

LEGISTAR: 160273
DISTRICT #: ALL

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) _____ Waiver of First Requested
_____ Recommendations of Boards, Commissions & Committees (Green)
_____ Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES
FROM: Scott Niehaus, Village Manager
DATE : July 5, 2016 (BOT) Date: July 21, 2016
SUBJECT: Sale of Real Property – 581 W. Madison Street
SUBMITTED BY: Carl S. Goldsmith, Director of Public Works *g*

BACKGROUND/POLICY IMPLICATIONS:

The Village of Lombard has determined that the subject property is surplus and has negotiated the sale of the property pursuant to State Statute. The disposal of the property requires that the Village Board of Trustees adopt A RESOLUTION APPROVING A CONTRACT FOR THE SALE OF SURPLUS REAL ESTATE (581 W. Madison Street). This resolution must be approved by a supermajority vote of the Village Board. The items are required to be approved separately.

The proceeds of the sale will be placed in the Construction Fund.

Fiscal Impact/Funding Source:

Review (as necessary):
Village Attorney _____ Date _____
Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



July 5, 2016

TO: Village President and Board of Trustees
THROUGH: Scott Niehaus, Village Manager
FROM: Carl Goldsmith, Director of Public Works *gj*
SUBJECT: Sale of Real Property – 581 W. Madison Street

The Village of Lombard purchased the parcel, which is 139.92' x 70' (.45 acres) in April 2016. The property was acquired for the purpose of acquiring right-of-way necessary for the construction of the IL Rt. 53 and Madison Street Intersection Improvement Project. The Village acquired the property for \$240,000.

The Village has completed the conveyance of the necessary portion of the ROW and has determined that the Village has no further need for the property. As such, the Village conducted an appraisal through Associated Property Counselors, Ltd. dated May 19, 2016. The appraised value of the property was determined to be \$240,000. The Village Board had previously discussed the sale and directed staff to proceed with the sale in accordance with applicable State Statutes, which would require the Village to sell the property for no less than 80% of the fair market value (\$192,000). The Village Manager and the buyer executed a Letter of Intent to sell the property for the \$210,000. The Village Board took action at the June 16, 2016 meeting to approve the necessary resolutions to sell the property.

Since the Village Board's approval, the Village Attorney has been notified that the buyer's lending institution appraised the property at \$202,000. As such, the bank will not issue a loan that exceeds the value of the appraisal. Staff has discussed the various options related to the property and believes the most prudent step is to reduce the sale price from \$210,000 to \$202,000 and proceed with the sale. Other options included marketing the property through a broker or an auction process. In both cases, the Village would incur fees that may exceed the amount of the reduction in sale price. Additionally, the options would require the Village to take steps to evict the tenant from the home, which could be time consuming and costly. An updated evaluation of the fiscal impact of the transaction is provided below.

Village Property Purchase Estimate

Description	Cost
Property Acquisition	(\$240,000.00)
Saved ROW Cost	\$ 14,100.00
Saved STP Funding Estimate	\$ 105,000.00
Saved Project Letting Estimate	\$ 115,900.00
Saved Legal Fees (per transaction)	\$ 50,000.00
Village Incurred Costs Estimate	\$ (30,000.00)
Village Sale	\$ 202,000.00
Net Village Balance Estimate	\$217,000.00

The Village Attorney has prepared the attached revised resolution relative to the sale of the subject property. Pursuant to State Statutes, the Village Board of Trustees must approve the sale under separate action and the votes require a two-thirds (2/3) vote of the Corporate Authorities. The Village President is required to vote on these matters as a super-majority is required.

Staff recommends that the Village President and Board of Trustees adopt A RESOLUTION APPROVING A CONTRACT FOR THE SALE OF SURPLUS REAL ESTATE (581 W. Madison Street).

The proceeds for the sale will be placed in the Construction Fund. Should you have any question, please feel free to contact me.

H:\PWD\Director\Legal Matters\Surplus Property\581 W Madison\Memo to VBoT - Sale of Real Property 581 W Madison 7 21 16.docx

RESOLUTION NO. _____

**A RESOLUTION
APPROVING AN ADDENDUM TO A CONTRACT FOR
THE SALE OF SURPLUS REAL ESTATE
(581 West Madison Street)**

WHEREAS, on June 16, 2016, the Village previously adopted Resolution 48-16 approving a contract (the "Contract") for the sale of the real property commonly known as 581 W. Madison Street, Lombard, IL 60148 (the "Subject Property") to Richard Brackmann and Margaret Brackmann (the "Buyers"); and

WHEREAS, Buyers have requested that the Village execute the addendum to the Contract, a copy of which is attached hereto as Exhibit A and made a part hereof, that reduces the purchase price to \$202,000.00 (the "Addendum"); and

WHEREAS, the President and Board of Trustees have determined that the Subject Property is surplus property; and

WHEREAS, pursuant to 65 ILCS 5/11-76-4.1, the Village has had the Subject Property appraised by a State-certified real estate appraiser, a copy of the written certified appraisal performed by Dale J. Kleszynski, dated May 19, 2016, being on file with the Village Clerk's office, and subject to public inspection, and incorporated herein by reference (the "Appraisal"); and

WHEREAS, said Appraisal has determined that the value of the Subject Property is \$240,000.00; and

WHEREAS, in accordance with 65 ILCS 5/11-76-4.1, the President and Board of Trustees have determined that the purchase price for the Sale of the Subject Property should not be less than \$192,000.00, which is eighty percent (80%) of the appraised

value of the Subject Property; and

WHEREAS, it is in the best interests of the Village to approve the Addendum and complete the sale of the Subject Property to Buyers for \$202,000.00;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, as follows:

SECTION 1: That the sale of the Subject Property to Buyers for \$202,000.00, pursuant to the terms and conditions of the Contract, as amended by the Addendum, is hereby approved.

SECTION 2: That Village Staff is hereby directed to prepare the necessary documents to transfer title to the Subject Property to Buyers, pursuant to the terms and conditions of the Contract, as amended by the Addendum.

SECTION 3: That the Village President, Village Clerk, Village Manager and/or Village Finance Director are hereby authorized and directed to execute any and all necessary documents to complete the transaction contemplated by Section 2 above.

ADOPTED this 21st day of July, 2016, pursuant to a two-thirds (2/3rds) roll call vote of the Corporate Authorities, as required by 65 ILCS 5/11-76-4.1, as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 21st day of July, 2016.

Keith T. Giagnorio
Village President

ATTEST:

Sharon Kuderna
Village Clerk

Exhibit A
Addendum
(attached)

Uniform Residential Appraisal Report

2100273113
2100173113
File # 160672

The purpose of this summary appraisal report is to provide the lender/buyer with an accurate and adequately supported opinion of the market value of the subject property.

Property Address: 581 W Madison St, City: Lombard, State: IL, Zip Code: 60148
 Borrower: Richard W Brackmann, Owner of Public Record: Village of Lombard, County: Du Page
 Legal Description: Lot 35 in Surges Farm Estates
 Assessor's Parcel #: 06 18 100 001, Tax Year: 2014, RE Taxes \$: 4 883
 Neighborhood Name: Lombard, Map Reference: 16974, Census Tract: B442 01

Occupant: Owner Tenant Vacant, Special Assessments \$: 0, PUO, HOA \$: 0, per year per month
 Property Rights Appraised: Fee Simple Leasehold Other (describe)
 Assignment Type: Purchase Transaction Refinance Transaction Other (describe)
 Lender/Cliet: BMO Harris Bank, NA, Address: 1200 E Warrenville Rd, N 3 Av/B, Naperville, IL 60563

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and dates:
 MLS & Assessor: This is a private sale between the Village of Lombard to Richard W Brackmann. The Village of Lombard acquired the property out of foreclosure. Refer to attached addendum.

I did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 RCO sale: Multi-Board Residential Real Estate Contract 6.1. Personal property is not included in the final assessment of value. Streetbank's provided a fully executed contract.
 Contract Price \$ 210,000, Date of Contract: 05/10/2016, Is the property seller the owner of public record? Yes No, Date: _____, Source(s) MLS, Assessor
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid: _____

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit 95 %
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit 0 %
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	24	Low 10	Multi-Family 0 %
Neighborhood Boundaries				400	High 90	Commercial 5 %
North: St Charles Road	South: Roosevelt Road			230	Med 60	Other 0 %
East: Main Street	West: Route 53					

Neighborhood Description: The subject is located in suburban Lombard. The area is near shopping, schools, transportation, employment opportunities and recreational facilities. No adverse external conditions were observed that would affect value or marketability.

Market Conditions (including support for the above conclusions): The market conditions are stable with a 3-6 month marketing time for the properties that are properly priced and marketed. Financing is available from conventional as well as governmental sources. Property values are stable to rising with a balanced supply/demand conditions.

Dimensions: 102 x 200 (per MLS & Assessor), Area: 20400 sq ft, Shape: Rectangular, View: B, Res.
 Specific Zoning Classification: R-3 (DuPage County), Zoning Description: Single Family Residential
 Zoning Compliance: Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No, If No, describe: _____

Utilities: Public Other (describe): _____, Public Other (describe): _____, Off-site Improvements Type: Public Private
 Electricity: Water: Well Street Alley
 Gas: Sanitary Sewer: Septic Street Alley None
 FEMA Special Flood Hazard Area: Yes No, FEMA Flood Zone: X, FEMA Map #: 17043C060411, FEMA Map Date: 12/16/2004

Are the utilities and off-site improvements typical for the market area? Yes No, If No, describe: _____
 Are there any adverse site conditions or external factors (basements, encroachments, environmental conditions, land uses, etc.)? Yes No, If Yes, describe: _____

No apparent adverse encroachment, encroachments were observed that would affect value or marketability. Well and septic systems were operating at the time of inspection. Although typical of the area public sewer and water is available. No well and septic conforms to village codes and placed at a proper distance from the house and enough distance between the well and septic systems. Public utility connection not available.

General Description	Foundation	Exterior Description materials/condition	Interior materials/condition
Units: <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit # of Stories: 1 Type: <input checked="" type="checkbox"/> Det <input type="checkbox"/> Att <input type="checkbox"/> S-Det/End Unit <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const. Design (Style): Ranch Year Built: 1958 Effective Age (Yrs): 20	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space <input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement Basement Area: 1,407 sq ft Basement Finish: 98 % <input type="checkbox"/> Outside Entry/Exit <input checked="" type="checkbox"/> Sump Pump Evidence of: <input type="checkbox"/> Infestation <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Foundation Walls: Concrete/Avg Exterior Walls: Brick/Avg Roof Surface: Composition/Avg Gutters & Downspouts: Aluminum/Avg Window Type: Double Hung/Avg Storm Sash/Insulated: Yes Screens: Yes	Floors: Hrdwd/crpt./tile/Avg Walls: Drywall/Avg Trim/Finish: Wood/Avg Bath Floor: Ceramic/Avg Bath Vanity: Ceramic/Avg Car Storage: <input checked="" type="checkbox"/> None <input type="checkbox"/> Driveway # of Cars: 0
Attic: <input checked="" type="checkbox"/> None <input type="checkbox"/> Drop Star <input type="checkbox"/> Stairs <input type="checkbox"/> Floor <input type="checkbox"/> Soutie <input type="checkbox"/> Finished <input type="checkbox"/> Heated	Heating: <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant <input type="checkbox"/> Other Fuel Gas Cooling: <input checked="" type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Individual <input type="checkbox"/> Other	Amenities: <input checked="" type="checkbox"/> Wood Stove(s) # 1 Fireplace(s) # 0 <input checked="" type="checkbox"/> Fence Chain Link <input checked="" type="checkbox"/> Patio/Deck <input type="checkbox"/> Porch None <input type="checkbox"/> Pool None <input type="checkbox"/> Other None	Driveway Surface: Asphalt Garage # of Cars: 0 Carport # of Cars: 0 Att. <input type="checkbox"/> Det <input type="checkbox"/> Built-in

Appliances: Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe): _____
 Finished area above grade contains: 6 Rooms, 3 Bedrooms, 1.0 Bath(s), 1,407 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.):
 100 Amp Electric, 40 Gallon water heater

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.):
 C3 Kitchen remodeled six to ten years ago. Bathrooms remodeled six to ten years ago. The subject is in a condition that does not need repairs and is safe, sanitary and secure. At the time of inspection the utilities were on and operating. Refer to photos.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No, If Yes, describe: _____
 The subject is in a condition consistent with the condition rating above. No adverse conditions were observed that would affect value or marketability.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No, If No, describe: _____

Uniform Residential Appraisal Report

2500.1313

2500.1311
File # 1606

There are **38** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 143,000 to \$ 810,000
 There are **121** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 21,000 to \$ 408,000

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	5811 W. Madison St Lombard, IL 60148	554 W Harrison Rd Lombard, IL 60148	533 W L. Joywood Rd Lombard, IL 60148	427 S Finley Rd Lombard, IL 60148
Proximity to Subject		0.17 miles SL	0.65 miles S	0.35 miles NL
Sale Price	\$ 210,000	\$ 187,000	\$ 265,000	\$ 140,000
Sale Price/Gross Liv. Area	\$ 149.25 /sq ft	\$ 199.79 /sq ft	\$ 168.01 /sq ft	\$ 106.06 /sq ft
Data Source(s)	MLS 0915613Q DOM 22	MLS 09066805 DOM 64	MLS 09232118 DOM 5	
Verification Source(s)	Exterior Observation/ Assessor	Exterior Observation/ Assessor	Exterior Observation/ Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	ADJUSTMENT	ADJUSTMENT	ADJUSTMENT
Sale or Financing Concessions	Arml th	Arml th	Arml th	
Date of Sale/Time	Conv D	Conv D	Conv D	
Location	08/16 c03/16	02/16 c12/15	06/16 c05/16	
Leashold/Free Sample	B Res.	B Res.	B Res.	+5,000
View	Free Sample	Free Sample	Free Sample	
Design (Style)	20400 sf	14165 sf	20260 sf	0
Quality of Construction	B Res.	B Res.	B Res.	
Actual Age	D T1 Ranch	D T1 Ranch	D T1 Ranch	
Condition	Q4	Q4	Q4	
Above Grade	58	60	56	0
Room Count	C3	C3	C2	-5,000
Gross Living Area	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Basement & Finished	6 3 1 0	6 3 1 0	5 3 2 0	-4,000
Rooms Below Grade	1,407 sq ft	936 sq ft	1,568 sq ft	-4,830
Functional Utility	1407 sq ft	936 sq ft	1320 sq ft	0
Heating/Cooling	1109 sq ft	1109 sq ft	1109 sq ft	-10,000
Energy Efficient Items	Average	Average	Average	
Garage/Carport	GF A/Central	GF A/Central	GF A/Central	
Porch/Patio/Deck	Insulation	Insulation	Insulation	
Fence	None	None	2gs2dw	-4,000
Utilities	None	None	1gs1dw	-2,000
Well & Septic	Deck/Patio	Deck/Patio	Deck	0
Net Adjustment (Total)	None	None	None	
Adjusted Sale Price	Fence	Fence	Fence	+4,000
Indicated Value	Well & Septic	Well & Septic	Well & Septic	-10,000
	Net Adj	Net Adj	Net Adj	
	8.1 %	0.8 %	5.7 %	
	Gross Adj	Gross Adj	Gross Adj	
	23.1 %	17.3 %	28.0 %	
	\$ 202,195	\$ 267,170	\$ 148,000	

I did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal

Data source(s) MLS/Assessor's Records

My research did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale

Data source(s) MLS/Assessor's Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3)

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	03/16/2016			
Price of Prior Sale/Transfer	\$24,000			
Data Source(s)	MLS/Assessor's Records	MLS/Assessor's Records	MLS/Assessor's Records	MLS/Assessor's Records
Effective Date of Data Source(s)	06/27/2016	06/27/2016	06/27/2016	06/27/2016

Analysis of prior sale or transfer history of the subject property and comparable sales
 See attached addenda

Summary of Sales Comparison Approach
 See attached addenda

Indicated Value by Sales Comparison Approach \$ 202,000

Indicated Value by: Sales Comparison Approach \$ 202,000 Cost Approach (if developed) \$ 210,088 Income Approach (if developed) \$ 0

The most weight was given to the sales comparison approach because it most clearly reflects the attitudes of informed area buyers and sellers. The cost approach was used to confirm the sales approach. The income approach was not considered because of the lack of reliable rental data.

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed. subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 202,000 as of 06/27/2016, which is the date of inspection and the effective date of this appraisal.

2500273113

Uniform Residential Appraisal Report

2500273113
File # 160622

Appraisal Fee: \$ 350.00 This Report was prepared as an Appraisal Report
 Prior Services: Have not performed any valuation services or other services of any kind on the subject in the last 3 years
 Exposure Time is between 3 & 6 months
 Predominate Value: Predominate value in this report is the median of the range of prices of improvements in the area. 50% of the sales will either be higher or lower than the median price and does not indicate and overbuild or under build. The value of the subject is based on improvements that have sold and are similar to the subject. The prices of these sales are then adjusted and a value is reconciled. Predominate value on page 1 of this report is significant to show that the subject's estimated value falls within this range.

Criteria for selecting Sales and Listing Comparables:
 1) Physical Characteristics Characteristics of the subject (not necessarily in order): 1) Style, 2) Total above grade rooms, 3) Square footage of living area, 4) Age, 5) Bedroom count, 6) Bathroom count, 7) Condition of the interior and exterior, 8) Upgrade and remodeling and when completed, 9) Site size, 10) Essential improvements and when completed and 11) Garage count and size.
 2) Location 1) Location that has the above physical match to the subject and in the same subdivision or immediate area (defined as being within a half mile radius and not crossing major boundaries). The area may be expanded when there are a scarcity of sales that match the subject and the area may include crossing major boundaries and up to 1 mile radius of the subject. However, in determining an appropriate choice of sales the expanded area must be comparable and competitive to the subject's area. Major boundaries include but not limited to railroad tracks, bridges, rivers, lakes, commercial and industrial areas. However, main streets that are busier than the interior streets are not considered a major boundary when the neighborhoods and housing stock is the same or similar in that they are comparable, compatible and competitive.
 3) Site Size A site's value is based location of the site within the immediate area. In addition to size, the shape of the site is important as is the compatibility of sizes in an area. A larger site with a shape that hinders full use because of zoning restriction for boundary set backs may be less desirable than a rectangular site that enjoys full use. In addition the extra land may mean more maintenance and higher real estate taxes and may affect. An mathematical percentage limit that requires an adjustment may not be appropriate. Also a larger site that can not be divided may not warrant an adjustment.
 4) Adjustments to GLA Adjustments for GLA are necessary because of the following: The market buyers when deciding on a purchase of real estate considered the same basic question as with any purchase: 1) Price: Can I afford the real estate? and 2) Value: Will the purchase of this particular real estate satisfy their list of priorities. (Priorities vary from person to person) A buyer's priorities adjust for factors such as size, location, condition, age and aesthetics and balance price and value in determining to purchase real estate. The adjustments of all of the factors mentioned are translated to a square foot adjustment for the total improvement, above and below grade. In addition what may have constituted a residential amenity will only be essential when the price is considered to high and not worth the perceived desirability. Typically each price point has participants that have to consider income restraints that hamper the meeting of the personal desires. In adjusting a comparable an appraiser can only estimate what a dollar amount each price range would be calculating. An appraiser can not predict what each buyer will do but only as a market. In the final analyses the buyer factors in wants and needs to impact on the offer and accepted revisions. Thus residential properties when adjusted takes into consideration what the income range of a typical market buyer and what is their considered adjustments dollar amounts.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)
 The subject is in an area that is built up to a point that no vacant sales were available to analyses. The value of the subject is then estimated by using the extraction method which is a residual method of deducting the total improvement value from the total value and what remains is the land value.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	\$5	50,000
Source of cost data: Area builders and developers	Dwelling 1,407	Sq. Ft. @ \$ 135.00	\$5 189,945
Quality rating from cost service: N/A	1,407	Sq. Ft. @ \$ 25.00	\$5 35,175
Effective date of cost data: 06/27/2016	Patio/Fence		\$5 7,500
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage/Carport 0	Sq. Ft. @ \$	\$5
Refer to sketch for area calculations.	Total Estimate of Cost-New		\$5 232,620
	Less: Physical	Functional	External
	Depreciation 77,532		\$5 (77,532)
	Depreciated Cost of Improvements		\$5 155,088
	As-is Value of Site Improvements		\$5 5,000
Estimated Remaining Economic Life (HUD and VA only): 40 Years	Indicated Value by Cost Approach		\$5 210,088

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM)
 The income approach was not considered because of lack of sufficient and reliable income data.

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
 Legal Name of Project _____
 Total number of phases _____ Total number of units _____ Total number of units sold _____
 Total number of units rented _____ Total number of units for sale _____ Data source(s) _____
 Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion _____
 Does the project contain any multi-dwelling units? Yes No Data source(s) _____
 Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion _____
 Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options _____
 Describe common elements and recreational facilities _____

Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following: definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property; (2) inspect the neighborhood; (3) inspect each of the comparable sales from at least the street; (4) research, verify, and analyze data from reliable public and/or private sources; and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question unless specific arrangements to do so have been made beforehand or as otherwise required by law.
- The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property
11. I have knowledge and experience in appraising this type of property in this market area
12. I am aware of and have access to the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application)
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report, therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

21 The lender/client may disclose or distribute this appraisal report to the borrower another lender at the request of the borrower the mortgagee or its successors and assigns mortgage insurers government sponsored enterprises other secondary market participants data collection or reporting services professional appraisal organizations any department agency or instrumentality of the United States and any state the District of Columbia or other jurisdictions without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to the public through advertising public relations news sales or other media)

22 I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations Further I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me

23 The borrower another lender at the request of the borrower the mortgagee or its successors and assigns mortgage insurers government sponsored enterprises and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties

24 If this appraisal report was transmitted as an "electronic record" containing my "electronic signature" as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings) or a facsimile transmission of this appraisal report containing a copy or representation of my signature the appraisal report shall be as effective enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature

25 Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including but not limited to fine or imprisonment or both under the provisions of Title 18 United States Code Section 1001 et seq or similar state laws

SUPERVISORY APPRAISER'S CERTIFICATION The Supervisory Appraiser certifies and agrees that

1 I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification

2 I accept full responsibility for the contents of this appraisal report including but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification

3 The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law

4 This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared

5 If this appraisal report was transmitted as an "electronic record" containing my "electronic signature" as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings) or a facsimile transmission of this appraisal report containing a copy or representation of my signature the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature

APPRAISER

Signature 
Name William Romanello
Company Name A B R Appraisals
Company Address P O Box 146
Lombard IL 60148
Telephone Number 630-620-1685
Email Address abrapp17@gmail.com
Date of Signature and Report 06/27/2016
Effective Date of Appraisal 06/27/2016
State Certification # 556 001359
or State License # _____
or Other (describe) _____ State # _____
State IL
Expiration Date of Certification or License 09/30/2017

ADDRESS OF PROPERTY APPRAISED
581 W Madison St
Lombard IL 60148
APPRAISED VALUE OF SUBJECT PROPERTY \$ 202,000

LENDER/CLIENT
Name Streetlinks
Company Name BMO Harris Bank NA
Company Address 1200 E Warrenville Rd N 3 A/B
Naperville IL 60553
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY
 Did not inspect subject property
 Did inspect exterior of subject property from street
Date of Inspection _____
 Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES
 Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
Date of Inspection _____

2500273113

Uniform Residential Appraisal Report

2500273113
File # 120672

FEATURE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Address	581 W Madison St Lombard, IL 60148	598 Green Valley Dr West Lombard, IL 60148	1052 S Ethon Ave Lombard, IL 60148	
Proximity to Subject		0.49 miles E	0.66 miles SC	
Sale Price	\$ 210,000	\$ 259,900	\$ 243,900	\$
Sale Price/Gross Liv. Area	\$ 140.25 /sq ft	\$ 170.54 /sq ft	\$ 201.53 /sq ft	\$ /sq ft
Data Source(s)		MI S 00231414 DOM 39	MI S 00233381 DOM 38	
Verification Source(s)		Exterior Observational Assessor	Exterior Observational Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sale or Financing	Existing	Existing	Existing	
Concessions	Discount 7.297	-7.297	Discount 7.497	-7.497
Date of Sale/Time	Active	Active	Active	
Location	B Res.	B Res.	B Res.	
Leasehold/Ten Simple	Fee Simple	Fee Simple	Fee Simple	
Site	2040 N	8229 N	7081 N	
View	B Res.	B Res.	B Res.	
Design (Style)	D11 Ranch	D11 Ranch	D11 Ranch	
Quality of Construction	Q4	Q4	Q4	
Actual Age	62	62	53	0
Condition	C3	C3	C3	
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	6 3 1 0	5 3 1 1	5 3 2 0	4 0 0 0
Gross Living Area	1,407 sq ft	1,524 sq ft	1,240 sq ft	5,010 sq ft
Basement & Finished	1437 sq ft	1188 sq ft	1240 sq ft	2,505
Rooms Below Grade	1100 sq ft	1100 sq ft	1100 sq ft	2,000
Functional Utility	Average	Average	Average	
Heating/Cooling	GF A/Central	GF A/Central	GF A/Central	
Energy Efficient Items	Insulation	Insulation	Insulation	
Garage/Carport	None	2gs2dw	1gs1dw	-2,000
Porch/Patio/Deck	Patio	Patio	Shed SunRoom	-5,000
Fence/Pool	None	3	None	-4,000
Fence	Fence	None	Fence	+4,000
Utilities	Well & Septic	Public Sew&Wt	Public Sew&Wt	-10,000
Net Adjustment (Total)		\$ -9,022	\$ -13,982	\$
Adjusted Sale Price of Comparables	Net Adj 3.5 %	Gross Adj 70.6 % \$ 250,878	Net Adj 5.0 % \$ 235,918	Gross Adj % \$

Summary of Sales Comparison Approach

Refer to the sales comparison approach for comments about the listings

Listings sales #4 and #5 are discounted to express an estimate on the listing to sales ratio. This ratio is the difference between the listing price and the accepted offer price expressed in a dollar amount. This is not a concession.

ANALYSIS

ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer	03/16/2016			
Price of Prior Sale/Transfer	\$24,000			
Data Source(s)	ML S/Assessor's Records	ML S/Assessor's Records	ML S/Assessor's Records	ML S/Assessor's Records
Effective Date of Data Source(s)	06/27/2016	06/27/2016	06/27/2016	06/27/2016
Analysis of prior sale or transfer history of the subject property and comparable sales				

2500273113

TEXT ADDENDUM

File # 160622

Borrower/Client	Richard W. Brackmann		
Property Address	581 W Madison St		
City	Lombard	County	Du Page
		State	IL
		Zip Code	60148
Lender	BMO Harris Bank, NA		

General Text Addendum

Prior sales of the subject in the last 3-Years and no sales of comparable sales within the last 1-Year. Subject: 03/16/2016 (recording date) 03/08/2016 (sales date) Grantor, FNMA Grantee: Village of Lombard by Special Warranty Deed doc#28735 no price indicated. Prior: 08/07/2015 (recording date) 04/07/2015 (sales date) Grantor, Sheriff of Du Page by Sheriff's Deed Doc#87152 \$24,000.00 (refer to attached ILLS listing sheet) Prior owner was Richard Brackmann and Deborah Brackmann. Richard Brackmann is the present purchaser. The details to my understanding are as follows: Richard Brackmann and Deborah Brackmann, his wife purchased the property in joint tenancy and secured a mortgage and refinance in both names. In 2013 another mortgage was secured to refinance the property but the mortgage was in Deborah Brackmann's name alone because of an unfavorable credit of Richard Brackmann at that time. Subsequent to the securing of this mortgage Deborah Brackmann passed away. Richard Brackmann attempted to pay the mortgage but the bank at that time refused the tendering of the check and foreclosed. Needing a portion of the site for municipal purposes the Village of Lombard purchased the land extracted the portion needed and is selling back to Richard Brackmann. Richard Brackmann is currently living on the subject. The York Township Assessor made a land change and created a new parcel number. The old parcel number was 06-18-100-027 and the new parcel number is 06-18-100-001. Refer to the property detail report and the York Township's Property Record Card front pages.

All the sales are closed. Refer to comments on page 3 of this report for comparable selection criteria.

Across The Board Adjustments: The subject has a fence and the sales do not. An across the board adjustment was necessary. The sales are considered comparable, compatible and competitive to the subject because of style, living area and location and are considered more reliable than sales outside the area with a fence.

Selection of Comparables: The selection of comparables are limited to ranch style improvements located in the western end of Lombard from Main St to Route 53 and south of the railroad tracks a major boundary and north of Roosevelt Road. The comparables are limited to similar size living area with similar bedroom counts. Also the subject's utilities are private well and septic and a sale was chosen that has that feature. Most of the sites in Lombard are public sewer and water when available. The subject does not have the option to connect to public sewer and water at the present time.

Range Guidelines Exceeded: The 25% price and 15% adjusted value range guidelines were exceeded. This is due to limiting the selection of comparables to the above criteria and not price. The comparables selected are considered the most reliable indicators of value and are all 3 bedroom ranch style improvements located in close proximity to each other.

Crossing Major Roadways: Sale#3 427 S Finley Rd listing comparable#4 598 Green Valley Dr West and listing comparable #5 1052 S Edson Ave are all located on the east side of Finley Road, a major roadway. This area is comparable, competitive and compatible with the subject's area and is close to the subject.

Public Utilities: The one sale that has a private well and septic is sale#2. The balance of the comparables are public sewer and water. The subject does not have the option to connect to public sewer and water at this time and the comparables with sewer and water were adjusted by an amount that is an estimate of the cost of connection.

Sales Ranking

Sale#1-554 W Harrison Rd was selected to bracket the living area on the lower end of the range presented has the same basement finish, lacks a garage, located on the west side of Finley Rd. This sale is given the most weight in the final value estimate.

Sale#2-533 W Edgewood Rd was selected to bracket the living area on the upper end of the range presented and because it is on well and septic but lacks a basement. This sale was given the second most weight in the final value estimate due to having well and septic and living area similarities.

Sale#3-427 S Finley Rd was selected because it is a brick ranch like the subject with 3 bedrooms and is close to the living area of the subject and a basement. The listing indicated that it had issues but did not indicate what the issues were. On a visual tour of the interior the first floor appeared to be similar to the subject, but a view of the basement showed that all of the dry wall and finished ceiling were removed. The assumption is that the issue was flooding and would be a reason of the low sales price. This sale is given the third most weight because of this uncertainty of the issue indicated in the listing.

The listings confirm value.

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File # 1G0622

Market Conditions Addendum to the Appraisal Report

This purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 581 W Madison St City Lombard State IL ZIP Code 60143

Borrower Richard W Brackman

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for these conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below. If it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
A	Total # of Comparable Sales (Settled)	70	17	34	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
R	Absorption Rate (Total Sales/Months)	11.67	5.67	11.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
E	Total # of Comparable Active Listings	Not Known	Not Known	38	<input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
T	Months of Housing Supply (Total Listings/Ab. Rate)	Not Known	Not Known	3.4	<input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
R	Median Comparable Sale Price	210	218	230	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
S	Median Comparable Sales Days on Market	19	13	12	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
A	Median Comparable List Price	Not Known	Not Known	244	<input checked="" type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
R	Median Comparable Listings Days on Market	Not Known	Not Known	29	<input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
C	Median Sale Price as % of List Price	Not Known	Not Known	Not Known	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
H	Seller (developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.)

The area does not have significant seller concessions, contributions, buydowns, that would affect value or marketability. The area does not have a significant quantity of foreclosures, short sales, or corporate owned properties. "Not Known" means that the MLS listing data is not separated like the above grid. The data above and on page 1 (One Unit Housing) and data on page 2 (Listing and sales price range) is limited to ranch style improvements.

Are foreclosure sales (REO sales) a factor in the market? Yes No. If yes, explain (including the trends in listings and sales of foreclosed properties).

No significant foreclosures, REO's, or short sales.

Cite data sources for above information: MLS/Assessor

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The subject is in an area that has a stable real estate market as indicated by the current reports of sales and listings.

If the subject is a unit in a condominium or cooperative project, complete the following:

Subject Project Data		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
C	Total # of Comparable Sales (Settled)	N/A	N/A	N/A	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
D	Absorption Rate (Total Sales/Months)	N/A	N/A	N/A	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
O	Total # of Active Comparable Listings	N/A	N/A	N/A	<input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
F	Months of Unit Supply (Total Listings/Ab. Rate)	N/A	N/A	N/A	<input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No. If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

The subject is not a condominium or a co-operative and the information is not applicable.

Summarize the above trends and address the impact on the subject unit and project.

The subject area is not affected by significant seller concessions, foreclosures, short sales or corporate owned properties.

Signature: William Romanelli

Appraiser Name: William Romanelli Supervisory Appraiser Name: _____

Company Name: A B R Appraisals Company Name: _____

Company Address: P.O. Box 146, Lombard, IL 60148 Company Address: _____

State License/Certification #: 556 001359 State IL State License/Certification #: _____ State _____

Email Address: abrapp47@gmail.com Email Address: _____

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM*(Source: UAD Appendix D: UAD Field-Specific Standardization Requirements)***Condition Ratings and Definitions**

C1
The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e. newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep)

C2
The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3
The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4
The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5
The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6
The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1
Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2
Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3
Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4
Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5
Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6
Dwellings with this quality rating are of basic quality and lower cost, some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled**Not Updated**

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is "Not Updated" may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage. This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Appropriate Fields
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CitySky	City View Skyline View	View
CityStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Starts	Basement & Finished Rooms Below Grade
Landfill	Landfill	Location
LtdSight	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstlt	Pastoral View	View
PwrLn	Power Lines	View
PubTr	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA -Rural Housing	Sale or Financing Concessions
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wb	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear

2500273113

SUBJECT PHOTOGRAPH ADDENDUM

File # 160627

Borrower/Cient <u>Richard W Brackmann</u>			
Property Address <u>581 W Madison St</u>			
City <u>Lombard</u>	County <u>Du Page</u>	State <u>IL</u>	Zip Code <u>60148</u>
Lender <u>BMO Harris Bank,NA</u>			



FRONT OF SUBJECT PROPERTY

Subject Front
581 W Madison St
210,000



REAR OF SUBJECT PROPERTY

Subject Rear
581 W Madison St
210,000



STREET SCENE

Subject Street
581 W Madison St
210,000

25002/3113

SUBJECT PHOTOGRAPH ADDENDUM

File # 160622

Borrower/Client	Richard W Brackmann						
Property Address	581 W Madison St						
City	Loxhbor	County	Du Page	State	IL	Zip Code	60148
Lender	BMO Harris Bank NA						



ADDITIONAL SUBJECT PHOTO

Subject Side



ADDITIONAL SUBJECT PHOTO

Subject Side



ADDITIONAL SUBJECT PHOTO

Subject Patio

2000273113

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 160027

Borrower/Client	Richard W Brackmann						
Property Address	581 W Madison St						
City	Lombard	County	Du Page	State	IL	Zip Code	60148
Lender	BMO Harris Bank NA						



Additional Subject Photo
Subject Driveway



Additional Subject Photo
Subject Garage Pad



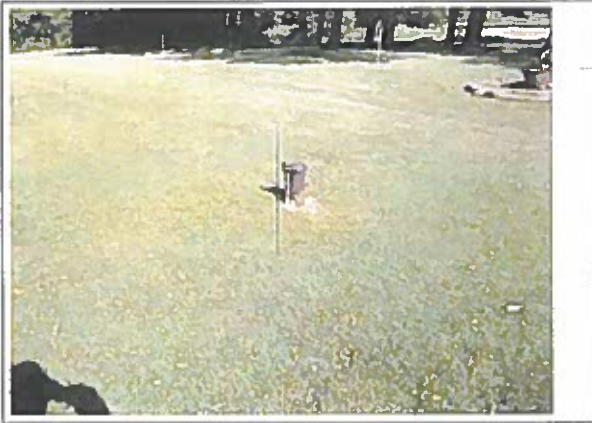
Additional Subject Photo
Subject Septic Field

2800273113

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 100622

Borrower/Client <u>Richard W Brackmann</u>			
Property Address <u>581 W Madison St</u>			
City <u>Lombard</u>	County <u>Du Page</u>	State <u>IL</u>	Zip Code <u>60148</u>
Lender <u>BMO Harris Bank NA</u>			



Additional Subject Photo _____
Subject Front Yard _____



Additional Subject Photo _____
Subject Street _____



Additional Subject Photo _____
Subject Street _____

2500273113

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 100622

Borrower/Client	Richard W Brackman						
Property Address	581 W Madison St						
City	Lombard	County	Du Page	State	IL	Zip Code	60148
Lender	BMO Harris Bank NA						



Additional Subject Photo _____
Subject Interior _____



Additional Subject Photo _____
Subject Interior _____



Additional Subject Photo _____
Subject Interior _____

2500272113

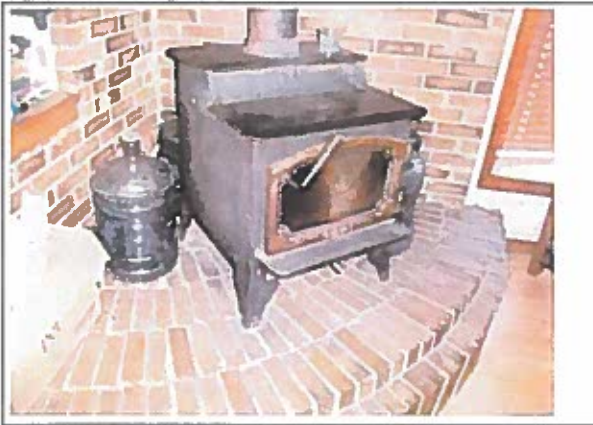
ADDITIONAL PHOTOGRAPH ADDENDUM

File # 102672

Borrower/Client Richard W Brackmann
Property Address 581 W Madison St
City Lombard County Du Page State IL Zip Code 60148
Lender BMO Harris Bank,NA



Living Room



Wood Stove



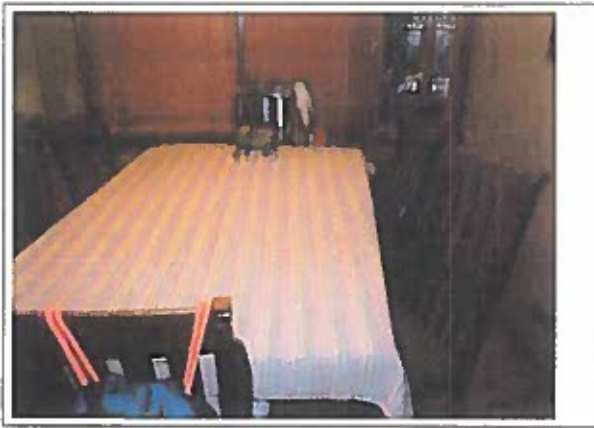
Kitchen

2500273113

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 100622

Borrower/Client <u>Richard W Brackmann</u>			
Property Address <u>581 W Madison St</u>			
City <u>Lombard</u>	County <u>Du Page</u>	State <u>IL</u>	Zip Code <u>60148</u>
Lender <u>BMO Harris Bank NA</u>			



Dining



Bathroom



Bedroom #1

2500273113

ADDITIONAL PHOTOGRAPH ADDENDUM

Fig # 160622

Borrower/Client	Richard W Brakenbauer						
Property Address	581 W Madison St						
City	Lombard	County	DuPage	State	IL	Zip Code	60148
Lender	BMO Harris Bank NA						



Bedroom #2



Bedroom #3



Recreation Room

2500273113

ADDITIONAL PHOTOGRAPH ADDENDUM

Fig # 160022

Borrower/Client	Richard W Brackmann					
Property Address	581 W Madison St					
City	Lombard	County	Du Page	State	IL Zip Code	60146
Lender	BMO Harris Bank NA					



Laundry & Storage



Water Softeners



Sump Pump

2500273113

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 100622

Borrower/Clerk <u>Richard W Brackmann</u>	
Property Address <u>581 W Madison St</u>	
City <u>Lombard</u>	County <u>Du Page</u> State <u>IL</u> Zip Code <u>60148</u>
Lender <u>BMO Harris Bank NA</u>	



Den in Basement



Bathroom in Basement



Electrical Panel

2500273113

COMPARABLES PHOTOGRAPH ADDENDUM

File # 160622

Borrower/Client <u>Richard W Brackmann</u>			
Property Address <u>581 W Madison St</u>			
City <u>Lombard</u>	County <u>Du Page</u>	State <u>IL</u>	Zip Code <u>60148</u>
Lender <u>BMO Harris Bank,NA</u>			



Comparable Sale 1

554 W Harrison Rd
Lombard IL 60148
Date of Sale s05/16 c03/16
Sale Price 187,000
Sq Ft 936
\$ / Sq Ft 199.79



Comparable Sale 2

533 W Edgewood Rd
Lombard IL 60148
Date of Sale s02/16 c12/15
Sale Price 265,000
Sq Ft 1,568
\$ / Sq Ft 169.01



Comparable Sale 3

427 S Finley Rd
Lombard IL 60148
Date of Sale s06/16 c05/16
Sale Price 140,000
Sq Ft 1,320
\$ / Sq Ft 106.06

COMPARABLES PHOTOGRAPH ADDENDUM

File # 160622

Borrower/Client	Richard W Brockmann		
Property Address	581 W Madison St		
City	Lombard	County	De Page
		State	IL
		Zip Code	60148
Lender	BMO Harris Bank,NA		



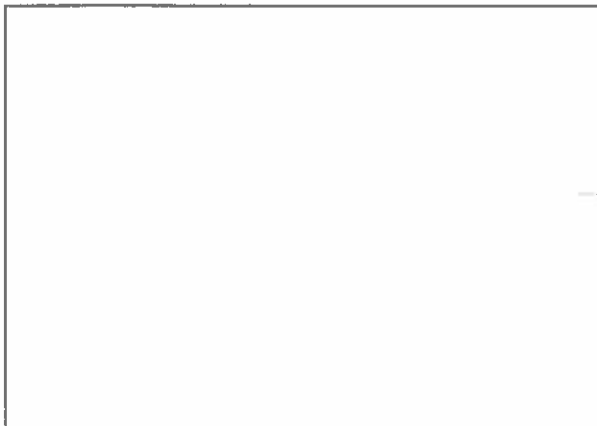
Comparable Sale 4

598 Green Valley Dr West
 Lombard IL 60148
 Date of Sale Active
 Sale Price 259,000
 Sq Ft 1,524
 \$ / Sq Ft 170.54



Comparable Sale 5

1052 S Edison Ave
 Lombard IL 60148
 Date of Sale Active
 Sale Price 249,900
 Sq Ft 1,240
 \$ / Sq Ft 201.53



Comparable Sale 6

 Date of Sale _____
 Sale Price _____
 Sq Ft _____
 \$ / Sq Ft _____

25002-3113

LOCATION MAP ADDENDUM

File # 100872

Borrower/Cient	Richard W Brackmann						
Property Address	581 W Madison St						
City	Lombard	County	Du Page	State	IL	Zip Code	60148
Lender	BMO Harris Bank NA						



2500273113

LOCATION MAP ADDENDUM

File # 160622

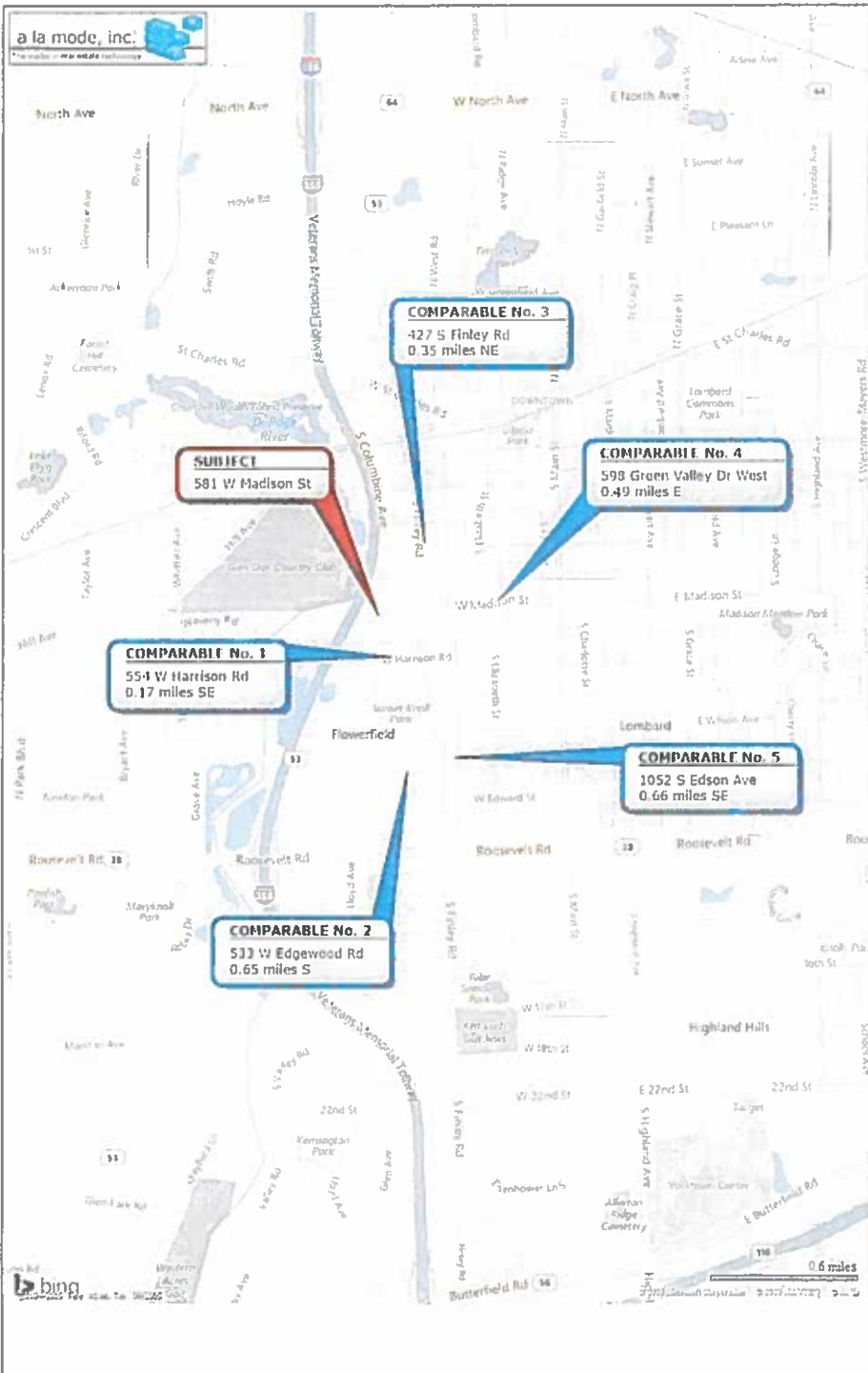
Borrower/Client <u>Richard W Brockmann</u>			
Property Address <u>581 W Madison St</u>			
City <u>Lombard</u>	County <u>Du Page</u>	State <u>IL</u>	Zip Code <u>60148</u>
Lender <u>BMO Harris Bank NA</u>			

a la mode, inc.
The address map and its technology



LOCATION MAP ADDENDUM

Borrower/Client Richard W Beckman			
Property Address 581 W Madison St			
City Lombard	County Du Page	State IL	Zip Code 60148
Lender BMO Harris Bank NA			

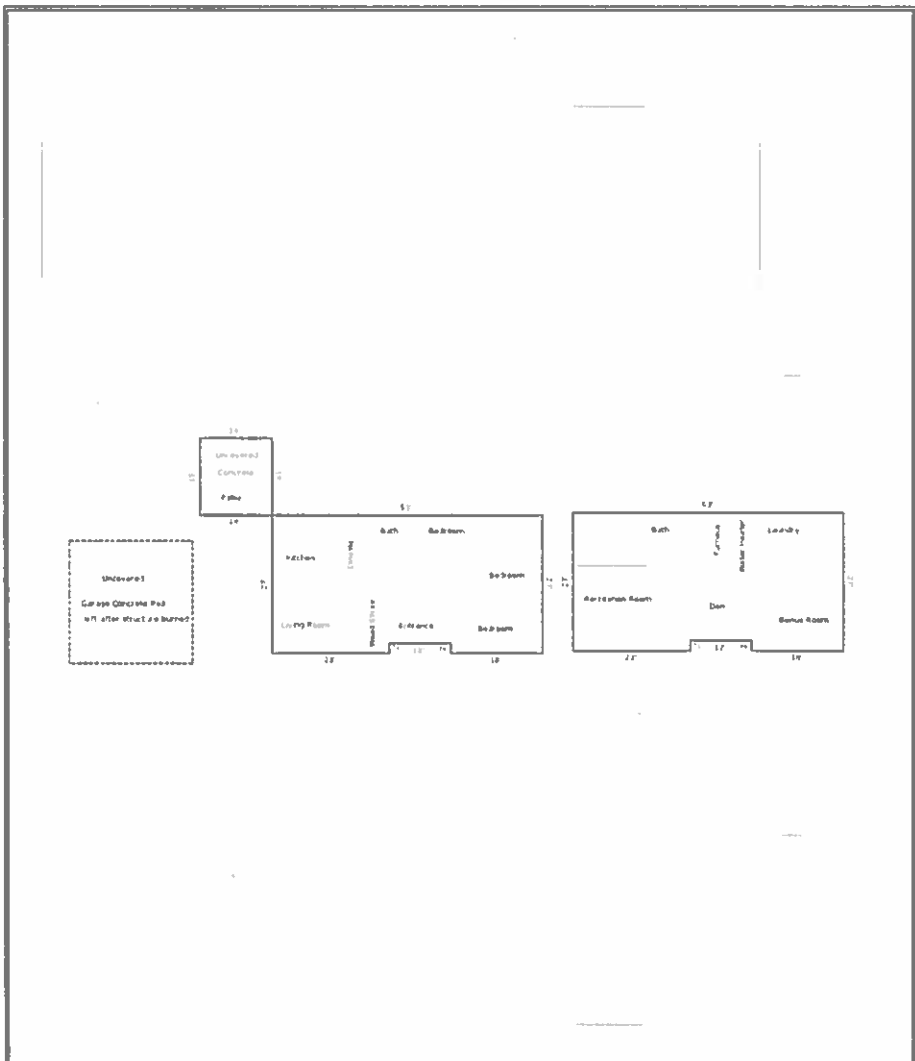


2500272113

SKETCH ADDENDUM

Fig # 160622

Borrower/Client Richard W Brackmann
 Property Address 581 W Madison St
 City Lombard County Du Page State IL Zip Code 60148
 Lender BMO Harris Bank, NA



TOTAL SURFS BY S L HENDEL, INC.

Area Calculations Summary		Calculation Details
Living Area		
First Floor	1407 Sq ft	53 x 25 = 1325 2 x 18 = 36 2 x 23 = 46
Total Living Area (Rounded):	1407 Sq ft	
Non-living Area		
Basement	1407 Sq ft	53 x 25 = 1325 2 x 18 = 36 2 x 23 = 46

Judicial Exception Rule

File # 100022

Borrower/Client <u>Richard W Brackmann</u>			
Property Address <u>581 W Madison St</u>			
City <u>Lombard</u>	County <u>Du Page</u>	State <u>IL</u>	Zip Code <u>60148</u>
Lender <u>BMO Harris Bank,NA</u>			

JURISDICTIONAL EXCEPTION RULE

JURISDICTIONAL EXCEPTION RULE

If any part of USPAP is contrary to the law or public policy of any jurisdiction, only that part shall be void and of no force or effect in that jurisdiction.

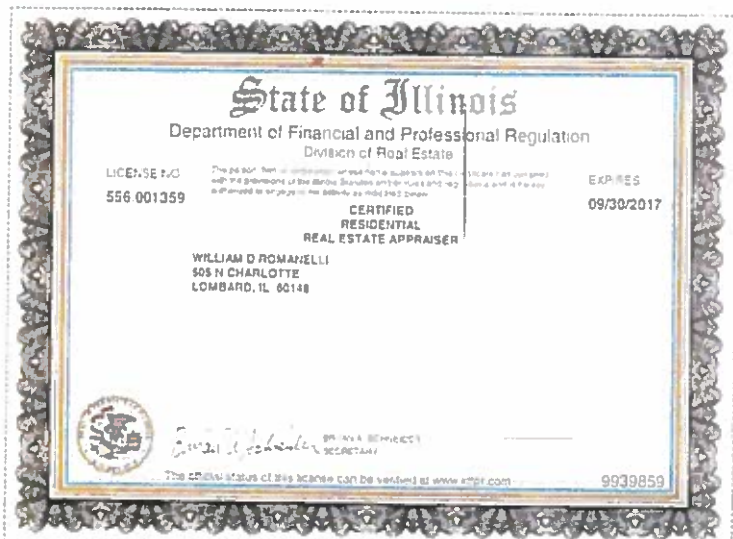
10 The purpose of this JURISDICTIONAL EXCEPTION RULE is to ensure that the purpose of USPAP is not frustrated by any law or public policy of any jurisdiction. If any part of USPAP is contrary to the law or public policy of any jurisdiction, only that part shall be void and of no force or effect in that jurisdiction.

11 The purpose of this JURISDICTIONAL EXCEPTION RULE is to ensure that the purpose of USPAP is not frustrated by any law or public policy of any jurisdiction. If any part of USPAP is contrary to the law or public policy of any jurisdiction, only that part shall be void and of no force or effect in that jurisdiction.

2500270110

File # 116072

Borrower/Client Richard W Brackmann
Property Address 581 W Madison St
City Lombard County Du Page State IL Zip Code 60148
Lender BMO Harris Bank NA



Cut on Order Line 7

MLS Property Detail Report

File # 160622

Borrower/Client Richard W Brackmann
 Property Address 581 W Madison St
 City Lombard County Du Page State IL Zip Code 60148
 Lender BMO Harris Bank,NA

Property Detail Report

Listing Information

MLS Listing Number	D9151818	MLS Orig. List. Price	\$269,900	
MLS Status	Closed	MLS Listing Price	\$269,900	
MLS Area Name	LOMBARD	MLS Sell Price	\$24,000	
MLS Listing Date	02/28/2016	Listing Broker Name	RE/MAX ACTION	
MLS Off Market Date	03/07/2016	Listing Agent Name	Laurie Kaiser	
MLS Contract Date	03/07/2016	Selling Broker Name	NON MEMBER	
MLS Amend. Call #	03/23/2016	Selling Agent Name	Non Member	
MLS Listing #	0714865	07224557	07013329	06025805
MLS Status	Cancelled	Cancelled	Cancelled	Cancelled
MLS Listing Date	10/05/2009	02/02/2009	09/04/2009	09/01/2007
MLS Off Market Date	11/06/2009	01/07/2009	10/27/2009	09/01/2008
MLS Orig Listing Price	\$282,000	\$299,900	\$304,900	\$335,900
MLS Listing Price	\$259,000	\$275,000	\$299,900	\$309,900
MLS Listing #	06504270			
MLS Status	Cancelled			
MLS Listing Date	05/01/2007			
MLS Off Market Date	07/28/2007			
MLS Orig Listing Price	\$152,900			
MLS Listing Price	\$119,900			

Last Market Sale & Sales History

Recording Date	03/29/2016	08/07/2015	07/21/1994	01/01/1985
Sale Date	03/08/2016	04/07/2015		04/1985
Sale Price				\$72,000
Nominal	Y	Y		
Buyer Name	Village Of Lombard	Federal Nat Mtg Assn Fama	Brackmann Deborah A & Brackmann Deborah Ann	Richard Ann
Buyer Name 2			Brackmann Richard	
Seller Name	Federal Nat Mtg Assn Fama	Sheriff Of DuPage County	Cane, Richard	
Document Number	28735	07152	150322	32107
Document Type	Special Warranty Deed	Sheriff's Deed	Deed - Reg	Marriage Deed

Mortgage History

Mortgage Date	01/25/2013	07/31/2006	04/04/2004	04/21/2003	09/28/2001
Mortgage Amount	\$274,000	\$274,000	\$199,500	\$185,000	\$168,000
Mortgage Lender	American Wholesale Lender	American Wholesale Lender	Washington Mutual Bank	Bank One Na	Bank One Na
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Term	30	30	30	15	
Mortgage Term Code	Years	Years	Years	Years	
Mortgage Purpose	Ref	Ref	Ref	Ref	
Mortgage Int Rate			4.13%		
Mortgage Int Rate Type			Adjustable Int Rate Loan	Adjustable Int Rate Loan	Adjustable Int Rate Loan
Mortgage Doc #	13036	14622574	209118	151574	208432
Borrower Name	Brackmann Deborah Ann	Brackmann Richard W	Brackmann Richard A	Brackmann Richard W	Brackmann Richard W
Borrower Name 2		Brackmann Deborah A	Brackmann Deborah A	Brackmann Deborah A	Brackmann Deborah A
Mortgage Date	01/04/2001	07/24/1995	01/26/1992		
Mortgage Amount	\$50,000	\$25,000	\$12,500		
Mortgage Lender	Bank One Na	Community Bank Western	West Suburban Bank		
Mortgage Type	Conventional	Conventional	Conventional		
Mortgage Term	20				
Mortgage Term Code	Years				
Mortgage Purpose	Ref	Ref	Ref		
Mortgage Int Rate					
Mortgage Int Rate Type	Adjustable Int Rate Loan		Adjustable Int Rate Loan		
Mortgage Doc #	58928	22315	12049		
Borrower Name	Brackmann Richard W	Brackmann Richard A	Brackmann Richard		
Borrower Name 2	Brackmann Deborah A	Brackmann Deborah A	Brackmann Deborah		

Barrow Client: Richard W Brackman
 Property Address: 581 W Madison St
 City: Lombard County: Du Page State: IL Zip Code: 60148
 Lender: BMO Harris Bank, NA

York Township Assessors Office
 Deanna Wilkins, Assessor

Property Record Card

06-18-100-027

2015 Tax Information		Property Address		2015 Assessment Year	
Tax Bill Amount:	\$4,882.82	Owner:	VILLAGE OF LOMBARD	Land Value:	40,660
Tax Rate:	8.3424	Address:	581 W MADISON ST LOMBARD IL 60148	Building Value:	23,870
Exempt Code:	6			Total Value:	64,530
Tax Code:	6095			Pro Rate:	0
Most Recent Sale		Property Information		Square Foot Living Area	
Date:		Property Class:	R	First Level:	1,421
Price:		Zoning:		Second Level:	0
Deed Type:		HEMD Code:	181	Third Level:	0
Multiple PIR's:		HEMD Code:		Miscellaneous:	0
		HEMD Code:		Total Living Area:	1,421
Improvement Information		Land Information		Garage/Driveway/Lights/Replaces/Other	
Construction:	Brick, Masonry or Stone	Lot Size:	0 x 0	Garage:	2FD 2FD 2FD
Year Built:	1958	Total SF:	19,790	Fireplace:	Single
Occupancy Date:		Land Type:			
Attic Area SF:	0	Basement			
Floor Type:	Asph Shing	Total Area SF:	1,421		
Room Count:	5	Finished Area:	0		
Bed Rooms:	0	Work Out:	<input type="checkbox"/>		
		Look Out:	<input type="checkbox"/>		

Borrower/Client: Richard W Brockmann
 Property Address: 581 W Madison St
 City: Lombard County: Du Page State: IL Zip Code: 60148
 Lender: BMO Harris Bank, NA

06-18-100-001

Property Record Card

York, Township Assessors Office
Deanna Wilkins, Assessor

2015 Tax Information Tax Bill Amount: \$4,882.82 Tax Rate: 8.3424 Exempt Code: 6 Tax Code: 6095		2015 Assessment Year Land Value: 40,660 Building Value: 23,870 Total Value: 64,530 Pro Rate: 0 Estimated Market Value: \$103,689													
Most Recent Sale Date: Price: Deed Type: Multiple P/N's:		2016 Land Change Owner Address: IL 0 Lot Size: 102 x 200 Total SF: 20,400 Land Type:													
Property Information Property Class: R Zoning: 181 NBD Code: Ranch Style:		Basement Total Area SF: 1,421 Finished Area: 0 <input type="checkbox"/> Walk Out <input type="checkbox"/> Look Out													
Improvement Information Construction: Brick, Masonry or Stone Year Built: 1958 Occupancy Date: A/C Area SF: 0 Roof Type: Asph Shing Room Count: Bed Rooms: 0		Garage/Porch/Sky Light/Fireplace/Other <table border="1"> <thead> <tr> <th>Category</th> <th>Description</th> <th>Area</th> <th>Use</th> </tr> </thead> <tbody> <tr> <td>Garage</td> <td>2FD 2FD 2FD</td> <td>390</td> <td></td> </tr> <tr> <td>Fireplace</td> <td>Single</td> <td>1</td> <td></td> </tr> </tbody> </table>		Category	Description	Area	Use	Garage	2FD 2FD 2FD	390		Fireplace	Single	1	
Category	Description	Area	Use												
Garage	2FD 2FD 2FD	390													
Fireplace	Single	1													
Improvement Information Full Baths: 1 Half Baths: 0 Extra Fixtures: 0 CAC: 0 Wet Bar: 0 Inground Pool: 0 Model:															

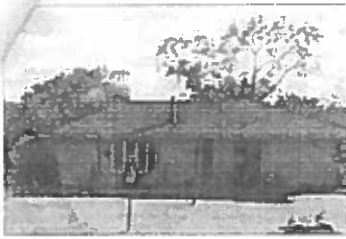
2500273113

MLS Listing Sheet

File # 100832

Borrower/Client: Richard W Brackmann
 Property Address: 581 W Madison St
 City: Lombard County: DuPage State: IL Zip Code: 60148
 Lender: BMO Harris Bank, NA

connectMLS - Connecting Your Real Estate Community



Detached Single
 Status: CLSD
 Area: 148
 Address: 581 W Madison St, Lombard, Illinois 60148
 Directions: MATH OR FINLEY TO MADISON WEST TO HOME
 Sold by: Non Member (999999) / NON MEMBER (NONMEMBER)
 Cloud: 03/23/2016
 Off Market: 03/07/2016
 Year Built: 1958
 Dimensions: 018x23x00
 Ownership: Fee Simple
 Corp Limits: Unincorporated
 Coordinates: W: 90
 Rooms: 7
 Bedrooms: 3
 Basement: Full

MLS #: 09151818
 List Date: 03/28/2016
 List Price: \$269,900
 Orig List Price: \$269,900
 Sold Price: \$24,000 (F)
 Lot: 14.1
 Lot Area: 1947
 Contact: 03/07/2016
 Financing: Cash
 BT Before: 78 Yes
 Points: Contingency, Cur. Leased
 Subdivision: Township York
 Bathrooms: 1 / 0 (Full/Bat)
 Master Bath: None
 Burned Bath: No
 Misc: County: DuPage
 F Repairs: None
 S Sports: 0
 Parking: Ind
 In Price

Remarks: Wonderful Lombard Location. Beautiful Brick One Story Home with a very Large Yard and wonderful views. All MLS and Homepath details are estimated and not guaranteed. All offers must be submitted at the homepath website.

School Data	Assessments	Tax	Miscellaneous
Elementary (44)	Amount: \$0	Amount: \$4,253	Waterfront: No
Junior High (44)	Frequency: Not Applicable	PN: 0618100001	Age: SP: 0
High School (87)	Special Assessments: Unknown	MLD P/N: No	SP Source: Not Reported
Other:	Special Service Area: Yes (\$0)	Tax Year: 2013	Acres: 0
	Master Assesment: No	Tax Exempt:	

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	26X15	Main Level			Master Bedroom	14X11	Main Level		
Dining Room	12X08	Main Level			2nd Bedroom	12X11	Main Level		
Kitchen	12X12	Main Level			3rd Bedroom	14X10	Main Level		
Family Room	26X15	Lower			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features	Exterior Property Features
Age: 51-60 Years	Additional Rooms: No additional rooms
Type: 1 Story	Garage Ownership: Garage On Site
Style: Ranch	Garage Type: Garage Attached
Exterior: Other	Garage Details: Parking Ownership
A/C Cond: Central Air	Parking On Site
Heating: Gas, Forced Air	Parking Deck
Color:	Driveway
Appliances:	Foundation
Drivg:	Ext Bath/Ind
Attic:	Disability Access: No
Basement Details: Finished	Disability Details:
Bath Amen:	Exposure:
Fireplace Details:	Lot Size: Less Than .25 Acre
Fireplace Location:	Lot Desc:
Electricity: Circuit Breakers, 100 Amp Service	
Equipment:	

Agent Remarks: All MLS and Homepath details are estimated and not guaranteed. All offers must be submitted at the homepath.com website. SUBJECT PROPERTY IS OCCUPIED. DO NOT GO ON PROPERTY. DO NOT GO ON DRIVEWAY. Drive by only. All information on MLS and homepath is estimated and NOT guaranteed. Buyer and Buyer Agent must verify any and all information.

Internet Listing Yes	Remarks on Internet? Yes	Add on Internet? Yes
VOW A/M: Yes	VOW Commercial Review: No	Agent Access: Yes
Listing Type: Exclusive Right to Sell	Holds Earnest Money: No	Lock Box: Yes
Comp Comp: 3% (on Gross SP)	Add. Selg. Inf. Name:	Several Comp Info: None
Drawing: The Subject property is occupied.	Cont. to Show:	Expiration Date:
Drive by only. DO NOT GO ON SUBJECT PROPERTY. DO NOT GO ON DRIVEWAY.		

Agent Co	Contact Name	Phone
Owner: Owner of Record	RE: #	Agent Owned Interest: No
Broker: RE/MAX Action (22099)	RE: # (630) 968-2600	Term:
LC Agent: Laurie Kaiser (234775)	RE: # (708) 415-1960	Email: Laurie@Laurie-Kaiser.com
Co-Op:	RE: #	More Agent Contact Info:

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 MLS #: 09151818 Prepared By: William Romanek, William Romanek, Associate - 06/24/2016 09:24 AM