

■ Video

Detached Single Status: CLSD Area: 44

MLS #: 10085907

List Date: 09/17/2018 List Dt Rec: 09/17/2018

Address: 700 Arbor Dr , Lake Bluff, IL 60044 Directions: Sheridan Road north of 176 to Arbor Drive, east to end

Sold by: Marina Carney (38374) / Griffith, Grant & Mkt. Time (Lst./Tot.): 421/421

Lackie (3051) Closed: 03/09/2020

Off Market: 11/11/2019 Year Built: 1931

Ownership: Fee Simple

Corp Limits: Lake Bluff

Rooms: 16

Coordinates:

Contract: 11/11/2019 Financing: Conventional Blt Before 78: Yes

Dimensions: 220X283X406X483X89X171 Subdivision:

Township: Shields

Bathrooms8 / 6 (full/half): Master Bath: Full

Bedrooms: 7 Basement: Partial Bsmnt. Bath: Yes

Mobility Score: 38 - Minimal Mobility.

Model: County: Lake # Fireplaces: 9 Parking: Garage

Concessions:

Contingency:

Curr. Leased:

List Price: \$6,995,000

Sold Price: \$4,200,000

Orig List Price: \$8,995,000

Spaces: Gar:6

Parking Incl. In Price:

Remarks: This magnificent estate designed by David Adler, is set on five acres along Lake Michigan. Offering over 400' of lakefront, this home was originally built for Lester and Leola Armour in 1931 as their country estate. Known for his grace and refinement, Adler's classical design has been beautifully maintained and updated for today's buyer. Exquisite mouldings, floor to ceiling windows, 19 fireplaces, warm wood paneling and a fabulous gourmet kitchen open to the family room are a few of the rarely seen details. Sweeping large open rooms can be found on all four floors, including the third floor with exercise room and basement with bar. Unbelievable views are evident from almost every room and the attached studio with kitchen, family room and two bedrooms can be adapted to suit your needs. The backyard, with brick patios, fire pit and breathtaking views of the property and lakefront, offers the utmost in privacy.

School Data Elementary: Lake Bluff (65) Junior High: Lake Bluff (65) High School: Lake Forest (115)

Assessments Amount: \$0 Frequency: Not Applicable

Special Assessments: No Special Service Area: No Master Association: No Master Assc. Freq.:

Amount: \$159,432.40 PIN: 12162020020000 Mult PINs: No

Tax Year: 2016 Tax Exmps:

Miscellaneous Waterfront: Yes Appx SF: 29745

SF Source: Estimated Bldg. Assess. SF: 31475 Acreage: 5

Square Footage Comments:

Room Name Size	Level	Flooring	Win Trmt	Room Name Size	Level	<u>Flooring</u>	Win Trmt
Living Room 21X36	Main Level	Hardwood	Drapes	Master Bedroom 27X34	2nd Level	Hardwood	
Dining Room 21X32	Main Level	Hardwood	-	2nd Bedroom 18X22	2nd Level	Hardwood	
Kitchen 21X24	Main Level	Hardwood		3rd Bedroom 15X21	2nd Level	Hardwood	
Family Room 14X24	Main Level	Hardwood		4th Bedroom 16X21	2nd Level	Hardwood	
Laundry Room 9X17	2nd Level						
5th Bedroom 16X20	2nd Level	Hardwood		6th Bedroom 15X17	3rd Level	Hardwood	
7th Bedroom 14X17	3rd Level	Hardwood		Breakfast Room 16X21	Main Level	Hardwood	
Den 18X21	Main Level	Parquet		Library 21X22	Main Level	Parquet	
Sitting Room 11X21	2nd Level	Hardwood		Sun/Florida 21X32	Main Level	Hardwood	
0.005				Room			
Theatre Room 22X28	2nd Level	Carpet		Gallery 14X53	Main Level		

Interior Property Features: Bar-Wet, Hardwood Floors, Solar Tubes/Light Tubes, 2nd Floor Laundry

Exterior Property Features: Balcony, Patio

Age: 81-90 Years Type: 3 Stories

Style: Exterior: Brick

Air Cond: Central Air, Partial Heating: Gas, Forced Air, Hot Water/Steam,

Radiant, Radiators

Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Pantry-Butler, Pantry-Walk-

Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, High End Refrigerator, Refrigerator Bar, Washer, Dryer, Disposal, Wine

Cooler/Refrigerator

Dining: Separate Attic: Finished

Basement Details: Partially Finished

Bath Amn: Whirlpool, Separate Shower, Double

Sink, Bidet, Full Body Spray Shower

Fireplace Details: Wood Burning, Gas Logs, Gas

Starter

Fireplace Location: Family Room, Living Room, Master Bedroom, Basement, Other Electricity: 400 Amp Service or Greater

Equipment: Other Structures: Door Features: Window Features: Laundry Features:

Additional Rooms: 5th Bedroom, 6th Bedroom, 7th Bedroom, Breakfast Room, Den, Gallery, Library, Sitting Room, Sun/Florida Room, Theatre Room

Garage Ownership: Owned Garage On Site: Yes Garage Type: Attached

Garage Details: Garage Door Opener(s)

Parking Ownership: Parking On Site: Parking Details:

Driveway: Asphalt, Brick, Circular

Foundation: Exst Bas/Fnd: Disability Access: No Disability Details: Exposure:

Lot Size: 5.0-5.99 Acres

Lot Size Source:

Lot Desc: Beach, Cul-de-sac, Lake Front

Roof: Slate, Tar and Gravel Sewer: Septic-Private Water: Well-Private

Const Opts:

General Info: School Bus Service, Commuter Train Amenities: Pond/Lake, Curbs/Gutters, Gated Entry, Street Lights, Street Paved

Asmt Incl: None HERS Index Score: Green Discl: Green Rating Source: Green Feats: Sale Terms:

Possession: Closing Occ Date: Rural: Vacant: Relist: Zero Lot Line:

Broker Private Remarks: Buyer must be qualified before accompanied showings will be confirmed.

Internet Listing: Yes VOW AVM: No

Listing Type: Exclusive Right to Sell Coop Comp: 2.25% 1ST MIL, 1.75% 2ND MIL, 1.25% 3RD MIL, .75% BALANCE - \$375 (on Net SP)

Showing Inst: Accompanied - Use Showing Assist icon below to schedule

Remarks on Internet?: Yes VOW Comments/Reviews: No Holds Earnest Money: Yes

Cont. to Show?:

Addl. Sales Info.: List Broker Must Accompany

Addr on Internet?: Yes **Broker Notices:** Lock Box: None Special Comp Info: None

Expiration Date:

Listing & Property History Report

Total Market Time: 421 Address: 700 Arbor Dr

Lis	ting Summary		Listing	History				
MLS No:	10085907	Change Description	Status	Price	Modified Date	Updated By		
Cur. Status: Type: List Price:	Closed Detached Single	STATUS: CTG -> CLSD	CLSD	\$6,995,000	03/10/2020	Call Broker		
	\$6,995,000	STATUS: ACTV -> CTG	CTG	\$6,995,000	11/12/2019	Call Broker		
Orig. LP:	\$8,995,000	STATUS: PCHG -> ACTV	ACTV	\$6,995,000	02/17/2019	Call Broker		
Sold Price: List Date:	\$4,200,000 09/17/2018	LIST_PRICE: \$8,995,000 -> \$6,995,000	PCHG	\$6,995,000	02/11/2019	Call Broker		
List Broker: List Office:	32521 4564	STATUS: ACTV -> PCHG	PCHG	\$6,995,000	02/11/2019	Call Broker		
LMT:	421	STATUS: NEW -> ACTV	ACTV	\$8,995,000	09/23/2018	Call Broker		
		STATUS: DRF -> NEW	NEW	\$8,995,000	09/17/2018	Call Broker		
Lis	ting Summary		Listing History					
MLS No:	09572505	Change Description	Status	Price	Modified Date	Updated By		
Cur. Status: Type:	Expired Detached Single	STATUS: ACTV -> EXP	EXP	\$10,735,000	03/29/2018	Call Broker		
List Price:	\$10,735,000	STATUS: PCHG -> ACTV	ACTV	\$10,735,000	06/15/2017	Call Broker		
Orig. LP: Sold Price:	\$11,300,000	LIST_PRICE: \$11,300,000 -> \$10,735,000	PCHG	\$10,735,000	06/09/2017	Call Broker		
List Date:	03/22/2017	STATUS: ACTV -> PCHG	PCHG	\$10,735,000	06/09/2017	Call Broker		
List Broker: List Office:	3/3/0 3750	STATUS: NEW -> ACTV	ACTV	\$11,300,000	03/28/2017	Call Broker		
LMT:	372	STATUS: DRF -> NEW	NEW	\$11,300,000	03/22/2017	Call Broker		
Lis	ting Summary		Listing	History				
MLS No:	09223594	Change Description	Status	Price	Modified Date	Updated By		
Cur. Status: Type:	Cancelled Detached Single	STATUS: ACTV -> CANC	CANC	\$11,990,000	10/27/2016	Call Broker		
List Price:	\$11,990,000	STATUS: PCHG -> ACTV	ACTV	\$11,990,000	10/25/2016	Call Broker		
Orig. LP: Sold Price:	\$13,990,000	LIST_PRICE: \$13,990,000 -> \$11,990,000	PCHG	\$11,990,000	10/19/2016	Call Broker		
List Date:	05/12/2016	STATUS: ACTV -> PCHG	PCHG	\$11,990,000	10/19/2016	Call Broker		
List Broker: List Office:	115848	STATUS: NEW -> ACTV	ACTV	\$13,990,000	05/18/2016	Call Broker		
LMT:	169	STATUS: DRF -> NEW	NEW	\$13,990,000	05/12/2016	Call Broker		
Listing Summary		Listing History						
MLS No:	08789273	Change Description	Status	Price	Modified Date	Updated By		
Cur. Status	Expired Detached Single	STATUS: ACTV -> EXP	EXP	\$16,000,000	01/04/2016	Call Broker		
Type: List Price:	\$16,000,000	STATUS: PCHG -> ACTV	ACTV	\$16,000,000	09/21/2015	Call Broker		
Orig. LP: Sold Price:	\$18,000,000	LIST_PRICE: \$18,000,000 -> \$16,000,000	PCHG	\$16,000,000	09/15/2015	Call Broker		
List Date:	11/16/2014	STATUS: ACTV -> PCHG	PCHG	\$16,000,000	09/15/2015	Call Broker		
_ist Broker:	32521	STATUS: NEW -> ACTV	ACTV	\$18,000,000	11/25/2014	Call Broke		
List Office:	4564	STATUS. NEW -> ACTV	ACIV	Ψ10,000,000	11/23/2014	Can Dioke		

Chicago Title and Trust Company

5215 Old Orchard, #400, Skokie, IL 60077 Phone: (847)677-3410 | Fax: (847)673-0645

MASTER STATEMENT

Settlement Date: March 9, 2020 Disbursement Date: March 9, 2020

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Escrow Number: 20CA8922006NC
Escrow Officer: Deborah Pappas

Email: deborah.pappas@ctt.com

Borrower: Patrick J. Ahern and Edith R. Ahern

590 N. Sheridan Rd. Lake Forest, IL 60045

Seller: Chicago Title Land Trust Company, as Successor Trustee of American National Bank and

Trust Company of Chicago, as Trustee under a trust agreement dated July 14, 1997 and

known as trust number 123150-08

700 Arbor Drive Lake Bluff, IL 60044 700 Arbor Drive

Property: 700 Arbor Drive Lake Bluff, IL 60044

Parcel ID(s): 12-16-202-002-0000

Lender: Morgan Stanley Private Bank, National Association

4270 Ivy Pointe Blvd., Suite 400

Cincinnati, OH 45245 Loan Number: 6009038284

SELLER			2		BORROWER		R	
\$	DEBITS	\$	CREDITS		\$	DEBITS	\$	CREDITS
	. 11:-11		4,200,000.00	FINANCIAL CONSIDERATION Sale Price of Property	4,	200,000.00		
				Deposit or earnest money Retained by @properties (\$95,225.00)				130,000.0
				Loan Amount				2,940,000.0
	172,629.51			PRORATIONS/ADJUSTMENTS County Taxes 01/01/19 to 12/31/19				172,629.5
	29,714.92			County Texes 01/01/20 to 03/03/20				29,714.9
				NEW LOAN CHARGES - Morgan Stanley Private Bank, National Association Total Loan Charges: \$8,864.96				
				Underwriting Fee to Morgan Stanley Private Bank, National Association		800.00		
				Wire Fee - Lender to Morgan Stanley Private Bank, National Association		15.00		
				Appraisal Fee to Proteck		3,000.00		
				Credit Report Fee to Factual Data		46.00		
				Flood Certification Fee to Data Verlfy Flood Services		6.50		
				Tax Service Fee to Morgan Stanley		70.00		
				Prepaid Interest to Morgan Stanley Private Bank, National Association \$249:02 per day from 03/09/20 to 04/01/20 Morgan Stanley Private Bank; National Association		5,727.46		

	SELLER				BORROWER			
\$;	DEBITS	\$	CREDITS		\$ DEBITS	\$	CREDITS	
 				NEW LOAN CHARGES - Morgan Stanley Private Bank, National Association Total Loan Charges: \$8,864.96 Lender Credits			800,00	
				TITLE & ESCROW CHARGES ALTA 8.1-06 - Environmental Protection Lien (CLTA 110.9-06) to Chicago Title Insurance Company	175.00			
				ALTA 9-06 - Restrictions, Encroachments, Minerals to Chicago Title Insurance Company	175.00			
				Title - Chain of Title 24 Month to Chicago Title Insurance Company	250.00			
	150.00			Title - Commitment Update Fee to Chicago Title Insurance Company				
				Title - CPL Fee to Buyer to Chicago Title Insurance Company	25.00			
				Title - CPL Fee to Lender to Chicago Title Insurance Company	25.00			
	50.00			Title - CPL Fee to Seller to Chicago Title Insurance Company				
				Title - E Recording and Service Fees to Chicago Title Company, LLC	10.00			
				Title - Email Package Fee to Chicago Title Company, LLC	40.00			
				Title - Escrow Fees to Chicago Title and Trust Company	5,350.00			
				Title - Lender's Title Insurance to Oak Title Agency, LLC	525.00			
				Title - Overnight/Express Delivery Service Fee to Chicago Title Company, LLC	25.00			
			72	Title - Policy Update Fee to Chicago Title Company, LLC	150.00			
	3.00			Title - State of Illinois Policy Registration Fee to Chicago Title Insurance Company	3.00			
	40.00			Title - Wire Fee to Seller to Chicago Title and Trust Company				
				Title - Wire Transfer Service Fee to Chicago Title and Trust Company	80.00			
	7,375.00			Title - Owner's Title insurance to Oak Title Agency, LLC				
				Policies to be issued: Owners Policy Coverage: \$4,200,000.00 Premium: \$7,375 Version: ALTA Owner's Policy 2006 Loan Policy Coverage: \$2,940,000.00 Premium: \$525.0 Version: ALTA Loan Policy 2006 GOVERNMENT CHARGES				
				Recording Fees to Lake County Recorder	120.00			
				Deed \$60.00				

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SELI	_ER			BORRO	WE	₹
\$ DEBITS	\$ CREDITS		\$	DEBITS	\$	CREDITS
		GOVERNMENT CHARGES				
		Mortgage \$60.00				
2,100.00		County Transfer Tax to MYDEC Cook County Transfer Stamps				
4,200.00		State Transfer Tax to MYDEC Cook County Transfer Stamps				
		MISCELLANEOUS CHARGES Homeowner's Insurance Premium to Jefferey Smith 12 months		15,207.00		
		Buyer's Attorney Fee to Stephanle K. Kearney,LLC		1,500.00		
95,225.00		Listing Broker Commission to @properties				
3,813,733.31		Proceeds as Directed to Richard Marx and Cynthia Marx				
11,559.26		Seller's Attorney Fee to Much Shelist, P.C.				
61,125.00		Selling Broker Commission to Griffith, Grant & Lackie Realtors				
950.00		Survey to Heritage Land Consultants, LLC				
770.00		Trustee's Deed to Chicago Title Land Trust Company				
375.00	-	Well and Septic Evaluation to John A Raber & Associates, Inc				
4,200,000.00	4,200,000.00	Subtotals	4,2	233,324.96	3,	273,144.43
		Balance Due FROM Borrower				960,180.53
4,200,000.00	4,200,000.00	TOTALS	4,2	233,324.96	4,	233,324.96

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

SELLER:

Chicago Title Land Trust Company, as Successor Trustee of American National Bank and Trust Company of Chicago, as Trustee under a trust agreement dated July 14, 1997 and known, as trust number 123150-08

Lor bear signing 14c

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Chicago Title and Trust Company Settlement Agent

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