

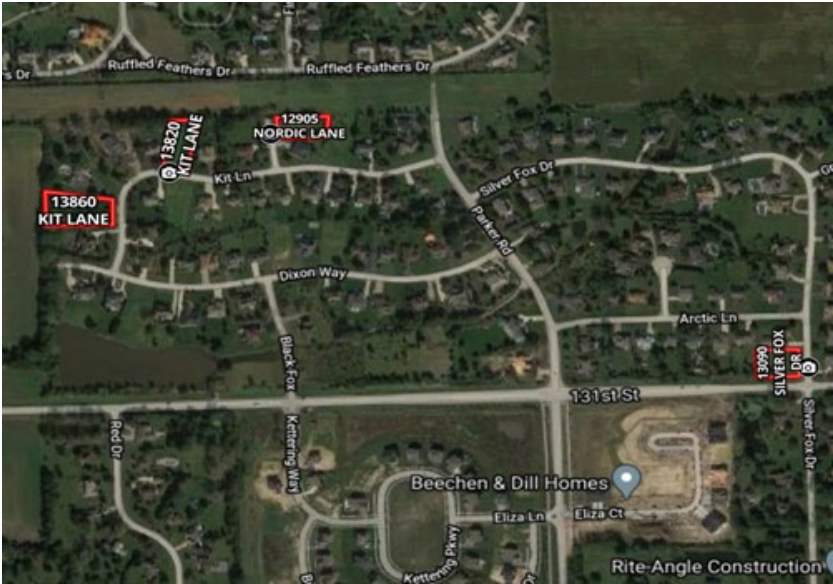
FOX HILL ESTATES LOTS

See Below
Lemont IL 60439

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.



County: Cook
Township: Lemont
Gross Land Area: 2.37 acres
Property Type: Residential
Possible Uses: Vacant land zoned residential
Total Investment: \$535,000.00 (four residential lots)
Unit Price: Varies per lot (see below)
Buildings: These parcels do not have any buildings
Utilities: All utilities are available
Zoning: Residential



This beautiful location is in Village of Lemont, Cook County, IL. It is located south of Ruffled Feathers Golf Course and 35 minutes south of Chicago. Lemont boasts a rejuvenated downtown area with Breweries and restaurants plus a great school system.

12905 Nordic Lane	20,113 SF	\$130,000.00
13820 Kit Lane	23,673 SF	\$145,000.00
13860 Kit Lane	37,730 SF	\$125,000.00
13090 Silver Fox Drive	21,824	\$135,000.00
Total Acres and Price	2.37 acres	\$535,000.00

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Fox Hill Estates
Tax ID Number/APN: 22-34-205-005-0000
22-34-204-013-0000
22-34-204-009-0000
22-34-106-035-0000

Possible Uses: Residential
Zoning: These parcels are zoned residential by the county of Cook.

AREA & LOCATION

School District: Lemont High School 210
Lemont-Bromberek Combined SD 113A

Location Description: Located approximately 25 miles southwest of downtown Chicago, Lemont is well connected to the region through waterways and interstates. Large land holders including neighboring Argonne National Laboratory and Cog Hill Golf Course all take advantage of the accessible location.

Site Description: Forest preserves to the north and east of the community and waterways to the north and west keep Lemont somewhat buffered and separated from surrounding suburbs. This greenbelt contributes to a unique community identity and provides abundant recreation amenities.

Road Type: These lots are in unincorporated Lemont Township, Cook County, IL in prestigious Fox Hill Estates subdivision. All of the lots are dirt ready for homes to be built.

Property Visibility: The roads are paved asphalt blacktop construction.

Largest Nearby Street: All of the lots are located in Fox Hill Estates near the corner of 131st and Parker in Lemont. Parker and 131st are the largest nearby streets.

LAND RELATED

Lot Frontage (Feet): See the gallery for approximate lot dimensions for each of the 4 lots. All lots vary.

Lot Depth: See the gallery for the approximate dimensions for each of the 4 lots. All of the lot depths vary.

Buildings: There are no buildings currently on these lots.

Flood Plain or Wetlands: There are no wetlands or flood plains on these lots.

Topography: All of the parcels are relatively flat.

Available Utilities: All of the utilities are available for all of these lots.

FINANCIALS

Finance Data Year: 2019 taxes paid in 2020

Real Estate Taxes: 22-34-205-005-0000 12905 Nordic Lane \$1266.25
22-34-204-013-0000 13820 Kit Lane \$1204.95
22-34-204-009-0000 13860 Kit Lane \$2055.88
22-34-106-035-0000 13090 Silver Fox \$1168.56

Investment Amount: 12905 Nordic Lane 20,113 SF \$130,000.00
13820 Kit Lane 23,673 SF \$145,000.00
13860 Kit Lane 37,730 SF \$125,000.00
13090 Silver Fox Drive 21,824 SF \$135,000.00

Total Acres and Price 1.51 acres \$535,000.00

LOCATION

Address: 12905 Nordic Lane
13820 Kit Lane
13860 Kit Lane

Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

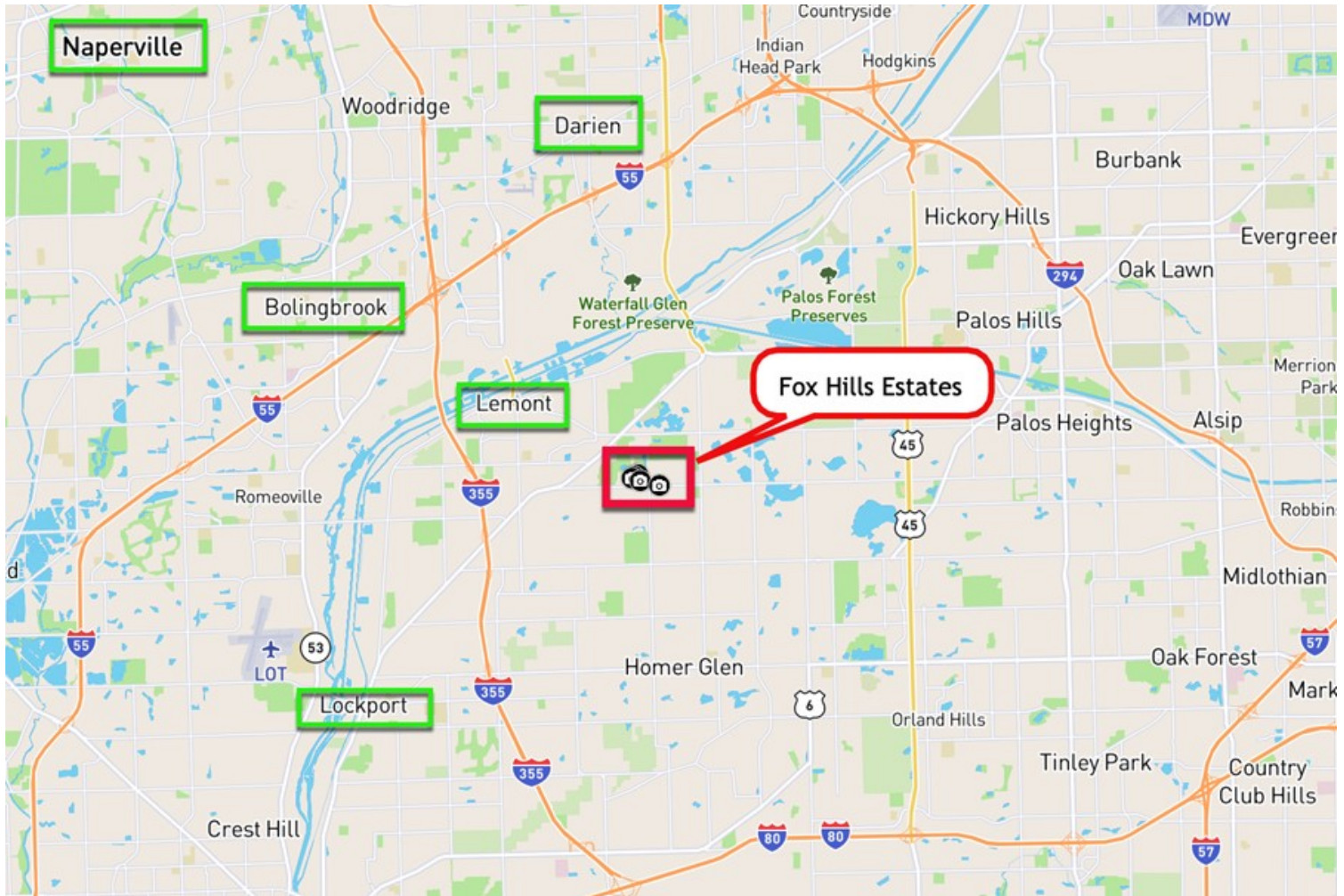
13090 Silver Fox Drive
Lemont, IL 60439
Cook

County:



Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

ROADWAYS MAP FOX HILL ESTATES



AREA MAP FOX HILL ESTATES LEMONT TOWNSHIP, COOK COUNTY, IL



FOX HILL ESTATES 13820 KIT LANE PROPERTY TAX DISTRICTS

TOTAL AMOUNT BILLED

\$ 561.23

2019 Second Installment Property Tax Bill

Property Index Number (PIN) 22-34-204-013-0000	Volume 062	Code 19002	Tax Year 2019	Payable In 2020	Township LEMONT	Classification 1-00
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Please click this [LINK](#) for Payment Status.

LATE INTEREST IS 1.5% PER
MONTH, BY STATE LAW

TAXING DISTRICT BREAKDOWN

Taxing District	2019 Tax	2019 Rate	2019 %	Pension	2018 Tax
MISCELLANEOUS TAXES					
South Cook Mosquito Abatement Harvey	2.98	0.018	0.24%		2.81
Metro Water Reclamation Dist of Chicago	64.38	0.389	5.26%	7.11	65.43
Lemont Fire Protection District	142.34	0.860	11.63%	22.50	140.27
Lemont Public Library District	31.28	0.189	2.56%	1.82	30.57
Lemont Park District	82.59	0.499	6.75%	6.28	81.12
Miscellaneous Taxes Total	323.57	1.955	26.44%		320.20
SCHOOL TAXES					
Joliet Junior College District 525	48.83	0.295	3.99%		49.24
Lemont High School District 210	344.92	2.084	28.18%	8.27	337.21
Lemont-Bromberek Comb. SD 113A	377.20	2.279	30.82%	10.92	368.77
School Taxes Total	770.95	4.658	62.99%		755.22
MUNICIPALITY/TOWNSHIP TAXES					
Road & Bridge Lemont	21.19	0.128	1.73%		20.49
General Assistance Lemont	0.99	0.006	0.08%		0.99
Town of Lemont	17.38	0.105	1.42%		17.35
Municipality/Township Taxes Total	39.56	0.239	3.23%		38.83
COOK COUNTY TAXES					
Cook County Forest Preserve District	9.77	0.059	0.80%	0.33	9.91
Consolidated Elections	4.97	0.030	0.41%		0.00
County of Cook	45.50	0.275	3.71%	16.71	52.70
Cook County Public Safety	22.18	0.134	1.81%		20.32
Cook County Health Facilities	7.45	0.045	0.61%		7.77
Cook County Taxes Total	89.87	0.543	7.34%		90.70
(Do not pay these totals)	1,223.95	7.395	100.00%		1,204.95

TAX CALCULATOR

2019 First Installment	662.72
2019 Second Installment	+ 561.23
Total 2019 Tax (Payable In 2020)	= 1,223.95


PROPERTY LOCATION

13820 KIT LN
LEMONT IL 60439 8758

FOX HILL ESTATES 13820 KIT LANE LEMONT, IL. PROPERTY DETAILS

Property Details

[< Search Again](#)



PIN & Address		Tax Details	
PIN	22-34-204-013-0000	PROPERTY CLASSIFICATION	100
ADDRESS	13820 KIT LN	SQUARE FOOTAGE (LAND)	22,707
CITY	LEMONT	NEIGHBORHOOD	60
TOWNSHIP	Lemont	TAXCODE	19002
		NEXT SCHEDULED REASSESSMENT	2023

FOX HILL ESTATES 13820 KIT LANE, LEMONT, IL LOT DIMENSIONS



13090 SILVER FOX DR PROPERTY DETAIL FOX HILL ESTATES LEMONT TOWNSHIP, COOK COUNTY

Property Details



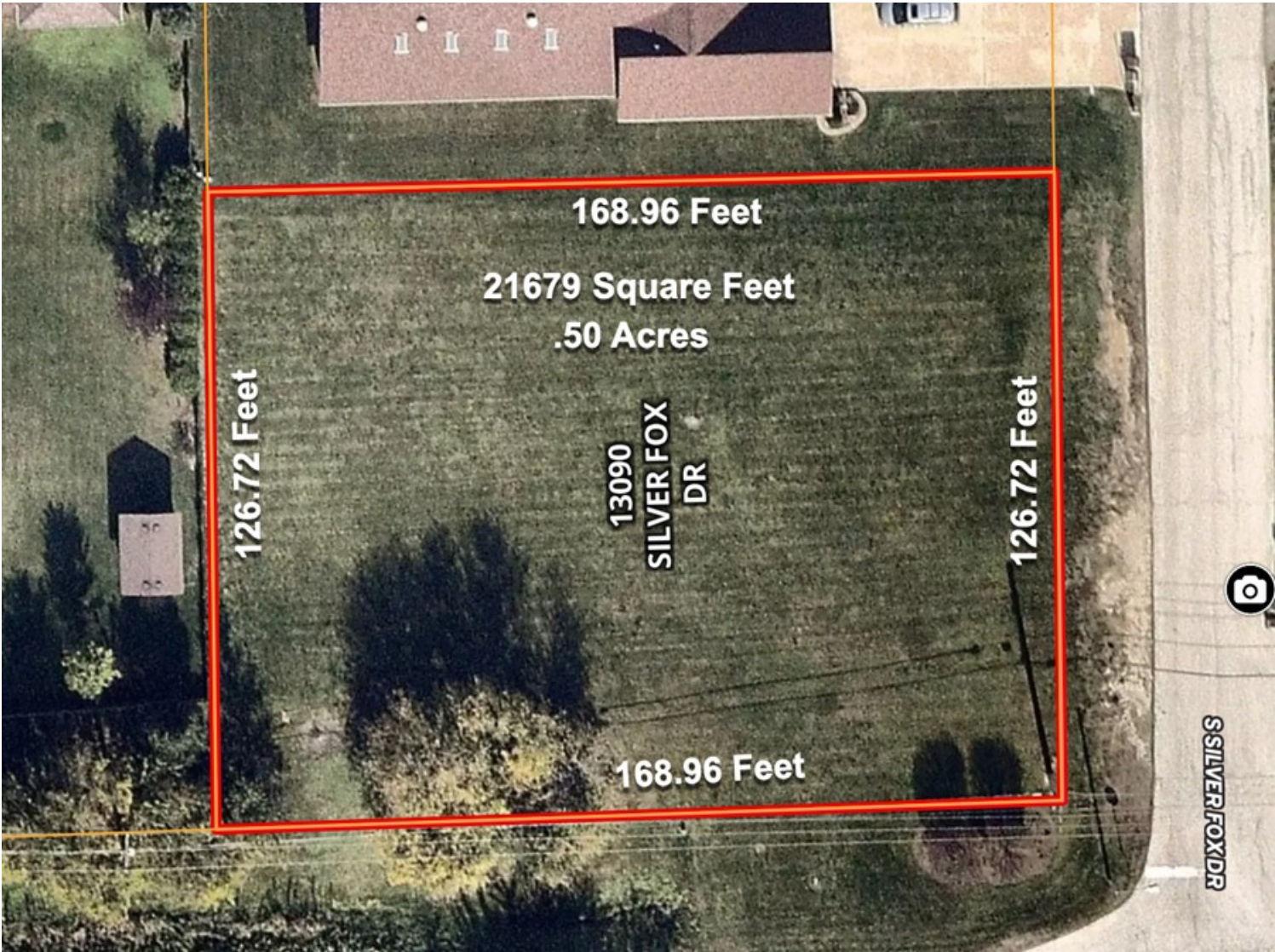
PIN & Address

PIN	22-35-106-015-0000
ADDRESS	13090 SILVER FOX DR
CITY	LEMONT
TOWNSHIP	Lemont

Tax Details

PROPERTY CLASSIFICATION	100
SQUARE FOOTAGE (LAND)	21,679
NEIGHBORHOOD	60
TAXCODE	19002
NEXT SCHEDULED REASSESSMENT	2020

13090 SILVER FOX DRIVE LOT DIMENSIONS FOX HILL ESTATES LEMONT TOWNSHIP, COOK COUNTY



12905 NORDIC LANE PROPERTY TAX BILL FOX HILL ESTATES LEMONT TOWNSHIP, COOK COUNTY

TOTAL PAYMENT DUE		2019 Second Installment Property Tax Bill - Cook County Electronic Bill						
\$0.00		Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
By 11/01/2020		22-34-205-005-0000	062	19002	2019	(2020)	LEMONT	1-00
PAYMENT SCHEDULE		11/02/2020 - 12/01/2020	12/02/2020 - 01/01/2021		01/02/2021 - 02/01/2021			
		\$0.00	\$0.00		\$0.00			
TAXING DISTRICT BREAKDOWN								
Taxing Districts		2019 Tax	2019 Rate	2019 %	Pension	2018 Tax		
MISCELLANEOUS TAXES								
South Cook Mosquito Abatement Harvey		3.08	0.018	0.24%		2.91		
Metro Water Reclamation Dist of Chicago		66.61	0.389	5.26%	7.36	67.69		
Lemont Fire Protection District		147.26	0.860	11.63%	23.28	145.12		
Lemont Public Library District		32.36	0.189	2.56%	1.88	31.62		
Lemont Park District		85.44	0.499	6.75%	6.50	83.93		
Miscellaneous Taxes Total		334.75	1.955	26.44%		331.27		
SCHOOL TAXES								
Joliet Junior College District 525		50.51	0.295	3.99%		50.94		
Lemont High School District 210		356.84	2.084	28.18%	8.56	348.87		
Lemont-Bromberek Comb. SD 113A		390.23	2.279	30.82%	11.30	381.52		
School Taxes Total		797.58	4.658	62.99%		781.33		
MUNICIPALITY/TOWNSHIP TAXES								
Road & Bridge Lemont		21.92	0.128	1.73%		21.20		
General Assistance Lemont		1.03	0.006	0.08%		1.03		
Town of Lemont		17.98	0.105	1.42%		17.95		
Municipality/Township Taxes Total		40.93	0.239	3.23%		40.18		
COOK COUNTY TAXES								
Cook County Forest Preserve District		10.10	0.059	0.80%	0.34	10.26		
Consolidated Elections		5.14	0.030	0.41%		0.00		
County of Cook		47.10	0.275	3.71%	17.29	54.50		
Cook County Public Safety		22.94	0.134	1.81%		21.02		
Cook County Health Facilities		7.71	0.045	0.61%		8.03		
Cook County Taxes Total		92.99	0.543	7.34%		93.81		
(Do not pay these totals)		1,266.25	7.395	100.00%		1,246.59		
TAX CALCULATOR				IMPORTANT MESSAGES				
2018 Assessed Value		5,872	2019 Total Tax Before Exemptions		1,266.25			
			Homeowner's Exemption		.00			
			Senior Citizen Exemption		.00			
2019 Assessed Value		5,872	Senior Freeze Exemption		.00			
2019 State Equalizer		X 2.9160						
2019 Equalized Assessed Value (EAV)			2019 Total Tax After Exemptions		1,266.25			
		17,123						
2019 Local Tax Rate		X 7.395%	First Installment		685.62			
2019 Total Tax Before Exemptions			Second Installment +		580.63			
		1,266.25	Total 2019 Tax (Payable in 2020)		1,266.25			
PROPERTY LOCATION				MAILING ADDRESS				
12905 NORDIC LN LEMONT IL 60439 8775				OAKCREEK DEV 15308 S SULKY DR LOCKPORT IL 604917990				

*** Please see 2019 Second Installment Payment Coupon next page ***

12905 NORDIC LANE PROPERTY DETAILS FOX HILL ESTATES LEMONT TOWNSHIP, COOK COUNTY

Property Details

[< Search Again](#)



PIN & Address

PIN	22-34-205-005-0000
ADDRESS	12905 NORDIC LN
CITY	LEMONT
TOWNSHIP	Lemont

Tax Details

PROPERTY CLASSIFICATION	100
SQUARE FOOTAGE (LAND)	23,491
NEIGHBORHOOD	60
TAXCODE	19002
NEXT SCHEDULED REASSESSMENT	2020

13860 KIT LANE PROPERTY TAX BILL FOX HILL ESTATES LEMONT TOWNSHIP, COOK COUNTY

TOTAL PAYMENT DUE		2019 Second Installment Property Tax Bill - Cook County Electronic Bill						
By 11/01/2020	\$0.00	Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
		22-34-204-009-0000	062	19002	2019	(2020)	LEMONT	1-00
PAYMENT SCHEDULE	11/02/2020 - 12/01/2020	12/02/2020 - 01/01/2021	01/02/2021 - 02/01/2021					
	\$0.00	\$0.00	\$0.00					
TAXING DISTRICT BREAKDOWN								
Taxing Districts	2019 Tax	2019 Rate	2019 %	Pension	2018 Tax			
MISCELLANEOUS TAXES								
South Cook Mosquito Abatement Harvey	5.00	0.018	0.24%		4.72			
Metro Water Reclamation Dist of Chicago	108.15	0.389	5.26%	11.95	109.90			
Lemont Fire Protection District	239.09	0.860	11.63%	37.80	235.62			
Lemont Public Library District	52.54	0.189	2.56%	3.05	51.34			
Lemont Park District	138.73	0.499	6.75%	10.56	136.27			
Miscellaneous Taxes Total	543.51	1.955	26.44%		537.85			
SCHOOL TAXES								
Joliet Junior College District 525	82.01	0.295	3.99%		82.70			
Lemont High School District 210	579.37	2.084	28.18%	13.90	566.44			
Lemont-Bromberek Comb. SD 113A	633.58	2.279	30.82%	18.34	619.45			
School Taxes Total	1,294.96	4.658	62.99%		1,268.59			
MUNICIPALITY/TOWNSHIP TAXES								
Road & Bridge Lemont	35.59	0.128	1.73%		34.41			
General Assistance Lemont	1.67	0.006	0.08%		1.67			
Town of Lemont	29.19	0.105	1.42%		29.14			
Municipality/Township Taxes Total	66.45	0.239	3.23%		65.22			
COOK COUNTY TAXES								
Cook County Forest Preserve District	16.40	0.059	0.80%	0.55	16.65			
Consolidated Elections	8.34	0.030	0.41%		0.00			
County of Cook	76.46	0.275	3.71%	28.07	88.54			
Cook County Public Safety	37.25	0.134	1.81%		34.14			
Cook County Health Facilities	12.51	0.045	0.61%		13.04			
Cook County Taxes Total	150.96	0.543	7.34%		152.37			
(Do not pay these totals)	2,055.88	7.395	100.00%		2,024.03			
TAX CALCULATOR		IMPORTANT MESSAGES						
2018 Assessed Value	9,534							
2019 Total Tax Before Exemptions								
2,055.88								
Homeowner's Exemption								
.00								
Senior Citizen Exemption								
.00								
Senior Freeze Exemption								
.00								
2019 Assessed Value	9,534							
2019 State Equalizer	X 2.9160							
2019 Equalized Assessed Value (EAV)								
27,801								
2019 Total Tax After Exemptions								
2,055.88								
2019 Local Tax Rate	X 7.395%							
2019 Total Tax Before Exemptions								
2,055.88								
First Installment								
1,113.22								
Second Installment +								
942.66								
Total 2019 Tax (Payable in 2020)								
2,055.88								
PROPERTY LOCATION		MAILING ADDRESS						
13860 KIT LN LEMONT IL 60439 8758		OAKCREEK DEVELOPMENT 15308 S SULKY DR LOCKPORT IL 604917990						

*** Please see 2019 Second Installment Payment Coupon next page ***

13860 KIT LANE PROPERTY DETAIL FOX HILL ESTATES LEMONT TOWNSHIP, COOK COUNTY

Property Details



PIN & Address

PIN	22-34-204-009-0000
ADDRESS	13860 KIT LN
CITY	LEMONT
TOWNSHIP	Lemont

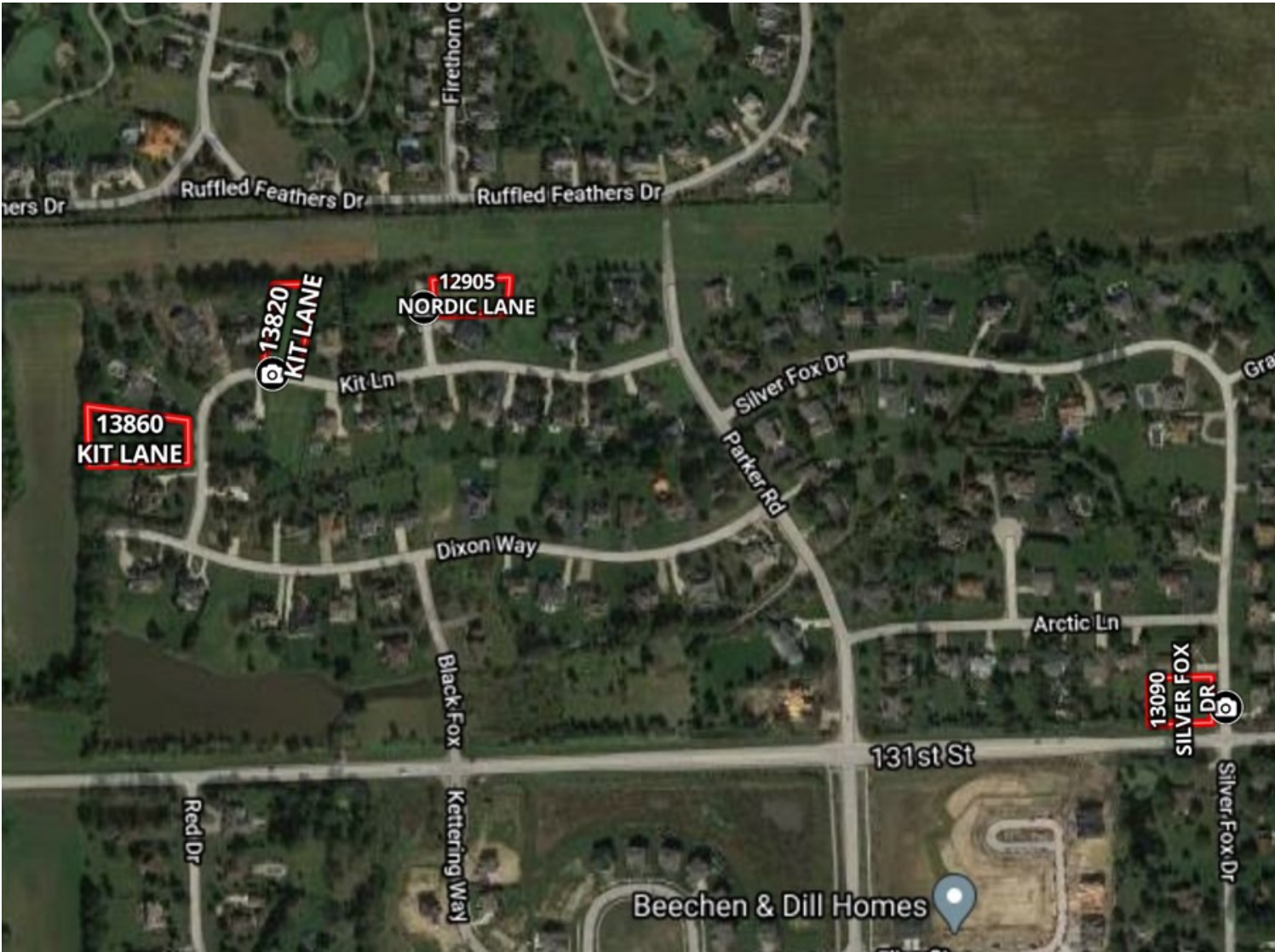
Tax Details

PROPERTY CLASSIFICATION	100
SQUARE FOOTAGE (LAND)	38,136
NEIGHBORHOOD	60
TAXCODE	19002
NEXT SCHEDULED REASSESSMENT	2020

12905 NORDIC LANE LOT DIMENSIONS FOX HILL ESTATES LEMONT TOWNSHIP, COOK COUNTY



AERIAL MAP FOX HILLS ESTATES LEMONT TOWNSHIP, COOK COUNTY, IL



13860 KIT LANE LOT DIMENSIONS FOX HILL ESTATES LEMONT TOWNSHIP, COOK COUNTY



MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

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