



MARQUETTE PROPERTIES, INC.

Mark Hansen
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Email: mark.marquetteprop@gmail.com

FOR SALE

Commercial Lot – Morris, IL

Acres: 3.1 Acres

Location: Rt. 47 Morris IL, South of Illinois River Bridge

Ideal For: Storage Units, Small Warehouse or Contractor Shop

Zoning: B-2 Commercial

Price: \$224,900

Taxes: \$80 (2014)

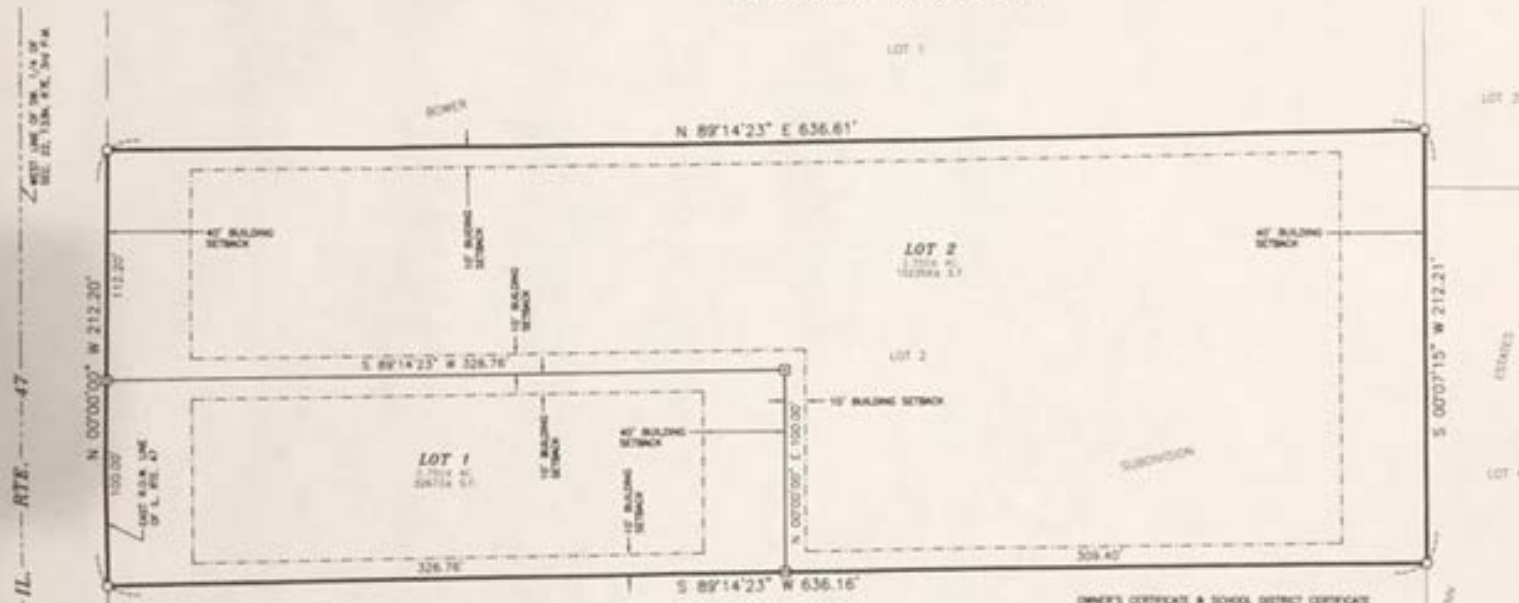
Comments: Great site for small business along the highly visible Rt. 47.
State licensed billboard on site producing income.



519 Franklin St. Suite 102
Morris, IL 60450

www.MARQUETTEPROPERTIES.com

FINAL PLAT
C.G. SHENBERG NORTHWOODS ESTATES
 RESUBDIVISION OF LOT 2 IN BOWER SUBDIVISION IN THE
 SW. 1/4 OF SECTION 22, TOWNSHIP 33 NORTH, RANGE 7 EAST, 3rd P.M.
 WAUPONSEE TOWNSHIP - GRUNDY COUNTY - ILLINOIS
 2 LOTS - 3.100± ACRES
 ZONED: B-2 (COUNTY)



IL. RTE. 47
 WEST LINE OF SW. 1/4 OF SEC. 22, T33N, R7E, 3rd P.M.

LOT 2
 LOT 1
 EAST LINE OF SW. 1/4 OF SEC. 22, T33N, R7E, 3rd P.M.

EASEMENT PROVISIONS
 In witness to giving the easements and other interests, all persons and organizations named in hereto hereunto, do hereby certify that they are parties to the same.

Commonwealth Edison Company
 and
 SBC Electric s.s.a. Electric And Telephone Company, Grantee.

475066
 FILED
 OTHER - 6 IN 9-31
Ann J. [Signature]
Robert H. [Signature]
Sub 163



OWNER'S CERTIFICATE & SCHOOL DISTRICT CERTIFICATE
 STATE OF ILLINOIS) SS
 COUNTY OF GRUNDY)

This is to certify that the undersigned, Chad M. Shenberg and Gabrielle K. Shenberg, are the legal owners of record of the land described on the plat herein shown and shown herein as subdivided, and has caused said land to be surveyed, subdivided, staked, and plotted as shown herein, for the purpose of having this plat recorded as provided by law.

The undersigned hereby dedicates for public use the land shown on the plat for thoroughfares, streets and public services, and also hereby reserve for SBC, ComEd, and Natur Gas, or their successors or assigns, the easement provisions which are stated on their standard forms attached hereto.

And to certify that on behalf of the property herein described in the Surveyor's Certificate, which will be issued C.G. Shenberg Northwoods Estates, to the best of our knowledge, is located within the boundaries of Morris Grade School District 54 and Morris High School District 101, in Grundy County, Illinois.

Dated this 6 day of February, 2007

By: *Chad M. Shenberg* By: *Gabrielle K. Shenberg*
 Chad M. Shenberg Gabrielle K. Shenberg

NOTARY CERTIFICATE