

**LAKE COUNTY ZONING NOTICE CUP-000881-2023**  
**Fremont Township**

The Lake County Zoning Board of Appeals has scheduled a public hearing at 1:00 PM on Tuesday March 24, 2026, at the Central Permit Facility, 500 W. Winchester Rd., Libertyville, IL on the petition of Fast & Healthy LLC, record owner, which seeks a Conditional Use Permit to allow for the establishment of Truck/Trailer Parking.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 19109 W Winchester Rd. Mundelein, IL 60060 and is approximately 5.04 acres.

Dmytro Proskochylov, 1620 S., Michigan Ave., Unit 1026, Chicago, IL is the registered agent of and is acting as the representative on behalf of Fast & Healthy LLC, located at 1620 S. Michigan Ave., Unit 1026, Chicago, IL.

PIN:1013200071

This application is available for public examination online <https://www.lakecountyil.gov/calendar.aspx?EID=12867> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, Attn: Thomas Chefalo, Project Manager 847-377-2120

**Gregory Koeppen**  
**Chair**

**LAKE COUNTY ZONING BOARD OF APPEALS**  
**CONDITIONAL USE PERMIT APPLICATION**

---

Applicant(s): Dmytro Proskochylov  
(please print) Owner(s)

---

Subject Property:	Present Zoning:	<u>GC</u>
	Present Use:	<u>Outside storage</u>
	Proposed Use:	<u>Truck parking, service and repair</u>
	PIN(s):	<u>1013200071</u>
	Address:	<u>19109 W Winchester Rd</u> <u>Mundelein, IL 60077</u>
	Legal description: (__ see deed)	

---

Request: I/we request a conditional use permit be approved to allow:

Truck and Trailer Parking and Truck Repair classified as Commercial service-oriented industrial sales and service not otherwise classified Use Type.

Explain why this conditional use permit is justified:

I wish to provide a needed service to our community without causing any damage, hazard, nuisance or other detriment to persons or property in the vicinity. The facility will be operating within normal business hours and all repairs will be done according to the safety requirements. Oils, grease, tires and parts will be captured and properly disposed and/or recycled.

Parking will be available for customers and employees.

The facility will be monitored by 24 hrs surveillance cameras and it will be gated and secured.

---

### **Approval Criteria:**

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by specifically explaining how your proposed request relates to each of the following criteria:

- A. The use in its proposed location will be consistent with the stated purpose and intent of the Lake County Code ("Purpose and Intent", Section 151.005);

Proposed development will not conflict with any of the stated purpose and intent of the Lake County Code.

- B. The proposed use in its proposed location complies with all applicable standards of the Lake County Code, including any applicable standards of Section 151.111; and

Under Zoning Use Table, current GC zoning permits Commercial Parking & Vehicle Service and Repair with CUP.

- C. The proposed use in its proposed location will not have a substantial adverse impact on any of the following, either as they exist at the time of the application or as they may be developed in the future due to implementation of the Comprehensive Plan;

1. adjacent property,

There will be no adverse impact on any of adjacent properties

On the West - JMR Landscaping

On the East - Railroad tracks and US-45

On the North - Industrial park

On the South - undeveloped land

2. the character of the neighborhood,

The current character of the neighborhood is overall industrial, therefore my proposed use will be a good fit into the neighborhood. The use will not create any traffic hazard or congestion, it is expected to be similar or less to what previous usage was approved for. We expect customers & vendors to bring their vehicles during normal business hours & shall not create congestion or haza as the location has existing turn lanes to enter & exit the property.

3. natural resources,

Our proposed use of the property will not have an impact on any natural resources. Repair facility will be properly disposing all oils, grease, tires and other waste to meet state & federal regulations.

4. infrastructure,

All necessary infrastructure such as well, septic, sanitary sewer, water and drainage (when applicable) will be properly accessed according to the Code and Regulations. Location does have access to public roads and utilities and it is sufficient to serve our purpose.

5. public site, or

The location will have no substantial adverse impact on any public site.

6. any other matters affecting the public health, safety, or general welfare.

Proposed use and operating characteristics of truck repair facility will not be detrimental to the public health, safety, or welfare, nor will it be materially injurious to properties or improvements in the area. All our activities associated with the truck repair and service facility will occur under clean, neat & orderly conditions.

**APPLICANT INFORMATION**

<b>Owner (include all fee owners listed on deed):</b>		<b>Authorized Agent:</b> I/we hereby authorize this person to represent me/us in all matters related to this application:	
Name:	Fast & Healthy LLC	Name:	
Address:	1620 S Michigan Ave #1026	Address:	
State/Zip:	Chicago IL 60616	State/Zip:	
Daytime Phone:	[REDACTED]	Daytime Phone:	
Email:	[REDACTED]	Email:	

<b>Applicant (if other than owner):</b>		<b>Contract Purchaser (if any):</b>	
Name:	Dmytro Proskochylov	Name:	
Address:	1620 S Michigan Ave #1026	Address:	
State/Zip:	Chicago IL 60616	State/Zip:	
Daytime Phone:	[REDACTED]	Daytime Phone:	
Email:	[REDACTED]	Email:	

I/We hereby affirm that all information given above is true and complete to the best of my/our knowledge.

Owner's Signature

[REDACTED]

Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, Leslie A Fulton, a Notary Public aforesaid, do hereby certify that Dmytro Proskochylov personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of Dec. 31, 2025 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31 day of Dec, 2025

(Seal)

My Commission expires

[REDACTED]



**COURT REPORTER AGREEMENT**

**CHECK ONE OF THE FOLLOWING:**



I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced and pays the Reporter, I agree to reimburse the County. If the County sues to obtain reimbursement, I agree to pay the County its reasonable attorney's fees in bringing suit and obtaining a judgment.

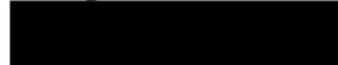


I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.

Signature



**Billing Contact Information:**



Print Name

d.proskochylov@gmail.com

Email



Phone Number

**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**

Type: DW  
Recorded: 11/17/2021 10:33:41 AM  
Fee Amt: \$2,160.00 Page 1 of 4  
Receipt#: 202100096840  
IL Rental Housing Fund: \$9.00  
State Stamp Fee: \$1400.00  
County Stamp Fee: \$700.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder

File# 7845237

ATA / GMT Title Agency  
175 E. Hawthorn Parkway, Suite 135  
Vernon Hills, IL 60061

File # 21793936-IL  
THIS INSTRUMENT PREPARED  
BY:

Deborah T. Haddad  
HADDAD LAW FIRM LLC  
300 Knightsbridge Parkway  
Suite 121  
Lincolnshire, IL 60069

AFTER RECORDING RETURN TO:  
Howard D. Weisman  
Attorney at Law  
120 S. State Street, Suite 200  
Chicago, IL 60603

REAL ESTATE TRANSFER TAX

County:	\$700.00
Illinois:	\$1,400.00
Total:	\$2,100.00
Stamp No:	1-435-753-616
Declaration ID:	20211004904637
Instrument No:	7845237
Date:	17-Nov-2021

ABOVE SPACE FOR RECORDER'S USE ONLY

**SPECIAL WARRANTY DEED**

This Special Warranty Deed, made this 13<sup>th</sup> day of October, 2021, between LENZINI HOLDINGS, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), and FAST & HEALTHY LLC, an Illinois limited liability company ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantees and to Grantee's assigns FOREVER, all the following described real estate, situated in the County of Lake and State of Illinois known and described as follows, to wit:

See Legal Description attached hereto as Exhibit A.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's successor and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

General real estate taxes not yet due and payable at the time of closing; easements, covenants, restrictions, agreements, conditions and building lines of record; oral month-to-month leases; applicable zoning and building laws and ordinances; plats of subdivision and conditions and, restrictions thereon; plats of easement and conditions and restrictions thereon, acts done or suffered by or judgments against Grantee or anyone claiming under Grantee; and liens and other matters of title over which the title company, is willing to insure without cost to Grantee, and matters of survey.

**Permanent Real Estate Index Number: 10-13-200-071**

**Current Address of Real Estate: 19109 W. Winchester Road, Libertyville, Illinois 60060**

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

Lenzini Holdings, LLC  
an Illinois limited liability company

By: Wendy Gold  
Its: Manager

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF LAKE     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Wendy Gold, as Manager of Lenzini Holdings, LLC, an Illinois limited liability company (the "Company"), personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her own free and voluntary act, and as the free and voluntary act as Manager of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 13<sup>th</sup> day of October, 2021.

Notary Public

SEND SUBSEQUENT TAX BILLS TO:  
Fast & Healthy LLC  
9715 Woods Drive, #1011  
Skokie, IL 60077

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_



Plat Act Affidavit

18 N County St - 6<sup>th</sup> Floor  
Waukegan, IL 60085-4358  
Phone: (847) 377-2575  
FAX: (847) 984-5860

Mary Ellen  
Vanderwenter  
Lake County RECORDER OF DEEDS

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS

I, (name) Wendy Coold, being duly sworn on oath, state that I reside at 630 S. Hicks Rd, Palatine, IL 60047, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF LAKE COUNTY, ILLINOIS to accept the attached deed for recording. (This affidavit is not applicable to Facsimile Assignment of Beneficial Interest.)

SUBSCRIBED and SWORN to before me this 13<sup>th</sup> day of October, 2021

[Redacted Signature]

(Signature)

Notary: [Redacted]



**EXHIBIT A**

**Legal Description**

**PARCEL 1:**

THAT PART OF THE EAST HALF OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST 1/4 OF SAID SECTION 13, 2007.5 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE RUNNING EASTERLY PARALLEL TO THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 13, APPROXIMATELY 1099.44 FEET TO THE WESTERLY RIGHT OF WAY OF THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILWAY; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 301.75 FEET TO THE CENTER LINE OF HIGHWAY; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID HIGHWAY TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 13 AND THENCE SOUTHERLY ALONG SAID WEST LINE TO THE PLACE OF BEGINNING, (EXCEPT THE WEST 549.67 FEET MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF) AND (EXCEPT THAT PART TAKEN FOR WIDENING OF WINCHESTER ROAD, CASE NO. 89ED6, RECORDED AS DOCUMENT NO. 2274166) AND (EXCEPT THAT PART DEDICATED TO THE LAKE COUNTY DIVISION OF TRANSPORTATION BY PLAT OF DEDICATION RECORDED AS DOCUMENT NO. 6512701) AND (EXCEPT THAT PART CONVEYED TO THE COUNTY OF LAKE FOR THE WIDENING OF WINCHESTER ROAD BY DEED RECORDED AS DOCUMENT NO. 1393327), IN LAKE COUNTY, ILLINOIS.

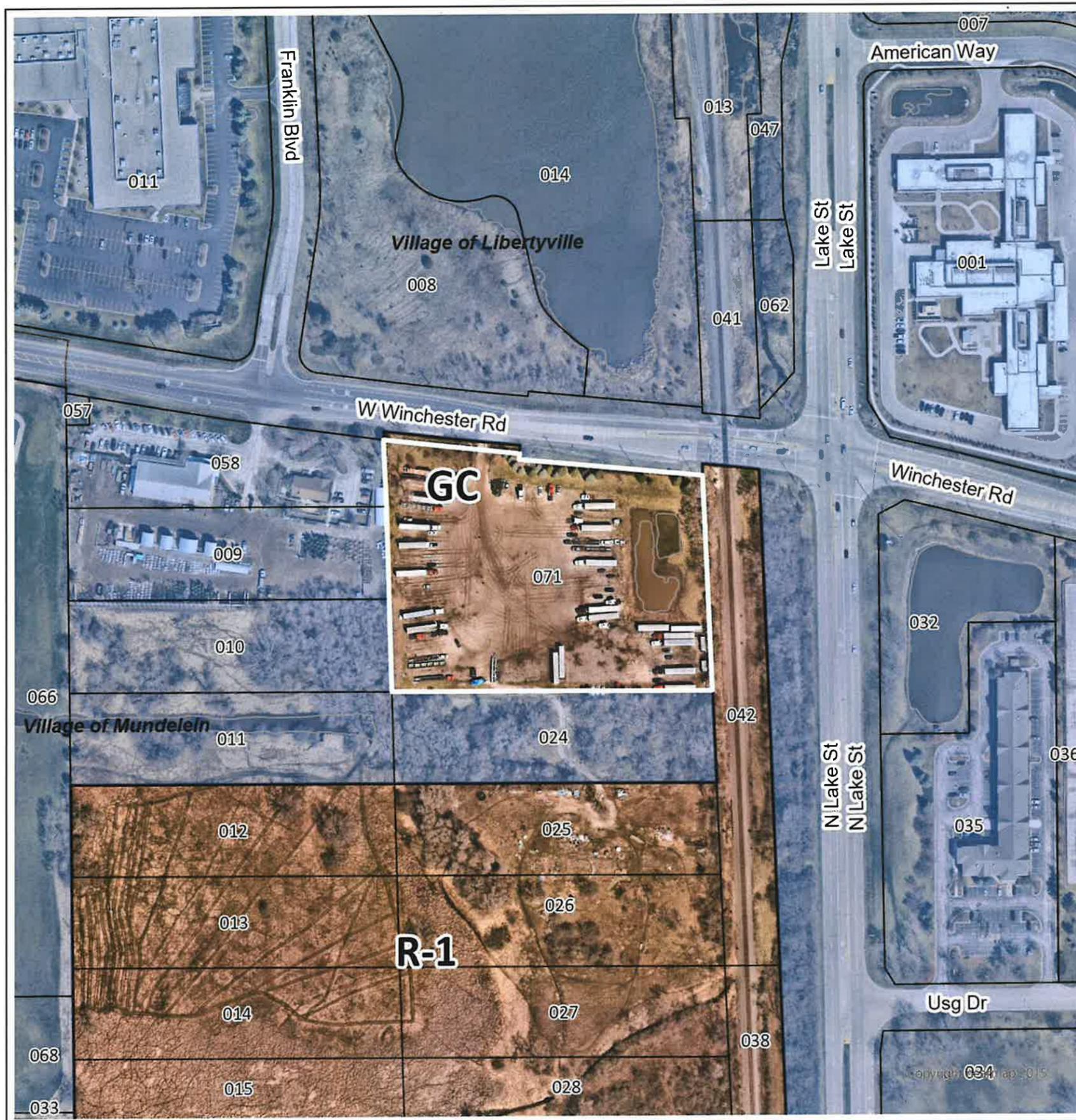
**PARCEL 2:**

A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTHERLY OF THE HIGHWAY, RUNNING THROUGH THE NORTH 1/2 OF THE SAID 1/4 SECTION (EXCEPT THE RIGHT OF WAY AND LANDS OF THE CHICAGO AND WISCONSIN RAILROAD COMPANY) OF SECTION 13, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1849.1 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13 AND 552.5 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 552.6 FEET TO THE RAILROAD RIGHT OF WAY; THENCE NORTHERLY ALONG THE RAILROAD RIGHT OF WAY 159.11 FEET; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 549.77 FEET; THENCE SOUTHERLY 159.05 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

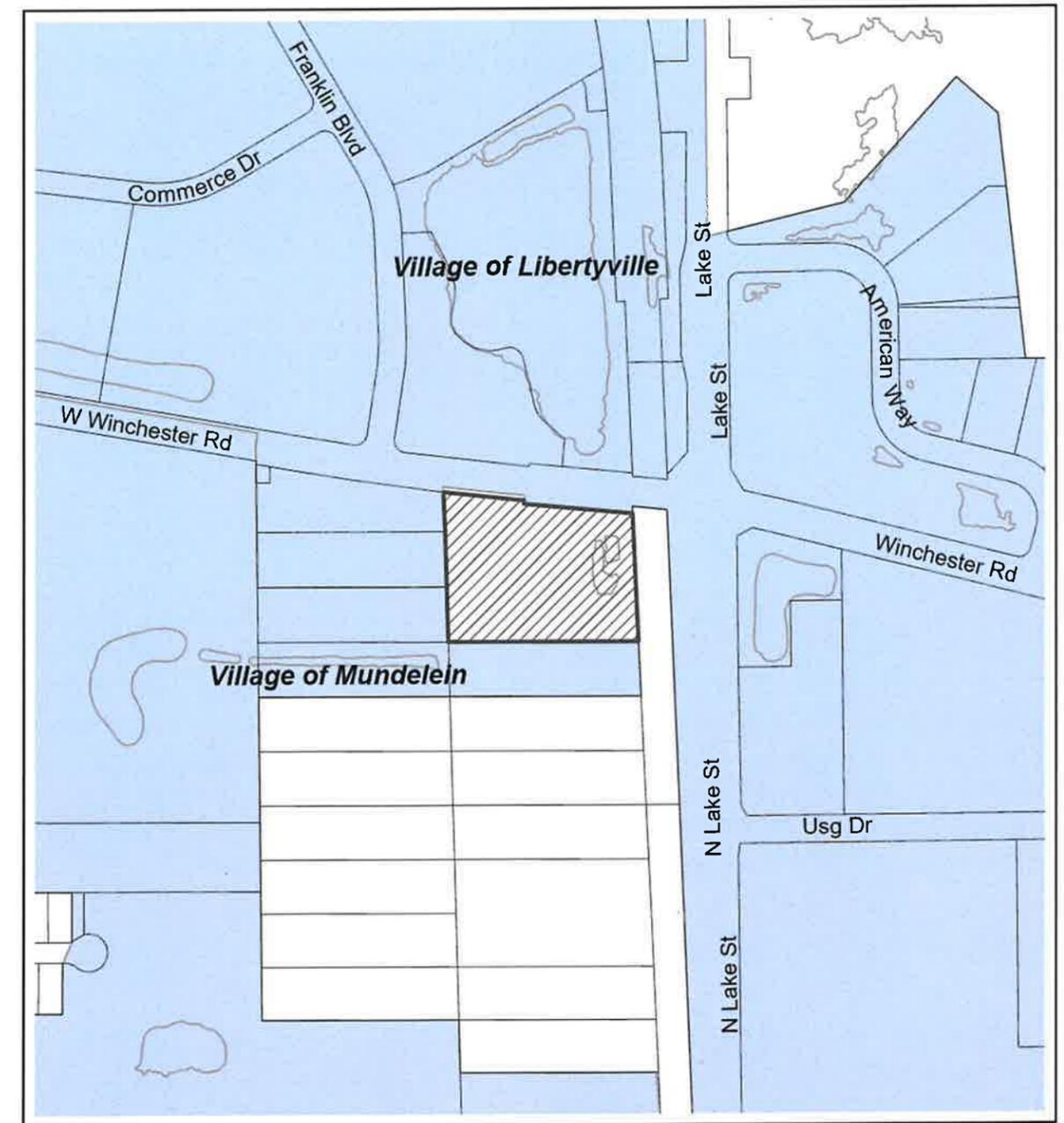
PIN: 10-13-200-071

Address: 19109 W. Winchester Road, Libertyville , Illinois 60048



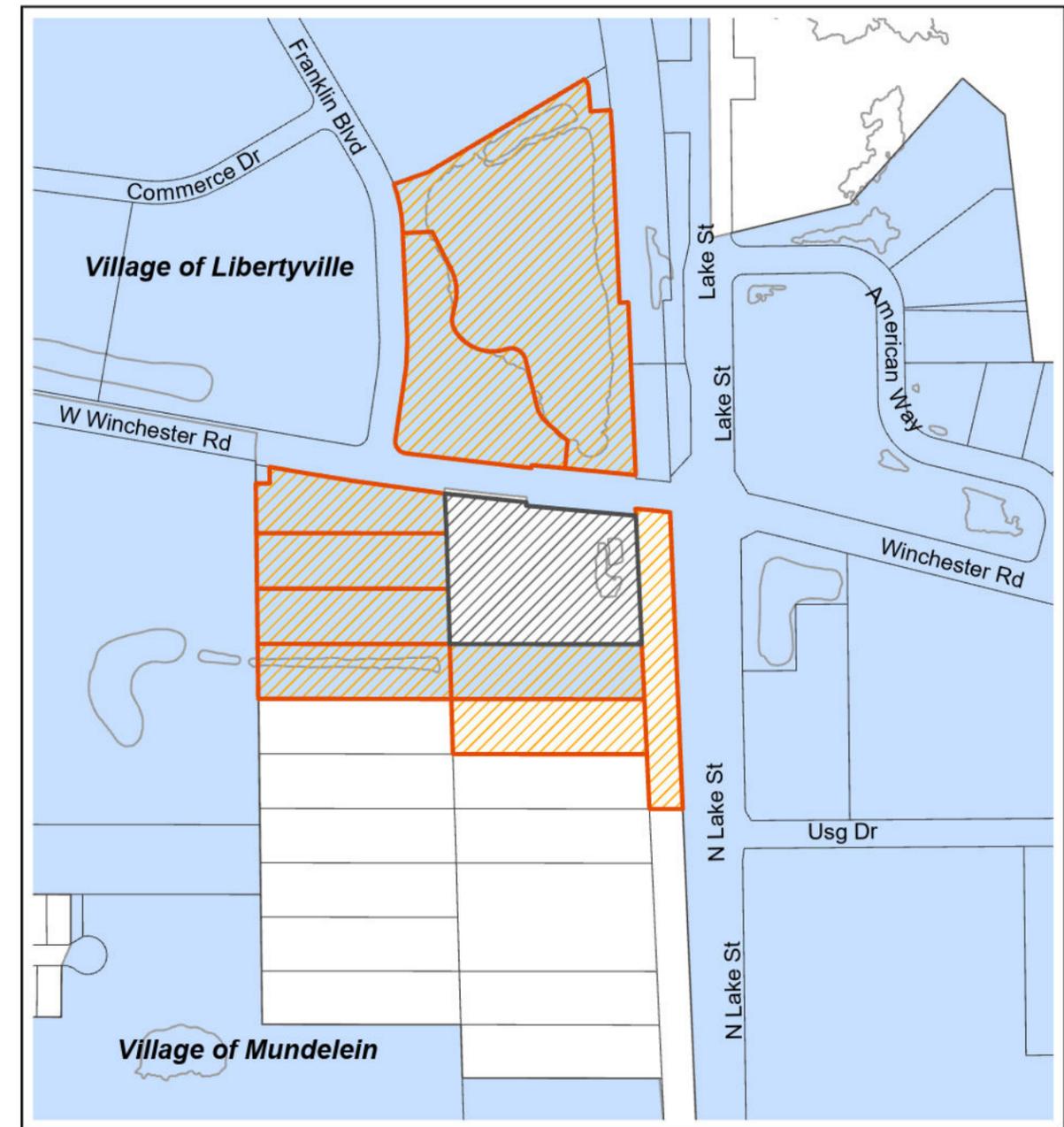
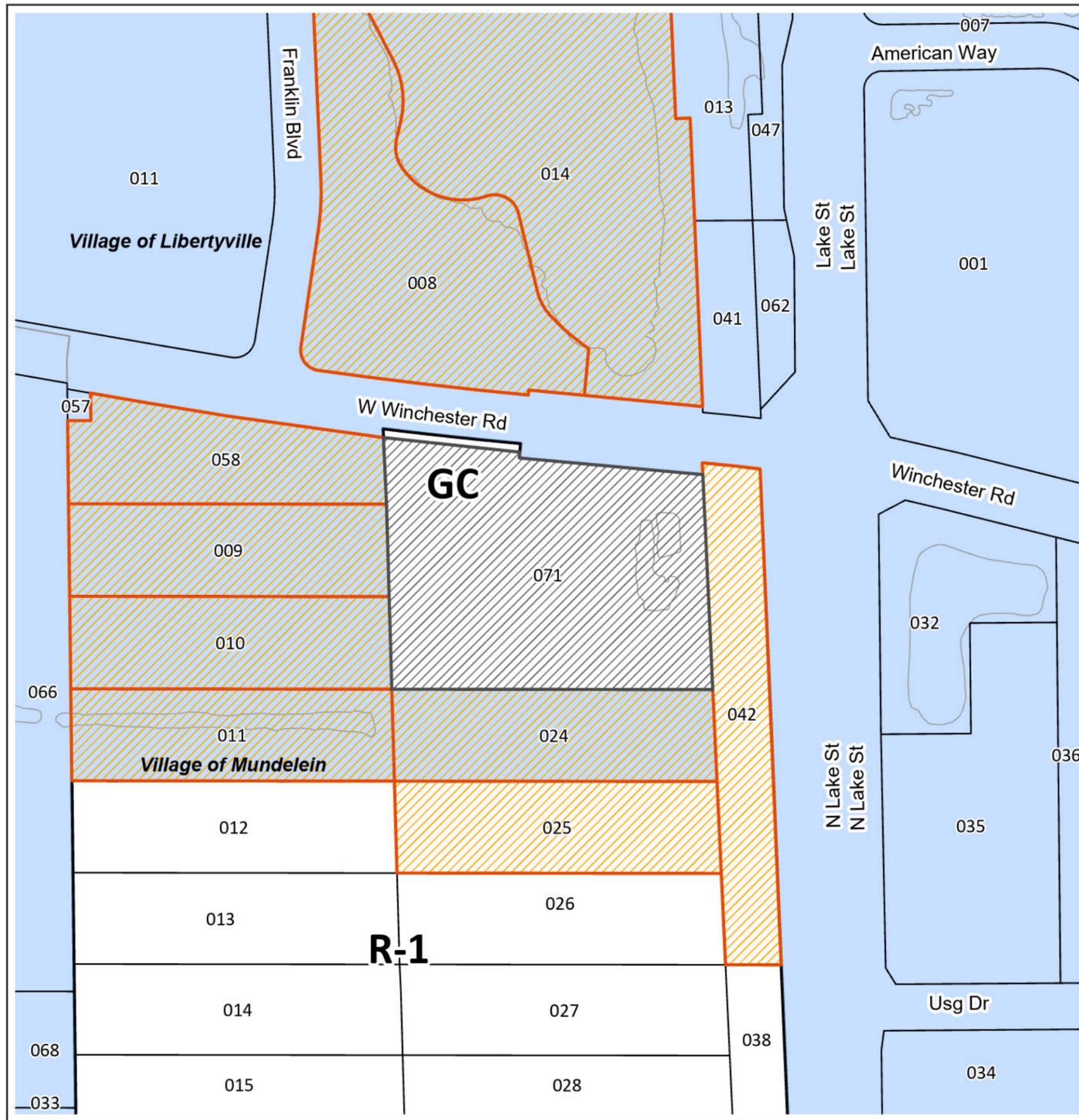


Incorporated Lake County
  Subject Parcel



## Zoning Board of Appeals Case #CUP-000881-2023





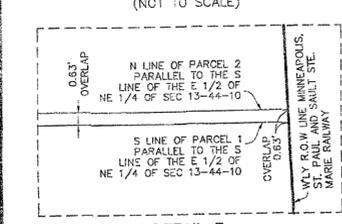
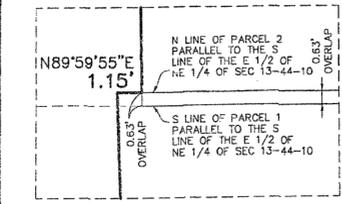
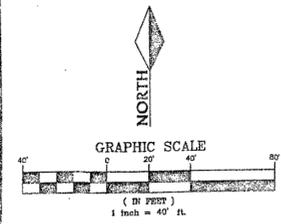
Zoning Board of Appeals  
Case #CUP-000881-2023

Incorporated Lake County
  Subject Parcel
  Mailing Parcel



**LEGEND**

- CLF = CHAIN-LINK FENCE
- CONC = CONCRETE
- COMM = COMMUNICATIONS
- FOC = FIBER OPTIC CABLE
- FH = FIRE HYDRANT
- HH = HAND HOLE
- OH = OVERHEAD WIRES
- PED = PEDESTAL
- PEDC = CABLE TV PEDESTAL
- PEDE = ELECTRIC PEDESTAL
- PEDT = TELEPHONE PEDESTAL
- TRANS = TRANSFORMER
- WF = WOOD FENCE
- WRF = WIRE FENCE
- TS = TRAFFIC SIGNAL HAND HOLE
- M = MANHOLE
- ROG = ROUND OPEN GRATE MANHOLE
- SOG = SQUARE OPEN GRATE MANHOLE
- FL = FLARED END SECTION
- CONC = CONCRETE
- B-BOX = (BUFFALO BOX)
- FH = FIRE HYDRANT
- SIGN = SIGN
- UP = UTILITY POLE



**NOTE:**  
ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

**NOTE:**  
THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKERS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

**NOTE ON DATUM:**  
BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES AND DO NOT MATCH RECORDED BEARINGS.

DATE: SEPTEMBER 2, 2021  
ORDER NO: 210636  
PROJ. NO: 3271  
FOR: HADDAD LAW FIRM LLC  
PROJ. NAME: MUNDELEIN TRUST UNIT NO. 1 UNRECORDED SUB  
Copyright © TFW Surveying & Mapping, Inc. 2021. All rights reserved.  
Professional Design Firm Registration #184-002793.

PARCEL 1 = 136,582 SQUARE FEET OR 3.1354 ACRES  
PARCEL 2 = 87,529 SQUARE FEET OR 2.0094 ACRES  
TOTAL PARCEL 1 & 2 = 224,111 SQUARE FEET OR 5.1448 ACRES  
PARCEL 1 & 2 OVERLAP = 343 SQUARE FEET

TOTAL AREA OF PARCEL MINUS THE OVERLAP = 223,768 SQUARE FEET OR 5.1370 ACRES

**TABLE "A" NOTES:**  
ITEM 1: MONUMENTS (AS SHOWN ON PLAT)  
ITEM 3: FLOOD ZONE CLASSIFICATION (SEE NOTE F1 ON THIS PLAT)  
ITEM 4: SEE AREA SUMMARY ON PLAT.  
ITEM 19: TFW HAS A PROFESSIONAL LIABILITY INSURANCE POLICY.

NO J.U.L.I.E. LOCATE WAS REQUESTED FOR THIS SITE, CALL J.U.L.I.E. 1-800-892-023 PRIOR TO DIGGING, OR FOR ADDITIONAL INFORMATION.

UTILITY INFORMATION SHOWN IS BASED ONLY ON VISIBLE SURFACE EVIDENCE.

FENCE TIES ARE REFERENCED TO CENTER OF FENCE POST.

NO DIMENSIONS TO BE ASSUMED FROM SCALING

COMPARE YOUR LEGAL DESCRIPTION AND BOUNDARY MONUMENTATION WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

**NOTE F1:**  
PER FLOOD INSURANCE RATE MAP (FEMA), FLOOD MAP 17097C0142K, DATED AUGUST 18, 2013, PROPERTY IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD.

**NOTE E1:**  
50' ACCESS EASEMENT. ITEM AFFECTS THE WESTERLY 25' OF PARCEL 1, AND A VARIABLE WIDTH ON PARCEL 2 (22.17' ON THE SOUTH AND 26.15' ON THE NORTH).

**TFW SURVEYING & MAPPING**  
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT  
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030  
847-548-6600 FAX 548-6699  
info@tfwsurvey.com www.tfwsurvey.com

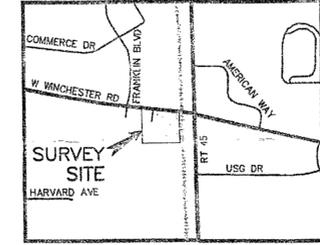
**ALTA NSPS/LAND TITLE SURVEY OF**

**PARCEL 1:**  
THAT PART OF THE EAST HALF OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST 1/4 OF SAID SECTION 13, 2007.5 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE RUNNING EASTERLY PARALLEL TO THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 13, APPROXIMATELY 1099.44 FEET TO THE WESTERLY RIGHT OF WAY OF THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILWAY; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 301.75 FEET TO THE CENTER LINE OF HIGHWAY; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID HIGHWAY TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 13 AND THENCE SOUTHERLY ALONG SAID WEST LINE TO THE PLACE OF BEGINNING, (EXCEPT THE WEST 549.67 FEET MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF) AND (EXCEPT THAT PART TAKEN FOR WIDENING OF WINCHESTER ROAD, CASE NO. 89ED6, RECORDED AS DOCUMENT NO. 2274166) AND (EXCEPT THAT PART DEDICATED TO THE LAKE COUNTY DIVISION OF TRANSPORTATION BY PLAT OF DEDICATION RECORDED AS DOCUMENT NO. 6512701) AND (EXCEPT THAT PART CONVEYED TO THE COUNTY OF LAKE FOR THE WIDENING OF WINCHESTER ROAD BY DEED RECORDED AS DOCUMENT NO. 1393327), IN LAKE COUNTY, ILLINOIS.

**PARCEL 2:**  
A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTHERLY OF THE HIGHWAY, RUNNING THROUGH THE NORTH 1/2 OF THE SAID 1/4 SECTION (EXCEPT THE RIGHT OF WAY AND LANDS OF THE CHICAGO AND WISCONSIN RAILROAD COMPANY) OF SECTION 13, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1849.1 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13 AND 552.5 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 552.6 FEET TO THE RAILROAD RIGHT OF WAY; THENCE NORTHERLY ALONG THE RAILROAD RIGHT OF WAY 159.11 FEET; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 549.77 FEET; THENCE SOUTHERLY 159.05 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

**NOTE:**  
THE 301.25' DIMENSION TO THE "CENTER LINE OF HIGHWAY" IS A DIMENSION TO A CENTER LINE OF A WINCHESTER ROAD THAT NO LONGER EXISTS.

**ADDRESS:**  
19109 W. WINCHESTER ROAD  
MUNDELEIN, IL 60060  
P.I.N.: 10-13-200-071



VICINITY MAP (NOT TO SCALE)

**TITLE COMMITMENT NOTES:**  
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:  
CHICAGO TITLE INSURANCE COMPANY FOR TITLE INSURANCE NO. 21793936-IL, EFFECTIVE DATE: JUNE 8, 2021.

**ADDRESS AS LISTED IN TITLE COMMITMENT:**  
19109 W. WINCHESTER RD., MUNDELEIN, IL 60060  
P.I.N.: 10-13-200-071

- THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN SCHEDULE B, PART II EXCEPTIONS:
- [#1-12] - GENERAL EXCEPTIONS ARE NOT PLOTTABLE.
  - [#13] - PLAT OF SURVEY OF STATE AID ROUTE 16, DOCUMENT 454229 (SHOWN AS WINCHESTER RD)
  - [#14] - INGRESS & EGRESS EASEMENT, DOCUMENT 387632 (AS SHOWN ON PLAT) (SEE NOTE E1)
  - [#15] - COVENANTS AND RESTRICTIONS, DOCUMENT 6139541 (NOT PLOTTABLE)
  - [#16] - COVENANTS AND RESTRICTIONS, DOCUMENT 6685081 (NOT PLOTTABLE)
  - [#17] - ALTA STATEMENT (NOT PLOTTABLE)

**ALTA/NSPS LAND TITLE SURVEY**  
STATE OF ILLINOIS  
COUNTY OF LAKE  
I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY  
LENZINI HOLDINGS, LLC  
ATA NATIONAL TITLE GROUP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON AUGUST 23, 2021.  
CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 2nd DAY OF SEPTEMBER, 2021.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295  
LICENSE EXPIRES NOVEMBER 30, 2022

