

**19 Crissey Ave
Geneva, IL 60134**

\$139,000 ASKING PRICE

AVAILABLE SPACE:

LAND - 15,246 SF

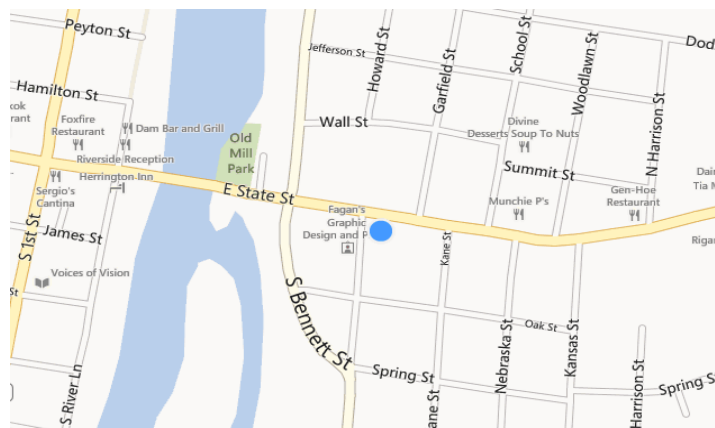
RE TAXES (2020) - \$2,711.11

PROPERTY HIGHLIGHTS:

- Vacant Lot
- Zoned Single Family Medium Density Residential (D-SFMR)
- Within a TIF District slated for proposed mixed uses.
- Excellent Opportunity to build "Dream Home"

LOCATION:

- Just South of State Street on Crissey Ave
- Just East of Downtown Geneva and minutes walk to restaurants, shops, etc
- Located next door to NEW Dunkin Donuts



Radius:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	7,227	59,302	113,068
Avg. Income:	\$79,254	\$94,002	\$101,069

TRAFFIC:

- 36,650 vehicles per day
(Including State Street)

CIMA DEVELOPERS, LP.
30 W 180 Butterfield Rd., Warrenville, IL 60555
O: 630.653.1700 F: 630.791.8283

Dan Soltis
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PLAT OF SURVEY



SCALE: 1 IN. = 20 FT.

PARCEL 1
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF STATE STREET WITH THE EASTERN LINE OF BATAVIA STREET (NOW CRISSEY AVENUE), SAID POINT BEING SOUTH 79° 31' DEGREES EAST ABOUT 336.69 CHAINS FROM THE WEST LINE OF SECTION 2 APPROXIMATE; THENCE SOUTH ALONG THE EAST LINE OF BATAVIA STREET (NOW CRISSEY AVENUE) 100 FEET; THENCE SOUTH 82 DEGREES 48 MINUTES EAST 158 FEET TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO HANFORD, BERNETT BY DEED DATED OCTOBER 30, 1866 AND RECORDED NUMBER 30, 2888 IN BOOK 104 PAGE 92; THENCE NORTH 5 DEGREES WEST ALONG BARNETT'S WEST LINE TO THE SOUTH LINE OF STATE STREET; THENCE NORTH 79° 31' DEGREES WEST ALONG THE SOUTHERLY LINE OF SAID STREET, 163 1/2 FEET TO THE POINT OF BEGINNING, IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS.
PIN 12-02-355-002.

PARCEL 2
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF STATE STREET WITH THE EASTERN LINE OF CRISSEY AVENUE; THENCE SOUTHERLY ALONG THE EASTERN LINE OF CRISSEY AVENUE 100 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE EASTERN LINE OF CRISSEY AVENUE 70.02 FEET; THENCE SOUTH 82 DEGREES 48 MINUTES EAST 154.05 FEET TO A POINT ON THE SOUTHERLY LINE OF STATE STREET 163.50 FEET EAST OF THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE EASTERN LINE OF CRISSEY AVENUE TO A POINT ON THE NORTH LINE OF BLOCK 1 OF A.B. MOORE'S ADDITION TO GENEVA, 149.45 FEET EAST OF THE EASTERN LINE OF SAID CRISSEY AVENUE; THENCE NORTHERLY ALONG SAID LAST DESCRIBED LINE 69.00 FEET TO A POINT WHICH IS 82 DEGREES 48 MINUTES EAST OF THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES 48 MINUTES WEST 158 FEET TO THE POINT OF BEGINNING, IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS.
PIN 12-02-355-002.

PARCEL 3
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF STATE STREET WITH THE EASTERN LINE OF CRISSEY AVENUE; THENCE SOUTHERLY ALONG THE EASTERN LINE OF CRISSEY AVENUE 170.02 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 48 MINUTES EAST 154.05 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHERLY LINE WITH THE EASTERN LINE OF CRISSEY AVENUE TO A POINT ON THE NORTHERLY LINE OF BLOCK 1 OF A.B. MOORE'S ADDITION TO GENEVA, 149.45 FEET EAST OF THE EASTERN LINE OF SAID CRISSEY AVENUE; THENCE SOUTHERLY ALONG THE LAST DESCRIBED LINE 93.51 FEET TO THE NORTHERLY LINE OF SAID MOORE'S ADDITION; THENCE WESTERLY ALONG SAID NORTHERLY LINE 160.45 FEET TO THE EASTERN LINE OF SAID CRISSEY AVENUE; THENCE NORTHERLY ALONG SAID EASTERN LINE 54.22 FEET TO THE POINT OF BEGINNING, IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS.
PIN 12-02-355-003.

ADDRESS: 206 E. STATE STREET

ORDER NO. 2800
DJA CIVIL ENGINEERS & SURVEYORS
Dave Johnson and Associates, Ltd.
312 S. Hill Street
Wheaton, Illinois 60187
ph: 630-722-8800 fax: 630-722-0829
e-mail: DJA@DJASurveyors.net

THIS PLAT OF SURVEY AND THE MAPS HEREON ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT BY THE SIGNATURE OF THE SURVEYOR AND THE SEAL OF HIS OFFICE.
I, WARREN D. JOHNSON, REGISTERED LAND SURVEYOR NO. 2971, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DATED AT WHEATON, ILL. THIS END DAY OF JULY A.D. 2009.
ILLINOIS REGISTERED LAND SURVEYOR NO. 2971

