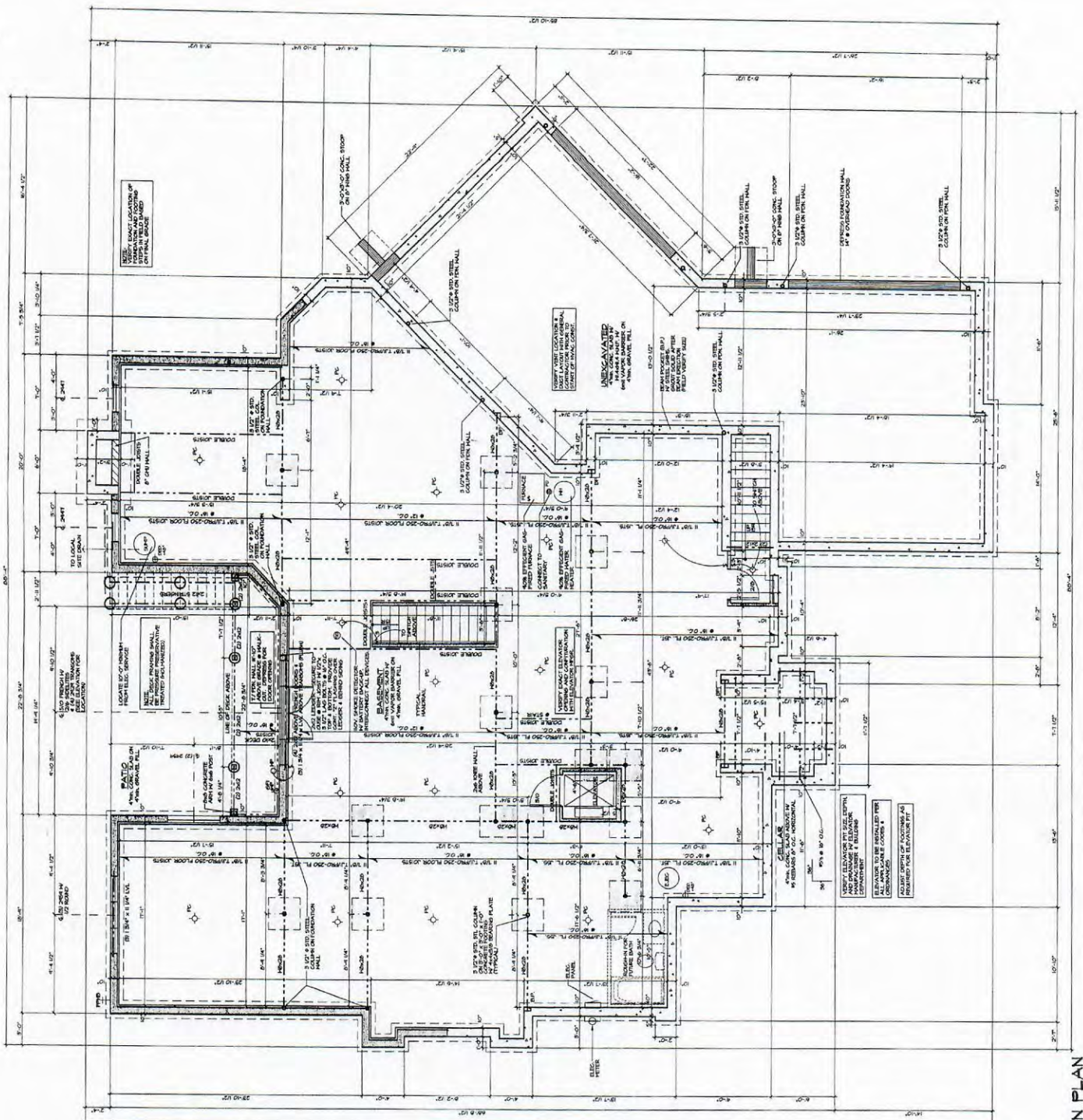
STATE OF ILLINOIS)) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 3/5 A.D., 2018.
Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: *Uli Vanderstappen*
Illinois Professional Land Surveyor No. 2709

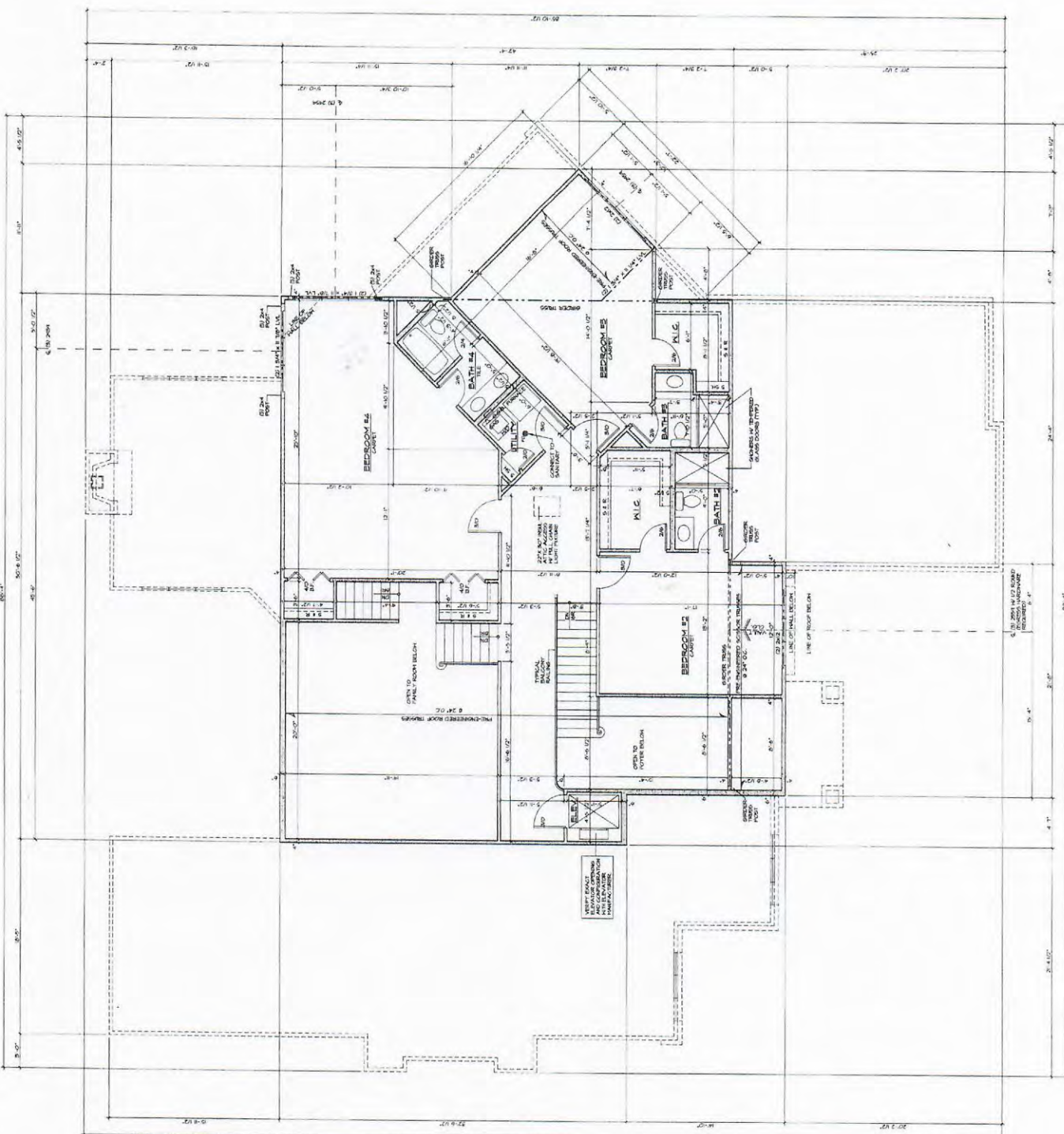
CLIENT: TERRY FEDDERSEN
DRAWN BY: SES CHECKED BY: MJV
SCALE: 1"=20' SEC. 29 T. 44 R. 8 E.
BASIS OF BEARING: PER RECORD SUBDIVISION
P.I.N.: 14-29-426-038
JOB NO.: 180085 I.D. LSS
FIELDWORK COMP.: 2/26/18 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL. REF: 99071
PARTS THEREOF CORRECTED TO 60° F.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

ROOM	AREA (SF)	LIGHT		VENT	
		REQD. (W)	ACTUAL	REQD. (CFM)	ACTUAL
DINING ROOM	204	16.72	29.2	6.56	27.0
KITCHENETTE	76	6.66	10.1	3.84	4.3
BREAKFAST ROOM	154	31.2	63.2	15.84	45.6
LANDRY ROOM	150	-	-	30 CFM	30 CFM
POWDER ROOM	37	-	-	37 CFM	37 CFM
STUDY	162	12.46	22.2	6.45	27.0
MASTER BEDROOM	263	22.64	32.6	11.92	31.4
SITTING ROOM	187	12.56	20.2	6.28	27.0
BEDROOM 3	274	22.92	24.4	11.6	25.6
BEDROOM 4	452	24.56	53.4	17.28	51.6
MASTER BATH	251	-	-	251 CFM	251 CFM
BATH #2	45	-	-	45 CFM	45 CFM
BATH #3	45	-	-	45 CFM	45 CFM
BATH #4	6	-	-	6 CFM	6 CFM
LANDSCAPE (ON L.I.)	3124	32.45	102.1	-	-



SECOND FLOOR PLAN
1184 SQ. FT.
SCALE 1/4" = 1'-0"

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND ALL APPLICABLE NATIONAL SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND STANDARDS.

CONCRETE
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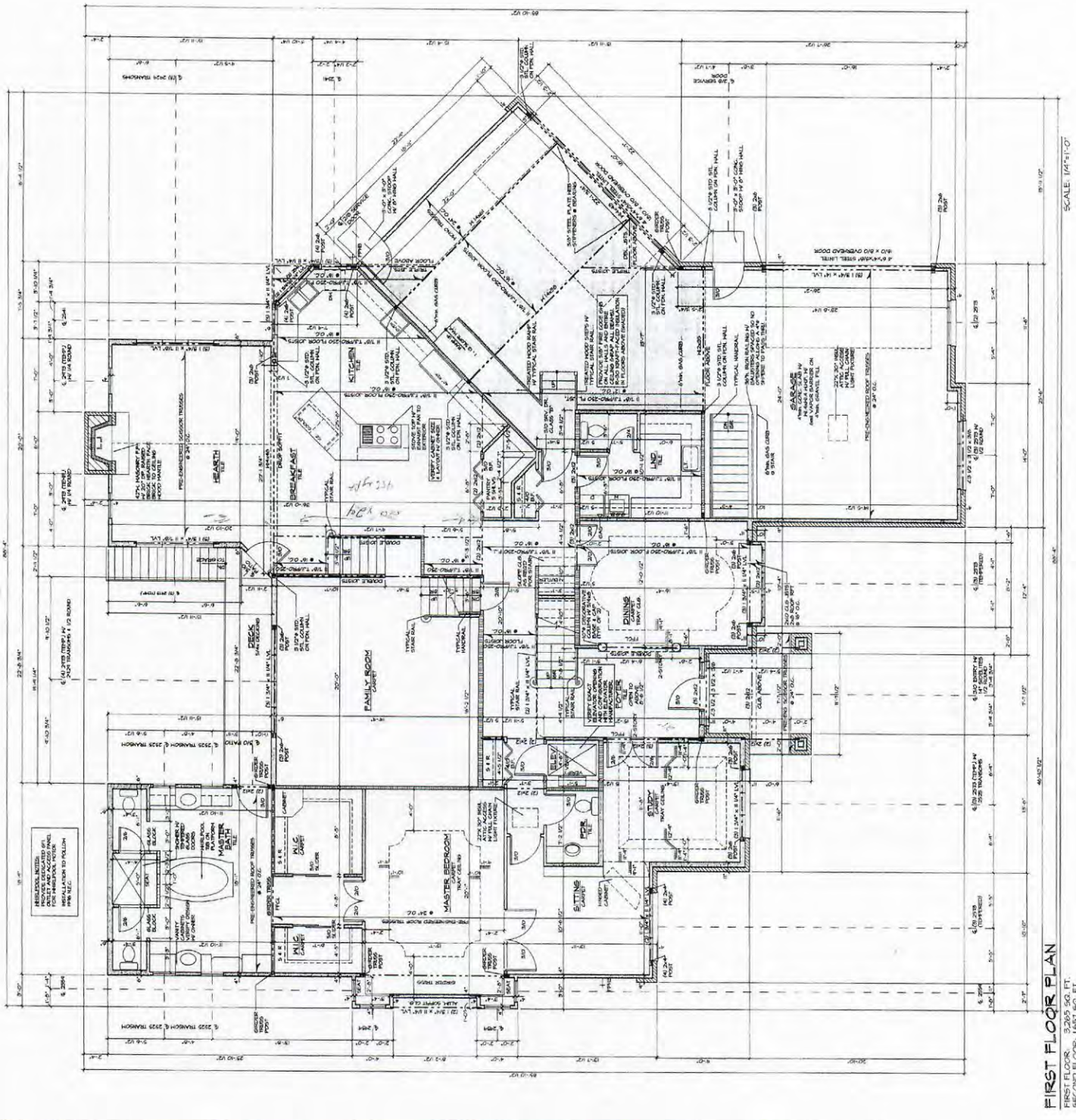
GLAZING
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FIRST FLOOR PLAN
FIRST FLOOR: 3,265 SQ. FT.
SECOND FLOOR: 1,627 SQ. FT.
TOTAL: 4,892 SQ. FT.

SCALE: 1/4" = 1'-0"

PIN # 14-29-426-026

WHEREAS, Home State Bank of Crystal Lake N. A. as Trustee under Trust No. 3465 dated April 1998 is the owner of the following described property:

Part of the Northwest Quarter of the Southeast Quarter of Section 29, Township 44 North, Range 8, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of the said Northeast Quarter of the Southeast Quarter; thence South 88 degrees 16 minutes 25 seconds West along the north line thereof, 1071.50 feet to a point 258.00 feet East of the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 29; thence South 12 degrees 43 minutes 10 seconds East, 425.23 feet to the point of beginning; thence North 80 degrees 11 minutes 35 seconds West, 295.29 feet to the east right-of-way line of Walkup Road as dedicated by Document No. 96R33207; thence South 01 degrees 12 minutes 56 seconds East, along said east right-of-way line, 248329 feet; thence North 88 degrees 47 minutes 04 seconds East along a jog in said right-of-way, line 6.00 feet; thence South 01 degrees 12 minutes 56 seconds East along said east right-of-way line, 136.43 feet to the north line of Indian Hills Trails Unit 3, being a Subdivision of part of the Southwest Quarter of Section 28 and part of the Southwest Quarter of said Section 29, according to the Plat thereof recorded April 28, 1987 as Document No. 982114; thence North 86 degrees 24 minutes 08 seconds East along said north line, 581.01 feet to the Southeast Quarter of said Section 29, according to the Plat thereof recorded May 31, 1991 as Document No. 91R019212; thence North 00 degrees 20 minutes 40 seconds West along the west line of said Indian Hills Trails Unit 7, distance of 561.0 feet to the Northwest corner thereof; thence South 87 degrees 27 minutes 10 seconds West, 295.28 feet to the point of beginning, in McHenry County, Illinois.

Copy

MCHENRY COUNTY RECORDER
PHYLLIS K. WALTERS

19991013 11:43

10-13-1999 1:59 PM

RECORDING FEE	22.00
PAGES	11
COUNTY STAMP FEE	
STATE STAMP FEE	

DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS OF
GOERDT SUBDIVISION

WHEREAS, the undersigned, Home State Bank, as Trustee, under Trust No. 3465, Dated April 1988, is the fee simple titleholder of the real estate legally described as follows:

See attached

AND WHERAS, Home State Bank., as Trustee, under Trust No.3465, dated April 1988, shall hereinafter be referred to as "Declarant".

Prepared By: Douglas N. Feddersen
Mailed to: 5501 N.W. Hwy.
Crystal Lake, Il. 60014

99-37-0247

AND WHEREAS, said real estate has been subdivided pursuant to the codes and ordinances of the City of Crystal Lake, Illinois (hereinafter referred to as the "City") into Lots and said Subdivision is known as Goerdts Subdivision (herein the "Subdivision"), which Subdivision was approved by the City on the 20th day of July, 1999 and the Final Plat of same was recorded in the office of the McHenry County Recorder of Deeds in McHenry County, Illinois.

THE UNDERSIGNED HEREBY DECLARES that all future conveyances of said Lots and any parts thereof shall be made upon and subject to the following covenants, conditions, restrictions, easements, liens and charges shall run with the land and are for the benefit of all Owners of Lots within the Subdivision, the Declarants, the Association, as hereinafter defined, and the City and are binding upon the heirs, successors, and assigns of all persons herein and all future Lot owners and their successors and assigns.

NOW THEREFORE, the undersigned state and declares as follows:

1. Until all Lots are sold, or such earlier date, at the option of Declarant, or its successors or assigns, shall remain the entity to control and enforce the conditions, covenants, and restrictions contained in this declaration. The Declarant shall turn over the control and enforcement of these covenants, conditions and restrictions to a homeowners association to be called Goerdts Subdivision (herein called the Association). Said Association shall be formed within thirty (30) days of the closing of the first sale by the Declarant of a Lot, unless formed by the Declarant prior thereto, or its successors and assigns as to this declaration, and shall be a perpetual nonprofit corporation under the laws of the State of Illinois. The purpose and charter of the Association shall be limited as follows:
 - a. To control, and enforce the covenants, conditions and restrictions of record.
 - b. To maintain, operate, repair, replace construct, and service the storm water detention and restricted public utilities, facilities and improvements in the Subdivision for the common good of all owners of the Association, subject to further covenants below.
 - c. For such other purposes as all legal titleholders of Lots in the Subdivision may unanimously agree.
2. At all times hereafter, said Lots shall be used exclusively for residential purposes.

99-37-0248

3. No more than one single family dwelling shall be erected, altered, placed or permitted to remain on any residential Lot, and the total square footage within the dwelling must meet the minimum standards of this section. The minimum square footage for a single story, shall be no less than two thousand eight hundred (2,800) square feet and in a multiple story house, there shall be no less than three thousand three hundred (3,300) square feet, with no less than one thousand eighteen hundred (1,800) square feet on the first floor used for living purposes. No house shall have designated as a garage, an area greater than 4 car.
3. No fence shall be placed, erected or altered on any Lot.
4. No pools, additions, open decks, or patios shall be placed, erected or altered on any Lot until location of same has been approved by the City of Crystal Lake.
5. Unless written permission is obtained from the Declarant or the Association, no boat, other water craft, airplane, trailer, commercial truck, house trailer, mobile home, camper, snowmobile, commercial vehicle or other motorized, recreational or off-road vehicle or recreational equipment shall be stored or parked, for a period in excess of ten (10) days, on any Lot or part of the property except in an Owner's garage.
6. Unless written permission is obtained from the Declarant or the Association, no radio tower, radio antenna or tower, or laundry drying equipment, or exterior T.V. Antenna or satellite dish shall be erected or used outdoors whether attached to a building or structure or otherwise.
7. The architectural design of all structures constructed on a Lot shall be subject to review and approval by the Declarant or the Homeowners Association. No building design shall be such that it does not conform to those existing dwellings. No frame, Geodesic or log cabin style homes will be permitted.
8. No Lot shall be used or maintained for a dumping ground for rubbish, trash, or other waste. No vehicle not in running condition or without current registration may be parked outside of a garage.
9. With the exception of work performed by Declarant, any and all earth, gravel dirt and /or other material which shall be dug out, moved about or placed on any Lot for the purpose of construction or for fill or grading on any Lot may be left for a period in excess of twelve (12) months (owner excepted). All construction shall be completed within one (1) year after ground is broken. Hardcoat driveways must be installed within two (2) years or as governed by the building codes of the city of Crystal Lake.

10. No animals or poultry of any kind, other than traditional house pets shall be kept or maintained on any Lot. No dogs or traditional other house pets shall be allowed to run without a leash. No kennels shall be constructed or maintained anywhere in the Subdivision.
11. Park District and School District donations shall be satisfied prior to issuance of the building permit, and be the responsibility of the Owner of a Lot.
12. An easement is hereby reserved for and granted to the Northern Illinois Gas Company, Commonwealth Edison Company, local cable company, and the Ameritech Telephone Company and their respective successors and assigns, to install, lay construct, operate and maintain conduits, cables, poles, and wires, for the purpose of serving the Subdivision and residents and Owners of property therein or adjoining property with gas, electric, local cable T.V. and telephone service as may be shown by dotted lines on plats recorded and marked "Utility Easement", including the right to use the street, alleys and public places therein for such purposes where necessary to serve adjacent Lots, and residents thereon, together with the right of ingress and egress upon the Lots at all times to install, lay, construct, operate and maintain said conduits, cables poles, wires, on said utility easement, and also the right to cut and remove such trees and bushes and saplings that interfere or may interfere with public utility equipment. No permanent buildings shall be placed on said easement. Same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with said easement for public utility purposes, provided that replacement of any landscaping shall be at the Owner's expense.
13. If the Owner of any Lot or his heirs and successors and assigns shall violate or attempt to violate any of the covenants and restrictions herein, it shall be lawful for any Declarant or other person or persons owning any Lot in the Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and restriction.
14. The Declarant, provided it is the Owner of five (5) or more Lots, or no less than two-thirds (2/3) of the Owners shall have the right from time to time hereafter to make all reasonable and necessary modifications, changes and alterations and additions with respect to the covenants and restrictions herein contained, PROVIDED, HOWEVER, that any modifications, changes alterations and additions concerning public utility, municipal utility, drainage or detention easements, and side yard m.u.e. for watermain shall be made only upon approval of the City of Crystal Lake by an instrument in writing signed by the Association and recorded in the office of the Recorder of Deeds of McHenry County, Illinois.

15. Invalidation of any one of these covenants by any judgement or court order shall in no way affect any of the other provisions herein which shall remain in full force and effect.
16. Every Owner of a Lot in the Subdivision agrees that by the acceptance of his or her deed that he or she shall be bound by the covenants, restrictions and conditions contained herein and shall also thereby become a member of said Association, which membership is mandatory and automatic upon the recording of the deed of conveyance of said Lot to an Owner. Every Owner of a Lot shall also specifically acknowledge and accept the legal title to a Lot subject to the following:
- A. **Location:** The locations of the herein described storm water detention and restricted public utilities facilities, including drywells, drainage easements, watermain m.u.e. and similar structures are specifically located on the plat of Subdivision herein above described and recorded in McHenry County, Illinois.
 - B. **Description:** The storm water facilities and restricted public utilities for the subject premises consist of the following:
 - 1. Storm water detentions are "Outlot A".
 - 2. Restricted public utilities on a portion of Lots.
 - C. **Ownership:** The on-site detention and restricted public facilities and improvements shall be initially owned by the Declarant herein. Upon completion and approval of all facilities, each future Lot Owner, by receipt of a deed shall be an Owner of all such on-site detention and restricted public utilities facilities, and maintenance of such facilities shall be the responsibility of the Homeowners Association.
 - D. **Lot Owners Use of On-site Detention Facilities:** No Lot Owner shall use his Lot in any way that will alter, interrupt, damage or otherwise interfere with the facility, easement and the like on his individual Lot.

- E. **Perpetual Use:** All on-site detention facilities herein described shall be maintained in the perpetuity and cannot be developed for any other use which would limit or cause to limit the use of same and limit the function of same.
- F. **Physical Maintenance of Detention Facilities and Island Plantings:** Until the City issues an occupancy permit for dwellings on fifty percent (50%) of all Lots the Declarant shall be responsible for all maintenance of the Island Plantings and the on-site storm water detention and the restricted public utilities facilities, and improvements including the operating, repairing replacing, servicing, and the like of same Upon such contingency having been met and Declarant having been met and Declarant having complied with all requirements of the City ordinances relating to such facilities and receiving a certificate of compliance from the City of Crystal Lake, Declarant shall turn over to the Association the responsibility for the physical maintenance of the Island Plantings and the on-site storm water detention and the restricted public utilities facilities (herein collectively referred to as the "facilities"). No Lot Owner shall, without the consent of such Association, maintain such facilities or go upon a neighbor's Lot to maintain such facilities. Maintenance includes surface as well as underground facilities and improvements of restricted public utilities as well as the storm water detention areas noted as "Outlot A" on other Lots.
- G **Sideyard watermain maintenance:** An easement is hereby Reserved for a sideyard watermain installation, specifically the 30 feet shared between lots 3 & 4. The CITY will maintain those water mains and lines as shown on the plat(municipal utility easement) up to and including shutoff valves. The CITY's duties will include all necessary work up to and including the backfill stage in the event of repair and replacement work on the watermain.

The owners will be responsible for prompt, quality restoration, Meeting or exceeding the original construction requirements of All areas on the Owner's parcel damaged by the City in the Process of repairing the watermain. The City agrees to exercise Reasonable care in the repairs made so as not to cause Owner's Property to incur unnecessary damages.

The surface of the municipal water main easement as shown on The plat must be grass or sod. No fences or structures will be Permitted within those areas identified on the Plat for municipal water main easement

H Cost of Maintenance: Prior to the conveyance of title to the first Lot to an Owner, the Declarant shall be responsible for the total cost of construction, operation, repair, replacement, maintenance, servicing, and the like for the Island Plantings and all the on-site storm water detention and restricted public utilities facilities and improvements in the Subdivision. As title to each Lot is conveyed to an Owner, every Owner, by acceptance of his or her deed agrees to pay his or her share of the total cost of maintaining, operating, repairing, replacing, servicing and the like of the Island Plantings and on-site storm water detention and restricted public utilities facilities and improvements on the Subdivision herein. Said share shall be defined as $1/6^{\text{th}}$ of the total cost of same as determined by Declarant and /or the Association. Until the fifty percent (50%) contingency requirement is met in Paragraph 16.f., Declarant shall be responsible for such cost in the event the Lot Owner fails to make timely payments of his or her $1/6^{\text{st}}$ share of such expense. All payments for such $1/6^{\text{st}}$ share shall be due and paid within thirty (30) days of the date Declarant or Association determines the individual Lot Owners share of same and notifies Owners of said share. Upon compliance with the fifty percent (50%) contingency requirement under Paragraph 16.f. above, the Declarant shall only be responsible for the share of the cost of maintenance represented by the ratio of the Lots owned by Declarant for the numerator and the number 6 as the denominator.

Lot Owners Liability of Maintenance to be Stated in Deed: Every Lot Owner shall pay 1/6th the cost of maintenance of the Island Plantings and the on-site storm water detention and restricted public utilities facilities and improvements as described above and every deed issued by Declarant shall so state, provided however, failure to so state in such deed shall not waive the Lot Owners obligation to pay for same.

Lien on Lots and personal Liabilities: Each Lot Owner shall have A continuing lien upon his or her Lot equal to 1/6 th of the total Cost of maintenance of the Island Plantings and the on-site storm Water detention and restricted public utilities, facilities and improvements described above. Such lien shall include interest from the date due until the cost is paid, which interest shall be computed at the highest rate allowed by law; such shall include reasonable attorney fees to collect such lien and all court costs and all other reasonable and necessary costs of the Declarant and/or the Association incurred by same to collect such cost of maintenance.

Such costs shall remain a personal obligation of the Lot Owner or Owners. The Declarant and/or the Association are empowered to issue waivers of lien to a specific Lot owner provided all such costs have been paid, when a Lot owner shall sell his or her Lot. All fees and recording expenses for such releases shall be paid by the Lot Owner being released. Such waiver shall not act as a release to subsequent Lot Owners for payment of maintenance costs.

Enforcement: The prohibition or interference with the on-site storm water detention and restricted public utilities facilities and improvements may be enforced in any one or more of the following ways:

1. Enforcement of the covenants and restriction may be by any proceeding at law or in equity, either to restrain violation or to recover damages by the Declarant, the Association, any Owner or the City, against any person(s) violating or attempting to violate any covenant or restriction.

2. In the event the Association fails to make the repairs to or maintain the storm water detention and restricted public utilities area surface, structures or pipes located on Out Lot A of the plat, and Lots 1 through 6, then an Easement is hereby reserved for and granted to the City to take such corrective measures to repair or maintain such water detention facilities. It is agreed however, that such rights and easements shall not be available to the City of Crystal Lake until the City has served notice in writing to the Association requesting that such repairs or maintenance be performed and said Association fails to make such repairs and /or perform such maintenance within fifteen (15) days after receiving such notice.

In case of emergency, the City shall have the right to take immediate corrective action and shall notify the Association of the same as soon as practicable. In the event the City makes such repairs or performs such maintenance, the City shall have the right of reimbursement from the Association and shall further have the right to place a lien against Lots 1 through 6, until the City is reimbursed for the work performed. Any work performed by the City pursuant to this covenant and easement shall not vest any rights of ownership or responsibility for the continued maintenance of the water detention facilities, and restricted public utilities facilities, and improvements; furthermore, the City maintains the perpetual right and easement to drain public streets into privately maintained storms sewers and detention areas as may be located or shown on the Final Plat of the Subdivision.

3. Failure by the Declarant, Association or any Owner to enforce any covenant or restriction shall in no event be deemed a waiver of the right to do so thereafter.


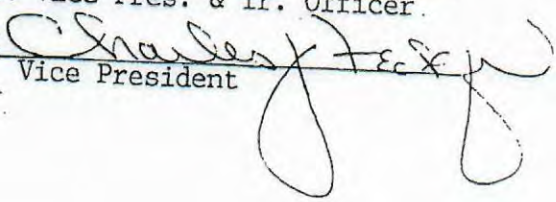
k. No Owner may construct any permanent improvements in a Municipal Utility Easement or a Restricted Public Utility Easement. In addition, no permanent improvements, fences, sheds or similar structures may be placed or erected in any Landscape Easements or Municipal Utility Easements. The landscaping installed in the Landscape easements may not be removed, altered or destroyed from their original condition, except to the extent that an Owner may wish to add to the existing landscaping.

17. All legal costs and fees incurred by the undersigned or its successors and assigns or the Association in the enforcement of the provisions of these covenants, conditions and restrictions including reasonable attorney fees, collection costs, interest at the highest legal rate allocated by law, court costs, lien filing fees, and the like shall be paid by the Owner and be a lien until paid.
18. All of the above provisions shall be considered as covenants running with the land and binding upon the grantees of said real estate, their heirs, executors, administrators, successors, and assigns.
19. Failure to obtain approval from the undersigned by consent in writing when required or failure to comply with any of the terms, or requirements herein, may cause the violator to be subject to a fine of Five Hundred Dollars (\$500.00). Said fines shall be levied by the Undersigned or the Treasurer of the Association. In the event of default in payment of the aforesaid fine, the undersigned or said Association, its officers successors, and assigns are empowered to assert a lien against the violator's Lot and to file on behalf of the undersigned or said Association, a notice of line with the officer of Recorder of Deeds of McHenry County, Illinois for the amount of said fine. The above is in addition to and not a substitute for the other powers or liens of said undersigned or Association at Law or inequity to enjoin any violation.

IN WITNESS WHEREOF, We have affixed our hands and seals this
9th day of September 1999.

HOME STATE BANK OF CRYSTAL LAKE
 As Trustee under the provisions of a Trust
 Agreement dated APRIL, 1988 and
 known as Trust # 3465
 And not personally

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.

By: 
 Sr. Vice Pres. & Tr. Officer.
 Attest: 
 Vice President

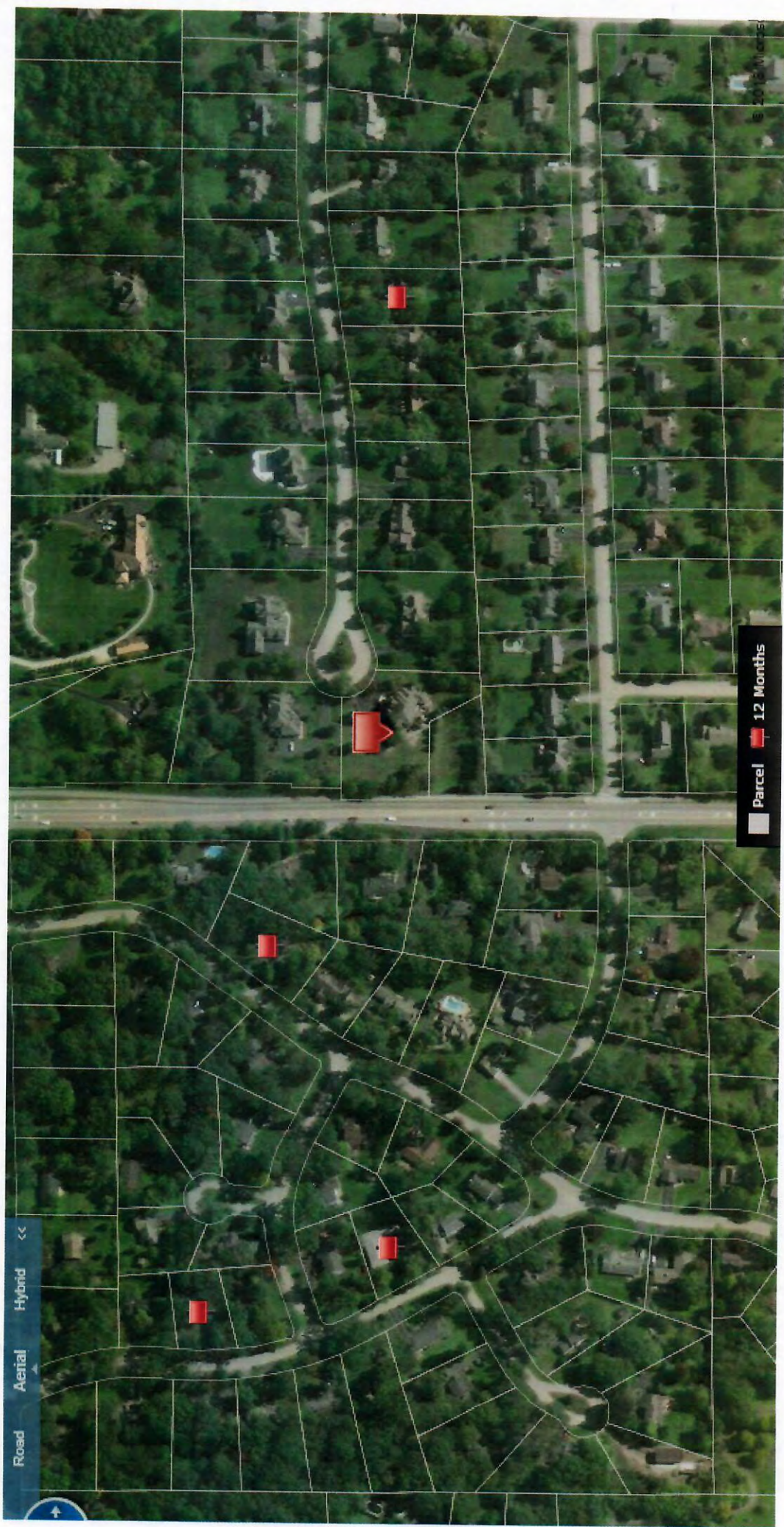
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Section 4

752 Saddle Ridge Tax Data Information

<u>INDEX</u>	<u>Description</u>
1	Aerial 752 Saddle Ridge
2	Redfin's Statement of Value
3	752 Saddle Ridge Neighbors

752 SADDLE RIDGE



Redfin's Statement of Value

752 Saddle Rdg
Crystal Lake, IL 60012

\$697,749
Redfin Estimate
8,673 Sq. Ft.
\$80 / Sq. Ft.

Unknown
Last Sold Price

5
Beds

—
Baths

Built: 2000

Status: Not For Sale Source: Public Records



752 Saddle Rdg is a house in Crystal Lake, IL 60012. This 8,673 square foot house sits on a 0 square foot lot and features 5 bedrooms. This property was built in 2000. Based on Redfin's Crystal Lake data, we estimate the home's value is \$697,749. Comparable nearby homes include [131 Carmella Dr](#), [721 Saddle Rdg](#), and [7131 FOXFIRE Dr](#). Nearby schools include Prairie Ridge High School, Montessori Pathways and Children's Gate Montessori. The closest grocery stores are La Rosita, The Olive Tap and Crystal Lake Health Food Store. Nearby coffee shops include 7-Eleven, Grounds Coffee Bar and Trax Depot Cafe. Nearby restaurants include SUBWAY® Restaurant, New Peking and Rosati's Pizza. 752 Saddle Rdg is near Depot Park, McCormick Park and Crystal Lake Park. This address can also be written as 752 Saddle Ridge, Crystal Lake, Illinois 60012.

Redfin Estimate for 752 Saddle Rdg

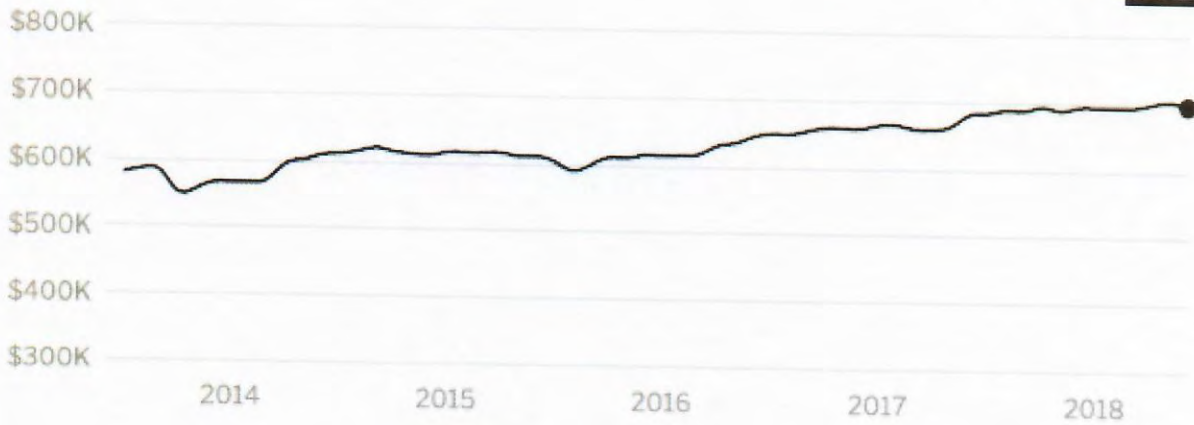
Edit Home Facts to improve accuracy.

\$697,749

Track This Estimate

June 2018

1 year 5 years



Estimate based on these recent sales.

A SOLD 5/31/18

B SOLD 6/08/18

Sale Price

\$400,000

131 Carmella Dr
CRYSTAL LAKE, IL 60012

5 4.5 3,840
Beds Baths Sq. Ft.

Sale Price

\$379,900

721 Saddle Rdg
CRYSTAL LAKE, IL 60012

4 3.5 2,720
Beds Baths Sq. Ft.

Home facts updated by county records on May 25, 2018.

Listing Details for 752 Saddle Ridge

Interior Features

Unit Information

- # of Units: 1

Room Information

- # of Rooms: 14

Fireplace Information

- Fireplace Type: Yes

Cooling Information

- Cooling Type: Central Air

<https://www.redfin.com/IL/Crystal-Lake/752-Saddle-Rdg-60012/home/17786646>

6/25/2018

752 Saddle Rdg, Crystal Lake, IL 60012 | Redfin

Basement Information

- Unfinished Basement Sq. Ft.: 3,418

Bedroom Information

- # of Bedrooms: 5

Taxes / Assessments

Assessor Information

- Year of Last Land Appraisal: 2017

Property / Lot Details

Property Value Information

- Improvements Market Value: \$84

Lot Information

- Primary Lot Number: 3

Property Information

- Property Legal Description: DOC 1999R0076068 (PLAT) LT 3 GOERDT SUB
- Building/Structure Sq.Ft.: 8,673
- Total number of Stories: 1
- Total Sq. Ft. of All Structures: 5,255
- Total Sq. Ft. of All Structures Description: Living Area
- Total Finished Sq. Ft. of All Buildings on Property: 5,255
- Total Assessor Sq. Ft. of Buildings: 8,673
- # of Structures on Property: 1

Redfin's Current Data

★ **\$359,500**

139 center St
CRYSTAL LAKE, IL 60014

\$459,900

4116 Rockspur Trl
CRYSTAL LAKE, IL 60012

★ **\$335,000**

120 Indian Hill Trl
CRYSTAL LAKE, IL 60012

\$549,999

677 Saddle Rdg
CRYSTAL LAKE, IL 60012

\$320,000

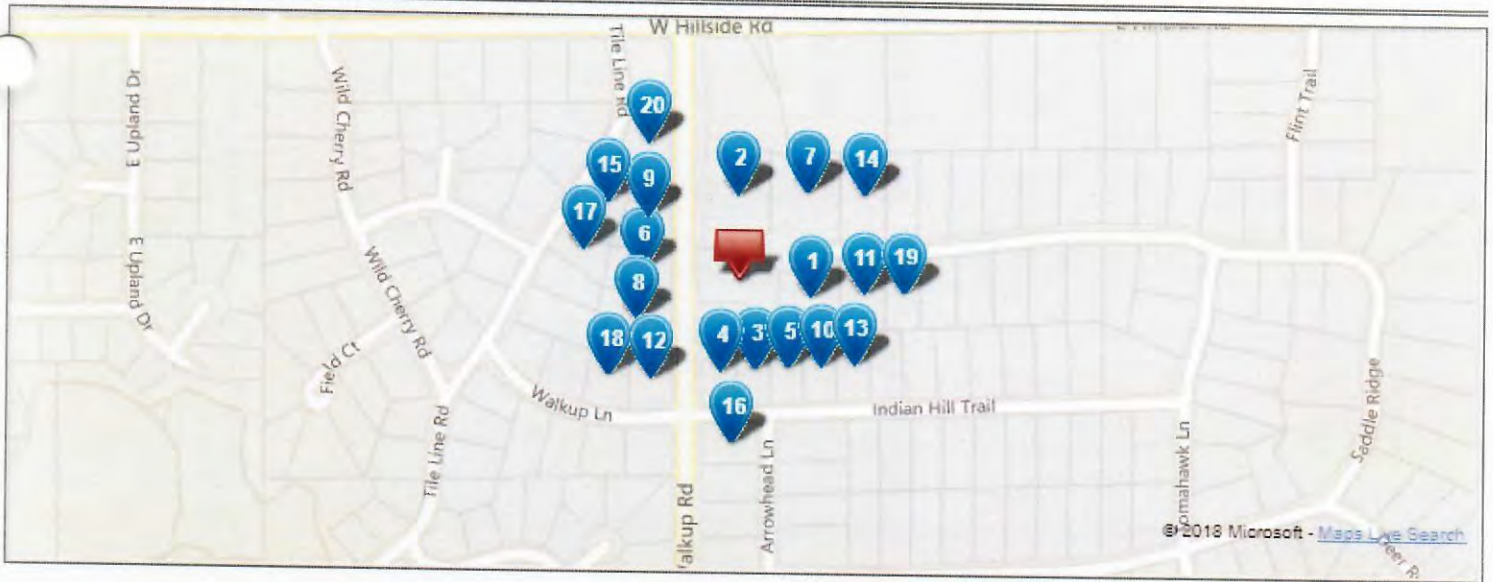
64 Talismon Dr
CRYSTAL LAKE, IL 60012

Unknown

213 Talismon Dr
Crystal Lake, IL 60012

CONTINGENT

752 Saddle Rdg, Crystal Lake, IL 60012-3608, Mc Henry County



Subject Property



Neighbor 1



Neighbor 2



Neighbor 3



	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
Owner Name	SENIOR HEALTH PROPERTIES LLC	AMES CATHERINE	KOCH SUSAN	RUTLEDGE NANETTE E
Address	752 Saddle Rdg	748 Saddle Rdg	749 Saddle Rdg	30 Indian Hill Trl
Distance (miles)		0.04	0.05	0.05
Universal Land Use	SFR	SFR	SFR	SFR
County Land Use	Residential	Residential	Residential	Residential
Lot Sq Ft	45,838	41,790	64,144	23,896
Building Sq Ft	Tax: 5,255 MLS: 6,200	4,207	4,103	3,108
Bedrooms	5	4	4	4
Bathrooms (Total)	MLS: 6.1			
Baths - Full	MLS: 6			
Baths - Half	MLS: 1			
Total Rooms	14	10		
Stories	Tax: 1 MLS: 2	2	1	1
Parking - # Cars	MLS: 4			
Total Assessment	\$223,323	\$192,626	\$191,785	\$106,207
Property Tax Amount	\$23,820	\$20,456	\$20,363	\$10,435
Recording Date			10/22/2009	10/28/2002
Sale Date			08/04/2009	10/25/2002
Sale Price			\$125,000	\$367,000
Style				
Year Built	Tax: 2000 MLS: 2001	2000	2005	1989

Courtesy of Therese Feddersen, Midwest Real Estate Data, LLC

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Neighbors

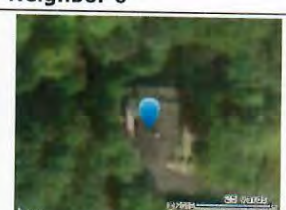
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Subject Property

Neighbor 4

Neighbor 5

Neighbor 6



	SENIOR HEALTH PROPERTIES LLC	GOLDEN LARRY	TUCKER JEREMY M	PLESE STEVEN J
Owner Name	SENIOR HEALTH PROPERTIES LLC	GOLDEN LARRY	TUCKER JEREMY M	PLESE STEVEN J
Address	752 Saddle Rdg	20 Indian Hill Trl	40 Indian Hill Trl	4709 Walkup Rd
Distance (miles)		0.05	0.06	0.06
Universal Land Use	SFR	SFR	SFR	SFR
County Land Use	Residential	Residential	Residential	Residential
Lot Sq Ft	45,838	23,463	22,651	33,619
Building Sq Ft	Tax: 5,255 MLS: 6,200	3,299	2,640	1,558
Bedrooms	5	4	4	
Bathrooms (Total)	MLS: 6.1		Tax: 4 MLS: 2.2	
Baths - Full	MLS: 6		2	
Baths - Half	MLS: 1		2	
Total Rooms	14	9	11	
Stories	Tax: 1 MLS: 2	2	2	1
Parking - # Cars	MLS: 4		2	
Total Assessment	\$223,323	\$114,805	\$97,786	\$74,490
Property Tax Amount	\$23,820	\$11,926	\$10,060	\$6,755
Recording Date		12/13/1993	04/06/2009	05/01/1998
Sale Date			Tax: 03/10/2009 MLS: 03/31/2009	04/30/1998
Sale Price		\$273,000	\$330,000	\$172,500
Style			Unknown	
Year Built	Tax: 2000 MLS: 2001	1990	1987	1963

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Neighbors

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Subject Property

Neighbor 7

Neighbor 8

Neighbor 9



	Subject Property	Neighbor 7	Neighbor 8	Neighbor 9
Owner Name	SENIOR HEALTH PROPERTIES LLC	WENZON TODD F	RICHER MARVIN H	HAMMARSTEDT DP JM
Address	752 Saddle Rdg	745 Saddle Rdg	4715 Walkup Rd	4703 Walkup Rd
Distance (miles)		0.07	0.07	0.07
Universal Land Use	SFR	Tax: SFR MLS: Residential Acreage	SFR	SFR
County Land Use	Residential	Residential	Residential	Residential
Lot Sq Ft	45,838	52,587	42,546	31,310
Building Sq Ft	Tax: 5,255 MLS: 6,200		Tax: 2,464 MLS: 2,460	1,468
Bedrooms	5		4	3
Bathrooms (Total)	MLS: 6.1		MLS: 2.1	
Baths - Full	MLS: 6		MLS: 2	
Baths - Half	MLS: 1		MLS: 1	
Total Rooms	14		8	7
Stories	Tax: 1 MLS: 2		2	1
Parking - # Cars	MLS: 4		MLS: 2	
Total Assessment	\$223,323	\$173,711	\$94,680	\$63,234
Property Tax Amount	\$23,820	\$18,175	\$9,338	\$5,152
Recording Date		06/27/2007		08/31/1989
Sale Date		Tax: 06/20/2007 MLS: 06/22/2007		
Sale Price		\$217,000		\$86,660
Style				
Year Built	Tax: 2000 MLS: 2001		1975	1962

Courtesy of Therese Feddersen, Midwest Real Estate Data, LLC

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Neighbors

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