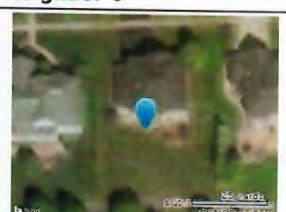


## Subject Property

## Neighbor 4

## Neighbor 5

## Neighbor 6



	ROBINS NEST ASSISTED LLC EAGLE SERIES	HALL JOHN T	DAVIS CALVIN R III & CATHERINE	PATEL VIMAL N
<b>Owner Name</b>	ROBINS NEST ASSISTED LLC EAGLE SERIES	HALL JOHN T	DAVIS CALVIN R III & CATHERINE	PATEL VIMAL N
<b>Address</b>	1819 Fargo Blvd	1781 Fargo Blvd	1812 Fargo Blvd	1788 Fargo Blvd
<b>Distance (miles)</b>	"	0.03	0.04	0.05
<b>Universal Land Use</b>	SFR	SFR	SFR	SFR
<b>County Land Use</b>	Residential 6 Or Less Units	Residential 6 Or Less Units	Residential 6 Or Less Units	Residential 6 Or Less Units
<b>Lot Sq Ft</b>	13,068	13,410	13,550	13,068
<b>Building Sq Ft</b>		Tax: 2,801 MLS: 3,000		MLS: 2,879
<b>Bedrooms</b>	4	4		4
<b>Bathrooms (Total)</b>	Tax: 4 MLS: 3.1	Tax: 3 MLS: 2.1		Tax: 3 MLS: 2.1
<b>Baths - Full</b>	3	2		2
<b>Baths - Half</b>	1	1		1
<b>Total Rooms</b>	12	10		9
<b>Stories</b>	2	2		2
<b>Parking - # Cars</b>	3	Tax: 2 MLS: 2.5		3
<b>Total Assessment</b>	\$143,164	\$134,796	\$140,895	\$140,466
<b>Property Tax Amount</b>	\$12,695	\$11,413	\$11,505	\$12,456
<b>Recording Date</b>	08/07/2006	06/01/2004	02/23/1998	08/08/2000
<b>Sale Date</b>	07/19/2006	05/20/2004	02/19/1998	07/26/2000
<b>Sale Price</b>	\$525,000	\$375,000	\$359,000	\$380,000
<b>School District</b>	304	304	304	304
<b>Style</b>	Traditional	Unknown		
<b>Year Built</b>	Tax: 2000 MLS: 1999	1993		Tax: 2001 MLS: 1998

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**Neighbors**

Generated on 06/26/2018  
Page 2 of 4

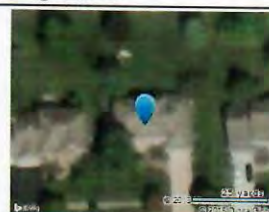


## Subject Property

## Neighbor 7

## Neighbor 8

## Neighbor 9



	Subject Property	Neighbor 7	Neighbor 8	Neighbor 9
<b>Owner Name</b>	ROBINS NEST ASSISTED LLC EAGLE SERIES	ZACCANTI ROSEMARY A (TE)	HOLLMAN STEPHEN PAUL (TE) & CA	DZIADUS MICHAEL
<b>Address</b>	1819 Fargo Blvd	1834 Fargo Blvd	1853 Fargo Blvd	1769 Fargo Blvd
<b>Distance (miles)</b>	"	0.05	0.05	0.05
<b>Universal Land Use</b>	SFR	SFR	SFR	SFR
<b>County Land Use</b>	Residential 6 Or Less Units	Residential 6 Or Less Units	Residential 6 Or Less Units	Residential 6 Or Less Units
<b>Lot Sq Ft</b>	13,068	13,776	13,500	13,503
<b>Building Sq Ft</b>		MLS: 3,203		MLS: 3,034
<b>Bedrooms</b>	4	MLS: 4	5	4
<b>Bathrooms (Total)</b>	Tax: 4 MLS: 3.1	MLS: 3.1		Tax: 4 MLS: 3.1
<b>Baths - Full</b>	3	MLS: 3		3
<b>Baths - Half</b>	1	MLS: 1		1
<b>Total Rooms</b>	12		10	12
<b>Stories</b>	2	MLS: 2	2	2
<b>Parking - # Cars</b>	3	MLS: 3	2	3
<b>Total Assessment</b>	\$143,164	\$170,342	\$140,324	\$146,328
<b>Property Tax Amount</b>	\$12,695	\$12,722	\$11,904	\$12,436
<b>Recording Date</b>	08/07/2006	05/25/2001	08/13/2004	10/06/2011
<b>Sale Date</b>	07/19/2006	01/19/2001	06/30/2004	09/28/2011
<b>Sale Price</b>	\$525,000	\$465,000	\$447,000	\$410,000
<b>School District</b>	304	304	304	304
<b>Style</b>	Traditional		Georgian	Unknown
<b>Year Built</b>	Tax: 2000 MLS: 1999	MLS: 1999	1997	1993

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**Neighbors**

Generated on 06/26/2018  
Page 3 of 4

**Subject Property**

**Neighbor 10**



<b>Owner Name</b>	ROBINS NEST ASSISTED LLC EAGLE SERIES	VIRGIL GROUP III LLC
<b>Address</b>	1819 Fargo Blvd	1776 Fargo Blvd
<b>Distance (miles)</b>	"	0,06
<b>Universal Land Use</b>	SFR	SFR
<b>County Land Use</b>	Residential 6 Or Less Units	Residential 6 Or Less Units
<b>Lot Sq Ft</b>	13,068	13,715
<b>Building Sq Ft</b>		MLS: 4,000
<b>Bedrooms</b>	4	MLS: 4
<b>Bathrooms (Total)</b>	Tax: 4 MLS: 3.1	MLS: 4.1
<b>Baths - Full</b>	3	MLS: 4
<b>Baths - Half</b>	1	MLS: 1
<b>Total Rooms</b>	12	
<b>Stories</b>	2	MLS: 2
<b>Parking - # Cars</b>	3	MLS: 3
<b>Total Assessment</b>	\$143,164	\$184,066
<b>Property Tax Amount</b>	\$12,695	\$15,782
<b>Recording Date</b>	08/07/2006	06/20/2017
<b>Sale Date</b>	07/19/2006	06/16/2017
<b>Sale Price</b>	\$525,000	\$540,000
<b>School District</b>	304	304
<b>Style</b>	Traditional	
<b>Year Built</b>	Tax: 2000 MLS: 1999	MLS: 1998





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# Our Homes

Robin's Nest provides housing for seniors in the Chicago suburbs with homes located in the charming and historic St. Charles and Geneva, IL.



## Robin's Nest Homes

It's bed and breakfast living every day at Robin's Nest where we strive to provide a relaxed, home environment that provides assisted living necessities that are impeccable and affordable in the heart of historic St. Charles, IL and Geneva, IL.

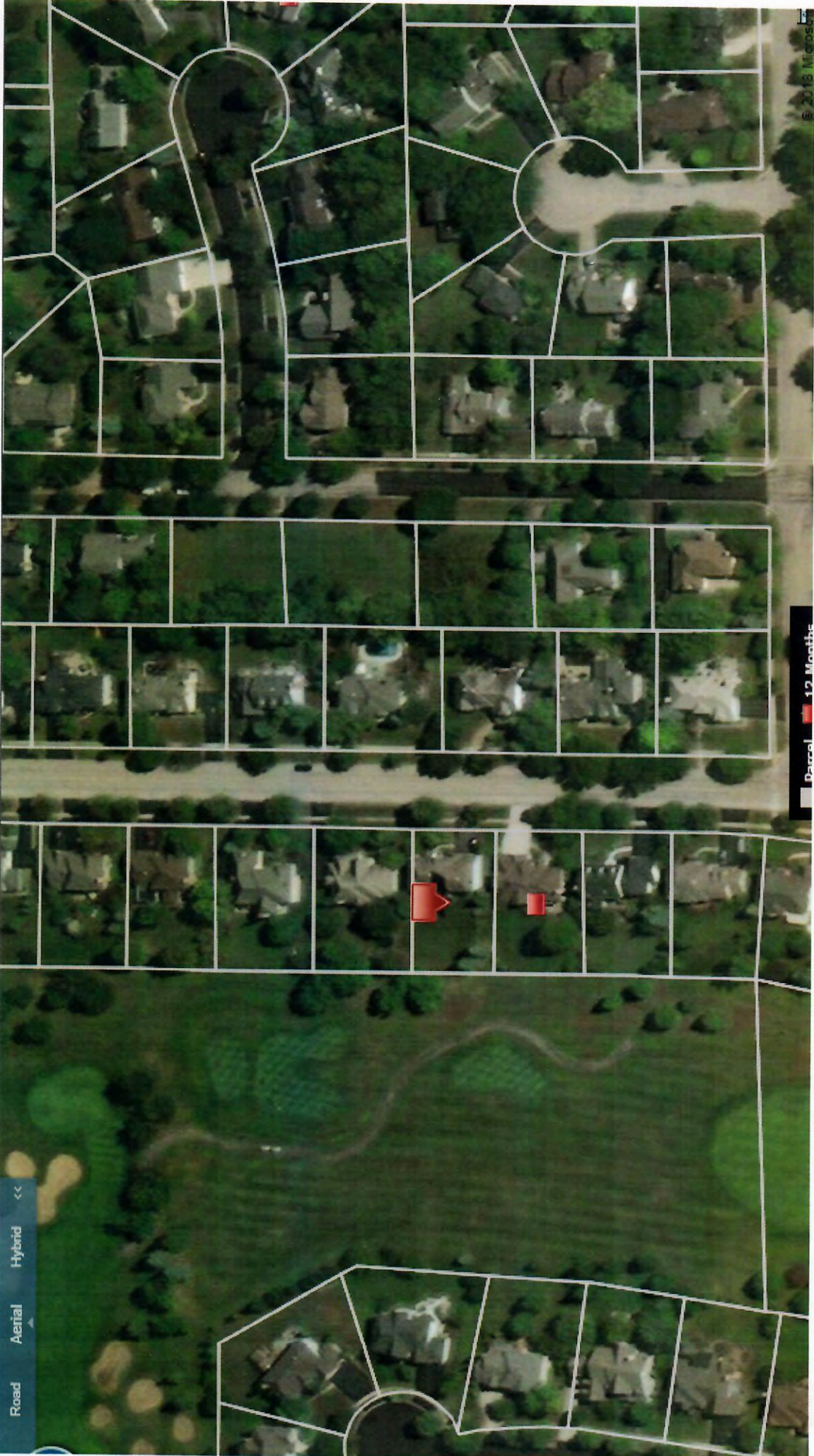
# Sparrow Branch

Located on the picturesque  
Eaglebrook Golf Course at: 1522  
Fargo Blvd, Geneva, IL 60134





Road Aerial Hybrid <<

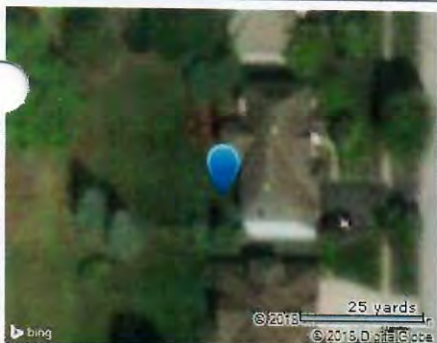


Parcel 12 Months

6 20 18 11:05 AM



# 1522 Fargo Blvd, Geneva, IL 60134-2977, Kane County



<b>4</b>	<b>3,500</b>	<b>12,600</b>	<b>\$460,000</b>
<b>MLS Beds</b>	<b>MLS Sq Ft</b>	<b>Lot Sq Ft</b>	<b>MLS Sale Price</b>
<b>N/A</b>	<b>1995</b>	<b>SFR</b>	<b>09/18/2007</b>
<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>MLS Sale Date</b>

## Owner Information

Owner Name:	<b>Robins Nest Assisted LLC Sparrow Series</b>	Tax Billing Zip:	<b>60515</b>
Tax Billing Address:	<b>5002 Main St #203</b>	Tax Billing Zip+4:	<b>3595</b>
Tax Billing City & State:	<b>Downers Grove, IL</b>	Owner Occupied:	<b>No</b>

## Location Information

Township:	<b>Geneva</b>	Census Tract:	<b>8526.06</b>
Township Range Sect:	<b>39N-8E-9</b>	Carrier Route:	<b>C014</b>
Subdivision:	<b>Eagle Brook Cc 02</b>	Flood Zone Code:	<b>X</b>
School District Name:	<b>Geneva Community Unit Schl Dis</b>	Flood Zone Panel:	<b>17089C0264H</b>
School District:	<b>304</b>	Flood Zone Date:	<b>08/03/2009</b>

## Tax Information

Parcel ID:	<b>1209252017</b>	% Improved:	<b>76%</b>
County Assessor Link:	<b>12-09-252-017</b>	Tax Year:	<b>2016</b>
Tax Area:	<b>GE023</b>	Property Tax Amount:	<b>\$14,078</b>
Lot # :	<b>257</b>		
Legal Description:	<b>LOT 257 OF EAGLE BROOK COUNTRY CLUB UNIT 2</b>		
Improved Assessment:	<b>\$121,156</b>		

## Assessment & Tax

Assessment Year	2017	2016	2015
Market Value - Total	\$476,283	\$469,848	\$446,709
Assessed Value - Total	\$158,761	\$156,616	\$148,903
Assessed Value - Land	\$37,605	\$37,097	\$35,270
Assessed Value - Improved	\$121,156	\$119,519	\$113,633
YOY Assessed Change (\$)	\$2,145	\$7,713	
YOY Assessed Change (%)	1.37%	5.18%	

Tax Amount	Tax Year	Change (\$)	Change (%)
\$14,382	2014		
\$14,289	2015	-\$93	-0.65%
\$14,078	2016	-\$211	-1.48%

## Characteristics

Universal Land Use:	<b>SFR</b>	Other Rooms:	<b>Dining Room, Family Room, Kitchen, Living Room, Other</b>
County Use Code:	<b>Residential 6 Or Less Units</b>	Basement Type:	<b>Tax: Partial MLS: Concrete</b>
Year Built:	<b>Tax: 1995 MLS: 1994</b>	Fireplace Ind (Y/N):	<b>Y</b>
Lot Frontage:	<b>150</b>	Fireplaces:	<b>1</b>
Lot Depth:	<b>84</b>	Water:	<b>Public</b>
Lot Sq Ft:	<b>12,600</b>	Sewer:	<b>Type Unknown</b>
Lot Acres:	<b>0.2893</b>	Cooling Type:	<b>Central</b>
Building Sq Ft:	<b>3,500</b>	Heat Type:	<b>Forced Air</b>

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## Property Detail

Generated on 06/25/2018

Page 1 of 3



# of Buildings:	<b>1</b>	Parking - # Cars:	<b>3</b>
Style:	<b>Colonial</b>	Parking Type:	<b>Detached Garage</b>
Stories:	<b>2</b>	Exterior:	<b>Wood/Brick</b>
Total Rooms:	<b>10</b>	Equipment:	<b>Dishwasher, Disposal, Microwave, Oven-Double, Humidifier, Water Softener Own, Fan-Ceiling, Sump Pump Cable Available, Cathedral/Vaulted, Skylight(S)</b>
Bedrooms:	<b>4</b>	Building Comments:	

### Estimated Value

RealAVM™ (1):	<b>\$453,012</b>	Confidence Score (2):	<b>83</b>
RealAVM™ Range:	<b>\$407,711 - \$498,313</b>	Forecast Standard Deviation (3):	<b>10</b>
Value As Of:	<b>06/14/2018</b>		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

### Listing Information

MLS Listing Number:	<b>06496468</b>	MLS Listing Price:	<b>\$479,888</b>
MLS Status:	<b>Closed</b>	MLS Sold Price:	<b>\$460,000</b>
MLS Area Name:	<b>GENEVA</b>	Listing Broker Name:	<b>RE/MAX EXCELS</b>
MLS Listing Date:	<b>04/30/2007</b>	Listing Agent Name:	<b>766-Cynthia Welsch</b>
MLS Off Market Date:	<b>08/20/2007</b>	Selling Broker Name:	<b>FRIENDLY REALTY</b>
MLS Closed Date:	<b>09/18/2007</b>	Selling Agent Name:	<b>29706-Nancy Konrad</b>
MLS Orig. List Price:	<b>\$529,000</b>		

<b>MLS Listing #</b>	06360184	06276746
<b>MLS Status</b>	Cancelled	Cancelled
<b>MLS Listing Date</b>	12/15/2006	09/12/2006
<b>MLS Off Market Date</b>	04/30/2007	12/04/2006
<b>MLS Orig Listing Price</b>	\$539,900	\$569,900
<b>MLS Listing Price</b>	\$539,900	\$549,900

### Last Market Sale & Sales History

<b>Recording Date</b>	05/22/2017	12/16/2010	09/20/2007	07/17/2001
<b>Sale Date</b>	05/14/2017	10/30/2010	09/13/2007	07/16/2001
<b>Sale Price</b>			\$460,000	\$450,000
<b>Nominal</b>	Y	Y		
<b>Buyer Name</b>	Thorson Trust	Robins Nest Assisted Living L	Ross Robin S	Last Gerald L & Stacy A
<b>Buyer Name 2</b>			Horvath William R	Last Stacy A
<b>Seller Name</b>	Thorson Paul A & Teresa R	Ross Robin S	Last Gerald L & Stacy A	Odonnell William J
<b>Document Number</b>	25875	85542	96974	71284
<b>Document Type</b>	Deed (Reg)	Quit Claim Deed	Warranty Deed Joint Tenant	Warranty Deed
<b>Multi/Split Sale Type</b>	Z			

### Mortgage History

<b>Mortgage Date</b>	06/15/2016	03/15/2010	09/20/2007	01/05/2007	03/28/2006
<b>Mortgage Amount</b>	\$1,466,250	\$362,600	\$368,000	\$384,000	\$150,000
<b>Mortgage Lender</b>	Wells Fargo Bk Na	Jp Morgan Chase Bk	Washington Mutual Bk Fa	Accredited Hm Lenders	First American Bk
<b>Mortgage Type</b>	Conventional	Conventional	Conventional	Conventional	Conventional
<b>Mortgage Term</b>	5	30	30	30	10
<b>Mortgage Term Code</b>	Years	Years	Years	Years	Years
<b>Mortgage Purpose</b>	Refi	Refi	Resale	Refi	Refi
<b>Mortgage Int Rate</b>	4.05			6.5	7.5
<b>Mortgage Int Rate Type</b>	Adjustable Int Rate Loan			Adjustable Int Rate Loan	Adjustable Int Rate Loan
<b>Mortgage Doc #</b>	29685	17286	96975	2516	32905

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### Property Detail

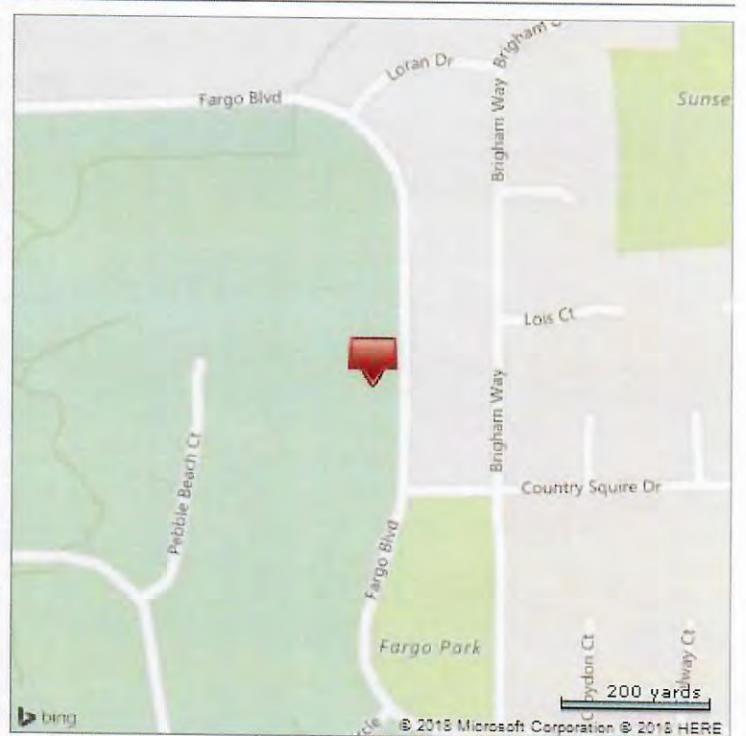
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Page 2 of 3



<b>Borrower Name</b>	Robins Nest Assisted Living L	Ross Robin S	Ross Robin S	Last Gerald L	Last Gerald L
<b>Borrower Name 2</b>		Horvath William R	Horvath William R	Last Stacy A	Last Stacy A
<b>Mortgage Date</b>	08/16/2005	02/25/2004	10/03/2002		
<b>Mortgage Amount</b>	\$299,900	\$333,700	\$100,000		
<b>Mortgage Lender</b>	Bancgroup Mtg Corp	Bancgroup Mtg Corp	First American Bk		
<b>Mortgage Type</b>	Conventional	Conventional	Conventional		
<b>Mortgage Term</b>	13	10	10		
<b>Mortgage Term Code</b>	Years	Years	Years		
<b>Mortgage Purpose</b>	Refi	Refi	Refi		
<b>Mortgage Int Rate Type</b>	Fixed Rate Loan	Fixed Rate Loan	Adjustable Int Rate Loan		
<b>Mortgage Doc #</b>	95541	23009	123391		
<b>Borrower Name</b>	Last Gerald L	Last Gerald L	Last Gerald L & Stacy A		
<b>Borrower Name 2</b>	Last Stacy A	Last Stacy A			

## Property Map



\*Lot Dimensions are Estimated

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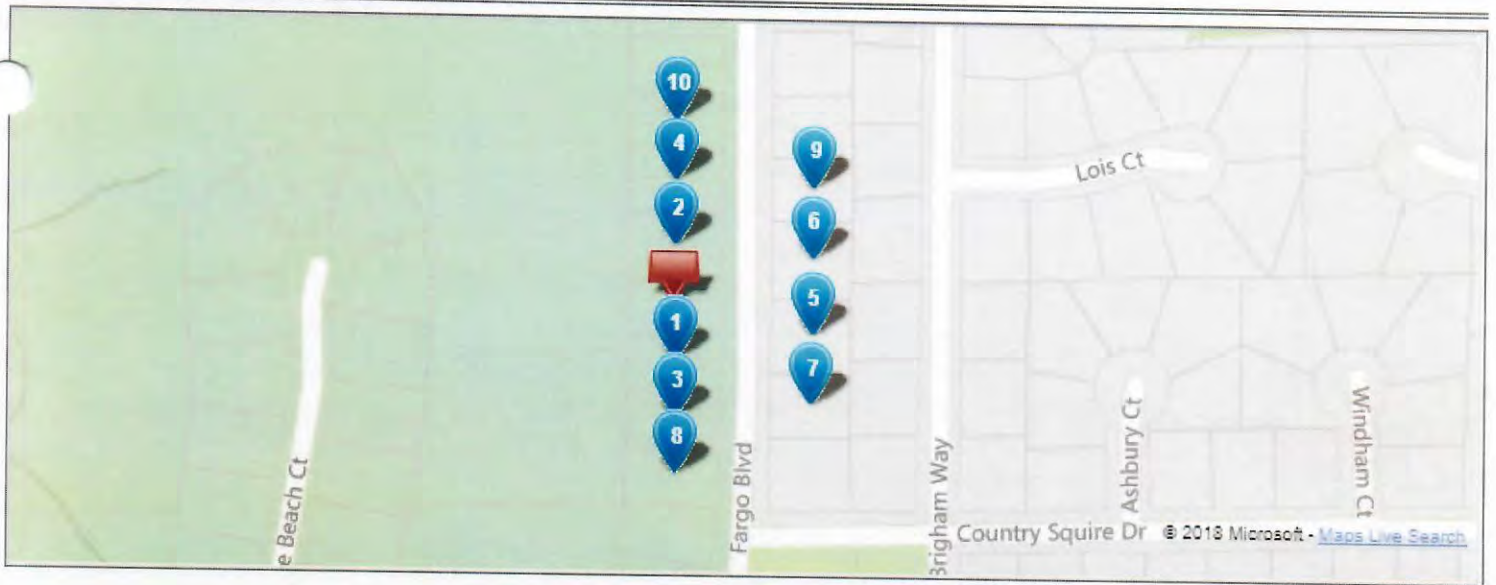
**Property Detail**





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Page 3 of 3



# 1522 Fargo Blvd, Geneva, IL 60134-2977, Kane County



	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
				
<b>Owner Name</b>	ROBINS NEST ASSISTED LLC SPARROW SERIES	HOELSCHER V L DECLARATION O TR	WEITZEL WENDY	CALLAHAN CRAIG W
<b>Address</b>	1522 Fargo Blvd	1514 Fargo Blvd	1530 Fargo Blvd	1508 Fargo Blvd
<b>Distance (miles)</b>	"/	0.02	0.02	0.03
<b>Universal Land Use</b>	SFR	SFR	SFR	SFR
<b>County Land Use</b>	Residential 6 Or Less Units	Residential 6 Or Less Units	Residential 6 Or Less Units	Residential 6 Or Less Units
<b>Lot Sq Ft</b>	12,600	13,560	15,208	13,415
<b>Building Sq Ft</b>	3,500	MLS: 3,128		
<b>Bedrooms</b>	4	MLS: 4		
<b>Bathrooms (Total)</b>	MLS: 4	MLS: 3.1		
<b>Baths - Full</b>		MLS: 3		
<b>Baths - Half</b>		MLS: 1		
<b>Total Rooms</b>	10			
<b>Stories</b>	2	MLS: 2		
<b>Parking - # Cars</b>	3	MLS: 3		
<b>Total Assessment</b>	\$158,761	\$153,363	\$150,831	\$146,625
<b>Property Tax Amount</b>	\$14,078	\$13,060	\$12,835	\$12,013
<b>Recording Date</b>	09/20/2007	05/17/2018		03/25/1997
<b>Sale Date</b>	Tax: 09/13/2007 MLS: 09/18/2007	Tax: 04/26/2018 MLS: 05/11/2018		
<b>Sale Price</b>	\$460,000	\$505,000		\$414,500
<b>School District</b>	304	304	304	304
<b>Style</b>	Colonial			
<b>Year Built</b>	Tax: 1995 MLS: 1994	MLS: 1992		

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**Neighbors**

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Page 1 of 4



## Subject Property

## Neighbor 4

## Neighbor 5

## Neighbor 6



	ROBINS NEST ASSISTED LLC SPARROW SERIES	RANDA DAVID J	ROBERGE NICHOLAS	HICKEY KEVIN J
<b>Owner Name</b>	ROBINS NEST ASSISTED LLC SPARROW SERIES	RANDA DAVID J	ROBERGE NICHOLAS	HICKEY KEVIN J
<b>Address</b>	1522 Fargo Blvd	1536 Fargo Blvd	1517 Fargo Blvd	1525 Fargo Blvd
<b>Distance (miles)</b>	0.04	0.04	0.04	0.04
<b>Universal Land Use</b>	SFR	SFR	SFR	SFR
<b>County Land Use</b>	Residential 6 Or Less Units	Residential 6 Or Less Units	Residential 6 Or Less Units	Residential 6 Or Less Units
<b>Lot Sq Ft</b>	12,600	3,125	14,374	12,220
<b>Building Sq Ft</b>	3,500		Tax: 3,200 MLS: 3,196	
<b>Bedrooms</b>	4	4	4	4
<b>Bathrooms (Total)</b>	MLS: 4	Tax: 4 MLS: 3.1	Tax: 4 MLS: 3.1	3
<b>Baths - Full</b>		3	3	2
<b>Baths - Half</b>		1	1	1
<b>Total Rooms</b>	10	9	10	12
<b>Stories</b>	2	2	2	2
<b>Parking - # Cars</b>	3	3	3	2
<b>Total Assessment</b>	\$158,761	\$162,309	\$160,411	\$156,301
<b>Property Tax Amount</b>	\$14,078	\$13,853	\$15,227	\$13,320
<b>Recording Date</b>	09/20/2007	05/01/1996	08/23/2016	05/17/2004
<b>Sale Date</b>	Tax: 09/13/2007 MLS: 09/18/2007	MLS: 03/28/2008	08/12/2016	05/07/2004
<b>Sale Price</b>	\$460,000	\$427,500	\$475,000	\$464,000
<b>School District</b>	304	304	304	304
<b>Style</b>	Colonial		Traditional	Georgian
<b>Year Built</b>	Tax: 1995 MLS: 1994		Tax: 1992 MLS: 1991	1998

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**Neighbors**

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Page 2 of 4



## Subject Property

## Neighbor 7

## Neighbor 8

## Neighbor 9



	Subject Property	Neighbor 7	Neighbor 8	Neighbor 9
<b>Owner Name</b>	ROBINS NEST ASSISTED LLC SPARROW SERIES	FLATT DAVID W	SCHUBERT JOHN O LIVING TRUST	PIETSCH WILLIAM J
<b>Address</b>	1522 Fargo Blvd	1511 Fargo Blvd	1500 Fargo Blvd	1533 Fargo Blvd
<b>Distance (miles)</b>	'''	0.05	0.05	0.05
<b>Universal Land Use</b>	SFR	SFR	SFR	SFR
<b>County Land Use</b>	Residential 6 Or Less Units	Residential 6 Or Less Units	Residential 6 Or Less Units	Residential 6 Or Less Units
<b>Lot Sq Ft</b>	12,600	12,950	12,814	12,871
<b>Building Sq Ft</b>	3,500			
<b>Bedrooms</b>	4		4	
<b>Bathrooms (Total)</b>	MLS: 4			
<b>Baths - Full</b>				
<b>Baths - Half</b>				
<b>Total Rooms</b>	10		9	
<b>Stories</b>	2		2	
<b>Parking - # Cars</b>	3		3	
<b>Total Assessment</b>	\$158,761	\$191,701	\$148,177	\$132,549
<b>Property Tax Amount</b>	\$14,078	\$14,212	\$12,151	\$11,214
<b>Recording Date</b>	09/20/2007		07/15/2004	11/04/2002
<b>Sale Date</b>	Tax: 09/13/2007 MLS: 09/18/2007		04/12/2004	08/30/2002
<b>Sale Price</b>	\$460,000		\$450,000	\$360,000
<b>School District</b>	304	304	304	304
<b>Style</b>	Colonial			
<b>Year Built</b>	Tax: 1995 MLS: 1994		2002	

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**Neighbors**

Generated on 06/26/2018  
Page 3 of 4



**Subject Property**

**Neighbor 10**



<b>Owner Name</b>	ROBINS NEST ASSISTED LLC SPARROW SERIES	CONNOR JEFFREY P
<b>Address</b>	1522 Fargo Blvd	1544 Fargo Blvd
<b>Distance (miles)</b>	'''	0,06
<b>Universal Land Use</b>	SFR	SFR
<b>County Land Use</b>	Residential 6 Or Less Units	Residential 6 Or Less Units
<b>Lot Sq Ft</b>	12,600	13,509
<b>Building Sq Ft</b>	3,500	
<b>Bedrooms</b>	4	
<b>Bathrooms (Total)</b>	MLS: 4	
<b>Baths - Full</b>		
<b>Baths - Half</b>		
<b>Total Rooms</b>	10	
<b>Stories</b>	2	
<b>Parking - # Cars</b>	3	
<b>Total Assessment</b>	\$158,761	\$150,463
<b>Property Tax Amount</b>	\$14,078	\$12,803
<b>Recording Date</b>	09/20/2007	08/04/1998
<b>Sale Date</b>	Tax: 09/13/2007 MLS: 09/18/2007	07/30/1998
<b>Sale Price</b>	\$460,000	\$343,000
<b>School District</b>	304	304
<b>Style</b>	Colonial	
<b>Year Built</b>	Tax: 1995 MLS: 1994	

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**Neighbors**

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Page 4 of 4





Call a Senior Living Advisor | (630) 541-7541

HOME ABOUT US AMENITIES OUR HOMES CONTACT US

# Our Homes

Robin's Nest provides housing for seniors in the Chicago suburbs with homes located in the charming and historic St. Charles and Geneva, IL.



## Robin's Nest Homes

It's bed and breakfast living every day at Robin's Nest where we strive to provide a relaxed, home environment that provides assisted living necessities that are impeccable and affordable in the heart of historic St. Charles, IL and Geneva, IL.

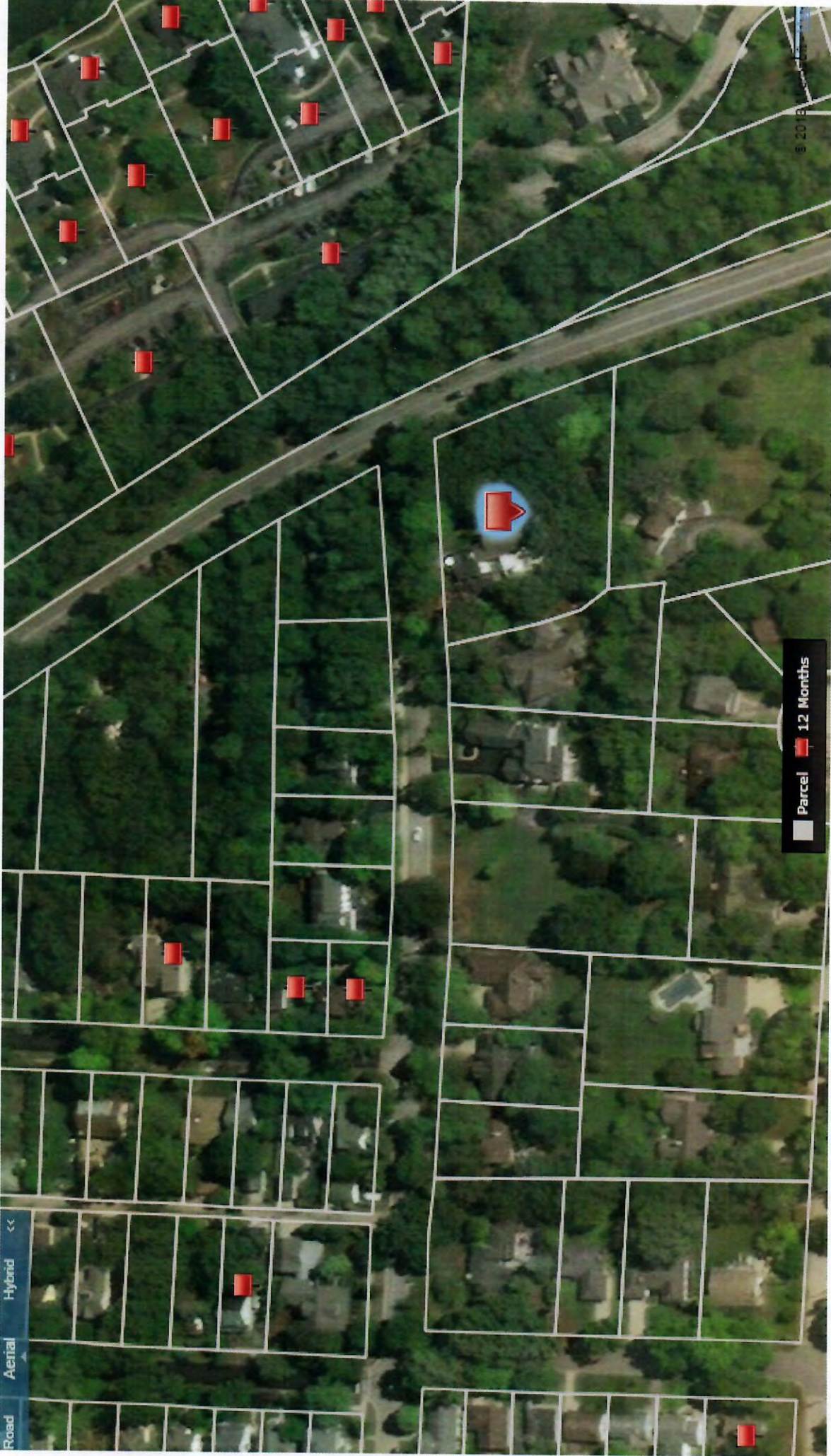
## Pheasant Branch

Our historic home located in the heart of St. Charles, IL by the Fox River boasting 5,000 square feet of living space at: 1101 Geneva Rd, St. Charles, IL 60174





Road Aerial Hybrid <<



Parcel 12 Months

© 2018



# 1101 Geneva Rd, St Charles, IL 60174-4200, Kane County



<b>4</b>	<b>4,862</b>	<b>41,382</b>	<b>\$500,000</b>
<b>MLS Beds</b>	<b>MLS Sq Ft</b>	<b>Lot Sq Ft</b>	<b>MLS Sale Price</b>
<b>4</b>	<b>1913</b>	<b>SFR</b>	<b>08/28/2012</b>
<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>MLS Sale Date</b>

## Owner Information

Owner Name:	<b>Robins Nest Assisted LLC</b>	Tax Billing Zip:	<b>60515</b>
Tax Billing Address:	<b>Pheasant Ser</b>	Tax Billing Zip+4:	<b>3595</b>
Tax Billing City & State:	<b>5002 Main St #203</b>	Owner Occupied:	<b>No</b>
	<b>Downers Grove, IL</b>		

## Location Information

Township:	<b>St Charles</b>	Carrier Route:	<b>C021</b>
Township Range Sect:	<b>40N-8E-34</b>	Flood Zone Code:	<b>X</b>
School District Name:	<b>St Charles Community Unit</b>	Flood Zone Panel:	<b>17089C0268H</b>
	<b>Schl</b>		
School District:	<b>303</b>	Flood Zone Date:	<b>08/03/2009</b>
Census Tract:	<b>8522.01</b>		

## Tax Information

Parcel ID:	<b>0934404023</b>	Tax Year:	<b>2016</b>
County Assessor Link:	<b>09-34-404-023</b>	Property Tax Amount:	<b>\$21,358</b>
Tax Area:	<b>SC005</b>	Improved Assessment:	<b>\$177,794</b>
% Improved:	<b>74%</b>		

## Assessment & Tax

Assessment Year	2017	2016	2015
Market Value - Total	\$721,950	\$701,367	\$661,461
Assessed Value - Total	\$240,650	\$233,789	\$220,487
Assessed Value - Land	\$62,856	\$68,229	\$67,493
Assessed Value - Improved	\$177,794	\$165,560	\$152,994
YOY Assessed Change (\$)	\$6,861	\$13,302	
YOY Assessed Change (%)	2.93%	6.03%	

Tax Amount	Tax Year	Change (\$)	Change (%)
\$20,071	2014		
\$20,921	2015	\$850	4.23%
\$21,358	2016	\$437	2.09%

## Characteristics

Universal Land Use:	<b>SFR</b>	Basement Improvements:	<b>Partial Finished</b>
County Use Code:	<b>Residential 6 Or Less Units</b>	Fireplace Ind (Y/N):	<b>Y</b>
Year Built:	<b>1913</b>	Fireplaces:	<b>3</b>
Lot Sq Ft:	<b>41,382</b>	Water:	<b>Public</b>
Lot Acres:	<b>0.95</b>	Sewer:	<b>Public Service</b>
Building Sq Ft:	<b>4,862</b>	Cooling Type:	<b>Central</b>
# of Buildings:	<b>1</b>	Heat Type:	<b>Forced Air</b>
Style:	<b>Unknown</b>	Parking - # Cars:	<b>3</b>
Stories:	<b>2</b>	Parking Type:	<b>Attached Garage</b>
Total Rooms:	<b>12</b>	Exterior:	<b>Frame</b>
Bedrooms:	<b>4</b>	Porch:	<b>Screened Porch</b>

Courtesy of Therese Feddersen, Midwest Real Estate Data, LLC

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**Property Detail**

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Page 1 of 3



Baths - Full:	<b>4</b>	Patio/Deck:	<b>Patio</b>
Baths - Half:	<b>1</b>	Equipment:	<b>Oven/Range, Microwave, Dishwasher, Refrigerator</b>
Other Rooms:	<b>Dining Room, Family Room, Kitchen, Living Room, Other</b>	Building Comments:	<b>Oven/Range, Microwave, Dishwasher, Refrigerator Tv-Cable, Co Detectors, Ceiling Fan, S</b>
Basement Type:	<b>Tax: Full MLS: Concrete</b>		

### Estimated Value

RealAVM™ (1):	<b>\$572,617</b>	Confidence Score (2):	<b>65</b>
RealAVM™ Range:	<b>\$435,189 - \$710,045</b>	Forecast Standard Deviation (3):	<b>24</b>
Value As Of:	<b>06/14/2018</b>		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

### Listing Information

MLS Listing Number:	<b>08062048</b>	MLS Listing Price:	<b>\$594,000</b>
MLS Status:	<b>Closed</b>	MLS Sold Price:	<b>\$500,000</b>
MLS Area Name:	<b>CAMPTON HILLS / ST. CHARLES</b>	Listing Broker Name:	<b>KOENIG &amp; STREY REAL LIVING</b>
MLS Listing Date:	<b>05/08/2012</b>	Listing Agent Name:	<b>227483-Cynthia Sullivan</b>
MLS Off Market Date:	<b>07/22/2012</b>	Selling Broker Name:	<b>REALTY EXECUTIVES, FOX VALLEY</b>
MLS Closed Date:	<b>08/28/2012</b>	Selling Agent Name:	<b>884-Jane Price</b>
MLS Orig. List Price:	<b>\$599,000</b>		
<b>MLS Listing #</b>	07909458	07479537	06725623
<b>MLS Status</b>	Cancelled	Expired	Cancelled
<b>MLS Listing Date</b>	09/22/2011	03/24/2010	11/07/2007
<b>MLS Off Market Date</b>	05/08/2012	06/01/2011	10/13/2009
<b>MLS Orig Listing Price</b>	\$689,000	\$749,000	\$975,000
<b>MLS Listing Price</b>	\$599,000	\$749,000	\$749,000

### Last Market Sale & Sales History

<b>Recording Date</b>	12/27/2012	09/04/2012	12/16/2005	05/31/2005	10/31/2000
<b>Sale Date</b>	11/20/2012	08/23/2012	11/14/2005	05/17/2005	10/31/2000
<b>Sale Price</b>		\$500,000			\$200,000
<b>Nominal</b>	Y		Y	Y	
<b>Buyer Name</b>	Robins Nest Assisted Living L	Ross Robin	Livermore Craig A & Beverly J	Livermore Craig A & B J Trust	Vansomeren Lawrence E Sr
<b>Buyer Name 2</b>		Horvath William	Livermore Beverly J		
<b>Seller Name</b>	Ross Robin S	Livermore Craig A & Beverly J	Livermore C A & B J Trust	Livermore Craig A & Beverly J	Horne Investments LLC
<b>Document Number</b>	90633	58958	150394	61311	86850
<b>Document Type</b>	Quit Claim Deed	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed
<b>Recording Date</b>	03/24/2000	03/09/2000	02/29/2000		
<b>Sale Date</b>	03/20/2000	03/04/1999	03/04/1999		
<b>Sale Price</b>	\$544,000		\$1,000		
<b>Nominal</b>		Y	Y		
<b>Buyer Name</b>	Livermore Craig A & Beverly J	Kanute Christopher C	Kanute Christopher C		
<b>Buyer Name 2</b>	Livermore Beverly J				
<b>Seller Name</b>	Malcolm S Kanute	Kanute Malcolm S & Sharon C	Malcom S Kanute		
<b>Document Number</b>	21510	17152	14570		
<b>Document Type</b>	Warranty Deed	Warranty Deed	Warranty Deed		

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**Property Detail**

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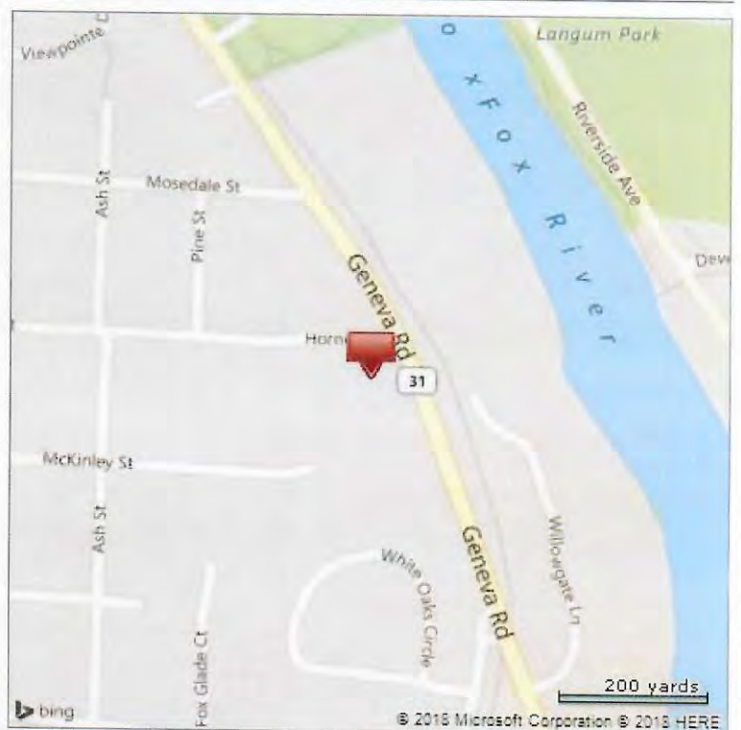
Page 2 of 3



## Mortgage History

<b>Mortgage Date</b>	06/15/2016	09/04/2012	03/10/2008	09/04/2007	08/13/2007
<b>Mortgage Amount</b>	\$1,466,250	\$375,000	\$571,000	\$560,000	\$74,000
<b>Mortgage Lender</b>	Wells Fargo Bk Na	Guaranteed Rate Inc	Countrywide Bk Fsb	Countrywide Bk Fsb	Countrywide Bk Fsb
<b>Mortgage Type</b>	Conventional	Conventional	Conventional	Conventional	Conventional
<b>Mortgage Term</b>	5	30	30	30	
<b>Mortgage Term Code</b>	Years	Years	Years	Years	
<b>Mortgage Purpose</b>	Refi	Resale	Refi	Refi	Refi
<b>Mortgage Int Rate</b>	4.05	4.125	5.75	6.5	
<b>Mortgage Int Rate Type</b>	Adjustable Int Rate Loan		Adjustable Int Rate Loan	Adjustable Int Rate Loan	
<b>Mortgage Doc #</b>	29686	58959	19687	91065	84036
<b>Borrower Name</b>	Robins Nest Assisted Living L	Ross Robin	Livermore Craig A	Livermore Craig A	Livermore Craig A
<b>Borrower Name 2</b>		Horvath William	Livermore Beverly J	Livermore Beverly	Livermore Beverly J
<b>Mortgage Date</b>	07/16/2007	05/24/2007	03/15/2007		
<b>Mortgage Amount</b>	\$740,000	\$100,000	\$693,750		
<b>Mortgage Lender</b>	Countrywide Hm Lns Inc	Countrywide Bk Fsb	Countrywide Bk		
<b>Mortgage Type</b>	Conventional	Conventional	Conventional		
<b>Mortgage Term</b>	30		30		
<b>Mortgage Term Code</b>	Years		Years		
<b>Mortgage Purpose</b>	Refi	Refi	Refi		
<b>Mortgage Int Rate</b>	1		8.375		
<b>Mortgage Int Rate Type</b>	Adjustable Int Rate Loan		Adjustable Int Rate Loan		
<b>Mortgage Doc #</b>	73639	56243	29886		
<b>Borrower Name</b>	Livermore Craig A	Livermore Craig A	Livermore Craig A		
<b>Borrower Name 2</b>	Livermore Beverly J	Livermore Beverly	Livermore Beverly J		

## Property Map



\*Lot Dimensions are Estimated

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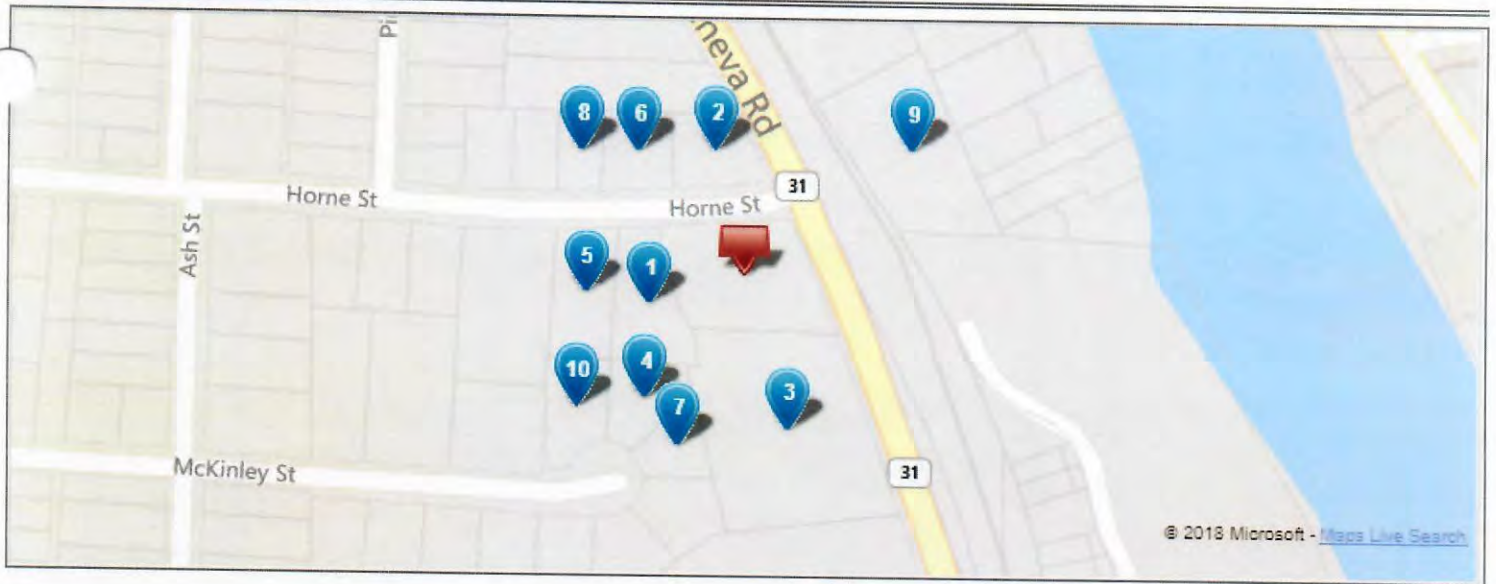
## Property Detail




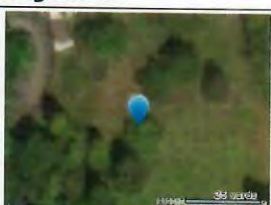
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Page 3 of 3



# 1101 Geneva Rd, St Charles, IL 60174-4200, Kane County



Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
			
<b>Owner Name</b>	ROBINS NEST ASSISTED LLC PHEASANT SER	SPIERS THERESA A	STOPKA TIMOTHY J
<b>Address</b>	1101 Geneva Rd	15 Horne St	12 Horne St
<b>Distance (miles)</b>	0.03	0.04	0.05
<b>Universal Land Use</b>	SFR	SFR	SFR
<b>County Land Use</b>	Residential 6 Or Less Units	Residential 6 Or Less Units	Residential 6 Or Less Units
<b>Lot Sq Ft</b>	41,382	21,780	18,354
<b>Building Sq Ft</b>	4,862	MLS: 2,729	84,506
<b>Bedrooms</b>	4	MLS: 3	MLS: 2,661
<b>Bathrooms (Total)</b>	Tax: 5 MLS: 4.1	MLS: 2.1	3
<b>Baths - Full</b>	4	MLS: 2	MLS: 2
<b>Baths - Half</b>	1	MLS: 1	
<b>Total Rooms</b>	12		7
<b>Stories</b>	2	MLS: 1.5	8
<b>Parking - # Cars</b>	3	MLS: 2.5	2
<b>Total Assessment</b>	\$240,650	\$159,050	\$95,778
<b>Property Tax Amount</b>	\$21,358	\$13,349	\$7,894
<b>Recording Date</b>	09/04/2012	09/14/2012	02/06/2015
<b>Sale Date</b>	Tax: 08/23/2012 MLS: 08/28/2012	09/13/2012	Tax: 12/24/2014 MLS: 01/28/2015
<b>Sale Price</b>	\$500,000	\$468,000	\$166,000
<b>School District</b>	303	303	303
<b>Style</b>	Unknown		Ranch
<b>Year Built</b>	1913	MLS: 2002	Tax: 1992 MLS: 1987
			Tax: 1911 MLS: 1910

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**Neighbors**

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Page 1 of 4



## Subject Property

## Neighbor 4

## Neighbor 5

## Neighbor 6



	Subject Property	Neighbor 4	Neighbor 5	Neighbor 6
<b>Owner Name</b>	ROBINS NEST ASSISTED LLC PHEASANT SER	ARENDS JOHN	MURPHY KEITH	SIVAK GARY
<b>Address</b>	1101 Geneva Rd	46 Mckinley St	25 Horne St	14 Horne St
<b>Distance (miles)</b>	0.05	0.05	0.05	0.05
<b>Universal Land Use</b>	SFR	SFR	SFR	SFR
<b>County Land Use</b>	Residential 6 Or Less Units	Residential 6 Or Less Units	Residential 6 Or Less Units	Residential 6 Or Less Units
<b>Lot Sq Ft</b>	41,382	13,637	23,087	13,225
<b>Building Sq Ft</b>	4,862		MLS: 4,035	MLS: 1,630
<b>Bedrooms</b>	4		MLS: 4	MLS: 3
<b>Bathrooms (Total)</b>	Tax: 5 MLS: 4.1		MLS: 3.1	MLS: 2
<b>Baths - Full</b>	4			MLS: 2
<b>Baths - Half</b>	1			
<b>Total Rooms</b>	12			
<b>Stories</b>	2			
<b>Parking - # Cars</b>	3			
<b>Total Assessment</b>	\$240,650	\$113,574	\$238,078	MLS: 2 \$94,958
<b>Property Tax Amount</b>	\$21,358	\$10,011	\$18,931	\$7,319
<b>Recording Date</b>	09/04/2012		06/06/2013	07/28/2015
<b>Sale Date</b>	Tax: 08/23/2012 MLS: 08/28/2012		05/24/2013	Tax: 07/17/2015 MLS: 07/24/2015
<b>Sale Price</b>	\$500,000		\$665,000	\$290,000
<b>School District</b>	303	303	303	303
<b>Style</b>	Unknown			
<b>Year Built</b>	1913		MLS: 2003	MLS: 1984

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**Neighbors**

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Page 2 of 4

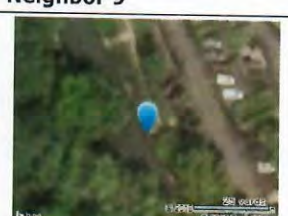


## Subject Property

## Neighbor 7

## Neighbor 8

## Neighbor 9



	Subject Property	Neighbor 7	Neighbor 8	Neighbor 9
<b>Owner Name</b>	ROBINS NEST ASSISTED LLC PHEASANT SER	MUSSER THOMAS A	SIKORA	FLT PARK SHORE EQUITY LLC
<b>Address</b>	1101 Geneva Rd	40 Mckinley St	20 Horne St	1100 Geneva Rd
<b>Distance (miles)</b>	0.05	0.05	0.06	0.06
<b>Universal Land Use</b>	SFR	SFR	SFR	Multi Family Dwelling
<b>County Land Use</b>	Residential 6 Or Less Units	Residential 6 Or Less Units	Residential 6 Or Less Units	Comm'l Resident 6+ Units (20g4)
<b>Lot Sq Ft</b>	41,382	5,984	8,765	50,530
<b>Building Sq Ft</b>	4,862			
<b>Bedrooms</b>	4	4		
<b>Bathrooms (Total)</b>	Tax: 5 MLS: 4.1	Tax: 3 MLS: 2.1		
<b>Baths - Full</b>	4	2		
<b>Baths - Half</b>	1	1		
<b>Total Rooms</b>	12	8		
<b>Stories</b>	2	2		
<b>Parking - # Cars</b>	3	2		
<b>Total Assessment</b>	\$240,650	\$101,801	\$88,723	\$596,040
<b>Property Tax Amount</b>	\$21,358	\$8,425	\$6,816	\$49,509
<b>Recording Date</b>	09/04/2012	06/28/2006		12/18/2017
<b>Sale Date</b>	Tax: 08/23/2012 MLS: 08/28/2012	Tax: 06/16/2006 MLS: 06/21/2006		12/15/2017
<b>Sale Price</b>	\$500,000	\$383,000		\$20,100,000
<b>School District</b>	303	303	303	303
<b>Style</b>	Unknown	Colonial		
<b>Year Built</b>	1913			

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**Neighbors**

Generated on 06/26/2018  
Page 3 of 4



**Subject Property**

**Neighbor 10**



<b>Owner Name</b>	ROBINS NEST ASSISTED LLC PHEASANT SER	BROWN DARCY D
<b>Address</b>	1101 Geneva Rd	50 Mckinley St
<b>Distance (miles)</b>	0.06	0.06
<b>Universal Land Use</b>	SFR	SFR
<b>County Land Use</b>	Residential 6 Or Less Units	Residential 6 Or Less Units
<b>Lot Sq Ft</b>	41,382	15,258
<b>Building Sq Ft</b>	4,862	
<b>Bedrooms</b>	4	
<b>Bathrooms (Total)</b>	Tax: 5 MLS: 4.1	
<b>Baths - Full</b>	4	
<b>Baths - Half</b>	1	
<b>Total Rooms</b>	12	
<b>Stories</b>	2	
<b>Parking - # Cars</b>	3	
<b>Total Assessment</b>	\$240,650	\$101,034
<b>Property Tax Amount</b>	\$21,358	\$7,901
<b>Recording Date</b>	09/04/2012	
<b>Sale Date</b>	Tax: 08/23/2012 MLS: 08/28/2012	
<b>Sale Price</b>	\$500,000	
<b>School District</b>	303	303
<b>Style</b>	Unknown	
<b>Year Built</b>	1913	

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**Neighbors**

Generated on 06/26/2018  
Page 4 of 4



# Section 7

## Theresa's Home Care, LLC.

### INDEX

### Description

- 1 Theresa's Home Care, LLC. Cover Sheet
- 2 Aerial
- 3 2015 6455 Cunningham Information & Pictures
  - A. 2015 Fact Data Sheet
  - B. 2015 Nearby Neighbors
- 4 2018 Updated Information
  - A. 2018 Fact Data Sheet
  - B. 2018 Nearby Neighbors

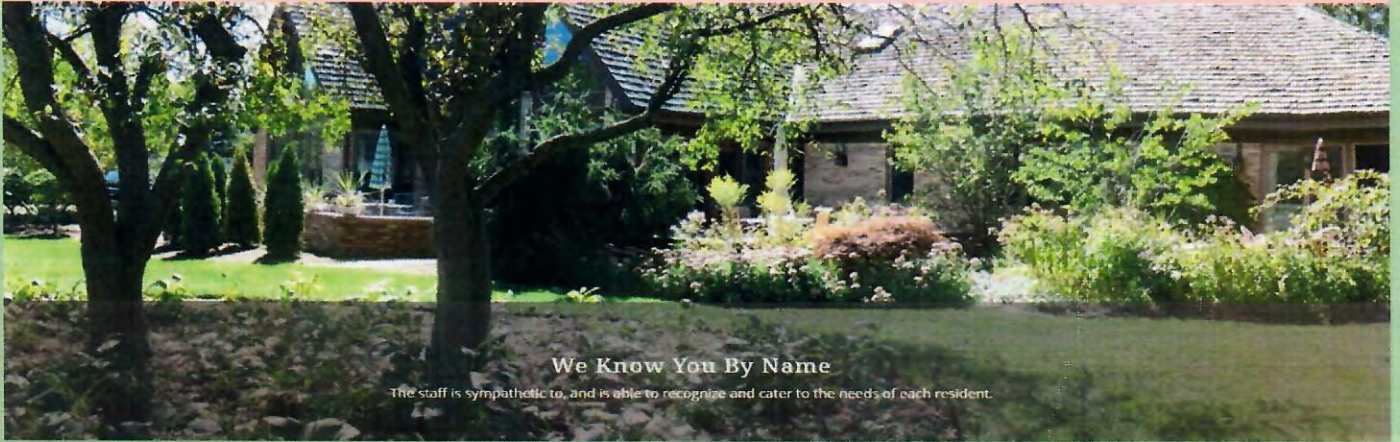


PHONES ANSWERED 24/7  
6455 CUNNINGHAM, GURNEE IL 60031

*Theresa's Home Care, LLC*  
Assisted Living Residence in Northern Illinois

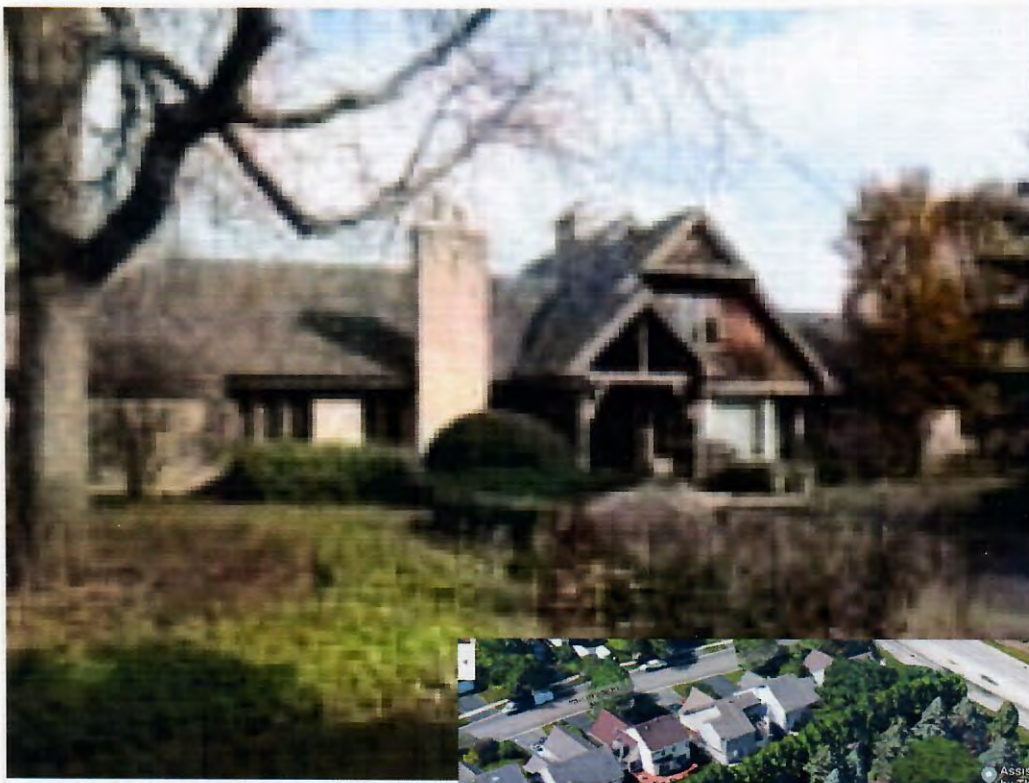
Call To Schedule A Tour!  
**847.525.2816**

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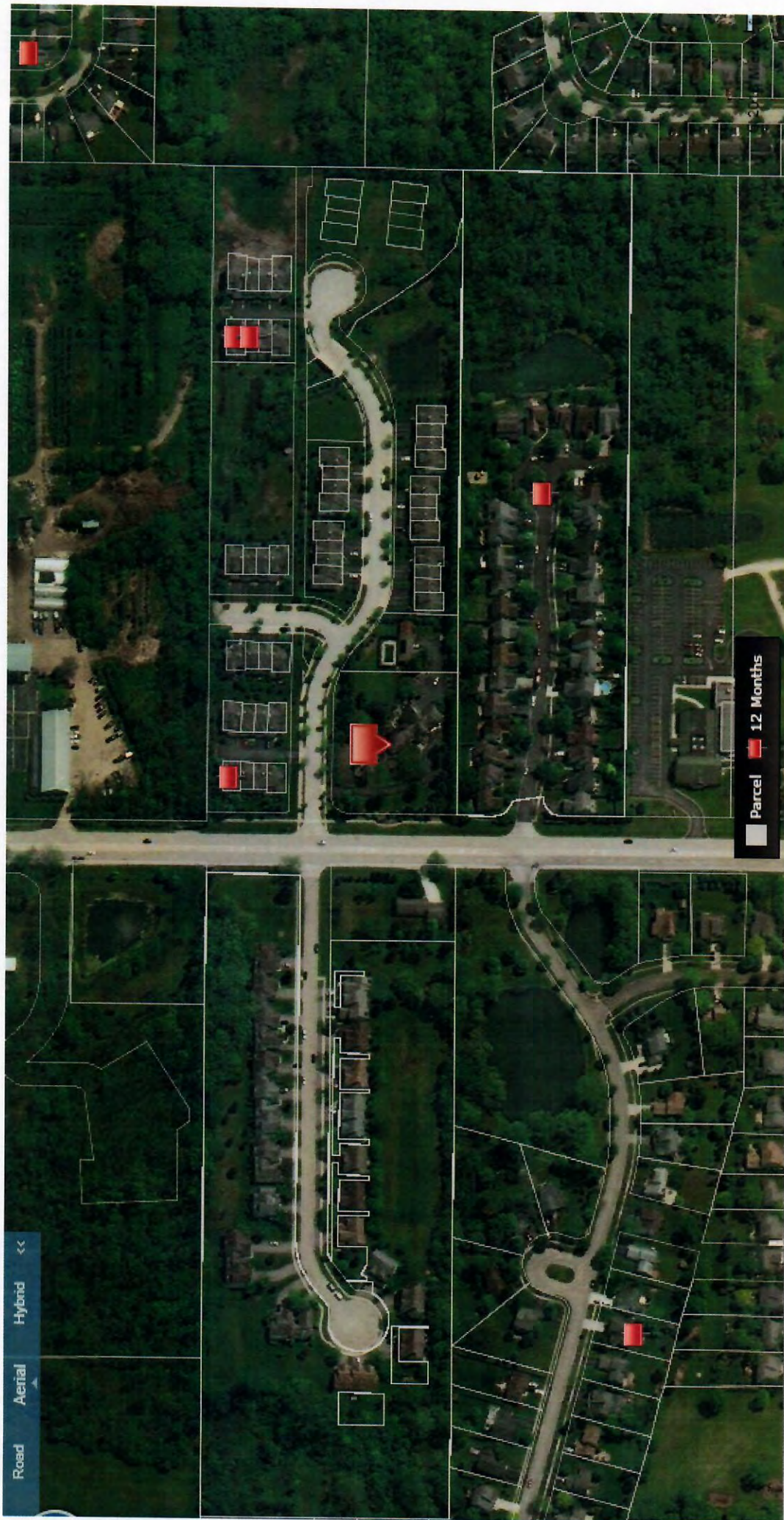
### We Know You By Name

The staff is sympathetic to, and is able to recognize and cater to the needs of each resident.

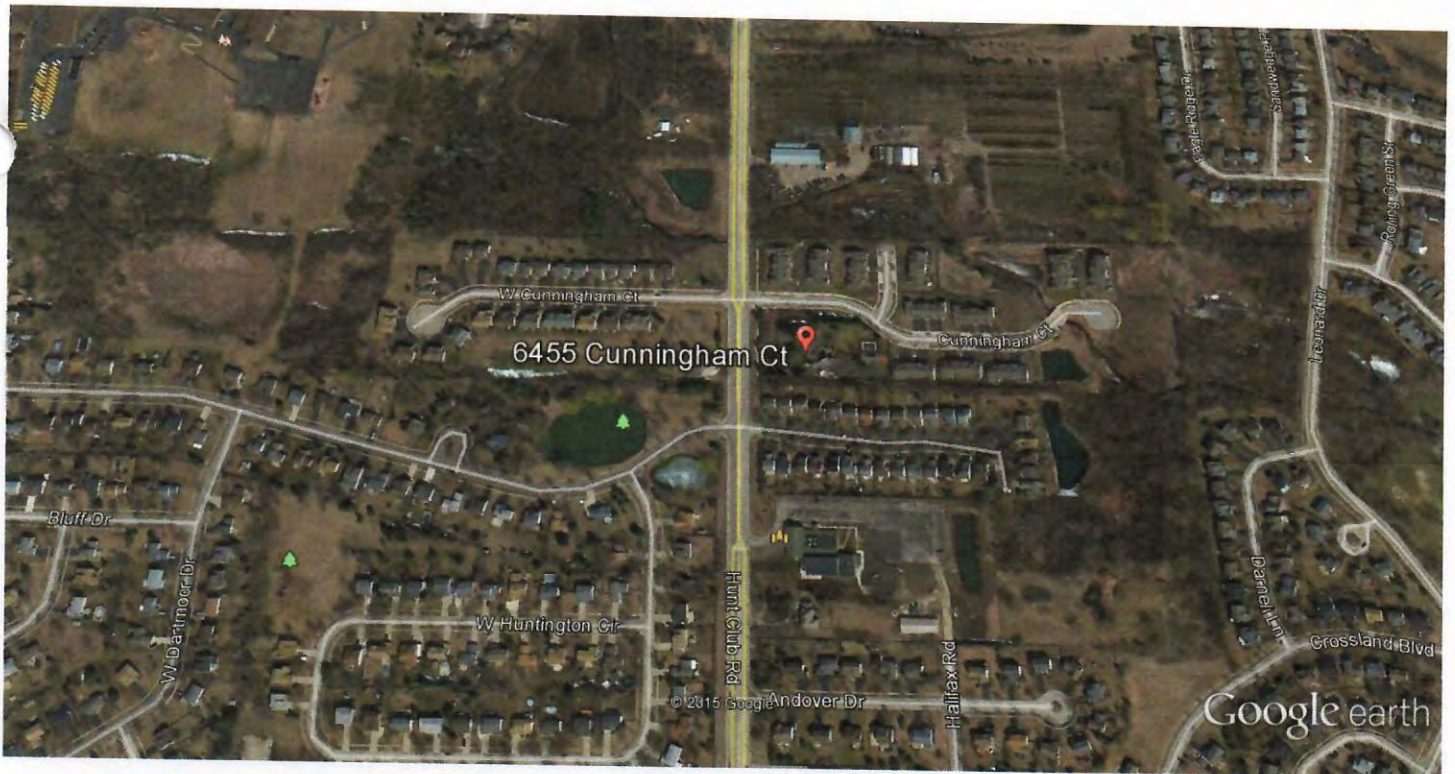




6455 Cunningham







Google earth



	\$		
1. To the Pt	400,000		2008
2. Pt	324,322		2007
	358,587		2007
	326,950		2008
	400,491		2008
	357,413		2007
	407,500		2007

ACROSS THE STREET

706 Owl Creek Ln 396,228 2007

6440 Cunningham 226,500 2013

6460 Cunningham 332,957 2013

6445 Cunningham 404,842 2007

6466 Cunningham 385,438 2007



# 6455 Cunningham Ct, Gurnee, IL 60031-4299, Lake County



N/A	4,366	69,073	N/A
<b>Beds</b>	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Sale Price</b>
4	1996	SFR	N/A
<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>Sale Date</b>

## Owner Information

Owner Name:	<b>Nikolich Marina</b>	Tax Billing Zip:	<b>60031</b>
Tax Billing Address:	<b>6455 Cunningham Ct</b>	Tax Billing Zip+4:	<b>4299</b>
Tax Billing City & State:	<b>Gurnee, IL</b>	Owner Occupied:	<b>Yes</b>

## Location Information

Township:	<b>Warren Twp</b>	Census Tract:	<b>8616.03</b>
Subdivision:	<b>Chelsey Crossing Sub</b>	Carrier Route:	<b>R013</b>

## Tax Information

Parcel ID:	<b>07283040550000</b>	Tax Appraisal Area:	<b>08</b>
County Assessor Link:	<b>07-28-304-055-0000</b>	Lot # :	<b>14</b>
Tax Area:	<b>8029</b>	% Improved:	<b>72%</b>
Legal Description:	<b>CHELSEY CROSSING SUB; LOT 14</b>		

## Assessment & Tax

Assessment Year	2013	2012	2011
Market Value - Total	\$791,367	\$819,777	\$879,300
Assessed Value - Total	\$261,783	\$268,269	\$285,089
Assessed Value - Land	\$72,804	\$74,608	\$79,286
Assessed Value - Improved	\$188,979	\$193,661	\$205,803
YOY Assessed Change (\$)	-\$6,486	-\$16,820	
YOY Assessed Change (%)	-2.42%	-5.9%	

Tax Amount	Tax Year	Change (\$)	Change (%)
\$21,848	2011		
\$24,331	2012	\$2,483	11.37%
\$25,735	2013	\$1,404	5.77%

## Characteristics

Universal Land Use:	<b>SFR</b>	Quality:	<b>Average</b>
County Use Code:	<b>Residential Improved</b>	Baths - Full:	<b>4</b>
Year Built:	<b>1996</b>	Baths - Half:	<b>1</b>
Year Built - Effective :	<b>1996</b>	Basement Type:	<b>Basement</b>
Lot Sq Ft:	<b>69,073</b>	Basement Sq Ft:	<b>3,866</b>
Lot Acres:	<b>1.5857</b>	Fireplace Ind (Y/N):	<b>Y</b>
Building Sq Ft:	<b>4,366</b>	Fireplaces:	<b>2</b>
Gross Area:	<b>12,498</b>	Cooling Type:	<b>Central</b>
# of Buildings:	<b>1</b>	Parking - # Cars:	<b>1</b>
Building Above Grade Sq Ft:	<b>4,366</b>	Parking Type:	<b>Attached Garage</b>
Stories:	<b>1</b>	Parking Size Sq Ft (Garage #97):	<b>900</b>
Condition:	<b>Average</b>	Porch:	<b>Open Porch</b>

## Estimated Value

RealAVM™ (1):	<b>\$419,303</b>	Confidence Score (2):	<b>69</b>
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## Property Detail

Generated on 04/16/2015  
Page 1 of 23



RealAVM™ Range:  
Value As Of:

**\$339,635 - \$498,971**  
**04/03/2015**

Forecast Standard Deviation (3): **19**

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
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- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

## Last Market Sale & Sales History

<b>Recording Date</b>	06/08/2007	02/07/2006
<b>Sale Date</b>	06/01/2007	01/31/2006
<b>Nominal</b>	Y	Y
<b>Buyer Name</b>	Trust 1343	Trust 1343
<b>Seller Name</b>	Nikolich Marina	L & J Developers LLC
<b>Document Number</b>	6194612	5942115
<b>Document Type</b>	Deed (Reg)	Deed (Reg)

## Mortgage History

<b>Mortgage Date</b>	06/27/2013	12/22/2008	08/15/2006
<b>Mortgage Amount</b>		\$375,500	\$225,000
<b>Mortgage Lender</b>	Liberty Bk&Tr	Libertyville Bk&Tr Co	Oxford Bk&Tr
<b>Mortgage Type</b>		Conventional	
<b>Mortgage Term</b>	5	2	1
<b>Mortgage Term Code</b>	Years	Years	Years
<b>Mortgage Purpose</b>	Refi	Refi	Construction
<b>Mortgage Int Rate</b>	5.25	6.75	8.25
<b>Mortgage Int Rate Type</b>	Fixed Rate Loan		Adjustable Int Rate Loan
<b>Mortgage Doc #</b>	7007752	6419515	6042921
<b>Borrower Name</b>	Nikolich Luka	Nikolich Luke	Trust 1343
<b>Borrower Name 2</b>	Nikolich Marina	Nikolich Marina	

## Foreclosure History

<b>Document Type</b>	Lis Pendens
<b>Recording Date</b>	01/09/2012
<b>Document Number</b>	6807234
<b>Buyer 1</b>	Nikolich Marina
<b>Original Doc Date</b>	06/27/2007
<b>Original Document Number</b>	6203981
<b>Lien Type</b>	Mtg

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**Property Detail**

Generated on 04/16/2015

Page 2 of 23



# Property Map



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Generated on 04/16/2015

Page 3 of 23





Google earth







Google earth





# 6455 Cunningham Ct, Gurnee, IL 60031-4299, Lake County



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Baths	Yr Built	Type	Sale Date

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Tax Billing Address:	<b>6455 Cunningham Ct</b>	Tax Billing Zip+4:	<b>4299</b>
Tax Billing City & State:	<b>Gurnee, IL</b>	Owner Occupied:	<b>Yes</b>

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Generated on 04/16/2015  
Page 1 of 23



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Value As Of:

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<b>Mortgage Term Code</b>	Years	Years	Years
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<b>Original Doc Date</b>	06/27/2007
<b>Original Document Number</b>	6203981
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Generated on 04/16/2015

Page 2 of 23



## Property Map



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## Property Detail

Generated on 04/16/2015

Page 3 of 23



# 6455 Cunningham Ct, Gurnee, IL 60031-4299, Lake County

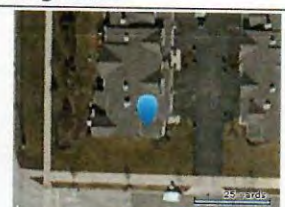


## Subject Property

## Neighbor 1

## Neighbor 2

## Neighbor 3



	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
<b>Owner Name</b>	NIKOLICH MARINA	BICOK PAUL	KLONOWSKI LAUREN M	KNOX JOHNNY OTIS
<b>Address</b>	6455 Cunningham Ct	6431 Cunningham Ct	6440 Cunningham Ct	6460 Cunningham Ct
<b>Distance (miles)</b>		0.04	0.05	0.05
<b>Universal Land Use</b>	SFR	SFR	SFR	SFR
<b>Building Sq Ft</b>	4,366	676	2,540	Tax: 3,710 MLS: 2,190
<b>Lot Sq Ft</b>	69,073	21,723	2,104	2,104
<b>Bedrooms</b>			MLS: 3	3
<b>Total Rooms</b>				9
<b>Stories</b>	1	1	2	2
<b>County Land Use</b>	Residential Improved	Residential Improved	Residential Improved	Residential Improved
<b>Parking - # Cars</b>	1	2	Tax: 1 MLS: 2	Tax: 1 MLS: 2
<b>Total Assessment</b>	\$261,783	\$61,145	\$103,016	\$109,737
<b>Property Tax Amount</b>	\$25,735	\$5,426	\$9,542	\$10,203
<b>Recording Date</b>		01/07/2009	12/27/2013	08/10/2010
<b>Sale Date</b>		12/12/2008	Tax: 12/12/2013 MLS: 12/16/2013	Tax: 07/19/2010 MLS: 07/20/2010
<b>Sale Price</b>		\$400,000	\$226,500	\$332,957
<b>School District</b>				
<b>Style</b>				
<b>Year Built</b>	1996	1973	2007	Tax: 2006 MLS: 2007
<b>Year Built - Effective</b>	1996	1973	2007	2006

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**Neighbors**

Generated on 04/16/2015  
Page 1 of 10



**Subject Property****Neighbor 4****Neighbor 5****Neighbor 6**

	Subject Property	Neighbor 4	Neighbor 5	Neighbor 6
<b>Owner Name</b>	NIKOLICH MARINA	CHELSEY CROSSING TOWNHOME ASSO	KLINSTEIN LEO	DAVIS TODD
<b>Address</b>	6455 Cunningham Ct	Cunningham Ct	6442 Cunningham Ct	6462 Cunningham Ct #B
<b>Distance (miles)</b>		0.05	0.05	0.05
<b>Universal Land Use</b>	SFR	Residential Acreage	SFR	SFR
<b>Building Sq Ft</b>	4,366		2,871	Tax: 2,247 MLS: 2,000
<b>Lot Sq Ft</b>	69,073	49,885	1,394	1,394
<b>Bedrooms</b>				MLS: 3
<b>Total Rooms</b>				
<b>Stories</b>	1		2	2
<b>County Land Use</b>	Residential Improved	Residential Vacant	Residential Improved	Residential Improved
<b>Parking - # Cars</b>	1		1	Tax: 1 MLS: 2
<b>Total Assessment</b>	\$261,783	\$3	\$86,561	\$88,625
<b>Property Tax Amount</b>	\$25,735		\$8,510	\$8,127
<b>Recording Date</b>			10/09/2007	11/14/2012
<b>Sale Date</b>			08/23/2007	Tax: 09/26/2012 MLS: 10/31/2012
<b>Sale Price</b>			\$331,567	\$165,000
<b>School District</b>				
<b>Style</b>				
<b>Year Built</b>	1996		2007	Tax: 2006 MLS: 2007
<b>Year Built - Effective</b>	1996		2007	2006

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**Neighbors**

Generated on 04/16/2015  
Page 2 of 10