



**Land** MLS #: **07973741** List Price: **\$39,900**  
 Status: **ACTV** List Date: **01/12/2012** Orig List Price: **\$39,900**  
 Area: **2** List Dt Rec: **01/12/2012** Sold Price:  
 Address: **533 W Birch Hollow Dr , Antioch, Illinois 60002**  
 Directions: **Rte 173 & Deep Lake Road, N 1/2 mile to Hidden Creek, 1st lot on north side, Lot 28**  
 Sold by:  
 Closed: Contract Date: Rental Price:  
 Off Market: Financing: Rental Unit:  
 Dimensions: **190 X 190** List Mkt Time: **152**  
 Ownership: **Fee Simple w/ HO Assn.** Subdivision: **Hidden Creek** Points:  
 Contingency:  
 Corp Limits: **Antioch** Township: **Antioch** County: **Lake**  
 Coordinates: **N: S: E: W:** # Fireplaces:  
 Rooms: Bathrooms/ (full/half): Parking:  
 Bedrooms: Master Bath: Garage Type:  
 Basement: Bmt Bath: # Spaces: **0**

Remarks: **Showcase your home at the entrance of Antioch's Finest Subdivision Hidden Creek. One of the last remaining home-sites. Build your custom home here. Use one of our plans or one of yours. Acre home-site with great potential for english bsmt, circle drive, in gourd pool, and much more. Builder has perfect plans for this site.**

| <u>School Data</u>                           | <u>Assessments</u>                | <u>Tax</u>                   | <u>Miscellaneous</u>      |
|--|-----------------------------------|------------------------------|---------------------------|
| Elementary: <b>Hillcrest (34)</b>            | Special Assessments: <b>No</b>    | Amount: <b>\$3,581.61</b>    | Waterfront: <b>No</b>     |
| Junior High: <b>Antioch Upper Grade (34)</b> | Special Service Area: <b>No</b>   | PIN: <b>0210301009000000</b> | Acreage: <b>0.88</b>      |
| High School: <b>Antioch Community (117)</b>  |                                   | (Map)                        | Appx Land SF:             |
| Other:                                       |                                   | Mult PINs:                   | Front Footage: <b>190</b> |
|  | Zoning Type: <b>Single Family</b> | Tax Year: <b>2010</b>        | # Lots Avail: <b>2</b>    |
|  | Actual Zoning:                    | Tax Exmps: <b>Homeowner</b>  | Farm: <b>No</b>           |
|  |                                   |                              | Bldgs on Land?: <b>No</b> |

|   |                                     |   |
|---|-------------------------------------|---|
| Lot Size: <b>.50-.99 Acre</b>                   | Ownership Type:                     | Type of House:  |
| Lot Desc:                                       | Frontage/Access: <b>City Street</b> | Style of House:   |
| Land Desc: <b>Level</b>                         | Road Surface: <b>Asphalt</b>        | Basement Details:   |
| Land Amenities:                                 | Rail Availability:                  | Construction:   |
| Farms Type:                                     | Tenant Pays:                        | Exterior:   |
| Bldg Improvements:                              | Min Req/SF (1): <b>2000</b>         | Air Cond:   |
| Current Use: <b>Residential-Single Family</b>   | Min Req/SF (2): <b>2600</b>         | Heating:  |
| Potential Use: <b>Residential-Single Family</b> | Other Min Req SF: <b>Yes</b>        | Utilities to Site: <b>Electric to Site, Gas to Site</b>   |
| Location: <b>Corner</b>                         | Lease Type:                         | General Info: <b>None</b>   |
| Known Liens:                                    | Loans:                              | Backup Package: <b>Yes</b>  |
| Seller Needs:                                   | Equity:                             | Backup Info: <b>Appraisal, Covenants/Restrictions, Declarations/Bylaws, Existing Survey, Tax Bill</b> |
| Seller Will:                                    |                                     | Possession: <b>Closing</b>  |
|   |                                     | Sale Terms:   |
|   |                                     | <b>Walk Score®: 34 - Car-Dependent</b>  |

Agent Remarks: **CC: Pursuant to Short Sale.**

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

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MLS #: 07973741

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