

965 BINGHAM ROAD

PAW PAW, IL.

...NEW CONSTRUCTION LOCATED WITHIN THE
MENDOTA HILLS WIND FARM IN 2005 ON FIVE
ACRES ZONED AGRICULTURE.
SITE IS SURROUNDED BY SEVERAL TURBINES
ON BINGHAM ROAD WITH 4 TURBINES LOCATED
WITHIN 1000-1500 FEET OF THE REAR DECK ON
THE HOME'S SOUTHWEST CORNER.

965 BINGHAM RD., STEWARD, IL.*

*....ALTHO NOTED MAILING ADDRESS IS STEWARD, IL., THIS PARCEL IS WITHIN THE PAW PAW SCHOOL DISTRICT AND WITHIN 5 MILES OF THE TOWN OF PAW PAW.

THE FIVE (5) ACRES ON WHICH THIS NEW CONSTRUCTION IS LOCATED IS ZONED AGRICULTURE SELLING TO A LOCAL CONTRACTOR SPRING, 2005 FOR AP. \$50,000. AT THE TIME OF THE VACANT LAND SALE, THE MENDOTA HILLS WIND FARM WAS ALREADY ESTABLISHED (SINCE 2003). THE CONTRACTOR WAS AWARE OF 4 TURBINES WITHIN 1000-1200 FT. OF THE NEW HOME SITE AN ADDITIONAL SEVEN TURBINES WERE DIRECTLY ACROSS THE ROAD FROM THE 5 VACANT ACRES. THE CONTRACTOR COMPLETED CONSTRUCTION, NOV., 2005 PLACING THE HOME FOR "SALE BY OWNER" UNTIL APRIL, 2006.

THE ATTACHED FEATURE SHEETS NOTE THE MARKETING PROCESS BY THREE (3) LOCAL REALTORS FROM APRIL, 2006 THRU MARCH, 2008 WHEN A SALE WAS CONCLUDED.

AS A MEMBER OF THE LOCAL REALTOR'S BOARD, I HAD AN OPPORTUNITY TO SHOW THE PARCEL DURING THE MARKET PERIOD...ON THREE OCCASIONS, PROSPECTIVE BUYERS WERE NOT WILLING TO CONSIDER THIS HOME FOR PURCHASE DUE TO THE FOLLOWING OBJECTIONS: NOISE FROM THE TURBINES, FLASHING LIGHTS DURING THE NIGHT FROM TURBINES, AND HAVING ANIMALS (HORSES, SMALL LIVESTOCK) EFFECTED BY THE NOISE & LIGHTS...THESE BUYERS SELECTED PROPERTIES 5-10 MILES FROM THE WIND TURBINE FARM WHICH PROVIDED MORE PRIVACY & A MORE QUIET ENVIRONMENT FOR ANIMALS AND FAMILY MEMBERS.

REALTOR #1

LISTED 4-4-06 FOLLOWING
"FOR SALE BY OWNER" SINCE
NOVEMBER, 2005.

LISTING EXPIRED 8-3-06
UNSOLD...

NOTE: SEE ATTACHED
LISTING OF REALTOR'S
RESIDENCE..

918 GERMAN RD.
PAW PAW, IL.



L-\$ 325,000 EXP WF N OMD: 08/03/06 CLD: DE
S-\$ 0 SAG SO PNT FIN 0 MT 122
MAP COORDS - N: 0 W: 0 S: 0 E: 0

965 BINGHAM ROAD 553 06094366
STEWARD 60553 B: 2006 B78: N SUB:
DIR: GO W OF PAW PAW ON CHICAGO RD TO BINGHAM TURN NORTH
CRP: UNINCORPORATEDC: LEE T: WILLOW MOD: ASF: 1700

RM: 6 BR: 3 BTH: 2.0 MBB: Y FP: 1 BMT: Y BB: N PKN: G CAR: 2 DN: L
STY: RANCH TPE: 1 STORY BAS: FULL, UNFINISHED
HEA: PROPANE, FORCED AIR AC: CEN AIR EXT: AVS OWN: FS ELE: CRCT BRKRS, 200+ AMP SVC
APPL: OVEN/RNG, MICROWAVE, DSHWSH WAT: WELL-PRVT SEW: SEPTIC-PRVT SAS: N
DIM: 338 X 645 TX: NEW TY: 04 TXC: N PIN: 21123110000200

LR: 18X13 1 O N MB: 18X15 1 C N G: PAW PA 271 ASM: 0 N
DR: 14X14 1 O N B2: 16X11 1 C N J: PAW PA 271 Wi: 35 Ci: 64
KT: 11X14 1 O N B3: 11X14 1 C N H: PAW PA 271 TRM: CONV
FR: N B4: N POS: CLOSING
N
N

5 ACRES WITH SPECTACULAR VIEWS FROM ALL DIRECTIONS-BRAND NEW 3 BEDROOM, 2 BATH HOME-VAULTED CEILING IN LR, DR, KIT-OAK CABINETS, WOOD FLOORS, GAS FIREPLACE IN LR,HUGE MASTER SUITE WITH WHIRLPOOL TUB AND WALK IN SHOWER-FULL BASEMENT WITH BATH ROUGHED-IN-LOTS OF STORAGE, MAIN FLOOR LAUNDRY-48 X 52 BARN WITH WATER AND ELEC-EASY ACCESS TO I-39-ZONED AGRICU...

CC: 2.25 SCI: N
SHO: CALL OFFICE OR LISTING AGENT

OWNER: MCKEE AON: N PH: ON FILE
BROKER: GAINES REALTY ID#: 23347 PH: 815-627-9056
AGENT: RICHARD SIEMERS ID#: 222113 PH: 815-627-9056
Agent Email: RICKSIEMERS@HUGHES.NET
COLIST: AAN: 815-757-2556

INFORMATION NOT GUARANTEED, CHECK FLOOD INSURANCE, RM.SZ. ROUNDED TO NEAREST FT.

Select this listing

Neighborhood Info Aerial View



Detached Single Status: **ACTV**
 Address: **918 German Road, PAW PAW**
 Bedrooms: **3**
 Baths: **3**
 Total Rms: **8**
 Master Bedroom Bath: **Y**
 # Fireplaces: **1**
 PIN: **21123330000600**
 Special Assessment/Service Area: **N**
 Type Ownership: **Fee Simple**
 Agent Owned/Interest: **Y**
 Basement: **Y**
 Parking Type: **Off Street**
 Subdivision:
 Type: **1 Story**
 Style: **Ranch**
 Approx SF: **2000**
 Exterior: **Aluminum/Vinyl/Steel Siding (AVS), Brick (BR)**
 Age: **11-25 Years**

MLS #: **06142425**

Price: **\$329,000**

Area: **353**

HO Assessments:

Frequency: **Not Applicable**

Taxes: **\$4,033**

Tax Year: **2004**

Tax Exemptions: **Homeowner**

Year Built: **1995**

Built Before 1978: **N**

Cars: **2**

Contract Date:

Closed Date:

Sold Price:

Elementary: **Paw Paw**

District #: **271**

Middle: **PAW PAW**

District #: **271**

High: **Paw Paw**

District #: **271**

Lot Dimensions: **367 X 593** Lot Size: **5.0-9.99 Acres**
 Acres: **5** Waterfront: **N** Coordinates: North: **0** South: **0** East: **0** West: **0**

Directions: **RT 30 TO GERMAN RD-SOUTH TO PROPERTY**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	16X19	Main Level	Carpet	Y	4th Bedroom:				
Dining Room:	15X12		Carpet	Y	Breakfast Room:	12X7	Main Level	Vinyl	Y
Kitchen:	10X12	Main Level	Vinyl	Y					
Family Room:	30X25	Basement	Carpet	N					
Master Bedroom:	18X15	Main Level	Carpet	Y					
2nd Bedroom:	16X12	Main Level	Carpet	Y					
3rd Bedroom:	13X11	Main Level	Carpet	Y					

Air: **Central Air**

Appliances:

Assessments Include: **None**

Basement: **Full, Partially Finished**

Bath Amenities: **MBR - Full, Double Sink**

Dining Room: **Separate (SEP)**

Features: **Deck, Vaulted/Cathedral Ceiling, Hot Tub**

Fireplace: **Location-Living Room, Gas Logs, Heatilator Type System**

Garage: **Attached, 2 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s)**

Heat/Fuel: **Propane, Forced Air**

Kitchen:

Lot Description: **Dimensions to Center of Road, Horses Allowed,**

Other Rooms:

Landscaped Professionally

Sewer: **Septic-Private**

Water: **Well-Private**

Remarks: **10 year old ranch located on 5 acres features spacious great room with fireplace and built in entertainment center- surround sound-formal dining room-master suite-french doors to large deck complete with hot tub and stereo system-full partially finished basement with bath and laundry with access to garage-Enjoy the countryside views thru expansive windows**

Copyright 2006 MLSNI - INFORMATION NOT GUARANTEED, CHECK FLOOD INSURANCE, ROOM SIZES ROUNDED TO THE NEAREST FOOT

HOME IS LOCATED WITHIN 1-1½ MILES OF THE MENDOTA HILLS WIND FARM...

OWNED BY A REALTOR WHO TOOK THE HOME OFF THE MARKET AFTER 6 MONTHS DUE TO INACTIVITY & NO OFFERS. OWNER SUGGESTS THE WIND TURBINES MAY HAVE BEEN A FACTOR IN HAVING LOW ACTIVITY.

NOTE: OWNER IS RICK SIEMERS...REALTOR #1 OF 965 BINGHAM RD., STEWARD, IL.

REALTOR #2

LISTED 8-12-07

\$314,900.

SEE ATTACHED ADVERTISEMENT

SEPT. 6, 2006

LISTING EXPIRED 1-13-07

UNSOLD.



L-\$ 314,900	EXP	WF N	OMD: 11/12/06	CLD:	DE				
S-\$ 0	SAG	SO	PNT	FIN 0	MT 215				
MAP COORDS - N: 0	W: 0	S: 0	E: 0						
965 STEWARD	BINGHAM RD 60553	553 B: 2006	06243573 B78: N		SUB:				
DIR: CHICAGO RD THRU PAW PAW, 1ST RD PAST I39, TURN NORTH			T: WILLOW	MOD:	ASF: 1700				
CRP: UNINCORPORATED	DC: LEE								
RM: 6	BR: 3	BTH: 2.0	MBB: Y	FP: 1	BMT: Y	BB: N	PKN: G	CAR: 2	DN: L
STY: RANCH	TPE: 1 STORY BAS: FULL, UNFINISHED								
HEA: PROPANE, FORCED AIR	AC: CEN AIR	EXT: AVS	OWN: FS	ELE: CRCT BRKRS, 200+ AMP SVC					
APPL: OVEN/RNG, MICROWAVE, DSHWSH	WAT: WELL-PRVT		SEW: SEPTIC-PRVT	SAS: N					
DIM: 338 X 645	TX: NEW	TY: 05	TXC: N	PIN: 21123110000200					
LR: 18X13	1 H N	MB: 18X15	1 C N	G: PAW PA	271	ASM: 0	N		
DR: 14X14	1 H N	B2: 16X11	1 C N	J: PAW PA	271	WI: 35	CI: 64		
KT: 11X14	1 H N	B3: 11X14	1 C N	H: PAW PA	271	TRM: CONV			
FR:	N	B4:	N	POS: CLOSING					
	N		N						
	N		N				N		

NEW CONSTRUCTION ON 5 ACRES! OPEN FLOOR PLAN RANCH FEATURES HARDWOOD FLOORS, CERAMIC BATHS, VAULTED CLGS, GAS FP. LOVELY VIEWS FROM ALL DIRECTIONS! NICE 48 X 52 BARN HAS WATER & ELEC, ROOM FOR STALLS, OPEN AREA FOR LOAFING SHED, PLUS CONCRETE AREA FOR PARKING. REAR OF PROPERTY PLANTED IN PASTURE GRASS. READY FOR FENCING, BRING THE HORSES!! PAW ...

CC: 3-75
SHO: CALL LISTING OFFICE - EASY

SCI: N
TO SHOW

OWNER: OWNER OF RECORD
BROKER: KETTLEY & COMPANY REALTORS, INC
AGENT: KATHY BRIGHT
Agent Email: KBRIGHT@KETTLEYHOMES.COM
COLIST:

AON: N
ID#: 59
ID#: 892
PH:
PH: 815 286-7300
PH: 815-496-2571

AAN: 815-325-4558

Fox Valley Shopping News
Wednesday, September 6, 2006

Real Estate Showcase

A Special
Advertising
Feature

featurehome

About This Property

Realtor: Kettley & Company Realtors
109 W. Lincoln Hwy.
Hinckley, IL
(815) 286-7300
Kathy Bright Broker/Manager
(815) 325-4558

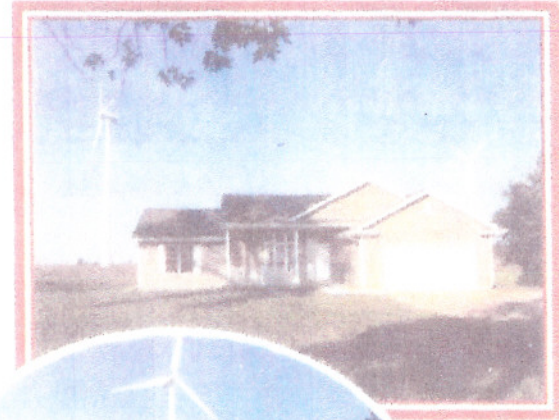
Address: 965 Bingham Road
Steward, IL

Price: \$319,900

*****ORIGINAL PRICE...\$329,900.
RECENTLY REDUCED.**

RARE Opportunity

Brand new 3 bedroom, 2 bath home on 5 ACRES with mature trees, this home is not in a subdivision. A spacious front porch will welcome you to this sweet ranch home, inside you'll find hardwood flooring throughout the open living room, dining room and kitchen. The living room features vaulted ceilings and a gas fireplace, in the dining room there are sliding doors to the large deck, and the kitchen has a convenient breakfast bar and ample oak cabinet space. The master bedroom has a walk in closet and large private bath, with separate shower and whirlpool tub. The home features a split floor plan, with additional bedrooms and bath at the opposite end of the house. There is a main floor laundry area right off the garage. The full basement could be finished for additional space, and plumbing is stubbed in for a third bath. Outside, there is a nice 52 x 48 barn with water and electric, which would be well suited for horses or other farm animals. There is a section with a concrete floor for parking extra vehicles, and loft storage for hay. The back section of the property has been planted in pasture grass, ready to fence for your horses. This home is not in a subdivision, and has no covenants. Zoning allows farm animals. Great location - Paw Paw school district and only 1 mi. to I30 access. Visit www.kettleyhomes.com for more photos. #06243573



REALTOR #3

LISTED FEB. 5, 2007
\$309,900.JULY 18, 2007 REDUCED
\$299,900.

L-\$ 299,000 PCHG WF N OMD: CLD: DE

S-\$ 0 SAG SO PNT FIN 0 MT 165

MAP COORDS - N: 0 W: 0 S: 0 E: 0

965 BINGHAM RD 553 06402655
 STEWARD 60553 B: 2006 B78: N SUB:
 DIR: CHICAGO RD THRU PAW PAW, 1ST RD PAST I39, TURN NORTH
 CRP: UNINCORPORATEDC: LEE T: WILLOW MOD: ASF: 1700

RM: 6 BR: 3 BTH: 2.0 MBB: Y FP: 1 BMT: Y BB: N PKN: G CAR: 2 DN:
 STY: RANCH TPE: 1 STORY BAS: FULL, UNFINISHED
 HEA: PROPANE, FORCED AIR AC: CEN AIR EXT: AVS OWN: FS ELE: CRCT BRKRS, 200+ AMP SVC
 APPL: OVEN/RNG, MICROWAVE, DSHWSH WAT: WELL-PRVT SEW: SEPTIC-PRVT SAS: N
 DIM: 338 X 645 TX: 1311 TY: 06 TXC: N PIN: 21123110000800

LR: 18X13 1 N MB: 18X15 1 C N G: 271 ASM: 0 N
 DR: 14X14 1 N B2: 16X11 1 C N J: 271 WI: 35 CI: 64
 KT: 11X14 1 N B3: 11X14 1 C N H: 271 TRM:
 FR: N B4: N POS: CLOSING
 N
 N N

COME OUT AND ENJOY COUNTRY LIVING WITH SPECTACULAR VIEWS IN ALL DIRECTIONS. THIS NEW CONSTRUCTION, 3BR, 2BA HOME SITS ON 5 OPEN ACRES OF LAND. HOME FEATURES INCLUDE VAULTED CEILING, REMOTE CONTROLLED GAS FIREPLACE IN LIVING ROOM. HUGE MASTER BR, WALKIN CLOSET AND MASTER BATH WITH CERAMIC FLOORS, WHIRPOOL TUB, SEPARATE SHOWER. FULL BASEMENT WITH PLUMBING ROUGH IN. 1ST FLOOR LAUNDRY. 48X52 BARN WITH WATER &

CC: 2.5%-\$100 SCI: N
 SHO: CALL OFFICE, COMBO LOCKBOX

OWNER: OWNER OF RECORD
 BROKER: COLDWELL BANKER PRIMUS REALTY
 AGENT: RUTH RANIERI
 Agent Email: RANIERI@TBCNET.COM
 COLIST:

AON: N PH:
 ID#: 7626 PH: 815 758-2473
 ID#: 78099 PH: 815 758-2473

AAN: 815-751-9045

INFORMATION NOT GUARANTEED, CHECK FLOOD INSURANCE, RM.SZ. ROUNDED TO NEAREST FT.

CLOSED 3-27-08
 TO FAMILY FROM STREATOR, IL.
 AT REDUCED PRICE..\$265,000.
 FROM RE-LISTED REDUCED
 PRICE OF \$275,000.



L-\$ 275,000 CLSD WF N OMD: 02/27/08 CLD: 03/27/08 DE
 S-\$ 265,000 SAG 234424 SO 23346 PNT FIN 2 MT 149
 MAP COORDS - N: 0 W: 0 S: 0 E: 0

965 BINGHAM RD 553 06690437
 STEWARD 60553 B: 2006 B78: N SUB:
 DIR: CHICAGO RD THRU PAW PAW, 1ST RD PAST I39, TURN NORTH
 CRP: UNINCORPORATEDC: LEE T: WILLOW MOD: ASF: 1700

RM: 6 BR: 3 BTH: 2.0 MBB: Y FP: 1 BMT: Y BB: N PKN: G CAR: 2 DN:
 STY: RANCH TPE: 1 STORY BAS: FULL, UNFINISHED
 HEA: PROPANE, FORCED AIR AC: CEN AIR EXT: AVS OWN: FS ELE: CRCT BRKRS, 200+ AMP SVC
 APPL: OVEN/RNG, MICROWAVE, DSHWSH WAT: WELL-PRVT SEW: SEPTIC-PRVT SAS: N
 DIM: 338 X 645 TX: 1311 TY: 06 TXC: N PIN: 21123110008000

LR: 18X13 1 N MB: 18X15 1 C N G: 271 ASM: 0 N
 DR: 14X14 1 N B2: 16X11 1 C N J: 271 WI: 35 CI: 64
 KT: 11X14 1 N B3: 11X14 1 C N H: 271 TRM:
 FR: N B4: N POS: IMMEDIATE
 N N
 N N N

MOTIVATED SELLER,READY TO NEGOTIATE.GREAT COUNTRY LIVING WITH SPECTACULAR VIEWS IN ALL DIRECTIONS.NEW CONSTRUCTION, 3BR,2BA HOME SITS ON 5 OPEN ACRES OF LAND.HOME FEATURES: VAULTED CEILING, REMOTE CONTROLLED GAS FIREPLACE IN LIVING ROOM..HUGE MASTER BR, WALKIN CLOSET AND MASTER BATH WITH CERAMIC FLOORS, WHIRPOOL TUB, SEPARATE SHOWER.FULL BASEMENT WITH PLUMBING ROUGH IN. 1ST FLOOR LAUNDRY. 48X52 BARN WIT...

CC: 2.5-100 SHO: CALL OFFICE, VACANT, ON SCI: N
 COMBO LOCKBOX

OWNER: MCKEE AON: N PH:
 BROKER: COLDWELL BANKER PRIMUS REALTY ID#: 23785 PH: 815 758-2473
 AGENT: RUTH RANIERI ID#: 231920 PH: 815-751-9045
 Agent Email: RUTH.RANIERI@GMAIL.COM
 COLIST: AAN:

INFORMATION NOT GUARANTEED, CHECK FLOOD INSURANCE, RM.SZ. ROUNDED TO NEAREST FT.

-8-

THE FOLLOWING PROPERTIES ARE "LIKE & SIMILAR" TO 965 BINGHAM RD., STEWARD WHICH WERE MARKETED DURING THE SAME TIME FRAME AS THE SUBJECT. PLEASE NOTE:

ADDRESS:	DAYS ON MKT.	SALE PRICE	SALE DATE
3588 HOUGHTBY RD., PAW PAW	LESS THAN 90 DYS.	\$320,000.00	11-18-05
4468 N. IL. RT. 23, LELAND	LESS THAN 30 DYS.	\$335,000.00	01-27-06
157 CHICAGO RD. PAW PAW	LESS THAN 45 DYS.	\$370,000.00	12-15-05
1829 QUAIL HOLLOW RD., STEWARD	LESS THAN 60 DYS.	\$304,500.00	01-30-06
1832 QUAIL HOLLOW RD., STEWARD	LESS THAN 60 DYS.	\$360,000.00	06-20-07

ALL OF THE ABOVE COMPARABLE PROPERTIES ARE NEW RANCH CONSTRUCTION LOCATED AP. 5-10 MILES FROM THE MENDOTA HILLS WIND FARM. ALL PROPERTIES SOLD AT A HIGHER VALUE WITHIN 30-90 DAYS OF LISTING DATE.

NOTE: WITH THE EXCEPTION OF 157 CHICAGO RD., PAW PAW, THESE PARCELS ARE LOCATED ON COUNTRY ACREAGE.

965 BINGHAM RD., STEWARD, IL. WAS MARKETED FROM NOV., 2005 THRU MARCH, 2008 AND REDUCED IN PRICE FROM AN ORIGINAL \$325,000. TO \$265,000. THE MOST RECOGNIZED DIFFERENCE BETWEEN 965 BINGHAM RD., AND THE 5 ADDITIONAL SALES WAS LOCATION NEAR AN ACTIVE WIND TURBINE FARM. ALTHO, THERE ARE MANY FACTORS INFLUENCING ANY PROPERTY SALE, THIS ONE MAJOR FACTOR REMAINS THE MOST INFLUENTIAL DIFFERENCE OF ALL THE PROPERTY FEATURES.

THIS REPORT IS PREPARED & DISTRIBUTED BY BETH L. EINSELE, A LOCAL REAL ESTATE BROKER WHO ACTIVELY SELLS PROPERTY IN THE SHABBONA, LEE, STEWARD, & PAW PAW AREAS.

ASKING PRICE..\$323,000.

SALE PRICE...\$320,000.

CLOSING DATE.. 11-18-05

ON THE MARKET..AP.90 DAYS

AP. 7-10 MILES FROM
BINGHAM RD., PAW PAW



L-\$ 323,000 CLSD WF N OMD: 11/18/05 CLD: 11/18/05 DE

S-\$ 320,000 SAG 252121 SO 22242 PNT FIN 2

MAP COORDS - N: 0 W: 0 S: 0 E: 0

3588 **HOUGHTBY ROAD** **353** **05140418**
PAW PAW **61353** **B: 2002** **B78: N** **SUB:**
 DIR: RT 30 W. TO COUNTY LINE S. TO HOUGHTBY W.
 CRP: UNINCORPORATEDC: LEE **T: PAW PAW** **MOD: ONE STORY** **ASF: 1673**

RM: 6 BR: 3 BTH: 2.0 MBB: Y FP: 0 BMT: Y BB: N PKN: G CAR: 2 DN:
 STY: RANCH TPE: 1 STORY BAS: FULL, WALKOUT
 HEA: PROPANE, FORCED AIR AC: CEN AIR EXT: AVS OWN: FS ELE:
 APPL: OVEN/RNG, MICROWAVE, DSHWS* WAT: WELL-PRVT SEW: SEPTIC-PRVT SAS: N
 DIM: 361X670 TX: 4022 TY: 04 TXC: H PIN: 211224400013

LR: 14X20 1 C MB: 13X15 1 C G: INDIAN 425 ASM: 0 N
 DR: 12X12 1 C B2: 12X12 1 O J: INDIAN 425 WI: CI:
 KT: 12X12 1 O B3: 12X12 1 O H: INDIAN 425 TRM:
 FR: N B4: N POS: NEGOTIABLE
 N
 N N

ON THIS HILL YOU CAN SEE FOREVER FROM THIS NEWER RANCH BUILT IN 2002. SPLIT FLOOR PLAN THIS STRATFORD HOME HAS WALK OUT BASEMENT PLUMBED FOR BATHROOM. FIRST FLOOR LAUNDRY, PROPERTY IS FENCED ON 3 SIDES, GREAT FIREPIT OUT BACK, HORSES ALLOWED, DECK 14X11, PATIO 14X12, EXTRA GARAGE 24X24 W/HEATED WORKSHOP. CLOSE TO STATE PARK.

CC: 2.5-100 SCI: N
 SHO: CALL LISTING OFFICE **MUST HAVE CONFIRMATION**

OWNER: OOR AON: N PH:
 BROKER: CENTURY 21 ELSNER REALTY ID#: 6243 PH: 815-895-5345
 AGENT: LINDA SWENSON ID#: 62285 PH: 815-895-5345
 Agent Email: SLINDA3@AOL.COM
 COLIST: AAN: 815-739-9582

ASKING PRICE..\$350,000.

SALE PRICE...\$335,000.

ON THE MARKET...

LESS THAN 30 DAYS

LESS THAN 10 M. FROM
BINGHAM RD., PAW PAW

L-\$ 350,000	CLSD	WF N	OMD: 12/21/05	CLD: 01/27/06	DE
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S-\$ 335,000	SAG 991	SO 87	PNT	FIN 2	
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MAP COORDS - N: 0	W: 0	S: 0	E: 0
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4468	N	IL RT 23	564	05240347	
LELAND		60531	B: 2001	B78: N	SUB:
DIR: RT 34 WEST TO RT 23, SOUTH TO FIRST HOUSE ON EAST SIDE			T: ADAMS	MOD: RANCH	ASF: 1600
CRP: UNINCORPORATEDC: LASL					

RM: 8	BR: 3	BTH: 3.0	MBB: Y	FP: 0	BMT: Y	BB: N	PKN: G	CAR: 2	DN: SEP
STY: RANCH	TPE: 1 STORY		BAS: FULL, PARTIALLY FINISHED						
HEA: GAS, FORCED AIR	AC: CEN AIR		EXT: AVS	OWN: FS		ELE: CRCT BRKRS, 200+ AMP SVC			
APPL: OVEN/RNG, MICROWAVE, DSHWS*	WAT: WELL-PRVT		SEW: SEPTIC-PRVT		SAS: N				
DIM: 291X449.07X291X449.07	TX: 4146.52		TY: 04	TXC: H	PIN: 0419202000				

LR: 14X19	1 C Y MB: 14X15	1 C Y G: LELAND	430	ASM: 0	N
DR: 14X13	1 H Y B2: 12X11	1 C Y J: LELAND	430	WI:	Cl:
KT: 15X11	1 H Y B3: 12X11	1 C Y H: LELAND	430	TRM: CONV, FHA, VA, CASH ONLY	
FR:	N B4: 22X13	L C N POS: CLOSING			
OFF 8X8	1 H N UTL 8X10	1 H Y			
	N	N	N		

THIS 3 ACRE FARMETTE HAS A LOT TO OFFER. THE 40X53 POLE BARN HAS A CEMENT FLOOR AND 20X54 CEMENT APRON, THE 50X26 SHED HAS 3 HORSE STALLS AND AN ADD'T 2 1/2 CAR GARAGE, ASPHALT DRIVE, FENCED PASTURE, LOVELY HOME FEATURES 4 BED AND 3 FULL BATHS, ALL APP, FULL BASEMENT WITH FINISHED BEDROOM, MAIN FLOOR HAS HARDWOOD, 2 1/2 CAR GAR IS HEATED AND C/A

CC: 2.5-\$75
SHO: CALL LISTING OFFICE CALL

SCI: N
LISTOR

OWNER: OWR
BROKER: ALL SERVICE REAL ESTATE, INC.
AGENT: KAREN CWIAN
Agent Email: CWIAN@SBCGLOBAL.NET
COLIST:

AON: N
ID#: 23294
ID#: 234093

PH:
PH: 630-552-1100
PH: 630-769-6680

AAN: 6307696680

ASKING PRICE...\$387,000.
 SALE PRICE.....\$370,000.
 ON THE MARKET AP. 45 DAYS

AP. 5-7 MILES FROM
 BINGHAM RD., PAW PAW



L-\$ 387,000	CLSD	WF N	OMD: 11/05/05	CLD: 12/15/05	DE
S-\$ 370,000	SAG 1124	SO 890	PNT	FIN 1	
MAP COORDS - N: 0	W: 0	S: 0	E: 0		
157 PAW PAW DIR: CHICAGO RD W TO PAW PAW (EAST OF TOWN) CRP: PAW PAW	CHICAGO RD 61353 C: LEE	353 B: 2005	05247875 B78: N		SUB: ASF: 2900
RM: 10 STY: OTHER HEA: GAS, FORCED AIR, 2+SEP HT SYS APPL: DSHWSH DIM: 120X260	BR: 3 BTH: 3.1 MBB: Y FP: 1 TPE: 2 STORY AC: CEN AIR TX: 0000	BMT: Y BB: N PKN: G CAR: 3 DN: SEP BAS: PARTIAL, CRAWL EXT: BR OWN: FS WAT: PUBLIC SEW: SEWER-PUB SAS: N PIN: 221811376008			
LR: 19X21 DR: 12X13 KT: 14X19 FR: FOY 11X12 LOF 12X60	1 C N 1 H N 1 N N 1 H N 2 O N	MB: 16X21 B2: 17X17 B3: 17X18 B4: LDY 8X8 OFF 19X28	1 C N 1 C N 1 C N N 1 H N 2 N	G: PAWPAW J: PAWPAW H: PAWPAW POS: CLOSING	271 271 271 N

EXQUISITE NEWLY BUILT ALL BRICK 3BDR, 3.5BA HOME! 3CAR GAR, ARCHED DOORWAYS, 10' CEILINGS , ALL STONE GAS FP IN LVR. 2ND LEVEL ALL DRYWALLED, COULD BE FINISHED FOR MORE ROOM, MBR W/ WALKIN CLOSET & WHIRLPOOL TUB, SOME FRAMING IN BSMT DONE, 2 FURNACES, 2 W/H, SKYLIGHTS IN 1400 SQ FT UPPER LEVEL & ADDL BATH ROUGHED IN.

CC: 2.5
 SHO: CALL LISTING OFFICE
 SCI: N
 OWNER: OWNER OF RECORD
 BROKER: LNG REALTORS
 AGENT: NEVA GREVENGOED
 Agent Email: LNGREALTORS@YAHOO.COM
 COLIST:
 AON: N
 ID#: 23346
 ID#: 234424
 PH:
 PH: 815-627-9586
 PH: 815-627-9586
 AAN:

ASKING PRICE...\$364,900.
 SALE PRICE.....\$360,000.
 CLOSING DATE.. 6-20-07
 ON THE MARKET.. AP. 90 days
 AP. 8-9 MILES FROM
 BINGHAM RD., PAW PAW



L-\$ 364,900	CLSD	WF N	OMD: 05/19/07	CLD: 06/20/07	DE				
S-\$ 360,000	SAG 78091	SO 7626	PNT	FIN 2					
MAP COORDS - N: 134	W: 0	S: 0	E: 0						
1832	N	QUAIL HOLLOW RD.	553	06310498					
STEWART	60553		B: 2004	B78: N	SUB: PERRY ROAD ESTATES				
DIR: PERRY RD. W. PAST CO. LN. RD., W. TO QUAIL HOLLOW, N.			T: ALTO	MOD:	ASF: 2300				
CRP: UNINCORPORATED	DC: LEE								
RM: 10	BR: 3	BTH: 2.1	MBB: Y	FP: 1	BMT: Y	BB: N	PKN: G	CAR: 4	DN: SEP
STY: CNTMPORARY		TPE: 1 STORY	BAS: FULL						
HEA: GAS, PROPANE, FORCED AIR		AC: CEN AIR	EXT: AVS, BR		OWN: FS			ELE: 200+ AMP SVC	
APPL: OVEN/RNG, MICROWAVE, DSHWS*			WAT: WELL-PRVT		SEW: SEPTIC-PRVT			SAS: U	
DIM: 427X254		TX: 3,927.72	TY: 05	TXC: H				PIN: 01161432700700	
LR: 13X12	1 C N	MB: 21X16	1 C N	G: STEWAR	220	ASM: 0	N		
DR: 13X12	1 C N	B2: 13X12	1 C N	J: STEWAR	220	Wi:	Cl:		
KT: 18X21	1 H N	B3: 12X11	1 C N	H: ROCHEL	231	TRM: CONV			
FR: 18X21	1 C N	B4:	N	POS: CLOSING					
FOY 6X9	1 H N	LDY 7X9	1 H N						
OTH 14X8	1 C N		N						N

2.5 ACRES W/FRENCH CONTEMPORARY BRICK & VINYL RANCH HOME FEATURING BRICK FIREPLACE IN FAMILY RM., MASTER BEDROOM SUITE W/8'X10' WALK-IN CLOSET & BEAUTIFUL MASTER BATH W/ JACUZZI TUB & TILE FLOOR, 1ST FL. LAUNDRY OFF SPACIOUS 'EAT-IN' KITCHEN W/BREAKFAST ROOM NEAR EXIT TO 12'X20' DECK.. FM. DN. & LV. RMS. PLUS 4-CAR(40'X26") ATT. GARAGE...FULL BASEMENT.

CC: 2.5%-\$75.
 SHO: 24 HOUR NOTICE TO SHOW...

SCI: N
 CALL L.O.

OWNER: OF RECORD
 BROKER: EINSELE REAL ESTATE
 AGENT: BETH EINSELE
 Agent Email: BETHEINSELE@YAHOO.COM
 COLIST:

AON: N
 ID#: 23344
 ID#: 234419

PH:
 PH: 815-824-2600
 PH: 815-824-2646

AAN:

14