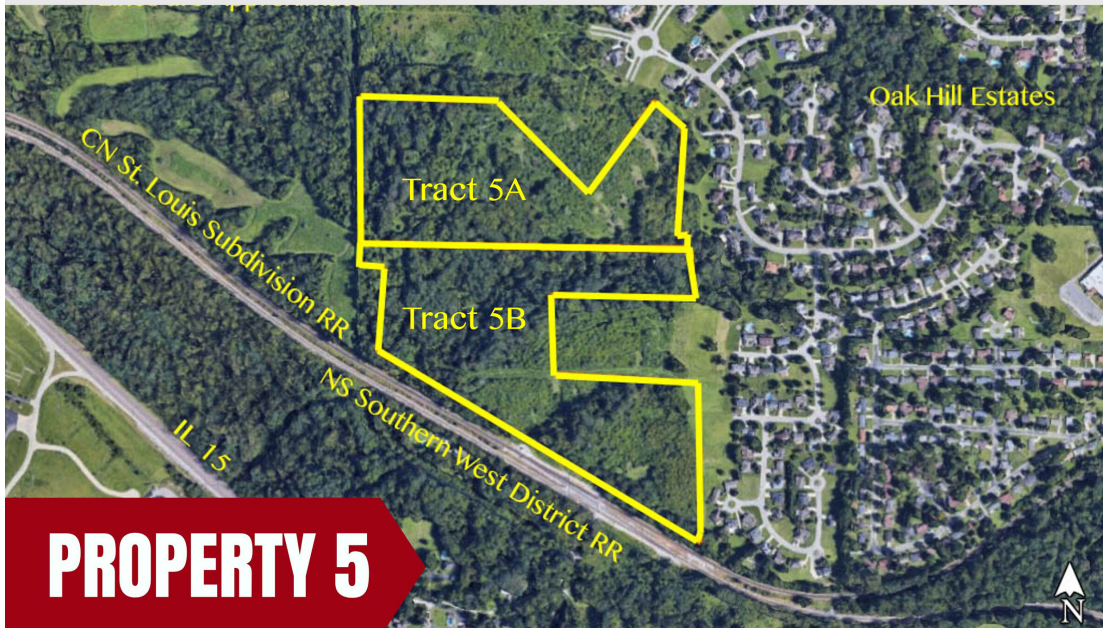


COLLABORATIVE LAND AUCTION



Property Peddler Inc. & **BARBERMURPHY**



PROPERTY 5

Property address : 000 S. 74th St, Belleville, IL 62223

Online and Live Bidding!



Live Auction
Nov 14th
@6pm

Auction to be held at:
Four Points by Sheraton Conference Center
319 Fountains Parkway
Fairview Heights IL 62208

Property 5: 2 Tracts; 57+/- Wooded Acres at Belleville IL with access through the Oak Hill Estates Subdivision. Property is in Belleville Township School District 201.

5A - 24+/- Acres wooded. Easement off of Timberwood Drive.

5B - 33+/- acres Mostly wooded. Easement off of Turnberry Road onto the property.

Property 5 Tracts can not be combined with tracts from another property.

Agent Comments: This property is one of 6 properties in the Collaborative Land Auction.

Parcel(s): 07-02.0-300-025 & 07-11.0-100-012

Legal Description: Part of Sec's 2 & 11, T1N - R9W

Title Company of Choice: Benchmark Title Company

Taxes: Taxes will be prorated to the day of closing

Possession: At Closing

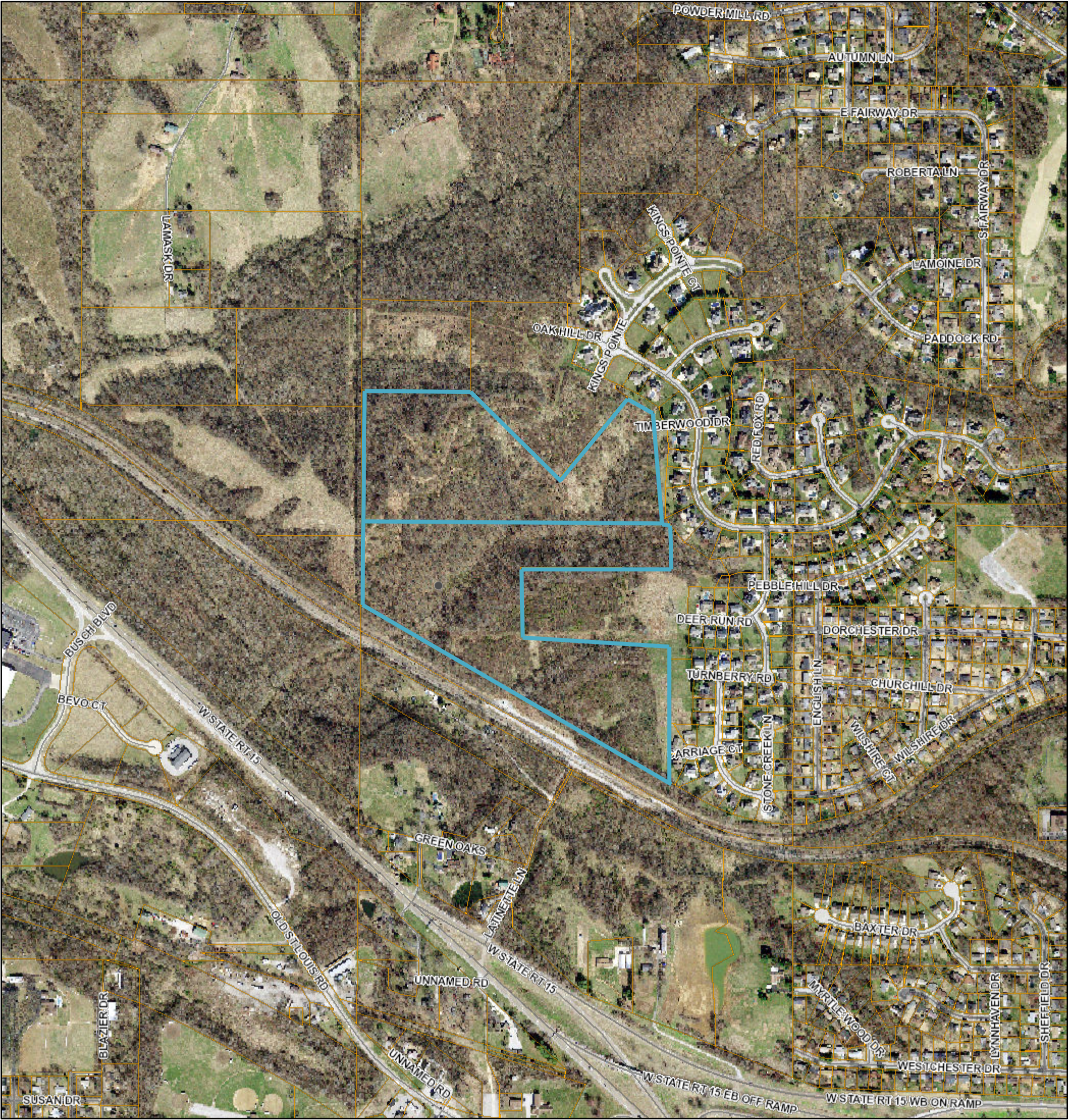
Survey: none

10% down, closing on or before Dec. 19th, 2019 - For a complete set of Terms & Conditions, Directions, or more information on the 6 properties in the Collaborative Land Auction visit the Auctions at **PROPERTYPEDDLER.COM**.

Property Peddler Auctioneer & Broker:
Brad Chandler 618-791-3289

PROPERTYPEDDLER.COM

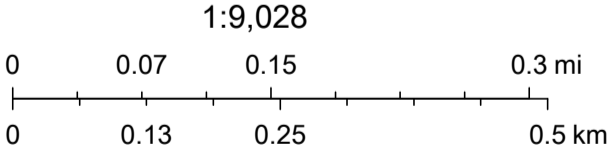
St Clair County Parcel Map



10/3/2019, 1:15:23 PM

Orthoimagery17

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Roads
- Parcels



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



— Pipeline - - - Road / Trail □ Boundary



OakHill village

25 Oak Hill Drive, Suite 4 • Belleville, IL 62223
Telephone (618) 394-0444

FAX COVER SHEET

DELIVER TO: NAME: John CARSON
FIRM: _____
SENT FROM: NAME: KEVIN CROOK
FIRM: OAK HILL VILLAGE APARTMENTS
25 OAK HILL DRIVE, SUITE 4
BELLEVILLE, IL. 62223
FAX NO: 618 394-0975
DATE: 6/30/03
TOTAL NO. OF PAGES INCLUDING COVER SHEET: 8
NOTES: _____

If you do not receive all the pages of this transmission,
please call (618) 394-0444.

Berutti

BERUTTI & ASSOCIATES, INC. engineers / planners / surveyors
 204 west main street / belleveille, illinois 62220 (618) 235-0500
 fax (618) 233-9814
 e-mail: berutti@apci.net

June 17, 2003

Crook Development Company
 26 Oak Hill Drive
 Suite #4
 Belleville, IL 62223

Attn: Mr. Kevin Crook

Re: Turnberry Road/Timberwood Drive Easements
 Oak Hill Estates
 St. Clair County, IL
 B&A Project No. 03-23

Invoice No. 03-23-01

For surveying services rendered from March 25, 2003 to May 23, 2003 per your authorization.

1. March 25, 2003, meeting with client at our office to discuss scope of work.
2. Researched existing Oak Hill Estates records, property purchase maps and subdivision plats.
3. Receipt of two recorded deeds of parcels owned by client and reviewed both deeds.
4. Prepared legal descriptions for both easements and Exhibits 'A' plats, May 21, 2003.
5. May 23, 2003, submitted to client one (1) copy each of the legal descriptions and exhibit for both easements for review.

Position	Hours	Hourly Rate	Extended
Principal	2.5	\$ 112.00	\$ 280.00
Survey Manager	6.0	\$ 82.00	\$ 492.00
Senior Project Designer	1.0	\$ 60.00	\$ 60.00
Engineering Technician I	3.5	\$ 42.00	\$ 147.00
Clerical	0.5	\$ 35.00	\$ 17.50
Sub-Total			\$ 996.50

Continued On Next Page



BERUTTI & ASSOCIATES, INC.
engineers / planners / surveyors
204 west main street
oakville, illinois 62220
(618) 235-0500 fax (618) 233-9814
e-mail: berutti@apci.net

LETTER OF TRANSMITTAL

TO: Crook Development Company
26 Oak Hill Drive
Suite #4
Belleville, IL 62223

DATE: May 23, 2003

PROJECT NO: 03-23

ATTN: Mr. Kevin Crook

FROM 394 0975 TO KevinCrook 6/26/2003 1:56 PM Page 2

Reimbursable:

Sidwell Maps • 05/16/03 = \$71.35

TOTAL AMOUNT DUE

\$ 1,087.85

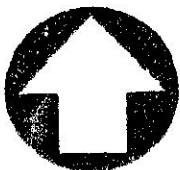
Enclosure (1)

P
Westland
Engineering / Oak Hill
← New

MAY 21, 2003
JOB NO. 03-23-1

AN EASEMENT FOR INGRESS AND EGRESS OVER THE REMAINDER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 2680 PAGE 2038 OF THE ST. CLAIR COUNTY LAND RECORDS, SAID TRACT BEING A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS, SAID INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE SAID TRACT: THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT FOR A DISTANCE OF 65.95 FEET TO THE POINT OF BEGINNING OF THE INGRESS AND EGRESS EASEMENT; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE FOR A DISTANCE OF 80.12 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, SOUTH 86 DEGREES 48 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 147.94 FEET TO A POINT ON THE WEST LINE OF OAK HILL ESTATES 6TH ADDITION- PHASE 1 AS RECORDED IN PLAT BOOK 87 PAGE 91 OF THE ST. CLAIR COUNTY LAND RECORDS; THENCE NORTH 02 DEGREES 25 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE FOR A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH LINE OF TURNBERRY (50.00 WIDE) ROAD; THENCE NORTH 86 DEGREES 48 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 14.71 FEET TO A POINT; THENCE NORTH 03 DEGREES 12 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE LEAVING SAID WEST LINE OF OAK HILL ESTATES 6TH ADDITION- PHASE 1, NORTH 86 DEGREES 48 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 136.93 FEET TO THE POINT OF BEGINNING AND ENCOMPASS AN AREA OF 11,755 SQUARE FEET.



SCALE: 1"=50'

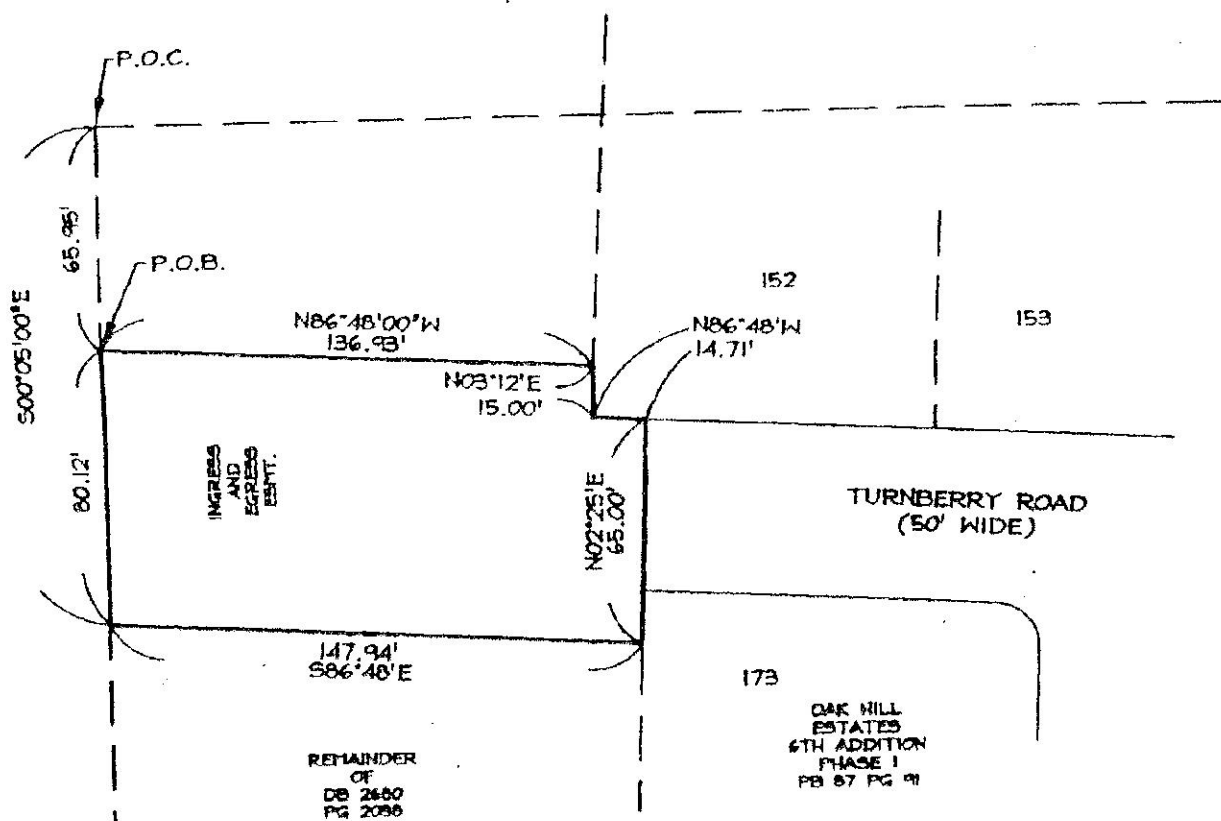


EXHIBIT "A"

INITIAL:

MAY 21, 2003
JOB NO. 03-23-2

AN EASEMENT FOR INGRESS AND EGRESS OVER THE REMAINDER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 2656 PAGE 2202 OF THE ST. CLAIR COUNTY LAND RECORDS, SAID TRACT BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS. SAID INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 127 OF OAK HILL ESTATES 5TH ADDITION, RECORDED IN PLAT BOOK 83 PAGE 61 OF THE ST. CLAIR COUNTY LAND RECORDS, THENCE SOUTH 86 DEGREES 45 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF TIMBERWOOD (50.00 FOOT WIDE) DRIVE FOR A DISTANCE OF 13.77 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, NORTH 15 DEGREES 29 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF SAID OAK HILL ESTATES 5TH ADDITION FOR A DISTANCE OF 66.51 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, SOUTH 86 DEGREES 45 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 44.02 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID TRACT AS DESCRIBED IN DEED BOOK 2656 PAGE 2202; THENCE SOUTH 04 DEGREES 02 MINUTES 22 SECONDS EAST ALONG SAID LAST WEST LINE FOR A DISTANCE OF 80.00 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, NORTH 86 DEGREES 45 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 70.85 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID OAK HILL ESTATES 5TH ADDITION; THENCE NORTH 03 DEGREES 27 MINUTES 43 SECONDS WEST ALONG SAID LAST WEST LINE FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING AND ENCOMPASS AN AREA OF 4,354 SQUARE FEET.



SCALE: 1"=50'

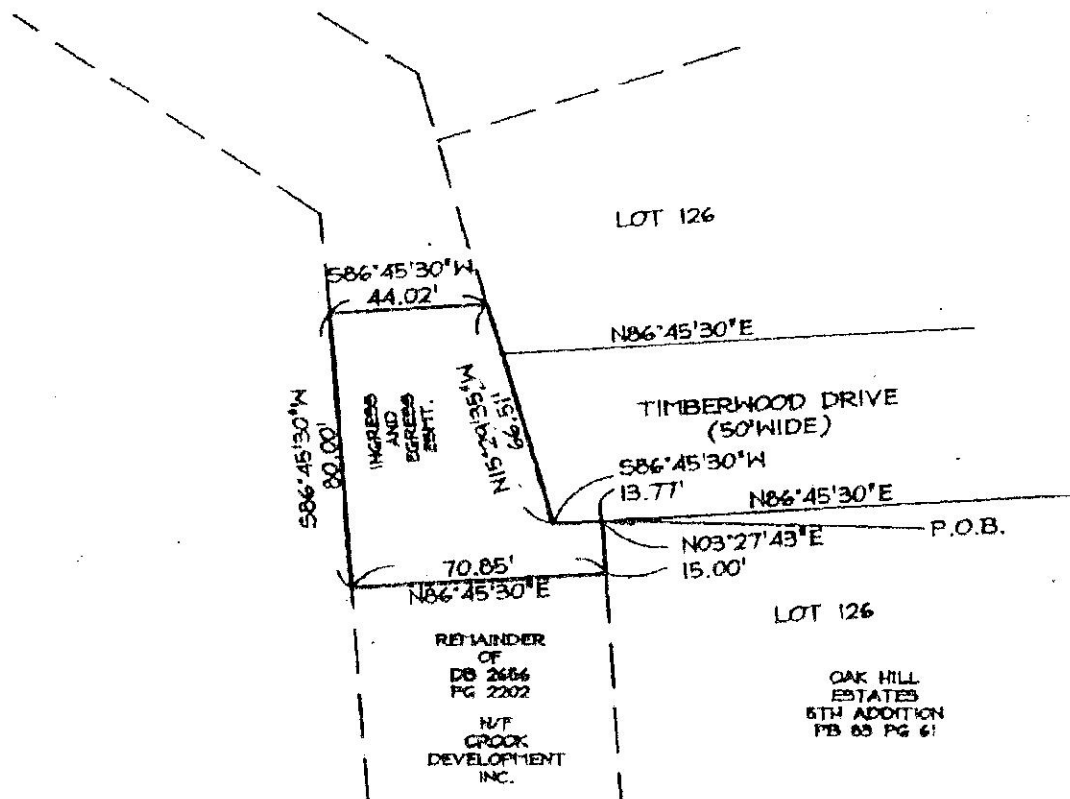


EXHIBIT 'A'

INITIAL:



PHILLIPS PETROLEUM COMPANY
BARTLESVILLE, OKLAHOMA 74004 918 661-6600

February 20, 1992

Sam S. Pessin
On Behalf of S.F. Land Trust
105 North Illinois Street
Belleville, Illinois 62222

Dear Mr. Pessin,

I am writing to you in reply of your letter of February 11, 1992, requesting that we flag our pipe lines and give you the depths of our lines. This request was on behalf of the S.F. Land Trust, whose land abutted some parcels sold to Crook Development. The pipe lines on this property have been flagged as you requested.

I have enclosed a list showing the depths of both of our pipe lines that run across this property. If you need any additional information or have any further questions, please call me at (217)532-5709. Thank You!

Sincerely,

R.D. Brown
Maintenance Supervisor
Phillips Petroleum Company
Rt. #3
Hillsboro, Illinois 62049



PHILLIPS PETROLEUM COMPANY

BARTLESVILLE, OKLAHOMA 74004

918 661-6600

Following you will find the depths of the pipelines that run across the property owned by S.F. Land Trust:

	<u>Station</u>	<u>Gold Line</u>	<u>Blue Line</u>
Mile Post 686	12+30 Vents	Over 48"	Over 48"
Railroad Tracks	12+80	Over 48"	Over 48"
	13+30	46"	39"
	13+80	32"	48"
	14+30	48"	48"
	14+80	Over 48"	Over 48"
	15+30	Over 48"	Over 48"
	15+80	Over 48"	22"
	16+30	Over 48"	45"
	16+80	Over 48"	48"
	17+30	Over 48"	47"
	17+80	Over 48"	45"
	18+30	Over 48"	42"
	18+80	Over 48"	45"
	19+30	Over 48"	48"
	19+80	Over 48"	Over 48"
	20+30	Over 48"	Over 48"
	20+80	Over 48"	Over 48"
	21+30	Over 48"	46"
	21+40	Over 48"	35"
	21+90	Over 48"	45"
	22+40	Over 48"	Over 48"
	22+90	Over 48"	Over 48"
	23+40	Over 48"	Over 48"
	23+90	Over 48"	46"
	24+40	Over 48"	46"
	24+90	Over 48"	Over 48"
	25+60	Over 48"	Over 48"
	26+10	Over 48"	Over 48"
	26+40	Over 48"	Over 48"
	26+90	Over 48"	37"
	27+40	Over 48"	28"
	27+90	Over 48"	40"
Crook Development	28+40	Over 48"	44"

All of the above stationings are 50 feet apart.



P. O. BOX 2850
DECATUR, IL 62524

August 24, 1990

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

S & F Land Trust
105 N. Illinois St.
Belleville, IL 62220

Our records indicate that Phillips Pipe Line Company has two 8" high pressure petroleum product pipelines that cross property that you own and/or farm. Due to modern agricultural practices, our pipeline may or may not be buried below today's level of cultivation.

If you are going to be plowing deeper than you have in the past, or if you are going to be excavating or have any reason to believe that you might hit our pipelines, we request that you contact us so that we can show you the exact location and depth of the pipelines in that particular area.

For the following areas, please contact the appropriate maintenance supervisor listed below.

St. Louis to Decatur

Denny Brown
Phillips Pipe Line Company
Route 3
Hillsboro, Illinois 62049
Phone: (217) 532-5709 - Collect

Decatur to Indiana State Line

Alan Coile
Phillips Pipe Line Company
Route 4, Box 305
Saybrook, Illinois 61770
Phone: (309) 475-6051 - Collect

If you cannot reach the maintenance personnel, please call our Area Engineer, Terry Burke, at (217) 877-0036 - collect.

Attached are two pamphlets that explain more about the operation and safety concerns of pipelines. One is "Quiet Steel" published by the American Petroleum Institute and the other is "Hello Neighbor" by Phillips Pipe Line Company. For your use and handy reference, also enclosed is a 2" x 3" magnet with Phillips' business and emergency numbers along with the JULIE (state one-call) number.

Phillips Pipe Line appreciates your cooperation and assistance in helping us to provide a safe and uninterrupted form of energy transportation.

Sincerely,

G. C. Watts

G. C. Watts
Eastern Area Superintendent
(217) 877-1497



Jennifer Gomric Minton - St. Clair County Assessor
Andrew Lopinot - St. Clair County Collector

Ownership / Addresses

Parcel Number 07-02.0-300-025
Parcel Year 2018
Property Address S 74TH ST BELLEVILLE, IL 62223
Property Owner PESSIN , STEPHEN
Mailing Address PO BOX L BELLEVILLE, IL 62222

Assessment Level	Land Value	Building Value	Total Value
Market Equalized Assessed Value	12127	0	12127
Board of Review Equalized Assessed Value	4042	0	4042
Assessor Value	3929	0	3929

Legal

Township STOOKEY
Legal Description Line 1 STOOKEY TWP SEC 2
Legal Description Line 2 LOT/SEC-2-SUBL/TWP-IN-BLK/RG-9W PT AS IN
Legal Description Line 3 BK 2814-1209
Legal Description Line 4

Tax District	Tax Rate	Tax Amount
BELLEVILLE HS #201	2.1517	86.97171400
ST CLAIR CO OTHER	1.1004	44.47816800
SIGNAL HILL FIRE	0.7068	28.56885600
STOOKEY TWP	0.5308	21.45493600
STOOKEY ROAD	0.4917	19.87451400
HARMONY-EMGE #175	4.5268	182.97325600
SWIC DIST #522	0.4651	18.79934200

2018 Taxes - payable in 2019

Board of Review Equalized Assessed Value	4042.00
Home Improvement Exemption Amount	0.00
Owner Occupied Exemption Amount	0.00
Senior Exemption Amount	0.00
Veteran / Fraternal Freeze Amount	0.00
Senior Assessment Freeze Amount	0.00
Fraternal Assessment Freeze Amount	0.00
Historical Assessment Freeze Amount	0.00
Disabled Persons Exemption Amount	0.00
Disabled Veterans Exemption Amount	0.00
Returning Veterans Exemption Amount	0.00
Net Taxable Value	4042.00
Tax Rate	9.973300
TCA Code	09002
Township Multiplier	1.0287
Total Tax Billed	\$403.12
Tax Status	TAXABLE
First Installment Paid	6/21/2019
First Payment Status	PAID
First Payment Penalty Cost	0.00
First Payment Payor	0001-PESSIN, STEPHEN J TR
First Payment Tax Sale (y/n)	N
First Payment Total	\$201.56
Second Installment Paid Date	6/21/2019
Second Payment Status	PAID
Second Payment Penalty Cost	0.00
Second Payment Payor	0001-PESSIN, STEPHEN J TR
Second Payment Tax Sale (y/n)	N
Second Payment Total	\$201.56

Disclaimer

These materials are intended, but not promised or guaranteed to be current or accurate. The materials on this website are offered only for general informational purposes. The documents and materials displayed



Jennifer Gomric Minton - St. Clair County Assessor
Andrew Lopinot - St. Clair County Collector

Ownership / Addresses

Parcel Number 07-11.0-100-012
Parcel Year 2018
Property Address S 74TH ST BELLEVILLE, IL 62223
Property Owner PESSIN , STEPHEN
Mailing Address PO BOX L BELLEVILLE, IL 62222

Assessment Level	Land Value	Building Value	Total Value
Market Equalized Assessed Value	20780	0	20780
Board of Review Equalized Assessed Value	6926	0	6926
Assessor Value	6733	0	6733

Legal

Township STOOKEY
Legal Description Line 1 STOOKEY TWP SEC 11
Legal Description Line 2 LOT/SEC-11-SUBL/TWP-1N-BLK/RG-9W LT 4A
Legal Description Line 3 NW AS IN 2814-1209
Legal Description Line 4

Tax District	Tax Rate	Tax Amount
ST CLAIR CO OTHER	1.1004	76.21370400
SIGNAL HILL FIRE	0.7068	48.95296800
STOOKEY TWP	0.5308	36.76320800
STOOKEY ROAD	0.4917	34.05514200
SWIC DIST #522	0.4651	32.21282600
HARMONY-EMGE #175	4.5268	313.52616800
BELLEVILLE HS #201	2.1517	149.02674200

2018 Taxes - payable in 2019

Board of Review Equalized Assessed Value	6926.00
Home Improvement Exemption Amount	0.00
Owner Occupied Exemption Amount	0.00
Senior Exemption Amount	0.00
Veteran / Fraternal Freeze Amount	0.00
Senior Assessment Freeze Amount	0.00
Fraternal Assessment Freeze Amount	0.00
Historical Assessment Freeze Amount	0.00
Disabled Persons Exemption Amount	0.00
Disabled Veterans Exemption Amount	0.00
Returning Veterans Exemption Amount	0.00
Net Taxable Value	6926.00
Tax Rate	9.973300
TCA Code	09002
Township Multiplier	1.0287
Total Tax Billed	\$690.76
Tax Status	TAXABLE
First Installment Paid	6/21/2019
First Payment Status	PAID
First Payment Penalty Cost	0.00
First Payment Payor	0001-PESSIN, STEPHEN TR
First Payment Tax Sale (y/n)	N
First Payment Total	\$345.38
Second Installment Paid Date	6/21/2019
Second Payment Status	PAID
Second Payment Penalty Cost	0.00
Second Payment Payor	0001-PESSIN, STEPHEN TR
Second Payment Tax Sale (y/n)	N
Second Payment Total	\$345.38

Disclaimer

These materials are intended, but not promised or guaranteed to be current or accurate. The materials on this website are offered only for general informational purposes. The documents and materials displayed