

	MLS #	Stat	Street #	CP	Str Name	Sfx	ASF	Closed Date	Sold Pr	Area	LP/SP	# Rms	All Beds	# Full Baths	# Half Baths	Type	SCI
1	08793432	CLSD	218	W	Saint Paul	Ave	1516	04/16/2015	\$400,000 (F)	8007	\$400,000 (F)	6	3	1	1	Coach House	None
2	07884393	CLSD	319	W	Concord	Pl	1216	01/11/2012	\$412,000	8007	\$412,000	7	3	1	0	2 Stories	None
3	08350654	CLSD	331	W	Concord	Pl	1344	07/15/2013	\$555,000	8007	\$555,000	5	3	1	0	2 Stories	None
4	09008841	CLSD	411	W	Eugenie	St	0	12/15/2015	\$600,000	8007	\$600,000	5	2	1	0	1 Story	None
5	08419226	CLSD	1639	N	Sedgwick	St	0	01/30/2014	\$615,000	8007	\$615,000	9	3	2	0	1.5 Story	None
6	08083902	CLSD	1917	N	Lincoln	Ave	4800	10/22/2012	\$628,000	8007	\$628,000	1	1	0	0	3 Stories, Coach House	Variable
7	08069888	CLSD	1818	N	Lincoln	Ave	0	08/15/2012	\$655,000	8007	\$655,000	6	2	2	0	2 Stories	None
8	07629208	CLSD	1749	N	Fern	Ct	0	03/18/2011	\$660,000	8007	\$660,000	6	3	1	1	2 Stories	None
9	08364755	CLSD	315	W	Eugenie	St	2200	07/15/2013	\$675,000	8007	\$675,000	8	3	2	0	2 Stories	None
10	09303879	CLSD	328	W	Willow	St	1980	09/23/2016	\$713,000	8007	\$713,000	6	3	2	1	3 Stories	None
11	09245338	CLSD	1818	N	Lincoln	Ave	0	07/25/2016	\$775,000	8007	\$775,000	6	2	2	0	3 Stories	None
12	08977179	CLSD	216	W	Menomonee	St	994	09/29/2015	\$785,000	8007	\$785,000	4	1	1	0	1 Story	None
13	08256224	CLSD	1826	N	Lincoln	Ave	2400	03/07/2013	\$949,000	8007	\$949,000	8	3	2	2	3 Stories	None
14	07511857	CLSD	1700	N	Crilly	Ct	3075	09/01/2010	\$1,420,000	8007	\$1,420,000	9	3+1 bsmt	3		3 Stories	None

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Prepared By: Patrick Haris | Cambridge Realty & Brokerage LLC | 06/05/2017 08:58 PM



**Detached Single** MLS #: **08793432** List Price: **\$549,900**  
 Status: **CLSD** List Date: **11/27/2014** Orig List Price: **\$695,000**  
 Area: **8007** List Dt Rec: **11/27/2014** Sold Price: **\$400,000 (F)**  
 Address: **218 W Saint Paul Ave, Chicago, Illinois 60614**  
 Directions: **N North Park E on St Paul**  
 Sold by: **Stefanie Lavelle (144728) / Coldwell Banker Residential (10115)** Lst. Mkt. Time: **104**  
 Closed: **04/16/2015** Contract: **03/10/2015** Concessions:  
 Off Market: **03/10/2015** Financing: **Conventional** Contingency:  
 Year Built: **1866** Blt Before 78: **Yes** Curr. Leased:  
 Dimensions: **1119**  
 Ownership: **Fee Simple** Subdivision: Model:  
 Corp Limits: **Chicago** Township: **North Chicago** County: **Cook**  
 Coordinates: **N:1732 W:218** # Fireplaces:  
 Rooms: **6** Bathrooms **1 / 1** Parking: **None**  
 (full/half):  
 Bedrooms: **3** Master Bath: **None** # Spaces: **0**  
 Basement: **Full** Bsmnt. Bath: **No** Parking Incl.  
 In Price:

Utility Costs:

Remarks: **Truly incredible and unique opportunity to own this charming 3-bed, 1.5-bath vintage coach house in the heart of Old Town. This home features hardwood floors, crown molding, custom cabinetry, granite counters, fire place, built-ins, marble bath, and full unfinished basement with great potential. Literally steps to transportation, shopping, dining, the park, the Lake and more! Corporate owned. Sold as-is/where-is.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(299)</b> Junior High: <b>(299)</b> High School: <b>(299)</b> Other:	Amount: <b>\$0</b> Frequency: <b>Not Applicable</b> Special Assessments: <b>Unknown</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$9,727.95</b> PIN: <b>14334170290000 (Map)</b> Mult PINs: Tax Year: <b>2013</b> Tax Exmps:	Waterfront: <b>No</b> Appx SF: <b>1516</b> SF Source: <b>Assessor</b> Bldg. Assess. SF: Acreage: <b>0.0257</b>

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	10X12	Main Level			Master Bedroom	7X12	2nd Level		
Dining Room	10X10	Main Level			2nd Bedroom	7X10	2nd Level		
Kitchen	7X10	Main Level			3rd Bedroom	7X8	2nd Level		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features:

Age: <b>100+ Years</b>	Additional Rooms: <b>No additional rooms</b>	Roof:
Type: <b>Coach House</b>	Garage Ownership:	Sewer: <b>Sewer-Public</b>
Style:	Garage On Site:	Water: <b>Lake Michigan, Public</b>
Exterior: <b>Frame</b>	Garage Type:	Const Opts:
Air Cond: <b>Central Air</b>	Garage Details:	General Info: <b>None</b>
Heating: <b>Gas</b>	Parking Ownership:	Amenities:
Kitchen:	Parking On Site:	Asmt Incl: <b>None</b>
Appliances:	Parking Details:	HERS Index Score:
Dining:	Driveway:	Green Discl:
Attic:	Foundation:	Green Rating Source:
Basement Details: <b>Unfinished, Exterior Access</b>	Ext Bas/Fnd:	Green Feats:
Bath Amn:	Disability Access: <b>No</b>	Sale Terms:
Fireplace Details:	Disability Details:	Possession: <b>Closing</b>
Fireplace Location:	Exposure:	Occ Date:
Electricity:	Lot Size: <b>Less Than .25 Acre</b>	
Equipment:	Lot Desc:	

Agent Remarks: **Submit all offers to sales@pvrco.com. Sold as-is/where-is. No disclosures.**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>No</b>	VOW Comments/Reviews: <b>No</b>	Agent Notices:
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>Yes</b>	Lock Box: <b>Combination Box</b>
Coop Comp: <b>2.5% (on Net SP)</b>	Addl. Sales Info.: <b>REO/Lender Owned</b>	Special Comp Info: <b>None</b>
Showing Inst: <b>Click on "Schedule a Showing" below:</b>	Cont. to Show?:	Expiration Date:
Mgmt. Co:	Contact Name:	Phone:
Owner: <b>OWNER OF RECORD</b>	Ph #:	Agent Owned/Interest: <b>No</b>
Broker: <b>Parkvue Realty Corporation (16339)</b>	Ph #: <b>(312) 788-4040</b>	Team:
List Agent: <b>Anthony Disano (106496)</b>	Ph #:	Email: <b>sales@pvrco.com</b>
Co-lister: <b>William Volpe (165879)</b>	Ph #: <b>(312) 788-4040</b>	More Agent Contact Info:

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MLS #: 08793432

Prepared By: Patrick Haris | Cambridge Realty & Brokerage LLC | 06/05/2017 08:58 PM



**Detached Single**  
 Status: **CLSD**      MLS #: **07884393**      List Price: **\$485,000**  
 Area: **8007**      List Date: **08/18/2011**      Orig List Price: **\$485,000**  
    List Dt Rec: **08/18/2011**      Sold Price: **\$412,000**  
 Address: **319 W Concord Pl , Chicago, Illinois 60614**  
 Directions: **From North Avenue, turn North onto North Park Ave, then a quick left turn onto West Concord Place**  
 Sold by: **Harry Maisel (129552) / Berkshire Hathaway HomeServices KoenigRubloff (14470)**      Lst. Mkt. Time: **12**  
 Closed: **01/11/2012**      Contract: **08/29/2011**      Concessions:  
 Off Market: **08/29/2011**      Financing: **Conventional**      Contingency:  
 Year Built: **UNK**      Blt Before 78: **Yes**      Curr. Leased:  
 Dimensions: **24 BY 98**  
 Ownership: **Fee Simple**      Subdivision:      Model:  
 Corp Limits: **Chicago**      Township: **North Chicago**      County: **Cook**  
 Coordinates: **N:1600 W:300**      # Fireplaces:  
 Rooms: **7**      Bathrooms **1 / 0**      Parking: **Exterior Space(s)**  
    (full/half):  
 Bedrooms: **3**      Master Bath: **None**      # Spaces: **Ext:2**  
 Basement: **None**      Bsmnt. Bath: **No**      Parking Incl: **Yes**  
    In Price:

Utility Costs:

Remarks: **Classic single family home in historic Old Town Triangle. Prime location, just a short walk to shopping, schools, elevated train, bus, Lincoln Park, Lake Michigan and Second City. Unique building needs your imagination, creativity and vision for rehab. Visit the property, walk the neighborhood, you'll be charmed. Tax credits may be possible.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(299)</b>	Amount: <b>\$0</b>	Amount: <b>9,542</b>	Waterfront: <b>No</b>
Junior High: <b>(299)</b>	Frequency: <b>Not Applicable</b>	PIN: <b>14334210150000 (Map)</b>	Appx SF: <b>1216</b>
High School: <b>(299)</b>	Special Assessments: <b>Unknown</b>	Mult PINs: <b>No</b>	SF Source: <b>Appraiser</b>
Other:	Special Service Area: <b>No</b>	Tax Year: <b>2009</b>	Bldg. Assess. SF:
	Master Association: <b>No</b>	Tax Exmps: <b>None</b>	Acreeage:

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	11X10	Main Level	Hardwood		Master Bedroom	15X10	2nd Level	Hardwood	
Dining Room	14X8	Main Level	Hardwood		2nd Bedroom	11X6	2nd Level	Hardwood	
Kitchen	20X10	Main Level	Hardwood		3rd Bedroom	16X11	2nd Level	Hardwood	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									
Utility Room	15X6	Main Level	Hardwood		Workroom	10X9	2nd Level	Hardwood	None
1st Floor									
Other	11X8	2nd Level	Hardwood						

Interior Property Features: **Skylight(s)**

Exterior Property Features:

Age: <b>100+ Years</b>	Additional Rooms: <b>Utility Room-1st Floor, Workroom, Other</b>	Roof: <b>Asphalt/Glass (Rolled)</b>
Type: <b>2 Stories</b>	Garage Ownership:	Sewer: <b>Sewer-Public</b>
Style: <b>Victorian</b>	Garage On Site:	Water: <b>Public</b>
Exterior: <b>Brick, Frame</b>	Garage Type:	Const Opts:
Air Cond: <b>None</b>	Garage Details:	General Info: <b>School Bus Service, Commuter Bus, Commuter Train</b>
Heating: <b>Gas</b>	Parking Ownership: <b>Owned</b>	Amenities:
Kitchen:	Parking On Site: <b>Yes</b>	Asmt Incl: <b>None</b>
Appliances:	Parking Details: <b>Off Alley</b>	HERS Index Score:
Dining:	Driveway:	Green Discl:
Attic: <b>Dormer, Unfinished</b>	Foundation: <b>Brick, Other</b>	Green Rating Source:
Basement Details: <b>Crawl</b>	Extst Bas/Fnd:	Green Feats:
Bath Amn:	Disability Access: <b>No</b>	Sale Terms:
Fireplace Details:	Disability Details:	Possession: <b>Closing</b>
Fireplace Location:	Exposure: <b>N (North)</b>	Occ Date:
Electricity:	Lot Size: <b>Less Than .25 Acre</b>	
Equipment:	Lot Desc:	

Agent Remarks:

Internet Listing: <b>A</b>	Remarks on Internet?: <b>No</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>No</b>	VOW Comments/Reviews: <b>No</b>	Agent Notices:
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>Yes</b>	Lock Box: <b>None</b>
Coop Comp: <b>2.5 % - \$ 295 (on Net SP)</b>	Adtl. Sales Info.: <b>None</b>	Special Comp Info: <b>None</b>
Showing Inst: <b>Call for an appointment for showing ( 312 671 3222 )</b>	Cont. to Show?:	Expiration Date:
Mgmt. Co:	Contact Name:	Phone:
Owner: <b>owner of reord</b>	Ph #:	Agent Owned/Interest: <b>No</b>
Broker: <b>Realty Executives Source One (84792)</b>	Ph #: <b>(773) 732-9123</b>	Team:
List Agent: <b>Thomas Spriggs (115902)</b>	Ph #: <b>(312) 671-3222</b>	Email: <b>tomspriggs@realtyexecutives.com; sprigt7@att.net</b>
Co-lister:	Ph #:	More Agent Contact Info:

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MLS #: 07884393

Prepared By: Patrick Haris | Cambridge Realty & Brokerage LLC | 06/05/2017 08:58 PM



**Detached Single**  
 Status: **CLSD**  
 Area: **8007**  
 Address: **331 W Concord Pl , Chicago, Illinois 60614**  
 Directions: **North Ave to North Park, north to Concord, west to property**  
 Sold by: **Anthony Perry (36069) / @properties (4459)**  
 Closed: **07/15/2013**  
 Off Market: **05/31/2013**  
 Year Built: **1890**  
 Dimensions: **24 X 98**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:1650 W:331**  
 Rooms: **5**  
 Bedrooms: **3**  
 Basement: **None**

MLS #: **08350654**  
 List Date: **05/23/2013**  
 List Dt Rec: **05/23/2013**  
 Contract: **05/31/2013**  
 Financing: **Cash**  
 Blt Before 78: **Yes**  
 Subdivision:  
 Township: **North Chicago**  
 Bathrooms **1 / 0**  
 (full/half):  
 Master Bath: **None**  
 Bsmnt. Bath: **No**

List Price: **\$599,000**  
 Orig List Price: **\$599,000**  
 Sold Price: **\$555,000**  
 Lst. Mkt. Time: **9**  
 Concessions:  
 Contingency:  
 Curr. Leased:  
 Model:  
 County: **Cook**  
 # Fireplaces:  
 Parking: **Exterior Space(s)**  
 # Spaces: **Ext:2**  
 Parking Incl. **Yes**  
 In Price:

Utility Costs:

Remarks: **Great opportunity to rebuild the interior of a pre-1900 Victorian in the Old Town Triangle! The house CAN NOT be torn down. Interior needs to be completely gutted to the exterior shell due to fire and water damage. Brick foundation, no basement, room for garage in the back. Bring your architect and builder and make this your dream home. Historic Landmark restrictions. Ask agent for details. Sold in AS-IS condition**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(299)</b> Junior High: <b>(299)</b> High School: <b>(299)</b> Other:	Amount: <b>\$0</b> Frequency: <b>Not Applicable</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>10,334</b> PIN: <b>14334210470000 (Map)</b> Mult PINs: Tax Year: <b>2011</b> Tax Exmps: <b>Homeowner, Senior</b>	Waterfront: <b>No</b> Apx SF: <b>1344</b> SF Source: <b>Assessor</b> Bldg. Assess. SF: Acreage:

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	16X12	Main Level			Master Bedroom	14X12	2nd Level		
Dining Room		Not Applicable			2nd Bedroom	12X10	2nd Level		
Kitchen	10X10	Main Level			3rd Bedroom	9X8	2nd Level		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:	Exterior Property Features:	Additional Rooms:	Roof:
Age: <b>100+ Years</b> Type: <b>2 Stories</b> Style: Exterior: <b>Brick, Frame</b> Air Cond: <b>None</b> Heating: <b>None</b> Kitchen: Appliances: Dining: Attic: Basement Details: <b>Crawl</b> Bath Amn: Fireplace Details: Fireplace Location: Electricity: Equipment:	Additional Rooms: <b>No additional rooms</b> Garage Ownership: Garage On Site: Garage Type: Garage Details: Parking Ownership: <b>Owned</b> Parking On Site: <b>Yes</b> Parking Details: Driveway: Foundation: Extst Bas/Fnd: Disability Access: <b>No</b> Disability Details: Exposure: Lot Size: <b>Less Than .25 Acre</b> Lot Desc:		Sewer: <b>Sewer-Public</b> Water: <b>Lake Michigan</b> Const Opts: General Info: <b>Historical District</b> Amenities: Asmt Incl: <b>None</b> HERS Index Score: Green Discl: Green Rating Source: Green Feats: Sale Terms: Possession: <b>Closing</b> Occ Date:

Agent Remarks: **Cash offers only. Proof of funds with all offers.**

Internet Listing:	Remarks on Internet?:	Addr on Internet?:
Internet Listing: <b>A</b> VOW AVM: <b>No</b> Listing Type: <b>Exclusive Right to Sell</b> Coop Comp: <b>2.5 - \$295 (on Net SP)</b>	Remarks on Internet?: <b>Yes</b> VOW Comments/Reviews: <b>No</b> Holds Earnest Money: <b>Yes</b> Addl. Sales Info.: <b>List Agent Must Accompany</b>	Addr on Internet?: <b>Yes</b> Agent Notices: Lock Box: Special Comp Info: <b>None</b>
Showing Inst: <b>Email</b> <b>swooten@atproperties.com</b>	Cont. to Show?:	Expiration Date:
Mgmt. Co: Owner: <b>OOR</b> Broker: <b>@properties (15694)</b> List Agent: <b>Susan Wooten (129220)</b> Co-lister:	Contact Name: Ph #: Ph #: <b>(773) 862-0200</b> Ph #: <b>(773) 818-0488</b> Ph #:	Phone: Agent Owned/Interest: <b>No</b> Team: Email: <b>swooten@atproperties.com</b> More Agent Contact Info:



**Detached Single**  
 Status: **CLSD** Area: **8007**  
 Address: **411 W Eugenie St , Chicago, Illinois 60614**  
 Directions: **NORTH AVE TO SEDGWICK, NORTH TO EUGENIE, WEST TO PROPERTY**  
 Sold by: **Non Member (99999) / NON MEMBER (NONMEMBER)**  
 Closed: **12/15/2015** Contract: **11/13/2015** Concessions:  
 Off Market: **11/13/2015** Financing: **Conventional** Contingency:  
 Year Built: **1895** Blt Before 78: **Yes** Curr. Leased: **No**  
 Dimensions: **37.5 X 90** Ownership: **Fee Simple** Subdivision: Model:  
 Corp Limits: **Chicago** Township: **North Chicago** County: **Cook**  
 Coordinates: **N:1700 W:411** # Fireplaces: **1**  
 Rooms: **5** Bathrooms **1 / 0** Parking: **None**  
 Bedrooms: **2** Master Bath: **None** # Spaces: **0**  
 Basement: **Walkout** Bsmnt. Bath: **No** Parking Incl.  
 In Price:

Utility Costs:

Remarks: **Motivated seller -- attention investors, builders, and architects -- rare opportunity to create a masterpiece in charming Old Town on desirable wide lot! Featuring classic cottage details, substantial lovely garden with a private marble patio and original wrought iron fence. Quiet neighborhood, brick paved parkways and mature trees add to the attractive curb appeal of this special street. Walk into an inviting/bright foyer, opening into an expansive living/dining room surrounded by windows galore and distinctive fireplace. This home has unique elements, hardwood floors through-out, lower level could be finished for usable living space and potential for a 2 car garage -- all make this one-of-a kind! This special single family home is a canvas ready for your custom design! Don't wait!**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>Lincoln (299)</b>	Amount: <b>\$0</b>	Amount: <b>\$9,595.33</b>	Waterfront: <b>No</b>
Junior High: <b>Lincoln (299)</b>	Frequency: <b>Not Applicable</b>	PIN: <b>14333310060000</b>	Appx SF: <b>0</b>
High School: <b>Lincoln Park (299)</b>	Special Assessments: <b>No</b>	(Map)	SF Source: <b>Not Reported</b>
Other:	Special Service Area: <b>No</b>	Mult PINs:	Bldg. Assess. SF:
	Master Association: <b>No</b>	Tax Year: <b>2014</b>	Acreeage:
		Tax Exmps: <b>Homeowner, Senior</b>	

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	23X18	Main Level	Hardwood	Blinds	Master Bedroom	18X11	Main Level	Hardwood	Plantation Shutters
Dining Room	COMBO	Main Level	Hardwood	Blinds	2nd Bedroom	10X10	Main Level	Hardwood	Blinds
Kitchen	10X07	Main Level	Hardwood	Blinds	3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	10X07	Lower	Other	None					
Foyer	20X05	Main Level	Hardwood	None	Storage	28X17	Lower	Other	None

Interior Property Features: **Hardwood Floors**

Exterior Property Features: **Balcony, Deck, Patio**

Age: <b>100+ Years</b>	Additional Rooms: <b>Foyer, Storage</b>	Roof:
Type: <b>1 Story</b>	Garage Ownership:	Sewer: <b>Sewer-Public</b>
Style: <b>Cottage</b>	Garage On Site:	Water: <b>Lake Michigan</b>
Exterior: <b>Frame</b>	Garage Type:	Const Opts:
Air Cond: <b>Central Air</b>	Garage Details:	General Info: <b>Historical District</b>
Heating: <b>Gas</b>	Parking Ownership:	Amenities: <b>Curbs/Gutters, Sidewalks, Street Lights, Street Paved</b>
Kitchen: <b>Galley</b>	Parking On Site:	Asmt Incl: <b>None</b>
Appliances: <b>Dishwasher, Refrigerator, Washer, Dryer</b>	Parking Details:	HERS Index Score:
Dining: <b>Combined w/ LivRm</b>	Driveway:	Green Discl:
Attic: <b>Unfinished</b>	Foundation:	Green Rating Source:
Basement Details: <b>Unfinished, Crawl</b>	Exst Bas/Fnd:	Green Feats:
Bath Amn:	Disability Access: <b>No</b>	Sale Terms:
Fireplace Details: <b>Wood Burning</b>	Disability Details:	Possession: <b>Closing, Negotiable</b>
Fireplace Location: <b>Living Room</b>	Exposure: <b>N (North), S (South), E (East), W (West)</b>	Occ Date:
Electricity:	Lot Size: <b>Oversized Chicago Lot</b>	
Equipment:	Lot Desc: <b>Fenced Yard</b>	

Agent Remarks: **SOLD AS IS. Landmark District. Front exterior subject to Landmark guidelines. Cannot tear down or change the façade. No restrictions on interior design.**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>No</b>	VOW Comments/Reviews: <b>No</b>	Agent Notices:
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>Yes</b>	Lock Box:
Coop Comp: <b>2.5%-\$325 (on Net SP)</b>	Addl. Sales Info.: <b>None</b>	Special Comp Info: <b>None</b>
Showing Inst: <b>Please email shannon@shannonraglin.com</b>	Cont. to Show?:	Expiration Date:
Mgmt. Co:	Contact Name:	Phone:
Owner: <b>OWNER OF RECORD</b>	Ph #:	Agent Owned/Interest: <b>No</b>
Broker: <b>Coldwell Banker Residential (10115)</b>	Ph #: <b>(312) 266-7000</b>	Team:
List Agent: <b>Shannon Raglin (164920)</b>	Ph #: <b>(312) 505-9515</b>	Email: <b>shannon@shannonraglin.com</b>
Co-lister:	Ph #:	More Agent Contact Info:

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MLS #: 09008841

Prepared By: Patrick Haris | Cambridge Realty & Brokerage LLC | 06/05/2017 08:58 PM





**Detached Single**          MLS #: **08083902**          List Price: **\$699,000**  
 Status: **CLSD**          List Date: **06/05/2012**          Orig List Price: **\$699,000**  
 Area: **8007**          List Dt Rec: **06/05/2012**          Sold Price: **\$628,000**

Address: **1917 N Lincoln Ave, Chicago, Illinois 60614**  
 Directions: **Armitage to Lincoln, south to property.**  
 Sold by: **Mario Greco (113690) / Berkshire Hathaway HomeServices KoenigRubloff (14035)**          Lst. Mkt. Time: **36**

Closed: **10/22/2012**          Contract: **07/10/2012**          Concessions:  
 Off Market: **07/10/2012**          Financing: **Other**          Contingency:  
 Year Built: **1886**          Blt Before 78: **Yes**          Curr. Leased:

Dimensions: **24X115**  
 Ownership: **Fee Simple**          Subdivision:  
 Corp Limits: **Chicago**          Township: **North Chicago**          Model:  
 Coordinates: **N:1917 W:300**          # Fireplaces: **0**  
 Rooms: **1**          Bathrooms **0 / 0**          (full/half):  
 Bedrooms: **1**          Master Bath: **None**          # Spaces: **0**  
 Basement: **None**          Bsmnt. Bath: **No**          Parking Incl.  
    In Price:

Utility Costs:

Remarks: **Fantastic rehab opportunity! Beautiful 3-story plus basement vintage property in prime Lincoln Park location. Total renovation needed. 12' ceilings & 10' basement ceilings, great light w/bay windows. Approx 1,200 sq ft per floor. Possible re-use as 2 phenomenal duplexes? Rear coach house is currently a rentable 1BR/1BA duplex-would make a perfect garage w/direct access from Lincoln Park West.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(299)</b> Junior High: <b>(299)</b> High School: <b>(299)</b> Other:	Amount: <b>\$0</b> Frequency: <b>Not Applicable</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$4,670</b> PIN: <b>14334030070000</b> <i>(Map)</i> Mult PINs: Tax Year: <b>2010</b> Tax Exmp: <b>None</b>	Waterfront: <b>No</b> Appx SF: <b>4800</b> SF Source: <b>Landlord/Tenant/Seller</b> Bldg. Assess. SF: Acreage:

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room		<b>Not Applicable</b>			Master Bedroom	<b>10X10</b>	<b>Main Level</b>		
Dining Room		<b>Not Applicable</b>			2nd Bedroom		<b>Not Applicable</b>		
Kitchen		<b>Not Applicable</b>			3rd Bedroom		<b>Not Applicable</b>		
Family Room		<b>Not Applicable</b>			4th Bedroom		<b>Not Applicable</b>		
Laundry Room									

Interior Property Features:  
 Exterior Property Features:  
 Age: **100+ Years**          Additional Rooms: **No additional rooms**          Roof:  
 Type: **3 Stories, Coach House**          Garage Ownership:  
 Style:          Garage On Site:  
 Exterior: **Brick**          Garage Type:  
 Air Cond: **None**          Garage Details:  
 Heating: **Radiators**          Parking Ownership:  
 Kitchen:          Parking On Site:  
 Appliances:          Parking Details:  
 Dining:          Driveway:  
 Attic:          Foundation:  
 Basement Details: **None**          Exst Bas/Fnd:  
 Bath Amn:          Disability Access: **No**          HERS Index Score:  
 Fireplace Details:          Disability Details:  
 Fireplace Location:          Exposure:  
 Electricity:          Lot Size: **Less Than .25 Acre**          Green Feats:  
 Equipment:          Lot Desc:          Sale Terms:  
    Possession: **Closing**  
    Occ Date:

Agent Remarks: **Substantial structural damage occurred approx 8-10 years ago due to the building next door. The building has not moved since. Survey available. Please enter to the rear of the property on Lincoln Park West.**

Internet Listing: <b>A</b> VOW AVM: <b>No</b> Listing Type: <b>Exclusive Right to Sell</b> Coop Comp: <b>2.5%-\$295 (on Net SP)</b> Showing Inst: <b>Text or call Sam, 312-451-2411</b>	Remarks on Internet?: <b>Yes</b> VOW Comments/Reviews: <b>No</b> Holds Earnest Money: <b>Yes</b> Addl. Sales Info.: <b>None</b> Cont. to Show?:	Addr on Internet?: <b>Yes</b> Agent Notices: Lock Box: Special Comp Info: <b>Variable</b> Expiration Date:
Mgmnt. Co: Owner: <b>OOR</b> Broker: <b>Conlon: A Real Estate Company (84180)</b> List Agent: <b>Sam Jenkins (149380)</b> Co-lister:	Contact Name: Ph #: Ph #: <b>(312) 733-7201</b> Ph #: <b>(312) 451-2411</b> Ph #:	Phone: Agent Owned/Interest: <b>No</b> Team: <b>Sam Jenkins Group</b> Email: <b>sam@conlonrealestate.com</b> More Agent Contact Info:

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**Detached Single**  
 Status: **CLSD**  
 Area: **8007**  
 Address: **1818 N Lincoln Ave , Chicago, Illinois 60614**  
 Directions: **Near intersection of Lincoln and Wells**  
 Sold by: **Stacey Dombar (110346) / @properties (16379)**  
 Closed: **08/15/2012**  
 Off Market: **06/25/2012**  
 Year Built: **UNK**  
 Dimensions: **17X54**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:1818 W:200**  
 Rooms: **6**  
 Bedrooms: **2**  
 Basement: **Full**

MLS #: **08069888**  
 List Date: **05/17/2012**  
 List Dt Rec: **05/17/2012**  
 Contract: **06/25/2012**  
 Financing: **Conventional**  
 Blt Before 78: **Yes**  
 Subdivision:  
 Township: **Lake View**  
 Bathrooms **2 / 0**  
 (full/half):  
 Master Bath: **Shared**  
 Bsmnt. Bath: **Yes**

List Price: **\$675,000**  
 Orig List Price: **\$675,000**  
 Sold Price: **\$655,000**

Lst. Mkt. Time: **40**  
 Concessions:  
 Contingency:  
 Curr. Leased:  
 Model:  
 County: **Cook**  
 # Fireplaces: **1**  
 Parking: **None**  
 # Spaces: **0**  
 Parking Incl.  
 In Price:

Utility Costs:

Remarks: **Featured in Martha Stewart's Blueprint magazine,unparalleled design & finishes in this updated historical Rowhouse. No expense spared to keep vintage details but updated w/top-of-the-line appls,incl Sub-Zero, Miele,Thermador.Perfect modern finishes-statuary mrbl, subway tile, custom-designed ss shelves in kitchen combined w/vintage moldings, orig FP & orig walnut staircase. Private back deck. Rental pkg nearby.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(299)</b> Junior High: <b>(299)</b> High School: <b>(299)</b> Other:	Amount: <b>\$0</b> Frequency: <b>Not Applicable</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$11,701.56</b> PIN: <b>14334080370000 (Map)</b> Mult PINs: <b>No</b> Tax Year: <b>2010</b> Tax Exmps: <b>None</b>	Waterfront: <b>No</b> Appx SF: <b>0</b> SF Source: <b>Not Reported</b> Bldg. Assess. SF: Acreage: <b>0</b>

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	20X16	Main Level	Hardwood		Master Bedroom	15X11	2nd Level	Hardwood	
Dining Room	COMBO	Main Level	Hardwood		2nd Bedroom	11X10	2nd Level	Hardwood	
Kitchen	10X09	Main Level	Hardwood		3rd Bedroom		Not Applicable		
Family Room	22X15	Basement	Hardwood		4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features: **Deck**

Age: <b>Unknown, Recent Rehab</b> Type: <b>2 Stories</b> Style: <b>Row House</b> Exterior: <b>Brick</b> Air Cond: <b>Central Air</b> Heating: <b>Gas</b> Kitchen: <b>Eating Area-Table Space</b> Appliances: <b>Oven/Range, Dishwasher, Refrigerator, Washer, Dryer</b> Dining: Attic: Basement Details: <b>Finished</b> Bath Amn: <b>Double Sink</b> Fireplace Details: Fireplace Location: Electricity: <b>Circuit Breakers</b> Equipment:	Additional Rooms: <b>No additional rooms</b> Garage Ownership: Garage On Site: Garage Type: Garage Details: Parking Ownership: Parking On Site: Parking Details: Driveway: Foundation: <b>Other</b> Ext Bas/Fnd: Disability Access: <b>No</b> Disability Details: Exposure: <b>N (North)</b> Lot Size: <b>Less Than .25 Acre</b> Lot Desc:	Roof: <b>Rubber</b> Sewer: <b>Other</b> Water: <b>Lake Michigan</b> Const Opts: General Info: <b>None</b> Amenities: <b>Park/Playground</b> Asmt Incl: <b>None</b> HERS Index Score: Green Discl: Green Rating Source: Green Feats: Sale Terms: <b>Conventional, FHA, VA</b> Possession: <b>Closing</b> Occ Date:
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Agent Remarks: **Please note: no parking, but plenty of rental parking options nearby. Small but gorgeous home!**

Internet Listing: <b>A</b> VOW AVM: <b>Yes</b> Listing Type: <b>Exclusive Right to Sell</b> Coop Comp: <b>2.5%- \$250 (on Net SP)</b> Showing Inst: <b>Call or text Michelle 312-513-4165</b> Mgmt. Co: Owner: <b>OOR</b> Broker: <b>Dream Town Realty (14090)</b> List Agent: <b>Michelle Orton Loftus (170048)</b> Co-lister:	Remarks on Internet?: <b>Yes</b> VOW Comments/Reviews: <b>No</b> Holds Earnest Money: <b>Yes</b> Addl. Sales Info.: <b>List Agent Must Accompany</b> Cont. to Show?: Contact Name: Ph #: Ph #: <b>(312) 242-1000</b> Ph #: <b>(312) 513-4165</b> Ph #:	Addr on Internet?: <b>Yes</b> Agent Notices: Lock Box: <b>None</b> Special Comp Info: <b>None</b> Expiration Date: Phone: Agent Owned/Interest: <b>No</b> Team: Email: <b>michelle@dreamtown.com; m_orton@ameritech.net</b> More Agent Contact Info:
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MLS #: 08069888

Prepared By: Patrick Haris | Cambridge Realty & Brokerage LLC | 06/05/2017 08:58 PM





**Detached Single**

Status: **CLSD**  
 Area: **8007**  
 Address: **1749 N Fern Ct , Chicago, Illinois 60614**  
 Directions: **Sedgwick to Evgeniz, W on Evgeniz to fern ct 1749**  
 Sold by: **Phyllis Hall (102899) / Berkshire Hathaway HomeServices**  
**KoenigRubloff (10900)**

MLS #: **07629208**  
 List Date: **09/09/2010**  
 List Dt Rec: **09/09/2010**  
 Contract: **11/19/2010**  
 Financing: **Conventional**  
 Blt Before 78: **Yes**

List Price: **\$759,000**  
 Orig List Price: **\$759,000**  
 Sold Price: **\$660,000**

Closed: **03/18/2011**  
 Off Market: **11/19/2010**  
 Year Built: **1873**  
 Dimensions: **25 X 77**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:1749 W:412**  
 Rooms: **6**

Subdivision:  
 Township: **North Chicago**  
 Bathrooms **1 / 1**  
 (full/half):  
 Master Bath: **None**  
 Bsmnt. Bath: **No**

Lst. Mkt. Time: **72**  
 Concessions:  
 Contingency:  
 Curr. Leased: **No**  
 Model:  
 County: **Cook**  
 # Fireplaces: **1**  
 Parking: **None**  
 # Spaces: **0**  
 Parking Incl.  
 In Price:

Utility Costs:

Remarks: **Charming historic 3 BR sfh with tranquil backyard. Located in historic Old Town Triangle. Home has a recently rehabbed exterior that boasts new Marvin windows, cedar siding and new roof and gutters. The interior offers high ceilings, newly finished hardwood floors, beautiful crown moldings, wbf, new furnace, updated electrical and amazing Kitchen. Parking always available on this seldom used street.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(299)</b> Junior High: <b>(299)</b> High School: <b>(299)</b> Other:	Amount: <b>\$0</b> Frequency: <b>Not Applicable</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$7,789</b> PIN: <b>14333240530000 (Map)</b> Mult PINs: <b>No</b> Tax Year: <b>2009</b> Tax Exmps: <b>Homeowner</b>	Waterfront: <b>No</b> Appx SF: <b>0</b> SF Source: <b>Not Reported</b> Bldg. Assess. SF: Acreage: <b>0.04</b>

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	16X15	Main Level	Hardwood	Y	Master Bedroom	15X11	2nd Level	Hardwood	Y
Dining Room	15X11	Main Level	Hardwood	Y	2nd Bedroom	12X10	2nd Level	Hardwood	Y
Kitchen	15X10	Main Level	Hardwood	Y	3rd Bedroom	12X11	2nd Level	Hardwood	Y
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features: **Storage Shed**

Age: <b>100+ Years, Recent Rehab</b> Type: <b>2 Stories</b> Style: <b>Victorian</b> Exterior: <b>Cedar</b> Air Cond: <b>Central Air</b> Heating: <b>Gas, Forced Air</b> Kitchen: <b>Eating Area-Breakfast Bar</b> Appliances: <b>Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal</b> Dining: <b>Separate</b> Attic: <b>Full, Pull Down Stair, Unfinished</b> Basement Details: <b>Crawl</b> Bath Amn: Fireplace Details: <b>Wood Burning</b> Fireplace Location: Electricity: Equipment: <b>Humidifier</b>	Additional Rooms: <b>No additional rooms</b> Garage Ownership: Garage On Site: Garage Type: Garage Details: Parking Ownership: Parking On Site: Parking Details: Driveway: Foundation: Exst Bas/Fnd: Disability Access: <b>No</b> Disability Details: Exposure: Lot Size: <b>Less Than .25 Acre</b> Lot Desc: <b>Fenced Yard</b>	Roof: Sewer: <b>Sewer-Public</b> Water: <b>Lake Michigan</b> Const Opts: General Info: <b>None</b> Amenities: Asmt Incl: <b>None</b> HERS Index Score: Green Discl: Green Rating Source: Green Feats: Sale Terms: Possession: <b>Closing</b> Occ Date:
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Agent Remarks: **Fax offers to (888)649-6609**

Internet Listing: <b>A</b> VOW AVM: <b>No</b> Listing Type: <b>Exclusive Agency</b> Coop Comp: <b>2.5% - \$200 (on Net SP)</b> Showing Inst: <b>Call owner at 312-890-8384</b> Mgmt. Co: Owner: <b>Owner of Record</b> Broker: <b>Berg Properties (16645)</b> List Agent: <b>Scott Berg (144516)</b> Co-lister:	Remarks on Internet?: <b>Yes</b> VOW Comments/Reviews: <b>No</b> Holds Earnest Money: <b>No</b> Addl. Sales Info.: <b>None</b> Cont. to Show?: Contact Name: Ph #: <b>312-285-4083</b> Ph #: <b>(888) 276-9959</b> Ph #: <b>(708) 763-8674</b> Ph #:	Addr on Internet?: <b>Yes</b> Agent Notices: Lock Box: Special Comp Info: <b>None</b> Expiration Date: Phone: Agent Owned/Interest: <b>No</b> Team: Email: <b>sberg@bergproperties.com;</b> <b>sales@bergproperties.com</b> More Agent Contact Info: <b>144516</b>
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MLS #: 07629208

Prepared By: Patrick Haris | Cambridge Realty & Brokerage LLC | 06/05/2017 08:58 PM



**Detached Single** MLS #: **08364755** List Price: **\$500,000**  
 Status: **CLSD** List Date: **06/10/2013** Orig List Price: **\$500,000**  
 Area: **8007** List Dt Rec: **06/10/2013** Sold Price: **\$675,000**  
 Address: **315 W Eugenie St , Chicago, Illinois 60614**  
 Directions: **GO NORTH OF NORTH AVENUE ON SEDGWICK, EAST ON EUGENIE TO THE HOME.**  
 Sold by: **Parker Pearson (178784) / Pearson Realty Group (84674)** Lst. Mkt. Time: **4**  
 Closed: **07/15/2013** Contract: **06/13/2013** Concessions:  
 Off Market: **06/13/2013** Financing: **Cash** Contingency:  
 Year Built: **1897** Blt Before 78: **Yes** Curr. Leased: **No**  
 Dimensions: **24 X 120** Ownership: **Fee Simple** Subdivision: Model:  
 Corp Limits: **Chicago** Township: **Lake View** County: **Cook**  
 Coordinates: **N:1700 W:315** # Fireplaces: **0**  
 Rooms: **8** Bathrooms **2 / 0** (full/half):  
 Bedrooms: **3** Master Bath: **None** # Spaces: **Gar:2**  
 Basement: **Full, Walkout** Bsmnt. Bath: **No** Parking Incl. **Yes**  
 In Price:

Utility Costs:

Remarks: **OLD TOWN TRIANGLE LANDMARK DIST. A FABULOUS CONVENIENT LOCATION. THIS 2-STORY HOME HAS LOTS OF CHARM BUT NEEDS SOME STIMULATING NEW IDEAS. ORIGINAL WINDOWS, HDWD FLRS & TRIM. UNFIN BSMT 6' CEIL. FOR THE COMPLETE PROPERTY BROCHURE CLICK: "ADDITIONAL INFORMATION." PLEASE SCHEDULE ALL SHOWINGS THRU SHOWING ASSIST. BRING YOUR CONTRACTOR/ARCHITECT WITH YOU. MULTIPLE OFFER SITUATION HIGHEST AND BEST BY 12pm 6/12/13**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(299)</b>	Amount: <b>\$0</b>	Amount: <b>13,766</b>	Waterfront: <b>No</b>
Junior High: <b>(299)</b>	Frequency: <b>Not Applicable</b>	PIN: <b>14334200140000 (Map)</b>	Appx SF: <b>2200</b>
High School: <b>(299)</b>	Special Assessments: <b>Unknown</b>	Mult PINs: <b>No</b>	SF Source: <b>Estimated</b>
Other:	Special Service Area: <b>No</b>	Tax Year: <b>2011</b>	Bldg. Assess. SF:
	Master Association: <b>No</b>	Tax Exmps: <b>None</b>	Acreage:

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	<b>15X11</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>None</b>	Master Bedroom	<b>16X12</b>	<b>2nd Level</b>	<b>Hardwood</b>	<b>None</b>
Dining Room	<b>17X11</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>None</b>	2nd Bedroom	<b>14X12</b>	<b>2nd Level</b>	<b>Hardwood</b>	<b>None</b>
Kitchen	<b>12X10</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>None</b>	3rd Bedroom	<b>18X7</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>None</b>
Family Room	<b>17X12</b>	<b>2nd Level</b>	<b>Hardwood</b>		4th Bedroom		<b>Not Applicable</b>		
Laundry Room									
Office	<b>7X7</b>	<b>2nd Level</b>	<b>Hardwood</b>	<b>None</b>					
Deck	<b>13X6</b>	<b>Main Level</b>							

Interior Property Features: **Hardwood Floors, 1st Floor Bedroom, 1st Floor Full Bath**

Exterior Property Features: **Deck**

Age: **100+ Years** Additional Rooms: **Deck, Office** Roof: **Asphalt/Glass (Shingles)**  
 Type: **2 Stories** Garage Ownership: **Owned** Sewer: **Sewer-Public**  
 Style: **Farmhouse** Garage On Site: **Yes** Water: **Lake Michigan**  
 Exterior: **Frame** Garage Type: **Detached** Const Opts:  
 Air Cond: **Space Pac** Garage Details: **Garage Door Opener(s)** General Info: **Historical District**  
 Heating: **Gas, Forced Air, Space Heater/s** Parking Ownership: Amenities: **Park/Playground, Curbs/Gutters, Gated Entry, Sidewalks, Street Lights, Street Paved**  
 Kitchen: **Eating Area-Table Space, Pantry-Walk-in** Parking On Site: Asmt Incl: **None**  
 Appliances: **Oven/Range, Dishwasher, Refrigerator** Parking Details: HERS Index Score:  
 Dining: **Separate** Driveway: Green Discl:  
 Attic: **Unfinished** Foundation: **Stone** Green Rating Source:  
 Basement Details: **Unfinished, Crawl, Exterior Access** Exst Bas/Fnd: Green Feats:  
 Bath Amn: Disability Access: **No** Sale Terms:  
 Fireplace Details: Disability Details: Exposure: **N (North), S (South)** Possession: **Closing**  
 Fireplace Location: Lot Size: **Standard Chicago Lot** Occ Date:  
 Electricity: **Circuit Breakers, 100 Amp Service** Lot Desc:  
 Equipment:

Agent Remarks: **MULTIPLE OFFERS. NO SHOWINGS FOR NOW.**

Internet Listing: <b>A</b>	Remarks on Internet?: <b>Yes</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>Yes</b>	VOW Comments/Reviews: <b>Yes</b>	Agent Notices:
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>Yes</b>	Lock Box: <b>Sentrilock</b>
Coop Comp: <b>2.5% - 250 (on Net SP)</b>	Addl. Sales Info.: <b>None</b>	Special Comp Info: <b>None</b>
Showing Inst: <b>SHOWINGS HAVE BEEN SUSPENDED. MULTIPLE OFFER SITUATION</b>	Cont. to Show?:	Expiration Date:
Mgmt. Co:	Contact Name:	Phone:
Owner: <b>OOR</b>	Ph #:	Agent Owned/Interest: <b>No</b>
Broker: <b>Coldwell Banker Residential (10272)</b>	Ph #: <b>(773) 935-4466</b>	Team:
List Agent: <b>Burt Fujishima, CRS,GRI (102231)</b>	Ph #: <b>(773) 868-5050</b>	Email: <b>burt@bfgchicago.com;</b>
Co-lister:	Ph #:	<b>faye@bfgchicago.com</b>
		More Agent Contact Info:

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MLS #: 08364755

Prepared By: Patrick Haris | Cambridge Realty & Brokerage LLC | 06/05/2017 08:58 PM



**Detached Single**

Status: **CLSD**  
Area: **8007**  
Address: **328 W Willow St , Chicago, Illinois 60614**

MLS #: **09303879**  
List Date: **08/02/2016**  
List Dt Rec: **08/02/2016**

List Price: **\$799,000**  
Orig List Price: **\$799,000**  
Sold Price: **\$713,000**

Directions: **North of North Avenue between Sedgwick and North Park. Willow is one way off North Park heading West**

Sold by: **David Porter (866974) / Jameson Sotheby's Int'l Realty Lst. Mkt. Time: 50 (86126)**

Closed: **09/23/2016**  
Off Market: **09/20/2016**  
Year Built: **1893**

Contract: **09/20/2016**  
Financing: **Conventional**  
Blt Before 78: **Yes**

Concessions: **10000**  
Contingency:  
Curr. Leased:

Dimensions: **30 X 78**  
Ownership: **Fee Simple**  
Corp Limits: **Chicago**  
Coordinates: **N:1750 E:328**

Subdivision:  
Township: **North Chicago**

Model:  
County: **Cook**  
# Fireplaces: **1**  
Parking: **None**

Rooms: **6**  
Bedrooms: **3**  
Basement: **Full, English**

Bathrooms **2 / 1**  
(full/half):  
Master Bath: **None**  
Bsmnt. Bath: **Yes**

# Spaces: **0**  
Parking Incl.  
In Price:

Utility Costs:

Remarks: **RENOVATE YOUR OWN MASTERPIECE! RARELY AVAILABLE IN OLD TOWN TRIANGLE HISTORIC LANDMARK DISTRICT!!! First time on market in 60 years! Bring your architects and contractors! Built in 1893 with original detailing, numerous updates, huge open floor plan, hardwood floors, and soaring ceilings this approx. 1,980 sf home sits on a 2,350 sf lot. 3 bdrms/2.5 Ba., huge 3rd floor light filled walk-up attic, English basement, spacious two-story deck. Nearby schools: National Blue Ribbon Award winning LaSalle Language Academy (steps away), Francis Parker School & Latin School of Chicago. Steps to renowned Old Town Art Fair, Wells Street Art Fair - Easy walk to CTA Brown Line, festivals at the Midwest Buddhist Temple, North Avenue Beach. Plus Twin Anchors and Marge's Restaurants, Green City Market & Treasure Island Grocers, Lincoln Park and Zoo. Popular Wells Street for shopping. A Walker's Paradise! HOME IS SOLD 'AS-IS' PRICED TO SELL - \$50,000 less than recent appraisal (7/5/16)**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>Lincoln (299)</b> 2nd/Alternate: <b>Lasalle Language Academy</b> Junior High: <b>(299)</b> High School: <b>Lincoln Park (299)</b> Other:	Amount: <b>\$0</b> Frequency: <b>Not Applicable</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$14,819.60</b> PIN: <b>1433412020000 (Map)</b> Mult PINs: Tax Year: <b>2015</b> Tax Exmps:	Waterfront: <b>No</b> Appx SF: <b>1980</b> SF Source: <b>Appraiser</b> Bldg. Assess. SF: Acreage: <b>0.0537</b>

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	0X0	Main Level			Master Bedroom	0X0	2nd Level		
Dining Room	COMBO	Main Level			2nd Bedroom	0X0	2nd Level		
Kitchen	0X0	Main Level			3rd Bedroom	0X0	2nd Level		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	0X0	Walkout Basement							

Interior Property Features: **Hardwood Floors**

Exterior Property Features:

Age: <b>100+ Years</b>	Additional Rooms: <b>No additional rooms</b>	Roof:
Type: <b>3 Stories</b>	Garage Ownership:	Sewer: <b>Sewer-Public</b>
Style:	Garage On Site:	Water: <b>Lake Michigan</b>
Exterior: <b>Cedar, Shakes</b>	Garage Type:	Const Opts:
Air Cond: <b>None</b>	Garage Details:	General Info: <b>Commuter Bus, Commuter Train, Historical District</b>
Heating: <b>Gas, Radiant</b>	Parking Ownership:	Amenities:
Kitchen:	Parking On Site:	Asmt Incl: <b>None</b>
Appliances:	Parking Details:	HERS Index Score:
Dining:	Driveway:	Green Discl:
Attic: <b>Full, Interior Stair, Unfinished</b>	Foundation:	Green Rating Source:
Basement Details: <b>Unfinished, Exterior Access</b>	Ext Bas/Fnd:	Green Feats:
Bath Amn:	Disability Access: <b>No</b>	Sale Terms:
Fireplace Details: <b>Wood Burning Stove</b>	Disability Details:	Possession: <b>Closing</b>
Fireplace Location: <b>Living Room</b>	Exposure:	Occ Date:
Electricity:	Lot Size: <b>Less Than .25 Acre</b>	
Equipment:	Lot Desc:	

Agent Remarks: **Property located in Old Town Historical District. Cannot be torn down without hardship consideration. Land Locked. No Garage. HOME IS SOLD AS-IS Additional information: Free permits! Details: The City of Chicago waives all building permit fees (requires prior application) for individual Chicago landmark buildings or those contributing to a Chicago landmark district. Property Tax Freeze Assessment for Historic Residences! Contact listing agents for further details. Appraised 7/05/16 - \$850,000**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Addr on Internet?: <b>No</b>
VOW AVM: <b>Yes</b>	VOW Comments/Reviews: <b>Yes</b>	Agent Notices:
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>Yes</b>	Lock Box:
Coop Comp: <b>2.5 - \$325 (on Net SP)</b>	Addl. Sales Info.: <b>None</b>	Special Comp Info: <b>None</b>
Showing Inst: <b>Schedule thru Showing Time</b>	Cont. to Show?:	Expiration Date:
Mgmt. Co:	Contact Name:	Phone:
Owner: <b>OOR</b>	Ph #:	Agent Owned/Interest: <b>No</b>
Broker: <b>Jameson Sotheby's Int'l Realty (86126)</b>	Ph #: <b>(312) 837-1111</b>	Team:
List Agent: <b>Tamara Kasey (108391)</b>	Ph #: <b>(312) 888-5120</b>	Email: <b>tamara.kasey@sothebysrealty.com</b>
Co-lister: <b>Cynthia Tobisch (127031)</b>	Ph #: <b>(847) 490-4652</b>	More Agent Contact Info:

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MLS #: 09303879

Prepared By: Patrick Haris | Cambridge Realty & Brokerage LLC | 06/05/2017 08:58 PM



**Detached Single**

Status: **CLSD**  
 Area: **8007**  
 Address: **1818 N Lincoln Ave, Chicago, Illinois 60614**  
 Directions: **Armitage to Seminary, one way north to 2133**  
 Sold by: **Phyllis Hall (102899) / Berkshire Hathaway HomeServices KoenigRubloff (10900)**  
 Closed: **07/25/2016**  
 Off Market: **06/08/2016**  
 Year Built: **1876**  
 Dimensions: **17X54**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:2133 W:1100**  
 Rooms: **6**

MLS #: **09245338**  
 List Date: **06/02/2016**  
 List Dt Rec: **06/02/2016**  
 Contract: **06/08/2016**  
 Financing: **Cash**  
 Blt Before 78: **Yes**

List Price: **\$775,000**  
 Orig List Price: **\$775,000**  
 Sold Price: **\$775,000**

Lst. Mkt. Time: **7**

Concessions:  
 Contingency:  
 Curr. Leased: **No**

Subdivision:  
 Township: **Lake View**  
 Bathrooms **2 / 0**  
 (full/half):  
 Master Bath: **Shared**  
 Bsmnt. Bath: **Yes**

Model:  
 County: **Cook**  
 # Fireplaces: **1**  
 Parking: **None**  
 # Spaces: **0**  
 Parking Incl.  
 In Price:

Utility Costs: **Elec. - Unknown; Gas - \$1003.78/yr,\$83.65/mo**

Remarks: **Designer finishes in this Old Town Row home that has been renovated to perfection with perfectly designed spaces. Plenty of vintage character remains with gorgeous moldings, staircase, and fireplace. High end kitchen with Miele, Thermador, and Subzero appliances and chic subway tile. Two generous bedroom upstairs and gorgeous bath. Lower level family room, laundry, and full bath. Private deck! Rental parking options nearby. Perfect location near park, zoo, lake, and all that Wells St. has to offer!**

**School Data**

Elementary: **(299)**  
 Junior High: **(299)**  
 High School: **(299)**  
 Other:

**Assessments**

Amount: **\$0**  
 Frequency: **Not Applicable**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$12,039.13**  
 PIN: **14334080370000 (Map)**  
 Mult PINs: **No**  
 Tax Year: **2014**  
 Tax Exmps: **None**

**Miscellaneous**

Waterfront: **No**  
 Appx SF: **0**  
 SF Source: **Not Reported**  
 Bldg. Assess. SF:  
 Acreage: **0**

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	20X16	Main Level	Hardwood		Master Bedroom	15X11	2nd Level	Hardwood	
Dining Room	COMBO	Main Level	Hardwood		2nd Bedroom	11X10	2nd Level	Hardwood	
Kitchen	10X09	Main Level	Hardwood		3rd Bedroom		Not Applicable		
Family Room	22X15	Basement	Hardwood		4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features: **Deck**

Age: **100+ Years, Recent Rehab**

Type: **3 Stories**

Style:

Exterior: **Brick**

Air Cond: **Central Air**

Heating: **Gas**

Kitchen: **Eating Area-Table Space**

Appliances: **Oven/Range, Dishwasher, Refrigerator, Washer, Dryer**

Dining:

Attic:

Basement Details: **Finished**

Bath Amn: **Double Sink**

Fireplace Details:

Fireplace Location:

Electricity: **Circuit Breakers**

Equipment:

Additional Rooms: **No additional rooms**

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership:

Parking On Site:

Parking Details:

Driveway:

Foundation: **Other**

Exst Bas/Fnd:

Disability Access: **No**

Disability Details:

Exposure: **E (East), W (West)**

Lot Size: **Less Than .25 Acre**

Lot Desc:

Roof: **Rubber**

Sewer: **Other**

Water: **Lake Michigan**

Const Opts:

General Info: **None**

Amenities:

Asmt Incl: **None**

HERS Index Score:

Green Discl:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Closing**

Occ Date:

Agent Remarks:

Internet Listing: **Yes**

VOW AVM: **No**

Listing Type: **Exclusive Right to Sell**

Coop Comp: **2.5%-\$295 (on Net SP)**

Showing Inst: **Email**

**ESWshowings@atproperties.com**

Mgmt. Co:

Owner: **of record**

Broker: **@properties (85774)**

List Agent: **Emily Sachs Wong (128632)**

Co-lister:

Remarks on Internet?: **Yes**

VOW Comments/Reviews: **No**

Holds Earnest Money: **Yes**

Addl. Sales Info.: **List Agent Must Accompany**

Cont. to Show?:

Contact Name:

Ph #:

Ph #: **(773) 472-0200**

Ph #: **(312) 286-0800**

Ph #:

Addr on Internet?: **Yes**

Agent Notices:

Lock Box: **None**

Special Comp Info: **None**

Expiration Date:

Phone:

Agent Owned/Interest: **No**

Team: **Emily Sachs Wong, INC.**

Email: **esw@atproperties.com**

More Agent Contact Info:

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MLS #: 09245338

Prepared By: Patrick Haris | Cambridge Realty & Brokerage LLC | 06/05/2017 08:58 PM



**Detached Single**      MLS #: **08977179**      List Price: **\$795,000**  
 Status: **CLSD**      List Date: **07/09/2015**      Orig List Price: **\$795,000**  
 Area: **8007**      List Dt Rec: **07/09/2015**      Sold Price: **\$785,000**  
 Address: **216 W Menomonee St, Chicago, Illinois 60614**  
 Directions: **W Wisconsin St to N Orleans St then left/east onto W Menomonee St. Or North Ave to North Park**  
 Sold by: **Greg Desmond (104783) / @properties (85774)**      Lst. Mkt. Time: **30**  
 Closed: **09/29/2015**      Contract: **08/07/2015**      Concessions:  
 Off Market: **08/07/2015**      Financing: **Conventional**      Contingency:  
 Year Built: **1874**      Blt Before 78: **Yes**      Curr. Leased:  
 Dimensions: **24 X 117**  
 Ownership: **Fee Simple**      Subdivision:  
 Corp Limits: **Chicago**      Township: **North Chicago**      Model:  
 Coordinates: **N:1800 W:216**      # Fireplaces: **1**      County: **Cook**  
 Rooms: **4**      Bathrooms **1 / 0**      Parking: **Garage**  
 (full/half):  
 Bedrooms: **1**      Master Bath: **None**      # Spaces: **Gar:1**  
 Basement: **None**      Bsmnt. Bath:  
 Parking Incl. **Yes**  
 In Price:

Utility Costs: Elec. - **\$907.90/yr,\$75.66/mo;** Gas - **Unknown**

Remarks: **Iconic home in the heart of Old Town Triangle. White picket fence & beautifully landscaped yard on outside. Inside: hardwood floors,skylights,fireplace,craftsman style cabinets in open kitchen,beautiful bath,walk-in closet/laundry rm. Big bedrm opens to garden. This landmarked home offers the rare opportunity of simple living in a truly perfect Chicago location. Walk everywhere from beautiful & historic tree lined and quiet street. Coveted 1/c garage as well. Fantastic opportunity to live in the heart of Old Town while owning a piece of Chicago history.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>Lincoln (299)</b>	Amount: <b>\$0</b>	Amount: <b>\$9,739.63</b>	Waterfront: <b>No</b>
Junior High: <b>Lincoln (299)</b>	Frequency: <b>Not Applicable</b>	PIN: <b>14334080140000</b>	Appx SF: <b>994</b>
High School: <b>Lincoln Park (299)</b>		(Map)	SF Source: <b>Appraiser</b>
Other:	Special Assessments: <b>No</b>	Mult PINs:	Bldg. Assess. SF:
	Special Service Area: <b>No</b>	Tax Year: <b>2013</b>	Acreeage: <b>0.0643</b>
	Master Association: <b>No</b>	Tax Exmps: <b>Homeowner</b>	

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	26X13	Main Level	Hardwood	Blinds	Master Bedroom	18X11	Main Level	Hardwood	Blinds
Dining Room	COMBO	Main Level	Hardwood		2nd Bedroom		Not Applicable		
Kitchen	10X10	Main Level	Hardwood	Blinds	3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									
Walk In Closet	8X7	Main Level	Hardwood	Blinds	Mud Room	7X3	Main Level	Ceramic Tile	Blinds

Interior Property Features: **Vaulted/Cathedral Ceilings, Skylight(s), Bar-Dry, Hardwood Floors, 1st Floor Bedroom, 1st Floor Laundry**

Exterior Property Features:

Age: <b>100+ Years, Recent Rehab</b>	Additional Rooms: <b>Mud Room, Walk In Closet</b>	Roof:
Type: <b>1 Story</b>	Garage Ownership: <b>Owned</b>	Sewer: <b>Sewer-Public</b>
Style:	Garage On Site: <b>Yes</b>	Water: <b>Public</b>
Exterior: <b>Cedar, Frame</b>	Garage Type: <b>Detached</b>	Const Opts:
Air Cond: <b>Central Air</b>	Garage Details:	General Info: <b>Historical District</b>
Heating: <b>Gas, Forced Air</b>	Parking Ownership:	Amenities: <b>Curbs/Gutters, Sidewalks, Street Lights, Street Paved</b>
Kitchen:	Parking On Site:	Asmt Incl: <b>None</b>
Appliances:	Parking Details:	HERS Index Score:
Dining:	Driveway:	Green Discl:
Attic:	Foundation:	Green Rating Source:
Basement Details: <b>None</b>	Exst Bas/Fnd:	Green Feats:
Bath Amn: <b>Whirlpool, Separate Shower</b>	Disability Access: <b>No</b>	Sale Terms:
Fireplace Details: <b>Wood Burning</b>	Disability Details:	Possession: <b>Closing, Negotiable</b>
Fireplace Location: <b>Living Room</b>	Exposure: <b>N (North), S (South), E (East), W (West)</b>	Occ Date:
Electricity:	Lot Size: <b>Less Than .25 Acre</b>	
Equipment:	Lot Desc: <b>Fenced Yard, Landscaped Professionally</b>	

Agent Remarks: **One bdrm home gut rehab in 2003 w/modern conveniences but respectful of history. Recent feature pg 1 NYT Home section. Due to historic nature of home,buyer should not plan on any kind of expansion getting approval. floor plan in add'l info**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>No</b>	VOW Comments/Reviews: <b>No</b>	Agent Notices:
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>Yes</b>	Lock Box: <b>None</b>
Coop Comp: <b>2.5% -\$295 (on Net SP)</b>	Addl. Sales Info.: <b>List Agent Must Accompany</b>	Special Comp Info: <b>None</b>
Showing Inst: <b>email</b>	Cont. to Show?:	Expiration Date:
<b>gdesmond@atproperties.com</b>	Contact Name:	Phone:
Mgmt. Co:	Ph #:	Agent Owned/Interest: <b>No</b>
Owner: <b>OOR</b>	Ph #: <b>(773) 472-0200</b>	Team:
Broker: <b>@properties (85774)</b>	Ph #: <b>(773) 251-1375</b>	Email: <b>gdesmond@atproperties.com</b>
List Agent: <b>Greg Desmond, ABR,GRI (104783)</b>	Ph #:	More Agent Contact Info:
Co-lister:		

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MLS #: 08977179

Prepared By: Patrick Haris | Cambridge Realty & Brokerage LLC | 06/05/2017 08:58 PM



**Detached Single**  
 Status: **CLSD**  
 Area: **8007**  
 Address: **1826 N Lincoln Ave , Chicago, Illinois 60614-5812**  
 Directions: **North Avenue to Wells, North on Wells to Lincoln, Lincoln to property.**  
 Sold by: **Scott Rife (105030) / Berkshire Hathaway HomeServices KoenigRubloff (14035)**  
 Closed: **03/07/2013**  
 Off Market: **01/25/2013**  
 Year Built: **1879**  
 Dimensions: **17 X 100**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:1826 W:200**  
 Rooms: **8**  
 Bedrooms: **3**  
 Basement: **Full, Walkout**

MLS #: **08256224**  
 List Date: **01/24/2013**  
 List Dt Rec: **01/24/2013**  
 List Price: **\$949,000**  
 Orig List Price: **\$949,000**  
 Sold Price: **\$949,000**

Contract: **01/25/2013**  
 Financing: **Conventional**  
 Bit Before 78: **Yes**

Concessions:  
 Contingency:  
 Curr. Leased: **No**

Model:  
 County: **Cook**  
 # Fireplaces: **1**  
 Parking: **Garage**

# Spaces: **Gar:1**  
 Parking Incl. **Yes**  
 In Price:

Utility Costs:

Remarks: **Refined Old Town Triangle corner row house w/ spacious paved backyard, new deck and rare 1.5 car garage. Lincoln Elementary School District. Bright home, high ceilings, 3 bed, 2.2 baths, finished basement. Light filled master suite w/ gorgeous windows. New kitchen w/adjacent sunroom and heated floors. Just steps to the lake, parks, Green City Market, LP Zoo, Wells Street night life. Dream home at dream location.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>Lincoln (299)</b>	Amount: <b>\$0</b>	Amount: <b>\$12,174.03</b>	Waterfront: <b>No</b>
Junior High: <b>Lincoln (299)</b>	Frequency: <b>Not Applicable</b>	PIN: <b>14334080330000</b>	Appx SF: <b>2400</b>
High School: <b>Lincoln Park (299)</b>		(Map)	SF Source: <b>Estimated</b>
Other:	Special Assessments: <b>No</b>	Mult PINs: <b>No</b>	Bldg. Assess. SF:
	Special Service Area: <b>No</b>	Tax Year: <b>2011</b>	Acreeage:
	Master Association: <b>No</b>	Tax Exmps: <b>None</b>	

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	17X15	Main Level	Hardwood		Master Bedroom	15X15	2nd Level	Hardwood	
Dining Room	14X15	Main Level	Hardwood		2nd Bedroom	13X11	2nd Level	Hardwood	
Kitchen	11X10	Main Level	Granite		3rd Bedroom	12X9	2nd Level	Hardwood	
Family Room	28X15	Lower	Hardwood		4th Bedroom		Not Applicable		
Laundry Room	8X10	Lower	Other						
Breakfast Room	11X10	Main Level	Granite		Foyer	4X4	Main Level	Hardwood	

Interior Property Features: **Skylight(s), Hardwood Floors, Heated Floors**

Exterior Property Features: **Deck, Patio, Brick Paver Patio**

Age: <b>100+ Years, Recent Rehab</b>	Additional Rooms: <b>Breakfast Room, Foyer</b>	Roof: <b>Rubber</b>
Type: <b>3 Stories</b>	Garage Ownership: <b>Owned</b>	Sewer: <b>Sewer-Public</b>
Style: <b>Row House</b>	Garage On Site: <b>Yes</b>	Water: <b>Public</b>
Exterior: <b>Brick, Limestone</b>	Garage Type: <b>Detached</b>	Const Opts:
Air Cond: <b>Central Air, 2 (Window/Wall Unit)</b>	Garage Details: <b>Garage Door Opener(s), 7 Foot or more high garage door</b>	General Info: <b>None</b>
Heating: <b>Gas, Forced Air, Hot Water/Steam, Zoned</b>	Parking Ownership:	Amenities: <b>Curbs/Gutters, Sidewalks, Street Lights, Street Paved</b>
Kitchen:	Parking On Site:	Asmt Incl: <b>None</b>
Appliances: <b>Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal</b>	Parking Details:	HERS Index Score:
Dining: <b>Separate</b>	Driveway:	Green Discl:
Attic:	Foundation: <b>Stone</b>	Green Rating Source:
Basement Details: <b>Finished, Exterior Access</b>	Exst Bas/Fnd:	Green Feats:
Bath Amn:	Disability Access: <b>No</b>	Sale Terms:
Fireplace Details: <b>Wood Burning</b>	Disability Details:	Possession: <b>Closing</b>
Fireplace Location: <b>Living Room</b>	Exposure: <b>E (East), W (West)</b>	Occ Date:
Electricity: <b>Circuit Breakers, 200+ Amp Service</b>	Lot Size: <b>Less Than .25 Acre</b>	
Equipment: <b>Security System, CO Detectors</b>	Lot Desc:	

Agent Remarks: **All showing requests are scheduled and confirmed during normal business hours, 9am-5:30pm. Requests made after 5:30pm will be answered the following business day.**

Internet Listing: <b>A</b>	Remarks on Internet?: <b>No</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>No</b>	VOW Comments/Reviews: <b>No</b>	Agent Notices:
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>Yes</b>	Lock Box: <b>None</b>
Coop Comp: <b>2.5%-325 (on Net SP)</b>	Adtl. Sales Info.: <b>List Agent Must Accompany</b>	Special Comp Info: <b>None</b>
Showing Inst: <b>Text or call Bob w/Agent ID and min 24-48 hour required.</b>	Cont. to Show?:	Expiration Date:
Mgmt. Co:	Contact Name:	Phone:
Owner: <b>Owner of Record</b>	Ph #:	Agent Owned/Interest: <b>No</b>
Broker: <b>Kale Realty (18426)</b>	Ph #: <b>(312) 939-5253</b>	Team:
List Agent: <b>Eric Rojas (157950)</b>	Ph #: <b>(773) 510-1597</b>	Email: <b>erojas@kalerealty.com</b>
Co-lister: <b>Robert DePalma (175694)</b>	Ph #: <b>(773) 621-6689</b>	More Agent Contact Info:

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MLS #: 08256224

Prepared By: Patrick Haris | Cambridge Realty & Brokerage LLC | 06/05/2017 08:58 PM



**Detached Single**

Status: **CLSD**  
Area: **8007**  
Address: **1700 N Crilly Ct , Chicago, Illinois 60614**  
Directions: **NORTH AVE W TO NORTH PARK N TO EUGENIE E TO CRILLY CT**  
Sold by: **Johnnye Paige (127601) / Coldwell Banker Residential (10115)**  
Closed: **09/01/2010**  
Off Market: **06/16/2010**  
Year Built: **1885**  
Dimensions: **18.25 X 104**  
Ownership: **Fee Simple**  
Corp Limits: **Chicago**  
Coordinates: **N:1700 W:200**  
Rooms: **9**

MLS #: **07511857**  
List Date: **04/26/2010**  
List Dt Rec: **04/26/2010**  
Contract: **06/16/2010**  
Financing: **Conventional**  
Blt Before 78: **Yes**

List Price: **\$1,490,000**  
Orig List Price: **\$1,490,000**  
Sold Price: **\$1,420,000**

Subdivision: **Old Town**  
Township: **North Chicago**  
Bathrooms **3 /**  
(full/half):  
Master Bath: **Full**  
Bsmnt. Bath: **Yes**

Concessions:  
Contingency:  
Curr. Leased:  
Model:  
County: **Cook**  
# Fireplaces: **3**  
Parking: **Exterior Space(s)**  
# Spaces: **Ext:1**  
Parking Incl.  
In Price:

Utility Costs:

Remarks: **Renowned Queen Anne on historic street in Old Town. Featured on the cover of several prominent magazines. Extensive renovations compliment the limestone facade, lead-glass windows and original plaster moldings from 1893 columbia Exposition.**

**School Data**

Elementary: **Lasalle Language Academy (299)**  
Junior High: **Lasalle Language Academy (299)**  
High School: **Lincoln Park (299)**  
Other:

**Assessments**

Amount: **\$0**  
Frequency: **Not Applicable**  
Special Assessments: **No**  
Special Service Area:  
Master Association:

**Tax**

Amount: **\$15,525**  
PIN: **14334180130000**  
(Map)  
Mult PINs: **No**  
Tax Year: **2008**  
Tax Exmps:

**Miscellaneous**

Waterfront: **No**  
Appx SF: **3075**  
SF Source:  
Bldg. Assess. SF:  
Acreage: **0**

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	16X18	Main Level	Hardwood	Y	Master Bedroom	19X14	2nd Level	Hardwood	Y
Dining Room	13X18	Main Level	Hardwood	Y	2nd Bedroom	16X11	2nd Level	Carpet	Y
Kitchen	16X26	Main Level	Hardwood	Y	3rd Bedroom	13X11	2nd Level	Carpet	Y
Family Room		Not Applicable			4th Bedroom	12X10	Basement	Carpet	Y
Laundry Room									
Recreation Room	24X12	Basement	Carpet	Y	UTIL	16X14	Basement	Other	None

Interior Property Features: **Skylight(s)**

Exterior Property Features: **Deck, Patio, Storage Shed, Grill-Outdoors**

Age: **100+ Years, Recent Rehab**  
Type: **3 Stories**  
Style: **Victorian**  
Exterior: **Brick, Limestone**  
Air Cond: **Central Air**  
Heating: **Gas, Forced Air, Baseboard, 2+ Sep Heating Systems, Indv Controls, Zoned**  
Kitchen: **Eating Area-Breakfast Bar, Island, Pantry-Closet**  
Appliances: **Oven-Double, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal**  
Dining: **Separate**  
Attic:  
Basement Details: **Finished**  
Bath Amn: **Separate Shower**  
Fireplace Details:  
Fireplace Location: **Living Room, Master Bedroom, Other**  
Electricity: **Circuit Breakers, 200+ Amp Service**  
Equipment: **Humidifier, TV-Cable, TV-Dish, Security System, CO Detectors**

Additional Rooms: **Recreation Room, UTIL**  
Garage Ownership: **N/A**  
Garage On Site:  
Garage Type:  
Garage Details: **None/NA**  
Parking Ownership:  
Parking On Site:  
Parking Details: **Assigned Spaces, Zoned Permit**  
Driveway:  
Foundation: **Brick**  
Exst Bas/Fnd:  
Disability Access: **No**  
Disability Details:  
Exposure:  
Lot Size: **Less Than .25 Acre**  
Lot Desc: **Corner, Landscaped Professionally**

Roof: **Rubber**  
Sewer: **Sewer-Public**  
Water: **Lake Michigan**  
Const Opts:  
General Info: **Commuter Bus, Commuter Train**  
Amenities:  
Asmt Incl: **None**  
HERS Index Score:  
Green Discl:  
Green Rating Source:  
Green Feats:  
Sale Terms: **Conventional**  
Possession: **Negotiable**  
Occ Date:

Agent Remarks: **Contact seller for appts/inquiries. Fax offers to LO 312-453-0704. We do not hold earnest money.**

Internet Listing: **A**  
VOW AVM: **No**  
Listing Type: **Exclusive Agency**  
Coop Comp: **2.5% -250**  
Showing Inst: **Contact Seller @ 312-437-8615 / 312-437-5449**

Remarks on Internet?: **Yes**  
VOW Comments/Reviews: **No**  
Holds Earnest Money: **No**  
Addl. Sales Info.:  
Cont. to Show?:

Addr on Internet?: **Yes**  
Agent Notices:  
Lock Box:  
Special Comp Info: **None**  
Expiration Date:

Mgmt. Co:  
Owner: **Ziol, Lauren & Matthew**  
Broker: **Prelo Realty, Inc. (15358)**  
List Agent: **Robert Picciariello (114479)**  
Co-lister:

Contact Name:  
Ph #: **312-437-8615**  
Ph #: **(888) 611-1815**  
Ph #: **(888) 611-1815**  
Ph #:

Phone:  
Agent Owned/Interest: **No**  
Team:  
Email: **robert@prelorealty.com**  
More Agent Contact Info:

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MLS #: 07511857

Prepared By: Patrick Haris | Cambridge Realty & Brokerage LLC | 06/05/2017 08:58 PM