



Land
 Status: **ACTV**
 Area: **30**
 Address: **236 Crozier Dr , Grayslake, Illinois 60030**
 Directions: **Route 45 & Rollins, W to Sheldon, N to Crozier, E to Lot 5**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **146 X 178**
 Ownership: **Fee Simple w/ HO Assn.**
 Corp Limits: **Grayslake**
 Coordinates: **N: S: E: W:**
 Rooms:
 Bedrooms:
 Basement:

MLS #: **07660976**
 List Date: **10/20/2010**
 List Dt Rec: **10/20/2010**
 Contract Date:
 Financing:
 Subdivision: **Stony Ridge**
 Township: **Lake Villa**
 Bathrooms/ (full/half):
 Master Bath:
 Bmt Bath: **No**

List Price: **\$24,900**
 Orig List Price: **\$99,000**
 Sold Price:
 Rental Price: **\$0**
 Rental Unit:
 List Mkt Time: **601**
 Points:
 Contingency:
 County: **Lake**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces:

Remarks: **Oversized half acre custom home lot on cul-de-sac. Great views of fourth lake and heavy woods. City water to site. Custom home plans available for this lot. Buy now, build later.**

School Data Elementary: Avon Center (46) Junior High: Grayslake (46) High School: Grayslake North (127) Other:	Assessments Special Assessments: Yes Special Service Area: No	Tax Amount: \$6,989.10 PIN: 0610401113000000 (Map) Mult PINs: Tax Year: 2010 Tax Exmps: Homeowner	Miscellaneous Waterfront: No Acreage: 0.58 Appx Land SF: Front Footage: 146 # Lots Avail: Farm: No Bldgs on Land?: No
	Zoning Type: Planned Unit Development Actual Zoning:		

Lot Size: .50-.99 Acre Lot Desc: Land Desc: Land Amenities: Farms Type: Bldg Improvements: Current Use: Planned Unit Development Potential Use: Location: Cul De Sac Known Liens: Seller Needs: Seller Will:	Ownership Type: Frontage/Access: City Street Road Surface: Asphalt Rail Availability: Tenant Pays: Min Req/SF (1): Min Req/SF (2): Other Min Req SF: Lease Type: Loans: Equity:	Type of House: Style of House: Basement Details: Construction: Exterior: Air Cond: Heating: Utilities to Site: Electric to Site, Gas to Site, Water-Municipal General Info: None Backup Package: Yes Backup Info: Possession: Closing Sale Terms: Walk Score®: 15 - Car-Dependent
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Agent Remarks: **CC: Pursuant to Short Sale. Great opportunity to buy now and build later.**

Internet Listing: All VOW AVM: Yes Listing Type: Exclusive Right to Sell Coop Comp: 2.5%-\$150.00 (on Gross SP) Showing Inst: Drive by or call 847.812.3023 for an appointment Owner: Owner of Record Broker: Kathcon Real Estate Services (2107) List Agent: Gregory Miller (18101) Co-lister:	Remarks on Internet?: Yes VOW Comments/Reviews: Yes Holds Earnest Money: Yes Addl. Sales Info.: Short Sale Ph #: Ph #: (847) 812-3026 Ph #: (847) 223-8725 Ph #:	Addr on Internet?: Yes Lock Box: Special Comp Info: Short Sale Expiration Date: Agent Owned/Interest: Yes Team: Email: gmiller@kcd-construction.com; gmiller@kcd-construction.com More Agent Contact Info:
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MLS #: 07660976

Prepared By: Thomas Miller | Kathcon Real Estate Services | 06/11/2012 04:45 PM