



**Attached Single**  
 Status: **ACTV**  
 Area: **8010**

MLS #: **08262230**  
 List Date: **01/30/2013**  
 List Dt Rec: **02/01/2013**

List Price: **\$59,900**  
 Orig List Price: **\$59,900**  
 Sold Price:  
 SP Incl.  
 Parking:

Address: **6353 W Raven St Unit 2A, Chicago, Illinois 60646**  
 Directions: **Devon to Nagle South to Raven East**

Closed:  
 Off Mkt:  
 Year Built: **1930**  
 Dimensions: **COMMON**  
 Ownership: **Condo**  
 Corp Limits: **Chicago**  
 Coordinates: **N:6353**  
**W:6100**

Contract:  
 Financing:  
 Blt Before 78: **Yes**  
 Subdivision:  
 Township: **Jefferson**

Lst. Mkt. Time: **10**  
 Points:  
 Contingency:  
 Curr. Leased:

Rooms: **4**  
 Bedrooms: **1**  
 Basement: **None**

Bathrooms **1/0**  
 (Full/Half):  
 Master Bath: **None**  
 Bsmnt. Bath: **No**

Model:  
 County: **Cook**  
 # Fireplaces:

Waterfront: **No**  
 Total Units: **15**  
 # Stories: **2**

Appx SF: **0**  
 Unit Floor Lvl.: **2**

Parking: **None**  
 # Spaces: **0**  
 Parking Incl.  
 In Price:  
 SF Source: **Not Reported**  
 # Days for  
 Bd Apprvl: **30**  
 Fees/Approvals:

% Own. Occ.:                      % Cmn. Own.:

Remarks: **Much potential in this 1 bedroom, 1 bath condo. Needs updating and repairs. Special as-is addendums must accompany all offers. Seller does not provide survey or inspection. Buyer responsible for all inspections and any required repairs. Sold AS-IS!**

**School Data**

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

**Assessments**

Amount: **\$100**  
 Frequency: **Monthly**  
 Special Assessments: **Unknown**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$2,459**  
 PIN: **13051110511003 (Map)**  
 Tax Year: **2011**  
 Tax Exmps:  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**

Pets Allowed: **Cats OK, Dogs OK**  
 Max Pet Weight:

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

Interior Property Features:

Exterior Property Features:

Age: **81-90 Years**

Type: **Condo**

Exposure:

Exterior: **Brick**

Air Cond: **None**

Heating: **Radiant**

Kitchen:

Appliances:

Dining:

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity:

Equipment:

Additional Rooms: **No additional rooms**

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership:

Parking On Site:

Parking Details:

Parking Fee (High/Low): /

Driveway:

Basement Details: **None**

Foundation:

Ext Bas/Fnd:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc:

Sewer: **Sewer-Public**

Water: **Public**

Const Opts:

General Info: **None**

Amenities:

Asmt Incl: **Heat, Common Insurance, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Closing**

Est Occp Date:

Management:

Addl. Sales Info.: **REO/Lender Owned**

Agent Owned/Interest: **No**

**Walk Score@: 78 - Very Walkable**

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MLS #: 08262230

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM





**Attached Single**  
 Status: **ACTV**  
 Area: **16**

MLS #: **08262056**  
 List Date: **02/01/2013**  
 List Dt Rec: **02/01/2013**

List Price: **\$64,900**  
 Orig List Price: **\$64,900**  
 Sold Price:  
 SP Incl.  
 Parking:

Address: **1873 Orchard , Des Plaines, Illinois 60018**  
 Directions: **oakton to orchard st to home**

Closed:  
 Off Mkt:  
 Year Built: **1943**  
 Dimensions: **PER SURVEY**  
 Ownership: **Fee Simple**  
 Corp Limits: **Des Plaines**  
 Coordinates: **N:9 S: E: W:12**  
 Rooms: **4**

Contract:  
 Financing:  
 Bit Before 78: **Yes**  
 Subdivision:  
 Township: **Elk Grove**  
 Bathrooms **1/0**  
 (Full/Half):  
 Master Bath: **None**  
 Bsmnt. Bath: **No**

Lst. Mkt. Time: **8**  
 Points:  
 Contingency:  
 Curr. Leased:

Bedrooms: **2**  
 Basement: **Full**

Appx SF: **838**  
 Unit Floor Lvl.: **1**

Model:  
 County: **Cook**  
 # Fireplaces:  
 Parking: **None**  
 # Spaces: **0**  
 Parking Incl.  
 In Price:  
 SF Source: **Assessor**  
 # Days for  
 Bd Apprvl: **0**  
 Fees/Approvals:

Waterfront: **No**  
 Total Units: **1**  
 # Stories: **1**  
 % Own. Occ.:

% Cmn. Own.:

Remarks: **2 BEDROOM COZY TOWNHOME ON TREE LINED STREET. PRICED AGGRESSIVELY FOR QUICK SALE!!! NICE BACKYARD FOR THE FAMILY! GREAT TURKEY INVESTMENT OR STARTER HOME. NO DISCLOSURES**

**School Data**

Elementary: **(62)**  
 Junior High: **(62)**  
 High School: **(207)**  
 Other:

**Assessments**

Amount: **\$0**  
 Frequency: **Annual**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$4,068.62**  
 PIN: **09281170460000 (Map)**  
 Tax Year: **2011**  
 Tax Exmps:  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**

Pets Allowed: **Cats OK, Dogs OK**  
 Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	12X12	Main Level			Master Bedroom	11X9	2nd Level		
Dining Room		Not Applicable			2nd Bedroom	11X9	2nd Level		
Kitchen	10X8	Main Level			3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room					Utility Room-	10X12	Lower		
					Lower Level				

Interior Property Features:

Exterior Property Features:

Age: **61-70 Years**

Type: **1/2 Duplex**

Exposure:

Exterior: **Brick**

Air Cond: **Central Air**

Heating: **Gas, Forced Air**

Kitchen:

Appliances:

Dining:

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity:

Equipment:

Additional Rooms: **Utility Room-Lower Level**

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership:

Parking On Site:

Parking Details:

Parking Fee (High/Low): /

Driveway:

Basement Details: **Unfinished**

Foundation:

Ext Bas/Fnd:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc:

Sewer: **Sewer-Public**

Water: **Lake Michigan**

Const Opts:

General Info: **None**

Amenities:

Asmt Incl: **None**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Closing**

Est Occp Date:

Management:

Add. Sales Info.: **REO/Lender Owned**

Agent Owned/Interest: **No**

**Walk Score®: 54 - Somewhat Walkable**

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MLS #: 08262056

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM

MLS#: 08262056 Attached Single 1873 Orchard Des Plaines IL 60018





**Attached Single**  
 Status: **ACTV**  
 Area: **25**

MLS #: **08261522**  
 List Date: **02/01/2013**  
 List Dt Rec: **02/01/2013**

List Price: **\$65,900**  
 Orig List Price: **\$65,900**  
 Sold Price:  
 SP Incl.  
 Parking:

Address: **701 Forum Sq Unit 606, Glenview, Illinois 60025**  
 Directions: **MILWAUKEE NORTH OF CENTRAL TO TRIUMVERA TO FORUM SQUARE**  
 Lst. Mkt. Time: **8**

Closed:	Contract:	Points:
Off Mkt:	Financing:	Contingency:
Year Built: <b>1978</b>	Blt Before 78: <b>No</b>	Curr. Leased: <b>No</b>
Dimensions: <b>COMMON</b>	Subdivision: <b>Triumvera</b>	Model:
Ownership: <b>Condo</b>	Township: <b>Northfield</b>	County: <b>Cook</b>
Corp Limits: <b>Glenview</b>		# Fireplaces:
Coordinates: <b>N:13 S: E: W:11</b>		Parking: <b>Garage</b>
Rooms: <b>6</b>	Bathrooms <b>1/0</b> (Full/Half):	# Spaces: <b>Gar:1</b>
Bedrooms: <b>1</b>	Master Bath: <b>None</b>	Parking Incl.
Basement: <b>None</b>	Bsmnt. Bath: <b>No</b>	In Price:
Waterfront: <b>No</b>	Appx SF: <b>0</b>	SF Source: <b>Not Reported</b>
Total Units: <b>60</b>	Unit Floor Lvl.: <b>6</b>	# Days for
# Stories: <b>6</b>		Bd Apprvl: <b>0</b>
% Own. Occ.:	% Cmn. Own.:	Fees/Approvals:

Remarks: **Spacious top floor condo features large living room with sliding doors to balcony, separate dining room with large windows, spacious master with lots of closets, updated bath, den with window, assigned parking space #48! Elevator building with clubhouse, pool, party room, exercise room, sauna and more! This is a Fannie Mae Homepath property.**

**School Data**

Elementary: **Henking (34)**  
 Junior High: **Springman (34)**  
 High School: **Glenbrook South (225)**  
 Other:

**Assessments**

Amount: **\$315**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$1,689.14**  
 PIN: **04324020571056**  
 (Map)  
 Tax Year: **2010**  
 Tax Exmps:  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**

Pets Allowed: **No Pets**  
 Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X13	Main Level			Master Bedroom	20X13	Main Level		
Dining Room	13X13	Main Level			2nd Bedroom		Not Applicable		
Kitchen	09X11	Main Level			3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room					Breakfast Room	12X10	Main Level		
Den	08X06	Main Level							

Interior Property Features: **Elevator, Wood Laminate Floors**

Exterior Property Features: **Balcony**

Age: **31-40 Years**

Type: **Condo**

Exposure:

Exterior: **Brick**

Air Cond: **Central Air**

Heating: **Electric**

Kitchen:

Appliances:

Dining:

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity:

Equipment:

Additional Rooms: **Breakfast Room, Den**

Garage Ownership:

Garage On Site: **Yes**

Garage Type: **Attached**

Garage Details:

Parking Ownership:

Parking On Site:

Parking Details:

Parking Fee (High/Low): /

Driveway:

Basement Details: **None**

Foundation:

Ext Bas/Fnd:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc: **Common Grounds, Cul-de-sac**

Sewer: **Sewer-Public**

Water: **Public**

Const Opts:

General Info: **None**

Amenities:

Asmt Incl: **Water, Parking, Common Insurance, TV/Cable, Exercise Facilities, Pool, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Closing**

Est Occp Date:

Management:

Add. Sales Info.: **REO/Lender Owned**

Agent Owned/Interest: **No**

Walk Score®: **62 - Somewhat Walkable**

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MLS #: 08261522

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM









MLS#: 08262427 Detached Single 2543 N Mont Clare AVE Chicago IL 60707



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**Attached Single**  
 Status: **ACTV**  
 Area: **8076**

MLS #: **08262574**  
 List Date: **01/31/2013**  
 List Dt Rec: **02/02/2013**

List Price: **\$84,900**  
 Orig List Price: **\$84,900**  
 Sold Price:  
 SP Incl: **Yes**  
 Parking:

Address: **8439 W Catherine Ave Unit 225, Chicago, Illinois 60656**  
 Directions: **Foster to Cumberland then north to Catherine**

Closed:  
 Off Mkt:  
 Year Built: **UNK**  
 Dimensions: **COMMON**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:5300**  
**W:8500**

Contract:  
 Financing:  
 Bit Before 78: **Yes**  
 Subdivision:  
 Township: **Jefferson**

Lst. Mkt. Time: **9**  
 Points:  
 Contingency:  
 Curr. Leased:  
 Model:  
 County: **Cook**  
 # Fireplaces:

Rooms: **5**  
 Bedrooms: **2**  
 Basement: **None**

Bathrooms: **2/0**  
 (Full/Half):  
 Master Bath: **Full**  
 Bsmnt. Bath: **No**

Parking: **Exterior**  
**Space(s)**  
 # Spaces: **Ext:1**  
 Parking Incl: **Yes**  
 In Price:  
 SF Source: **Other**  
 # Days for  
 Bd Apprvl: **30**  
 Fees/Approvals:

Waterfront: **No**  
 Total Units: **180**  
 # Stories: **7**  
 % Own. Occ.:

Appx SF: **900**  
 Unit Floor Lvl.: **2**  
 % Cmn. Own.:

Remarks: **This is a beautiful, 2-bedroom, 2-bathroom unit in move-in ready condition! This unit is huge. Walk into a carpeted LR/DR just a few steps away from a nicely-sized kitchen. Enjoy updated bathrooms too! Both bedrooms are spacious with ample closet space. Close to schools, shopping and transportation. Eligible for HomePath (HP) or HP Renovation financing! A must see. A 10! Show and sell. Excellent location. Rentals OK**

**School Data**

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

**Assessments**

Amount: **\$260**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$3,500**  
 PIN: **12111190170000 (Map)**  
 Tax Year: **2011**  
 Tax Exmps:  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**

Pets Allowed: **No Pets**  
 Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	18X12	Main Level	Carpet		Master Bedroom	16X11	Main Level	Carpet	
Dining Room	9X8	Main Level	Carpet		2nd Bedroom	12X10	Main Level	Carpet	
Kitchen	11X8	Main Level	Vinyl		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features:

Age: **31-40 Years**

Type: **Condo**

Exposure:

Exterior: **Brick**

Air Cond: **2 (Window/Wall Unit)**

Heating: **Baseboard**

Kitchen:

Appliances:

Dining:

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity:

Equipment:

Additional Rooms: **No additional rooms**

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership:

Parking On Site: **Yes**

Parking Details: **Assigned Spaces**

Parking Fee (High/Low): /

Driveway:

Basement Details: **None**

Foundation:

Exst Bas/Fnd:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc:

Sewer: **Sewer-Public**

Water: **Public**

Const Opts:

General Info: **None**

Amenities:

Asmt Incl: **Heat, Water, Gas**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Closing**

Est Occp Date:

Management:

Addl. Sales Info.: **REO/Lender Owned**

Agent Owned/Interest: **No**

**Walk Score®: 60 - Somewhat Walkable**

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MLS #: 08262574

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM







**Attached Single**  
 Status: **ACTV**  
 Area: **56**

MLS #: **08261354**  
 List Date: **02/01/2013**  
 List Dt Rec: **02/01/2013**

List Price: **\$99,900**  
 Orig List Price: **\$99,900**  
 Sold Price:  
 SP Incl: **Yes**  
 Parking:

Address: **1016 N Boxwood Dr , Mount Prospect, Illinois 60056**  
 Directions: **SOUTH OF EUCLID, NORTH OF KENSINGTON, JUST WEST OF WHEELING RD.**

Closed:	Contract:	Lst. Mkt. Time: <b>8</b>
Off Mkt:	Financing:	Points:
Year Built: <b>1964</b>	Blt Before 78: <b>Yes</b>	Contingency:
Dimensions: <b>1537 SF</b>	Subdivision:	Curr. Leased: <b>No</b>
Ownership: <b>Fee Simple w/ HO Assn.</b>	Township: <b>Wheeling</b>	Model:
Corp Limits: <b>Mount Prospect</b>	Bathrooms: <b>1/1</b>	County: <b>Cook</b>
Coordinates: <b>N: S: E: W:</b>	(Full/Half):	# Fireplaces:
Rooms: <b>7</b>	Master Bath: <b>None</b>	Parking: <b>Exterior Space(s)</b>
Bedrooms: <b>3</b>	Bsmnt. Bath: <b>No</b>	# Spaces: <b>Ext:2</b>
Basement: <b>Full</b>	Appx SF: <b>1179</b>	Parking Incl: <b>Yes</b>
Waterfront: <b>No</b>	Unit Floor Lvl.: <b>1</b>	In Price:
Total Units: <b>5</b>	% Cmn. Own.:	SF Source: <b>Assessor</b>
# Stories: <b>2</b>		# Days for
% Own. Occ.:		Bd Apprvl: <b>0</b>
		Fees/Approvals:

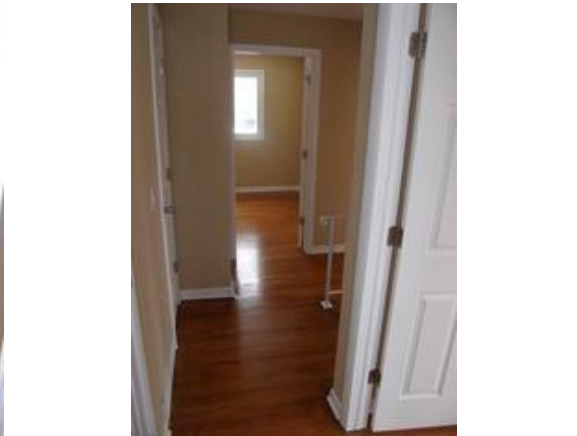
Remarks: **LOCAL BANK OWNED TOWNHOME MOVE IN CONDITION, MANY INTERIOR UPDATES. NEWER WINDOWS, HDWD FLOORS, FRESH PAINT AND CARPET. END UNIT WITH BACK DECK AND FIN BSMT SPACE. LOCAL BANK OWNED, NO WAITING FOR A SHORT SALE. PROPERTY SOLD IN AS-IS CONDITION, BANK ADDENDUMS REQUIRED.**

<u>School Data</u>	<u>Assessments</u>	<u>Tax</u>	<u>Pet Information</u>
Elementary: <b>(26)</b> Junior High: <b>(26)</b> High School: <b>(214)</b> Other:	Amount: <b>\$168</b> Frequency: <b>Monthly</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$3,054.81</b> PIN: <b>03274012230000 (Map)</b> Tax Year: <b>2011</b> Tax Exmps: <b>Homeowner</b> Coop Tax Deduction: Tax Deduction Year:	Pets Allowed: <b>Cats OK, Dogs OK</b> Max Pet Weight:

<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>	<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>
Living Room	15X12	Main Level	Carpet		Master Bedroom	14X11	2nd Level	Hardwood	
Dining Room	10X8	Main Level	Ceramic Tile		2nd Bedroom	12X10	2nd Level	Hardwood	
Kitchen	10X10	Main Level	Ceramic Tile		3rd Bedroom	9X9	2nd Level	Hardwood	
Family Room	15X12	Basement	Other		4th Bedroom		Not Applicable		
Laundry Room	15X11	Basement							

Interior Property Features: **Hardwood Floors, Laundry Hook-Up in Unit**  
 Exterior Property Features: **Deck**

Age: <b>41-50 Years</b>	Garage Ownership:	Sewer: <b>Sewer-Public</b>
Type: <b>Townhouse-2 Story</b>	Garage On Site:	Water: <b>Public</b>
Exposure:	Garage Type:	Const Opts:
Exterior: <b>Brick</b>	Garage Details:	General Info: <b>None</b>
Air Cond: <b>Central Air</b>	Parking Ownership:	Amenities:
Heating: <b>Gas, Forced Air</b>	Parking On Site: <b>Yes</b>	Asmt Incl: <b>Common Insurance, Lawn Care, Scavenger, Snow Removal</b>
Kitchen: <b>Eating Area-Breakfast Bar</b>	Parking Details: <b>Unassigned</b>	HERS Index Score:
Appliances: <b>Oven/Range, Microwave, Refrigerator</b>	Parking Fee (High/Low): /	Green Disc:
Dining: <b>Separate</b>	Driveway:	Green Rating Source:
Bath Amn:	Basement Details: <b>Partially Finished</b>	Green Feats:
Fireplace Details:	Foundation:	Sale Terms:
Fireplace Location:	Exst Bas/Fnd:	Possession: <b>Closing</b>
Electricity:	Roof:	Est Occp Date:
Equipment: <b>Sump Pump</b>	Disability Access: <b>No</b>	Management: <b>Manager Off-site</b>
Additional Rooms: <b>No additional rooms</b>	Disability Details:	Addl. Sales Info.: <b>REO/Lender Owned</b>
	Lot Desc:	Agent Owned/Interest: <b>No</b>
		<b>Walk Score®: 82 - Very Walkable</b>



MLS#: 08261354 Attached Single 1016 N Boxwood DR Mount Prospect IL 60056



Copyright 2013 - MRED LLC Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM







**Two to Four Units**  
 Status: **ACTV**  
 Area: **53**  
 Address: **8643 Ferris Ave , Morton Grove, Illinois 60053**

MLS #: **08262529**  
 List Date: **01/31/2013**  
 List Dt. Rec: **02/02/2013**

List Price: **\$179,900**  
 Orig List Price: **\$179,900**  
 Sold Price:  
 Contingency  
 Flag:

Directions: **Dempster to Ferris South to 8643**

Closed:  
 Off Mkt:  
 Year Built: **1921**

Contract:  
 Financing:  
 Blt Before 78: **Yes**

List. Mkt Time: **9**  
 Points:

Dimensions: **50X124**  
 Ownership: **Fee Simple**  
 Corp Limits: **Morton Grove**  
 Coordinates: **N: S: E: W:**  
 Acreage:

Subdivision:  
 Township: **Niles**

Contingency:  
 County: **Cook**  
 Model:  
 Parking: **Garage**  
 # Spaces: **Gar:2**

Total Rooms: **7**

Total Units: **2**

Parking Incl. **Yes**  
 In Price:  
 3 BR Unit: **No**

Total Bedrooms: **3**

Total Baths **2/1**  
 (Full/Half):  
 Basement: **Full**

Zoning: **Multi-Family**  
 Waterfront: **No**

Remarks: **Great 2 unit building in Morton Grove! Close to shopping and transportation. Needs TLC however with the right ideas this can be a great investment! This property is eligible under the Freddie Mac First Look Initiative through 02/17/2013. SOLD "AS-IS", TAXES PRORATED AT 100%.**

**School Data**

Elementary: **(67)**  
 Junior High: **(67)**  
 High School: **(219)**  
 Other:

**Taxes/Assessments**

PIN: **10201020140000 (Map)**  
 Mult PINs: **No**  
 Tax Amount: **\$7,662**  
 Tax Year: **2010**  
 Exemptions: **Homeowner**

**Financial Info**

Total Rental Income: **\$0**  
 Net Operating Income: **\$0**  
 Gross Income: **\$0**  
 Gross Expenses: **\$0**  
 Other Income:

Special Assessments: **No**  
 Special Service Area: **No**

	<u>Floor Level</u>	<u>Rooms</u>	<u>Bedrooms</u>	<u>Bathrooms</u>	<u>Master Bath</u>	<u>Sec Deposit</u>	<u>Rent</u>	<u>Lease Exp</u>
<b>Unit #1</b>	<b>1</b>	<b>4</b>	<b>2</b>	<b>1/0</b>	<b>None</b>	<b>0</b>	<b>0</b>	<b>OO</b>
<b>Unit #2</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>1/0</b>	<b>None</b>	<b>0</b>	<b>0</b>	<b>NA</b>

Age: **91-100 Years**

Type: **Multi Unit:2 Flat**

Style: **Bungalow**

Const Opts:

General Info: **None**

Amenities:

Ext. Bldg. Type: **Masonite**

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

Lot Desc:

Roof: **Asphalt/Glass (Shingles)**

Foundation: **Concrete**

Ext Bas/Fnd:

Ext Prop Feats:

Garage Ownership: **Owned**

Garage On Site: **Yes**

Garage Type: **Detached**

Garage Details:

Parking Ownership:

Parking On Site:

Parking Details:

Appliances/Features (1): **Central Air Conditioner**

Appliances/Features (2): **Central Air Conditioner**

Appliances/Features (3):

Appliances/Features (4):

Bath Amn:

Basement Details: **Partially Finished**

Additional Rooms: **Enclosed Porch, Utility Room-Lower Level**

Tenant Pays (1): **None**

Tenant Pays (2): **None**

Tenant Pays (3):

Tenant Pays (4):

Water: **Public**

Sewer: **Sewer-Public**

Heating: **Gas, Forced Air**

Equipment:

HERS Index Score:

Green Disc:

Green Rating Srce:

Green Feats:

Possession: **Closing**

Sale Terms:

Addl. Sales Info.: **REO/Lender Owned**

Agent Owned/Interest: **No**

**Walk Score®: 77 - Very Walkable**

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MLS #: 08262529

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM

MLS#: 08262529 Two to Four Units 8643 Ferris AVE Morton Grove IL 60053



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Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM

MLS#: 08262529 Two to Four Units 8643 Ferris AVE Morton Grove IL 60053



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Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM









**Detached Single**  
 Status: **ACTV**  
 Area: **634**  
 Address: **8121 W Winona St , Norridge, Illinois 60706**  
 Directions: **Canfield, South of Foster, 2 Blocks to Winona West**

MLS #: **08262145**  
 List Date: **02/01/2013**  
 List Dt Rec: **02/01/2013**

List Price: **\$235,900**  
 Orig List Price: **\$235,900**  
 Sold Price:

Lst. Mkt. Time: **8**  
 Points:  
 Contingency:  
 Curr. Leased:

Closed:  
 Off Market:  
 Year Built: **1951**  
 Dimensions: **10046 SQ. FT.**  
 Ownership: **Fee Simple**  
 Corp Limits: **Norridge**  
 Coordinates: **N: S: E: W:**  
 Rooms: **5**  
 Bedrooms: **2**  
 Basement: **Full**

Contract:  
 Financing:  
 Blt Before 78: **Yes**  
 Subdivision:  
 Township: **Norwood Park**  
 Bathrooms **2 / 0**  
 (full/half):  
 Master Bath: **None**  
 Bsmnt. Bath: **Yes**

Model:  
 County: **Cook**  
 # Fireplaces:  
 Parking: **Garage**  
 # Spaces: **Gar:2**  
 Parking Incl.  
 In Price:

Remarks: **Nice 2 bedroom home with big yard, hardwood floors, full finished basement with full bath, and 2 car garage!! This is a Fannie Mae HomePath property. Purchase this property for as little as 3% down! This property is approved for HomePath Renovation Mortgage Financing.**

<u>School Data</u>	<u>Assessments</u>	<u>Tax</u>	<u>Miscellaneous</u>
Elementary: <b>(234)</b> Junior High: <b>(234)</b> High School: <b>(234)</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>\$5,218.54</b> PIN: <b>12114010250000 (Map)</b> Mult PINs: Tax Year: <b>2011</b> Tax Exmps:	Waterfront: <b>No</b> Appx SF: <b>973</b> SF Source: <b>Assessor</b> Acreage:

<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>	<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>
Living Room	<b>18X14</b>	<b>Main Level</b>			Master Bedroom	<b>13X12</b>	<b>Main Level</b>		
Dining Room	<b>11X8</b>	<b>Main Level</b>			2nd Bedroom	<b>11X10</b>	<b>Main Level</b>		
Kitchen	<b>10X8</b>	<b>Main Level</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: <b>61-70 Years</b>	Additional Rooms: <b>No additional rooms</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>Brick, Frame</b>	Garage Type: <b>Detached</b>	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>Finished</b>	Exst 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>	Addl. Sales Info.: <b>REO/Lender Owned</b>
Equipment:	Lot Desc:	Agent Owned/Interest: <b>No</b>
		<b>Walk Score®: 51 - Somewhat Walkable</b>

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**Attached Single**  
 Status: **NEW**  
 Area: **16**

MLS #: **08265688**  
 List Date: **02/06/2013**  
 List Dt Rec: **02/07/2013**

List Price: **\$32,900**  
 Orig List Price: **\$32,900**  
 Sold Price:  
 SP Incl: **Yes**  
 Parking:

Address: **9986 Holly Ln Unit 1E, Des Plaines, Illinois 60016**  
 Directions: **Lyman South of Central to**

Closed:  
 Off Mkt:  
 Year Built: **1973**  
 Dimensions: **0X0**  
 Ownership: **Fee Simple**  
 Corp Limits: **Des Plaines**  
 Coordinates: **N: S: E: W:**  
 Rooms: **4**  
 Bedrooms: **2**  
 Basement: **None**

Contract:  
 Financing:  
 Bit Before 78: **Yes**  
 Subdivision: **Heritage Pointe**  
 Township: **Maine**  
 Bathrooms **1/0**  
 (Full/Half):  
 Master Bath: **Shared**  
 Bsmnt. Bath:

Lst. Mkt. Time: **3**  
 Points:  
 Contingency:  
 Curr. Leased: **No**  
 Model:  
 County: **Cook**  
 # Fireplaces:  
 Parking: **Exterior**  
**Space(s)**  
 # Spaces: **Ext:2**  
 Parking Incl: **Yes**  
 In Price:  
 SF Source: **Estimated**  
 # Days for  
 Bd Apprvl: **2**  
 Fees/Approvals:

Waterfront: **No**  
 Total Units: **6**  
 # Stories: **1**  
 % Own. Occ.:  
 Appx SF: **800**  
 Unit Floor Lvl.: **1**  
 % Cmn. Own.:

Remarks: **2 bedroom condo. Low assessment includes heat, cooking gas, water. Outdoor pool and playground. Washer and Dryer in building. Bank owned. HOA has stated rentals are allowed.**

**School Data**

Elementary: **(62)**  
 Junior High: **(62)**  
 High School: **(207)**  
 Other:

**Assessments**

Amount: **\$255**  
 Frequency: **Monthly**  
 Special Assessments: **Unknown**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$699**  
 PIN: **09094030681518 (Map)**  
 Tax Year: **2010**  
 Tax Exmps:  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**

Pets Allowed: **Cats OK, Dogs OK**  
 Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X13	Main Level			Master Bedroom	14X10	Main Level		
Dining Room		Not Applicable			2nd Bedroom	10X10	Main Level		
Kitchen	14X11	Main Level			3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:  
 Exterior Property Features:

Age: **31-40 Years**  
 Type: **Condo**  
 Exposure:  
 Exterior: **Brick**  
 Air Cond: **1 (Window/Wall Unit)**  
 Heating: **Gas, Baseboard**  
 Kitchen:  
 Appliances:  
 Dining:  
 Bath Amn:  
 Fireplace Details:  
 Fireplace Location:  
 Electricity:  
 Equipment:  
 Additional Rooms: **No additional rooms**

Garage Ownership:  
 Garage On Site:  
 Garage Type:  
 Garage Details:  
 Parking Ownership:  
 Parking On Site: **Yes**  
 Parking Details:  
 Parking Fee (High/Low): **/**  
 Driveway:  
 Basement Details: **None**  
 Foundation:  
 Exst Bas/Fnd:  
 Roof:  
 Disability Access: **No**  
 Disability Details:  
 Lot Desc:

Sewer: **Sewer-Public**  
 Water: **Public**  
 Const Opts:  
 General Info: **School Bus Service**  
 Amenities: **Pool-Outdoors**  
 Asmt Incl: **Heat, Water, Gas, Common Insurance, Pool, Lawn Care, Scavenger**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms:  
 Possession: **Closing**  
 Est Occp Date:  
 Management: **Manager Off-site**  
 Addl. Sales Info.: **REO/Lender Owned**  
 Agent Owned/Interest: **No**  
**Walk Score®: 46 - Car-Dependent**

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MLS #: 08265688

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM





**Attached Single**  
 Status: **NEW**  
 Area: **635**

MLS #: **08263309**  
 List Date: **02/03/2013**  
 List Dt Rec: **02/04/2013**

List Price: **\$34,900**  
 Orig List Price: **\$34,900**  
 Sold Price:  
 SP Incl: **Yes**  
 Parking:

Address: **2800 N 73rd Ct Unit 2E, Elmwood Park, Illinois 60707**  
 Directions: **HARLEM TO DIVERSEY AVE TO 73RD NORTH TO PROPERTY**

Closed:	Contract:	Lst. Mkt. Time: <b>6</b>
Off Mkt:	Financing:	Points:
Year Built: <b>1968</b>	Bit Before 78: <b>Yes</b>	Contingency:
Dimensions: <b>COMMON</b>		Curr. Leased:
Ownership: <b>Condo</b>	Subdivision:	Model:
Corp Limits: <b>Elmwood Park</b>	Township: <b>Leyden</b>	County: <b>Cook</b>
Coordinates: <b>N: S: E: W:</b>		# Fireplaces:
Rooms: <b>4</b>	Bathrooms <b>1/0</b> (Full/Half):	Parking: <b>Exterior Space(s)</b>
Bedrooms: <b>1</b>	Master Bath: <b>None</b>	# Spaces: <b>Ext:1</b>
Basement: <b>None</b>	Bsmnt. Bath: <b>No</b>	Parking Incl: <b>Yes</b>
		In Price:
Waterfront: <b>No</b>	Appx SF: <b>700</b>	SF Source: <b>Estimated</b>
Total Units: <b>12</b>	Unit Floor Lvl.: <b>2</b>	# Days for
# Stories: <b>2</b>		Bd Apprvl: <b>0</b>
% Own. Occ.:	% Cmn. Own.:	Fees/Approvals:

Remarks: **2nd Flr unit with living/dining rm combo, galley kitchen. Beautiful hrdwd flrs throughout, ceramic in bath & kitchen. Assessment includes heat, gas, parking & common insurance. B.A.N.A. employees & employees' household members of the Bank are prohibited from purchasing this property, whether directly or indirectly. Sold As-IS & 100% tax proration. 60 day deed restriction applies. 5 day market exposure req by seller**

<b>School Data</b>	<b>Assessments</b>	<b>Tax</b>	<b>Pet Information</b>
Elementary: <b>(401)</b>	Amount: <b>\$150</b>	Amount: <b>\$1,937.43</b>	Pets Allowed: <b>No Pets</b>
Junior High: <b>(401)</b>	Frequency: <b>Monthly</b>	PIN: <b>12252280391011 (Map)</b>	Max Pet Weight:
High School: <b>(401)</b>	Special Assessments: <b>Unknown</b>	Tax Year: <b>2011</b>	
Other:	Special Service Area: <b>No</b>	Tax Exmps: <b>Homeowner</b>	
	Master Association: <b>No</b>	Coop Tax Deduction:	
		Tax Deduction Year:	

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	17X10	Main Level	Hardwood		Master Bedroom	13X12	Main Level		
Dining Room	10X10	Main Level	Hardwood		2nd Bedroom		Not Applicable		
Kitchen	10X8	Main Level	Ceramic Tile		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **Hardwood Floors, Storage**

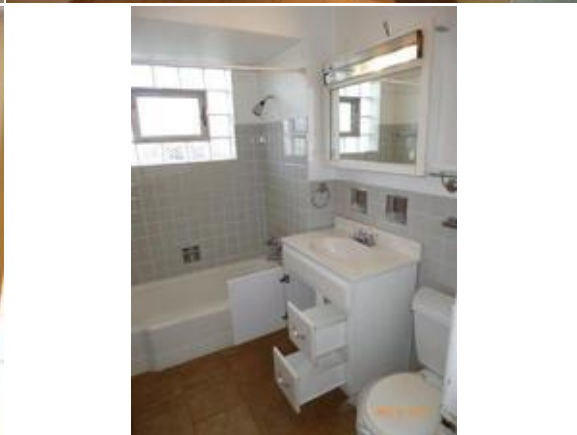
Exterior Property Features: **Balcony**

Age: <b>41-50 Years</b>	Garage Ownership:	Sewer: <b>Sewer-Storm</b>
Type: <b>Condo</b>	Garage On Site:	Water: <b>Lake Michigan, Public</b>
Exposure:	Garage Type:	Const Opts:
Exterior: <b>Brick</b>	Garage Details:	General Info: <b>None</b>
Air Cond: <b>1 (Window/Wall Unit)</b>	Parking Ownership: <b>Owned</b>	Amenities:
Heating: <b>Hot Water/Steam, Baseboard, Indv Controls</b>	Parking On Site: <b>Yes</b>	Asmt Incl: <b>Heat, Water, Gas, Parking, Common Insurance, Lawn Care, Scavenger, Snow Removal</b>
Kitchen: <b>Eating Area-Breakfast Bar, Galley</b>	Parking Details: <b>Assigned Spaces</b>	HERS Index Score:
Appliances: <b>Oven/Range, Refrigerator</b>	Parking Fee (High/Low): <b>/</b>	Green Disc:
Dining: <b>Combined w/ LivRm</b>	Driveway:	Green Rating Source:
Bath Amn:	Basement Details: <b>None</b>	Green Feats:
Fireplace Details:	Foundation:	Sale Terms: <b>Conventional, Cash Only</b>
Fireplace Location:	Extst Bas/Fnd:	Possession: <b>Closing</b>
Electricity:	Roof:	Est Occp Date:
Equipment:	Disability Access: <b>No</b>	Management: <b>Manager On-site, Self-Management</b>
Additional Rooms: <b>No additional rooms</b>	Disability Details:	Addl. Sales Info.: <b>REQ/Lender Owned</b>
	Lot Desc:	Agent Owned/Interest: <b>No</b>
		<b>Walk Score®: 78 - Very Walkable</b>

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MLS #: 08263309

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM



MLS#: 08263309 Attached Single 2800 N 73rd CT Unit #: 2E Elmwood Park IL 60707



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**Land**  
 Status: **NEW**  
 Area: **8021**  
 Address: **2922 N Ridgeway Ave , Chicago, Illinois 60618**  
 Directions: **DIVERSEY W TO RIDGEWAY**

MLS #: **08263622**  
 List Date: **02/04/2013**  
 List Dt Rec: **02/04/2013**

List Price: **\$44,900**  
 Orig List Price: **\$44,900**  
 Sold Price:

Closed:  
 Off Market:  
 Dimensions: **25X125**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:2922 W:3700**

Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Jefferson**

Rental Price:  
 Rental Unit:  
 List Mkt Time: **5**  
 Points:  
 Contingency:  
 County: **Cook**  
 # Fireplaces:  
 Parking:

Bedrooms:  
 Basement:

Bathrooms/  
 (full/half):  
 Master Bath:  
 Bmt Bath: **No**

Garage Type:  
 # Spaces: **0**

Remarks: **VACANT LOT! SOLD AS-IS. GREAT OPPORTUNITY TO BUILD YOUR DREAM HOME!**

**School Data**

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

**Assessments**

Special Assessments: **No**  
 Special Service Area: **No**

**Tax**

Amount: **\$4,889**  
 PIN: **13261160600000 (Map)**  
 Mult PINs:  
 Tax Year: **2010**  
 Tax Exmps:

**Miscellaneous**

Waterfront: **No**  
 Acreage:  
 Appx Land SF:  
 Front Footage: **25**  
 # Lots Avail:  
 Farm: **No**  
 Bldgs on Land?: **No**

Zoning Type: **Other**  
 Actual Zoning:

Lot Size: **Standard Chicago Lot**

Lot Desc:

Land Desc:

Land Amenities:

Farms Type:

Bldg Improvements:

Current Use: **Other**

Potential Use: **Residential-Multi-Family, Residential-Single Family**

Location:

Known Liens:

Seller Needs:

Seller Will:

Ownership Type:

Frontage/Access: **City Street**

Road Surface: **Asphalt**

Rail Availability:

Tenant Pays:

Min Req/SF (1):

Min Req/SF (2):

Other Min Req SF:

Lease Type:

Loans:

Equity:

Type of House:

Style of House:

Basement Details:

Construction:

Exterior:

Air Cond:

Heating:

Utilities to Site: **None**

General Info: **None**

Backup Package: **No**

Backup Info:

Possession: **Closing**

Sale Terms:

Addl. Sales Info.: **REO/Lender Owned**

Agent Owned/Interest: **No**

**Walk Score®: 82 - Very Walkable**

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MLS #: 08263622

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM









**Attached Single**  
 Status: **NEW**  
 Area: **635**

MLS #: **08264118**  
 List Date: **02/05/2013**  
 List Dt Rec: **02/05/2013**

List Price: **\$52,500**  
 Orig List Price: **\$52,500**  
 Sold Price:  
 SP Incl.  
 Parking:

Address: **30 W Conti Pkwy Unit 2S, Elmwood Park, Illinois 60707**  
 Directions: **Grand Ave north on 76th Ave to Conti Pkwy to property on corner of Conti and 76th**

Closed:  
 Off Mkt:  
 Year Built: **1964**  
 Dimensions: **COMMON**  
 Ownership: **Condo**  
 Corp Limits: **Elmwood Park**  
 Coordinates: **N:3 S: E: W:9**  
 Rooms: **4**

Contract:  
 Financing:  
 Blt Before 78: **Yes**  
 Subdivision:  
 Township: **Leyden**

Lst. Mkt. Time: **4**  
 Points:  
 Contingency:  
 Curr. Leased: **No**

Bedrooms: **2**  
 Basement: **None**

Bathrooms **1/0**  
 (Full/Half):  
 Master Bath: **None**  
 Bsmnt. Bath:

Model:  
 County: **Cook**  
 # Fireplaces:  
 Parking: **Exterior Space(s)**

Waterfront: **No**  
 Total Units: **9**  
 # Stories: **1**

Appx SF: **800**  
 Unit Floor Lvl.: **3**

# Spaces: **Ext:1**  
 Parking Incl.  
 In Price:  
 SF Source: **Estimated**  
 # Days for  
 Bd Apprvl: **0**

% Own. Occ.:

% Cmn. Own.:

Fees/Approvals:

Remarks: **Spacious and clean 2 bedroom condo in the heart of Elmwood Park. Located in the circle close to shopping, schools, library, and the train. Bring your updating ideas, this great deal won't last. Includes coin laundry in the basement and an exterior parking space. Sold as is.**

**School Data**

Elementary: **John Mills (401)**  
 Junior High: **Elm (401)**  
 High School: **Elmwood Park (401)**  
 Other:

**Assessments**

Amount: **\$165**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$1,002.16**  
 PIN: **12253130221009**  
 (Map)  
 Tax Year: **2011**  
 Tax Exmps: **Homeowner**  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**

Pets Allowed: **Cats OK, Dogs OK**  
 Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X14	Main Level			Master Bedroom	13X10	Main Level		
Dining Room		Not Applicable			2nd Bedroom	12X10	Main Level		
Kitchen	12X11	Main Level			3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features:

Age: **41-50 Years**

Type: **Condo**

Exposure:

Exterior: **Brick**

Air Cond: **1 (Window/Wall Unit)**

Heating: **Baseboard**

Kitchen: **Eating Area-Table Space**

Appliances:

Dining:

Bath Amn:

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: **Yes**

Parking Details:

Parking Fee (High/Low): **/**

Driveway: **Asphalt**

Basement Details: **None**

Foundation:

Exst Bas/Fnd:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc: **Common Grounds**

Sewer: **Sewer-Public**

Water: **Lake Michigan**

Const Opts:

General Info: **None**

Amenities:

Asmt Incl: **Heat, Water, Gas, Common Insurance, Exterior Maintenance, Scavenger**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms: **Cash Only**

Possession: **Closing**

Est Occp Date:

Management: **Self-Management**

Addl. Sales Info.: **REO/Lender Owned**

Agent Owned/Interest: **No**

Walk Score®: **83 - Very Walkable**

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MLS #: 08264118

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM





**Attached Single**  
 Status: **NEW**  
 Area: **8020**

MLS #: **08264125**  
 List Date: **02/04/2013**  
 List Dt Rec: **02/05/2013**

List Price: **\$54,900**  
 Orig List Price: **\$54,900**  
 Sold Price:  
 SP Incl.  
 Parking:

Address: **4255 W Armitage Ave Unit 4, Chicago, Illinois 60639**  
 Directions: **ARMITAGE TO 4255**

Closed:  
 Off Mkt:  
 Year Built: **1957**  
 Dimensions: **CONDO**  
 Ownership: **Condo**  
 Corp Limits: **Chicago**  
 Coordinates: **N:2000**  
**W:4255**

Contract:  
 Financing:  
 Bit Before 78: **Yes**  
 Subdivision:  
 Township: **West Chicago**

Lst. Mkt. Time: **5**  
 Points:  
 Contingency:  
 Curr. Leased:  
 Model:  
 County: **Cook**  
 # Fireplaces:

Rooms: **5**  
 Bedrooms: **2**  
 Basement: **None**

Bathrooms **1/0**  
 (Full/Half):  
 Master Bath: **None**  
 Bsmnt. Bath: **No**

Parking: **None**  
 # Spaces: **0**  
 Parking Incl.  
 In Price:  
 SF Source: **Not Reported**  
 # Days for  
 Bd Apprvl: **0**  
 Fees/Approvals:

Waterfront: **No**  
 Total Units: **4**  
 # Stories: **3**  
 % Own. Occ.:

Appx SF: **0**  
 Unit Floor Lvl.: **2**  
 % Cmn. Own.:

Remarks: **BRIGHT SUNNY 2 BED 1 BATH VINTAGE CONDO WITH HARDWOOD FLOORS. BIG SEPERATE DINING ROOM AND LIVING ROOM. BACK HAS A DECK WITH A LARGE COURTYARD FOR ENTERTAINING. FANNIE MAE HOMEPATH PROPERTY. PURCHASE FOR AS LITTLE AS 3% DOWN APPROVED FOR HOMEPATH FINANCING AND HOMEPATH RENOVATION MORTGAGE FINANCING. SELLER DOES NOT PROVIDE SURVEY. BUYER RESPONSIBLE FOR ANY INSPECTIONS. PUBLIC ACT 94-1049 APPLIES**

**School Data**

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

**Assessments**

Amount: **\$150**  
 Frequency: **Monthly**  
 Special Assessments: **Unknown**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$1,970.08**  
 PIN: **13344020471006 (Map)**  
 Tax Year: **2010**  
 Tax Exmps: **None**  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**

Pets Allowed: **No Pets**  
 Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X10	Main Level			Master Bedroom	12X8	Main Level		
Dining Room	15X11	Main Level			2nd Bedroom	12X8	Main Level		
Kitchen	13X8	Main Level			3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features:

Age: **51-60 Years**

Type: **Condo**

Exposure:

Exterior: **Brick**

Air Cond: **Central Air**

Heating: **Gas**

Kitchen:

Appliances:

Dining:

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity:

Equipment:

Additional Rooms: **No additional rooms**

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership:

Parking On Site:

Parking Details:

Parking Fee (High/Low): /

Driveway:

Basement Details: **None**

Foundation:

Exst Bas/Fnd:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc:

Sewer: **Sewer-Public**

Water: **Lake Michigan**

Const Opts:

General Info: **None**

Amenities:

Asmt Incl: **Common Insurance**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Closing**

Est Occp Date:

Management: **Self-Management**

Addl. Sales Info.: **REO/Lender Owned**

Agent Owned/Interest: **No**

**Walk Score®: 71 - Very Walkable**

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MLS #: 08264125

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM







**Attached Single**  
 Status: **NEW**  
 Area: **8010**

MLS #: **08264131**  
 List Date: **02/05/2013**  
 List Dt Rec: **02/05/2013**

List Price: **\$60,000**  
 Orig List Price: **\$60,000**  
 Sold Price:  
 SP Incl: **Yes**  
 Parking:

Address: **6050 N Melvina Ave Unit 2, Chicago, Illinois 60646-4622**  
 Directions: **MILWAUKEE AVE TO MELVINA(6200W) TO CORNER COMPLEX**

Closed:  
 Off Mkt:  
 Year Built: **1963**  
 Dimensions: **INTEGRAL**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:6050**  
**W:6200**

Contract:  
 Financing:  
 Bit Before 78: **Yes**  
 Subdivision: **Crestwood Terrace**  
 Township: **Jefferson**

Lst. Mkt. Time: **4**  
 Points:  
 Contingency:  
 Curr. Leased:

Rooms: **4**  
 Bedrooms: **2**  
 Basement: **Walkout**

Bathrooms **1/0**  
 (Full/Half):  
 Master Bath: **None**  
 Bsmnt. Bath: **No**

Model: **Condo**  
 County: **Cook**  
 # Fireplaces: **0**  
 Parking: **Exterior Space(s)**  
 # Spaces: **Ext:1**  
 Parking Incl: **Yes**  
 In Price:

Waterfront: **No**  
 Total Units: **24**  
 # Stories: **4**

Appx SF: **1000**  
 Unit Floor Lvl.: **2**

SF Source: **Estimated**  
 # Days for  
 Bd Apprvl: **30**  
 Fees/Approvals:

% Own. Occ.:                      % Cmn. Own.:

Remarks: **Absolutely the best value in Norwood Park! Great location close to everything! Storage and laundry in a basment, parking space included, sitting porch in back. Bus stop at your door, easy access to highways, restaurant, shopping. Monthly assessment includes water, gas, garbage. Pets welcome. Property is lender owned and sold as-is. The seller does not make any representations or warranties. REO. Taxes prorated at 100%**

**School Data**

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

**Assessments**

Amount: **\$262**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$2,835.18**  
 PIN: **13051230401008 (Map)**  
 Tax Year: **2011**  
 Tax Exmps: **None**  
 Coop Tax Deduction: **0**  
 Tax Deduction Year: **2011**

**Pet Information**

Pets Allowed: **Cats OK, Dogs OK**  
 Max Pet Weight: **100**

Room Name	Size	Level	Flooring	Hardwood	Win Trmt	Room Name	Size	Level	Flooring	Hardwood	Win Trmt
Living Room	15X13	2nd Level	Not Applicable		None	Master Bedroom	15X11	2nd Level	Hardwood		
Dining Room						2nd Bedroom	12X11	2nd Level	Hardwood		
Kitchen	15X10	2nd Level	Vinyl			3rd Bedroom		Not Applicable			
Family Room						4th Bedroom		Not Applicable			
Laundry Room			Other								

**Interior Property Features:**

**Exterior Property Features: Balcony**

Age: **41-50 Years**  
 Type: **Condo**  
 Exposure: **S (South)**  
 Exterior: **Brick**  
 Air Cond: **Central Air**  
 Heating: **Forced Air**  
 Kitchen:  
 Appliances:  
 Dining:  
 Bath Amn:  
 Fireplace Details:  
 Fireplace Location:  
 Electricity:  
 Equipment:  
 Additional Rooms: **No additional rooms**

Garage Ownership:  
 Garage On Site:  
 Garage Type:  
 Garage Details:  
 Parking Ownership:  
 Parking On Site: **Yes**  
 Parking Details: **Zoned Permit**  
 Parking Fee (High/Low): /  
 Driveway: **Asphalt**  
 Basement Details: **Other**  
 Foundation: **Concrete**  
 Exst Bas/Fnd:  
 Roof:  
 Disability Access: **No**  
 Disability Details:  
 Lot Desc: **Common Grounds**

Sewer: **Sewer-Public**  
 Water: **Well-Private Company**  
 Const Opts:  
 General Info: **Commuter Bus, Commuter Train, Interstate Access**  
 Amenities: **Coin Laundry, Storage**  
 Asmt Incl: **Heat, Water, Gas, Common Insurance, Exterior Maintenance, Scavenger, Snow Removal**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms:  
 Possession: **Closing**  
 Est Occp Date:  
 Management: **Manager Off-site**  
 Addl. Sales Info.: **REO/Lender Owned**  
 Agent Owned/Interest: **No**  
**Walk Score®: 72 - Very Walkable**

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MLS #: 08264131

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM



MLS#: 08264131 Attached Single 6050 N Melvina AVE Unit #: 2 Chicago IL 60646



Copyright 2013 - MRED LLC Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM



**Attached Single**  
 Status: **NEW**  
 Area: **8016**

MLS #: **08263131**  
 List Date: **02/04/2013**  
 List Dt Rec: **02/04/2013**

List Price: **\$71,900**  
 Orig List Price: **\$71,900**  
 Sold Price:  
 SP Incl.  
 Parking:

Address: **4447 W Sunnyside Ave Unit 3, Chicago, Illinois 60630**  
 Directions: **1 BLOCK N OF MONTROSE 2 BLOCKS E OF 190, 94**

Closed:  
 Off Mkt:  
 Year Built: **1940**  
 Dimensions: **COMMON**  
 Ownership: **Condo**  
 Corp Limits: **Chicago**  
 Coordinates: **N:4452**  
**W:4451**

Contract:  
 Financing:  
 Bit Before 78: **Yes**  
 Subdivision:  
 Township: **Jefferson**

Lst. Mkt. Time: **5**  
 Points:  
 Contingency:  
 Curr. Leased: **No**

Rooms: **4**  
 Bedrooms: **2**  
 Basement: **None**

Bathrooms **1/0**  
 (Full/Half):  
 Master Bath: **None**  
 Bsmnt. Bath: **No**

Model: **2br**  
 County: **Cook**  
 # Fireplaces: **0**

Waterfront: **No**  
 Total Units: **15**  
 # Stories: **3**  
 % Own. Occ.: **0**

Appx SF: **0**  
 Unit Floor Lvl.: **3**

Parking: **None**  
 # Spaces: **0**  
 Parking Incl.  
 In Price:  
 SF Source: **Not Reported**  
 # Days for  
 Bd Apprvl: **0**  
 Fees/Approvals:

Remarks: **THIS BUILDING WAS A CONDO CONVERSION WITH 15 UNITS. RECENTLY REMODELED KITCHEN HAS 42" MAPLE CABINETS WITH GRANITE COUNTERTOPS, SS APPLS SEP GFA/CA IN UNIT WITH HARDWOOD FLOORS. IN UNIT WASHER/DRYER. WALKING DISTANCE TO BLUE LINE AND EXPRESSWAY. NOT AT ALL LIKE YOUR TYPICAL BANK OWNED PROPERTY. PURCHASE THIS PROPERTY FOR AS LITTLE AS 3% DOWN. THIS PROPERTY IS APPROVED FOR HOMEPATH MORTGAGE.**

**School Data**

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

**Assessments**

Amount: **\$90**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$1,919**  
 PIN: **13151300341011 (Map)**  
 Tax Year: **2010**  
 Tax Exmps: **Other**  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**

Pets Allowed: **Cats OK, Dogs OK**  
 Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X11	3rd Level	Hardwood		Master Bedroom	11X09	3rd Level	Hardwood	
Dining Room		Not Applicable			2nd Bedroom	11X7	3rd Level	Hardwood	
Kitchen	11X9	3rd Level	Hardwood		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **Hardwood Floors, Laundry Hook-Up in Unit**

Exterior Property Features:

Age: **71-80 Years**  
 Type: **Condo**  
 Exposure:  
 Exterior: **Brick**  
 Air Cond: **Central Air**  
 Heating: **Gas, Forced Air**  
 Kitchen:  
 Appliances: **Oven/Range, Dishwasher, Refrigerator, Washer, Dryer, Disposal**  
 Dining:  
 Bath Amn:  
 Fireplace Details:  
 Fireplace Location:  
 Electricity: **Circuit Breakers, 100 Amp Service**  
 Equipment:  
 Additional Rooms: **No additional rooms**

Garage Ownership:  
 Garage On Site:  
 Garage Type:  
 Garage Details:  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Parking Fee (High/Low): /  
 Driveway:  
 Basement Details: **None**  
 Foundation: **Concrete**  
 Exst Bas/Fnd:  
 Roof: **Asphalt/Glass (Rolled)**  
 Disability Access: **No**  
 Disability Details:  
 Lot Desc: **Fenced Yard**

Sewer: **Sewer-Public**  
 Water: **Lake Michigan**  
 Const Opts:  
 General Info: **None**  
 Amenities: **Storage, Sidewalks, Street Lights, Street Paved**  
 Asmt Incl: **Water, Common Insurance, Exterior Maintenance, Lawn Care, Scavenger**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms:  
 Possession: **Closing**  
 Est Occp Date:  
 Management:  
 Addl. Sales Info.: **REO/Lender Owned**  
 Agent Owned/Interest: **No**  
**Walk Score®: 82 - Very Walkable**

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MLS #: 08263131

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM





**Attached Single**  
 Status: **NEW**  
 Area: **8076**

MLS #: **08263014**  
 List Date: **02/04/2013**  
 List Dt Rec: **02/04/2013**

List Price: **\$79,900**  
 Orig List Price: **\$79,900**  
 Sold Price:  
 SP Incl: **Yes**  
 Parking:

Address: **8425 W Gregory St West Unit 201, Chicago, Illinois 60656**  
 Directions: **Cumberland to Catalpa west to Chester north to Gregory east**  
 Lst. Mkt. Time: **5**

Closed:	Contract:	Points:
Off Mkt:	Financing:	Contingency:
Year Built: <b>1979</b>	Bit Before 78: <b>No</b>	Curr. Leased: <b>No</b>
Dimensions: <b>COMMON AREA</b>	Subdivision:	Model:
Ownership: <b>Condo</b>	Township: <b>Jefferson</b>	County: <b>Cook</b>
Corp Limits: <b>Chicago</b>		# Fireplaces:
Coordinates: <b>N:5500</b>		
<b>W:8425</b>		
Rooms: <b>5</b>	Bathrooms <b>1/1</b>	Parking: <b>Exterior</b>
	(Full/Half):	<b>Space(s)</b>
Bedrooms: <b>2</b>	Master Bath: <b>Half</b>	# Spaces: <b>Ext:1</b>
Basement: <b>None</b>	Bsmnt. Bath: <b>No</b>	Parking Incl: <b>Yes</b>
		In Price:
Waterfront: <b>No</b>	Appx SF: <b>0</b>	SF Source: <b>Not Reported</b>
Total Units: <b>26</b>	Unit Floor Lvl.: <b>2</b>	# Days for
# Stories: <b>3</b>		Bd Apprvl: <b>0</b>
% Own. Occ.: <b>42</b>	% Cmn. Own.: <b>2.7</b>	Fees/Approvals:

Remarks: **Beautiful 2nd floor condo that has been freshly painted and new carpeting thru out. Spacious rooms and great closet space! Living and dining room open to balcony. Eat in kitchen with good cabinet space. Newer windows, furnace & new water heater! Master bedroom has private half bath. 1 parking space is included. Convenient location to expressway, train & bus lines. Unit is eligible for HomePath Financing.**

**School Data**

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

**Assessments**

Amount: **\$185**  
 Frequency: **Monthly**  
 Special Assessments: **Yes**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$2,141.14**  
 PIN: **12111220081033 (Map)**  
 Tax Year: **2011**  
 Tax Exmps: **None**  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**

Pets Allowed: **Cats OK, Dogs OK**  
 Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X12	Main Level	Carpet		Master Bedroom	14X11	Main Level	Carpet	
Dining Room	11X11	Main Level	Carpet		2nd Bedroom	11X10	Main Level	Carpet	
Kitchen	12X10	Main Level	Parquet		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features:

Age: <b>31-40 Years</b>	Garage Ownership:	Sewer: <b>Sewer-Public</b>
Type: <b>Condo</b>	Garage On Site:	Water: <b>Lake Michigan</b>
Exposure: <b>N (North), S (South)</b>	Garage Type:	Const Opts:
Exterior: <b>Brick</b>	Garage Details:	General Info: <b>Commuter Bus, Commuter Train, Interstate Access</b>
Air Cond: <b>Central Air</b>	Parking Ownership: <b>Owned</b>	Amenities:
Heating: <b>Electric, Forced Air</b>	Parking On Site: <b>Yes</b>	Asmt Incl: <b>Water, Common Insurance, Exterior Maintenance, Lawn Care, Scavenger</b>
Kitchen: <b>Eating Area-Table Space</b>	Parking Details: <b>Assigned Spaces</b>	HERS Index Score:
Appliances:	Parking Fee (High/Low): <b>/</b>	Green Disc:
Dining: <b>Separate</b>	Driveway:	Green Rating Source:
Bath Amn:	Basement Details: <b>None</b>	Green Feats:
Fireplace Details:	Foundation:	Sale Terms:
Fireplace Location:	Exst Bas/Fnd:	Possession: <b>Closing</b>
Electricity: <b>Circuit Breakers</b>	Roof:	Est Occp Date:
Equipment:	Disability Access: <b>No</b>	Management: <b>Manager Off-site</b>
Additional Rooms: <b>No additional rooms</b>	Disability Details:	Addl. Sales Info: <b>REO/Lender Owned</b>
	Lot Desc:	Agent Owned/Interest: <b>No</b>
		<b>Walk Score®: 69 - Somewhat Walkable</b>

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MLS #: 08263014

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM





**Attached Single**  
 Status: **NEW**  
 Area: **25**

MLS #: **08266396**  
 List Date: **02/07/2013**  
 List Dt Rec: **02/07/2013**

List Price: **\$80,000**  
 Orig List Price: **\$80,000**  
 Sold Price:  
 SP Incl.  
 Parking:

Address: **10353 Dearlove Dr Unit 5H, Glenview, Illinois 60025**  
 Directions: **GLENVIEW RD BECOMES DEARLOVE W OF MILWAUKEE TO REGENCY ON LEFT**

Closed:	Contract:	Lst. Mkt. Time: <b>2</b>
Off Mkt:	Financing:	Points:
Year Built: <b>1973</b>	Blt Before 78: <b>Yes</b>	Contingency:
Dimensions: <b>COMMON</b>		Curr. Leased:
Ownership: <b>Condo</b>	Subdivision: <b>Regency</b>	Model:
Corp Limits: <b>Unincorporated</b>	Township: <b>Northfield</b>	County: <b>Cook</b>
Coordinates: <b>N: S: E: W:</b>		# Fireplaces:
Rooms: <b>5</b>	Bathrooms: <b>2/0</b> (Full/Half):	Parking: <b>Exterior Space(s)</b>
Bedrooms: <b>2</b>	Master Bath: <b>Full</b>	# Spaces: <b>Ext:2</b>
Basement: <b>None</b>	Bsmnt. Bath: <b>No</b>	Parking Incl.
		In Price:
Waterfront: <b>No</b>	Appx SF: <b>0</b>	SF Source: <b>Not Reported</b>
Total Units: <b>45</b>	Unit Floor Lvl.: <b>5</b>	# Days for
# Stories: <b>5</b>		Bd Apprvl: <b>30</b>
% Own. Occ.:	% Cmn. Own.:	Fees/Approvals:

Remarks: **Top floor 2 bed & 2 full bath. Updated kitchen w/granite, laminate flooring, large large living room w/balcony, updated bathroom w/granite. Gas, heat, parking, pool included in monthly. Seller does not provide survey or disclosures. Taxes prorated at 100%. Bank of America, N.A. or Merrill Lynch Prequalification required on all offers. Prequalification's are subject to the BOA, N.A. or Merrill Lynch lending guidelines**

<b>School Data</b>	<b>Assessments</b>	<b>Tax</b>	<b>Pet Information</b>
Elementary: <b>(34)</b>	Amount: <b>\$326</b>	Amount: <b>\$1,754</b>	Pets Allowed: <b>No Pets</b>
Junior High: <b>(34)</b>	Frequency: <b>Monthly</b>	PIN: <b>04324020641044 (Map)</b>	Max Pet Weight:
High School: <b>(225)</b>	Special Assessments: <b>No</b>	Tax Year: <b>2011</b>	
Other:	Special Service Area: <b>No</b>	Tax Exmps:	
	Master Association: <b>No</b>	Coop Tax Deduction:	
		Tax Deduction Year:	

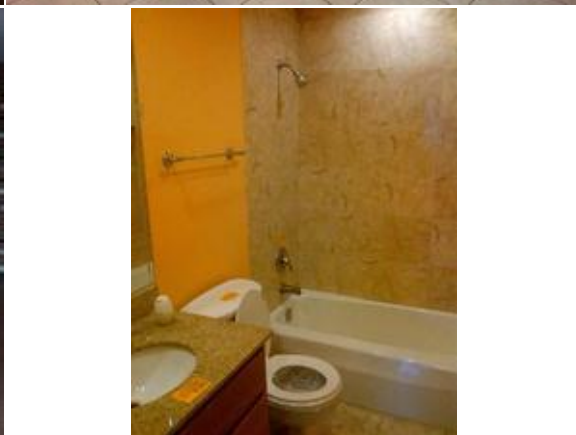
<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>	<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>
Living Room	21X15	Main Level	Wood		Master Bedroom	16X11	Main Level	Wood	
Dining Room	13X10	Main Level	Laminate		2nd Bedroom	14X12	Main Level	Laminate	
Kitchen	10X9	Main Level	Wood		3rd Bedroom		Not Applicable	Wood	
Family Room		Not Applicable	Laminate		4th Bedroom		Not Applicable	Laminate	
Laundry Room			Ceramic Tile						

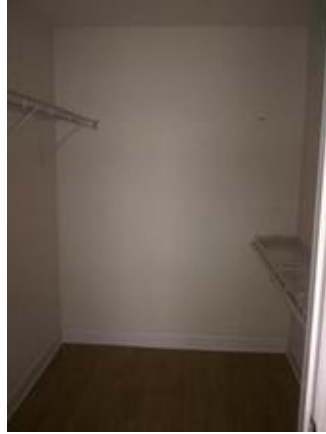
Interior Property Features:  
 Exterior Property Features:

Age: <b>31-40 Years</b>	Garage Ownership:	Sewer: <b>Sewer-Public</b>
Type: <b>Condo</b>	Garage On Site:	Water: <b>Lake Michigan</b>
Exposure:	Garage Type:	Const Opts:
Exterior: <b>Brick</b>	Garage Details:	General Info: <b>None</b>
Air Cond: <b>None</b>	Parking Ownership:	Amenities:
Heating: <b>Hot Water/Steam</b>	Parking On Site: <b>Yes</b>	Asmt Incl: <b>Heat, Gas, Parking, Common Insurance, Pool, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal, Other</b>
Kitchen:	Parking Details:	HERS Index Score:
Appliances:	Parking Fee (High/Low): <b>/</b>	Green Disc:
Dining:	Driveway:	Green Rating Source:
Bath Amn:	Basement Details: <b>None</b>	Green Feats:
Fireplace Details:	Foundation:	Sale Terms:
Fireplace Location:	Ext Bas/Fnd:	Possession: <b>Closing</b>
Electricity:	Roof:	Est Occp Date:
Equipment:	Disability Access: <b>No</b>	Management:
Additional Rooms: <b>No additional rooms</b>	Disability Details:	Addr. Sales Info.: <b>REO/Lender Owned</b>
	Lot Desc:	Agent Owned/Interest: <b>No</b>
		<b>Walk Score®: 54 - Somewhat Walkable</b>

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**Two to Four Units**

Status: **NEW**  
 Area: **8019**  
 Address: **5651 W Grand Ave , Chicago, Illinois 60639**

MLS #: **08263826**

List Date: **02/01/2013**  
 List Dt Rec: **02/04/2013**

List Price: **\$92,900**  
 Orig List Price: **\$92,900**  
 Sold Price:  
 Contingency  
 Flag:

**Directions: WEST OF CENTRAL AVE ON SOUTH SIDE OF GRAND AVE**

Closed:  
 Off Mkt:  
 Year Built: **1902**  
 Dimensions: **50X125**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:2200 W:5651**  
 Acreage: **0.07**

Contract:  
 Financing:  
 Bit Before 78: **Yes**

Subdivision:  
 Township: **West Chicago**

Total Units: **2**

List. Mkt Time: **8**  
 Points:  
 Contingency:  
 County: **Cook**  
 Model:  
 Parking: **Garage**  
 # Spaces: **Gar:2**  
 Parking Incl.  
 In Price:  
 3 BR Unit: **Yes**

Total Rooms: **11**

Total Baths **2/0**  
 (Full/Half):

Basement: **None**

Total Bedrooms: **5**

Zoning: **Multi-Family**  
 Waterfront: **No**

Remarks: **2 UNIT ON GRAND AVE! LARGE LOT WITH REAR GARAGE AND ROOM FOR EXTRA PARKING. LARGE LIVING AREAS, OPEN KITCHENS AND PLENTY OF SPACE. THIS IS A FANNIE MAE HOMEPATH PROPERTY. PURCHASE FOR AS LITTLE AS 3% DOWN! APPROVED FOR HOMEPATH RENOVATION MORTGAGE FINANCING.**

**School Data**

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

**Taxes/Assessments**

PIN: **13322280050000 (Map)**  
 Mult PINs:  
 Tax Amount: **\$4,149.89**  
 Tax Year: **2011**  
 Exemptions:  
 Special Assessments: **No**  
 Special Service Area: **No**

**Financial Info**

Total Rental Income:  
 Net Operating Income:  
 Gross Income:  
 Gross Expenses:  
 Other Income:

	<u>Floor Level</u>	<u>Rooms</u>	<u>Bedrooms</u>	<u>Bathrooms</u>	<u>Master Bath</u>	<u>Sec Deposit</u>	<u>Rent</u>	<u>Lease Exp</u>
<u>Unit #1</u>	<b>1</b>	<b>5</b>	<b>2</b>	<b>1/0</b>	<b>None</b>	<b>VAC</b>	<b>VAC</b>	<b>VAC</b>
<u>Unit #2</u>	<b>2</b>	<b>6</b>	<b>3</b>	<b>1/0</b>	<b>None</b>	<b>VAC</b>	<b>VAC</b>	<b>VAC</b>

Age: **100+ Years, Recent Rehab**  
 Type-Multi Unit: **2 Flat**  
 Style:  
 Const Opts:  
 General Info: **None**  
 Amenities:  
 Ext. Bldg. Type: **Aluminum Siding**  
 Lot Size: **Less Than .25 Acre**  
 Lot Desc:  
 Roof:  
 Foundation:  
 Ext Bas/Fnd:  
 Ext Prop Feats:

Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Detached**  
 Garage Details:  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Appliances/Features (1): **None**  
 Appliances/Features (2): **None**  
 Appliances/Features (3):  
 Appliances/Features (4):  
 Bath Amn:  
 Basement Details: **None**  
 Additional Rooms:

Tenant Pays (1): **Electric, Gas, Heat**  
 Tenant Pays (2): **Electric, Gas, Heat**  
 Tenant Pays (3):  
 Tenant Pays (4):  
 Water: **Public**  
 Sewer: **Sewer-Public**  
 Heating: **Gas, Forced Air**  
 Equipment:  
 HERS Index Score:  
 Green Disc:  
 Green Rating Srce:  
 Green Feats:  
 Possession: **Closing**  
 Sale Terms:  
 Addl. Sales Info.: **REO/Lender Owned**  
 Agent Owned/Interest: **No**  
**Walk Score@: 74 - Very Walkable**

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MLS #: 08263826

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM



MLS#: 08263826 Two to Four Units 5651 W Grand AVE Chicago IL 60639



Copyright 2013 - MRED LLC Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM



**Attached Single**  
 Status: **NEW**  
 Area: **56**

MLS #: **08263732**  
 List Date: **02/04/2013**  
 List Dt Rec: **02/04/2013**

List Price: **\$99,900**  
 Orig List Price: **\$99,900**  
 Sold Price:  
 SP Incl: **Yes**  
 Parking:  
 Address: **1164 N Boxwood Dr Unit 1164, Mount Prospect, Illinois 60056**  
 Directions: **EUCLID+WHEELING RD S TO DOGWOOD LN E TO N BOXWOOD DR TO#**  
 Lst. Mkt. Time: **5**

Closed:  
 Off Mkt:  
 Year Built: **1964**  
 Dimensions: **0.020**  
 Ownership: **Fee Simple w/ HO Assn.**  
 Corp Limits: **Mount Prospect**  
 Coordinates: **N:14 S: E: W:15**

Contract:  
 Financing:  
 Blt Before 78: **Yes**  
 Subdivision: **Brickman Manor**  
 Township: **Wheeling**  
 Model:  
 County: **Cook**  
 # Fireplaces: **0**

Rooms: **7**  
 Bedrooms: **3**  
 Basement: **Full**

Bathrooms: **1/1**  
 (Full/Half):  
 Master Bath: **None**  
 Bsmnt. Bath: **No**

Waterfront: **No**  
 Total Units: **4**  
 # Stories: **2**  
 % Own. Occ.:

Appx SF: **1179**  
 Unit Floor Lvl.: **1**  
 % Cmn. Own.:

Parking: **Exterior Space(s)**  
 # Spaces: **Ext:2**  
 Parking Incl: **Yes**  
 In Price:  
 SF Source: **Assessor**  
 # Days for Bd Apprvl: **0**  
 Fees/Approvals:

Remarks: **A MUST SEE! just rehabbed like brand: new roof, new kitchen/stainless appliances, new a/c, new baths, ceramic floor/carpet/fresh paint, finished bsmnt. Days 1-7: Offers will not be reviewed. Days 8-12: We will consider offers on the property ONLY from NSP buyers, municipalities, non-profit organizations and buyers who purchase a property as a primary residence. Days 13+: We will consider offers from all buyers.REO**

**School Data**

Elementary: **(26)**  
 Junior High: **(26)**  
 High School: **(214)**  
 Other:

**Assessments**

Amount: **\$168**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$3,088**  
 PIN: **0327401170000 (Map)**  
 Tax Year: **2010**  
 Tax Exmps: **None**  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**

Pets Allowed: **Cats OK, Dogs OK**  
 Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	16X11	Main Level	Carpet		Master Bedroom	14X11	2nd Level	Carpet	
Dining Room	11X10	Main Level	Ceramic Tile		2nd Bedroom	13X11	2nd Level	Carpet	
Kitchen	11X9	Main Level	Ceramic Tile		3rd Bedroom	13X10	2nd Level	Carpet	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	4X5	Basement			Recreation Room	16X12	Basement	Ceramic Tile	

Interior Property Features:

Exterior Property Features: **End Unit**

Age: **41-50 Years, Recent Rehab**  
 Type: **Townhouse-2 Story**  
 Exposure:  
 Exterior: **Brick**  
 Air Cond: **Central Air**  
 Heating: **Gas, Forced Air**  
 Kitchen: **Island**  
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer**  
 Dining: **L-shaped**  
 Bath Amn:  
 Fireplace Details:  
 Fireplace Location:  
 Electricity: **100 Amp Service**  
 Equipment: **CO Detectors, Ceiling Fan, Sump Pump**  
 Additional Rooms: **Recreation Room**

Garage Ownership:  
 Garage On Site:  
 Garage Type:  
 Garage Details:  
 Parking Ownership: **N/A**  
 Parking On Site: **Yes**  
 Parking Details: **Off Street**  
 Parking Fee (High/Low): **/**  
 Driveway: **Asphalt**  
 Basement Details: **Finished**  
 Foundation: **Concrete**  
 Ext Bas/Fnd:  
 Roof: **Asphalt/Glass (Shingles)**  
 Disability Access: **No**  
 Disability Details:  
 Lot Desc: **Corner**

Sewer: **Sewer-Public**  
 Water: **Lake Michigan, Public**  
 Const Opts:  
 General Info: **School Bus Service, Commuter Train**  
 Amenities:  
 Asmt Incl: **Parking, Common Insurance, Lawn Care**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms: **Conventional, FHA, VA, Cash Only**  
 Possession: **Closing**  
 Est Occp Date:  
 Management: **Manager Off-site**  
 Addl. Sales Info: **REO/Lender Owned**  
 Agent Owned/Interest: **No**  
**Walk Score®: 82 - Very Walkable**

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MLS #: 08263732

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM











**Attached Single**  
 Status: **NEW**  
 Area: **56**

MLS #: **08264897**  
 List Date: **02/06/2013**  
 List Dt Rec: **02/06/2013**

List Price: **\$99,900**  
 Orig List Price: **\$99,900**  
 Sold Price:  
 SP Incl: **Yes**  
 Parking:

Address: **1126 N Boxwood Dr , Mount Prospect, Illinois 60056**  
 Directions: **SOUTH OF EUCLID, NORTH OF KENSINGTON, JUST WEST OF WHEELING RD.**  
 Lst. Mkt. Time: **3**

Closed:	Contract:	Points:
Off Mkt:	Financing:	Contingency:
Year Built: <b>1964</b>	Blt Before 78: <b>Yes</b>	Curr. Leased: <b>No</b>
Dimensions: <b>1044 SF</b>	Subdivision:	Model:
Ownership: <b>Fee Simple w/ HO Assn.</b>	Township: <b>Wheeling</b>	County: <b>Cook</b>
Corp Limits: <b>Mount Prospect</b>	Coordinates: <b>N: S: E: W:</b>	# Fireplaces:
Rooms: <b>8</b>	Bathrooms: <b>1/1</b> (Full/Half):	Parking: <b>Exterior Space(s)</b>
Bedrooms: <b>3+1 bsmt</b>	Master Bath: <b>None</b>	# Spaces: <b>Ext:2</b>
Basement: <b>Full</b>	Bsmnt. Bath: <b>No</b>	Parking Incl: <b>Yes</b>
Waterfront: <b>No</b>	Appx SF: <b>1179</b>	In Price:
Total Units: <b>5</b>	Unit Floor Lvl.: <b>1</b>	SF Source: <b>Assessor</b>
# Stories: <b>2</b>	% Own. Occ.:	# Days for Bd Apprvl: <b>0</b>
	% Cmn. Own.:	Fees/Approvals:

Remarks: **LOCAL BANK OWNED TOWNHOME UPDATED THROUGHOUT. FRESH PAINT, CARPET, NEW KITCHEN AND BATHS. 3 BDRMS, FIN LOWER LEVEL W/4TH BDRM AND OFFICE. FENCED IN PATIO AREA. END UNIT. NO WAITING FOR A SHORT SALE, WE CAN CLOSE FAST! PROPERTY SOLD IN AS-IS CONDITION, BANK ADDENDUMS REQUIRED.**

**School Data**

Elementary: **(26)**  
 Junior High: **(26)**  
 High School: **(214)**  
 Other:

**Assessments**

Amount: **\$168**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$3,111.20**  
 PIN: **03274011390000 (Map)**  
 Tax Year: **2011**  
 Tax Exmps: **Homeowner**  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**

Pets Allowed: **Cats OK, Dogs OK**  
 Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	16X12	Main Level	Carpet		Master Bedroom	13X11	2nd Level	Carpet	
Dining Room	10X8	Main Level	Wood Laminate		2nd Bedroom	12X10	2nd Level	Carpet	
Kitchen	10X10	Main Level	Wood Laminate		3rd Bedroom	9X9	2nd Level	Carpet	
Family Room		Not Applicable			4th Bedroom	12X12	Basement		
Laundry Room	15X11	Basement			Office	8X8	Basement		

Interior Property Features: **Laundry Hook-Up in Unit**

Exterior Property Features: **Patio, Private Entrance, End Unit**

Age: **41-50 Years, Recent Rehab**

Type: **Townhouse-2 Story**

Exposure:

Exterior: **Brick**

Air Cond: **Central Air**

Heating: **Gas, Forced Air**

Kitchen:

Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator**

Dining: **Separate**

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity:

Equipment: **Sump Pump**

Additional Rooms: **Office**

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership:

Parking On Site: **Yes**

Parking Details: **Unassigned**

Parking Fee (High/Low): **/**

Driveway:

Basement Details: **Partially Finished**

Foundation:

Ext Bas/Fnd:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc:

Sewer: **Sewer-Public**

Water: **Public**

Const Opts:

General Info: **None**

Amenities:

Asmt Incl: **Common Insurance, Lawn Care, Scavenger, Snow Removal**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Closing**

Est Occp Date:

Management: **Manager Off-site**

Addl. Sales Info.: **REO/Lender Owned**

Agent Owned/Interest: **No**

Walk Score®: **82 - Very Walkable**

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MLS #: 08264897

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM



MLS#: 08264897 Attached Single 1126 N Boxwood DR Mount Prospect IL 60056



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**Attached Single**  
 Status: **NEW**  
 Area: **8017**

MLS #: **08265732**  
 List Date: **02/07/2013**  
 List Dt Rec: **02/07/2013**

List Price: **\$134,900**  
 Orig List Price: **\$134,900**  
 Sold Price:  
 SP Incl.  
 Parking:

Address: **4210 N Natchez Ave Unit 208, Chicago, Illinois 60634**  
 Directions: **NARRAGANSETT 2 BERTEAU W TO NATCHEZ 2 4210**

Closed: Off Mkt: Year Built: **2000** Dimensions: **6000** Ownership: **Fee Simple w/ HO Assn.** Corp Limits: **Chicago** Coordinates: **N:4210 W:6450** Rooms: **5** Bedrooms: **2** Basement: **None** Waterfront: **No** Total Units: **44** # Stories: **5** % Own. Occ.: Contract: Financing: Bit Before 78: **No** Subdivision: Township: **Jefferson** Bathrooms: **1/0** (Full/Half): Master Bath: **None** Bsmnt. Bath: **No** Appx SF: **1200** Unit Floor Lvl.: **2** % Cmn. Own.: Lst. Mkt. Time: **2** Points: Contingency: Curr. Leased: **No** Model: County: **Cook** # Fireplaces: Parking: **None** # Spaces: **0** Parking Incl. In Price: SF Source: **Appraiser** # Days for Bd Apprvl: **30** Fees/Approvals:

Remarks: **2 BR 1 BATH CONDO NOW AVAILABLE BY BRICKTOWN CENTER! NEW FACILITY WITH ADEQUATE PARKING AND WORKOUT ROOM. UNIT FEATURES HARDWOOD FLRS THROUGHOUT AND AN OPEN KITCHEN LAYOUT. KITCHEN HAS WHITE APPLIANCES ALL INCL IN PRICE. CLOSE TO SHOPPING! THIS IS A FANNIE MAE HOMEPATH PROPERTY. PURCHASE THIS PROPERTY FOR AS LITTLE AS 3% DOWN! THIS PROPERTY IS APPROVED FOR HOMEPATH MORTGAGE AND HOMEPATH RENOVATION MTG FINANCING**

School Data	Assessments	Tax	Pet Information
Elementary: (299) Junior High: (299) High School: (299) Other:	Amount: \$0 Frequency: Monthly Special Assessments: No Special Service Area: No Master Association: No	Amount: \$1,910.56 PIN: 13184090741008 (Map) Tax Year: 2011 Tax Exmps: Coop Tax Deduction: Tax Deduction Year:	Pets Allowed: Cats OK, Dogs OK, Pet Weight Limitation Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	20X12	2nd Level	Carpet		Master Bedroom	14X12	2nd Level	Carpet	
Dining Room	COMBO	2nd Level	Carpet		2nd Bedroom	14X10	2nd Level	Carpet	
Kitchen	14X11	2nd Level	Ceramic Tile		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room					Foyer	10X3	2nd Level	Ceramic Tile	

Interior Property Features: **Elevator, Laundry Hook-Up in Unit, Storage**  
 Exterior Property Features: **Balcony**

Age: <b>11-15 Years</b> Type: <b>Condo</b> Exposure: Exterior: <b>Brick</b> Air Cond: <b>Central Air</b> Heating: <b>Gas, Forced Air</b> Kitchen: <b>Eating Area-Table Space</b> Appliances: <b>Oven/Range, Microwave, Dishwasher, Washer, Dryer</b> Dining: <b>Combined w/ LivRm</b> Bath Amn: Fireplace Details: Fireplace Location: Electricity: <b>Circuit Breakers</b> Equipment: <b>TV-Cable, Intercom, Fire Sprinklers, Ceiling Fan</b> Additional Rooms: <b>Foyer</b>	Garage Ownership: Garage On Site: Garage Type: Garage Details: Parking Ownership: Parking On Site: Parking Details: Parking Fee (High/Low): / Driveway: Basement Details: <b>None</b> Foundation: Ext Bas/Fnd: Roof: Disability Access: <b>No</b> Disability Details: Lot Desc:	Sewer: <b>Sewer-Public</b> Water: <b>Lake Michigan</b> Const Opts: General Info: <b>None</b> Amenities: <b>Elevator, Storage, Pool-Outdoors, Security Door Locks</b> Asmt Incl: <b>None</b> HERS Index Score: Green Disc: Green Rating Source: Green Feats: Sale Terms: Possession: <b>Closing, Immediate</b> Est Occp Date: Management: Addl. Sales Info.: <b>REO/Lender Owned</b> Agent Owned/Interest: <b>No</b> <b>Walk Score®: 78 - Very Walkable</b>
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MLS #: 08265732

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM







**Attached Single**  
 Status: **NEW**  
 Area: **16**

MLS #: **08266237**  
 List Date: **02/07/2013**  
 List Dt Rec: **02/07/2013**

List Price: **\$154,900**  
 Orig List Price: **\$154,900**  
 Sold Price:  
 SP Incl: **Yes**  
 Parking:

Address: **770 S Pearson St Unit 2-801, Des Plaines, Illinois 60016**  
 Directions: **MINER/DEMPSTER TO PEARSON SOUTH TO 770**

Closed:  
 Off Mkt:  
 Year Built: **2002**  
 Dimensions: **COMMON**  
 Ownership: **Condo**  
 Corp Limits: **Des Plaines**  
 Coordinates: **N:11 W:13**  
 Rooms: **5**

Contract:  
 Financing:  
 Bit Before 78: **No**  
 Subdivision:  
 Township: **Maine**  
 Bathrooms: **2/0**  
 (Full/Half):  
 Master Bath: **None**  
 Bsmnt. Bath: **No**

Lst. Mkt. Time: **2**  
 Points:  
 Contingency:  
 Curr. Leased:  
 Model:  
 County: **Cook**  
 # Fireplaces:  
 Parking: **Garage**  
 # Spaces: **Gar:2**  
 Parking Incl: **Yes**  
 In Price:  
 SF Source: **Not Reported**  
 # Days for  
 Bd Apprvl: **30**  
 Fees/Approvals:

Bedrooms: **2**  
 Basement: **None**

Waterfront: **No**  
 Total Units: **84**  
 # Stories: **9**  
 % Own. Occ.:

Appx SF: **0**  
 Unit Floor Lvl.: **8**  
 % Cmn. Own.: **70**

Remarks: **Lovely top floor 2BDR/BTH unit! Freshly painted & new carpeting. Enjoy the natural light, nice touches in kit & easy access to parks, shops & more! Property sold "as-is". Seller does not provide survey or disclosures. Taxes prorated at 100%. Lot & room sizes are estimated. Please submit P.O.F funds or pre-approval w/all offers. This property is eligible under the Freddie Mac First Look Initiative through 02/22/13**

**School Data**

Elementary: **(62)**  
 Junior High: **(62)**  
 High School: **(207)**  
 Other:

**Assessments**

Amount: **\$315**  
 Frequency: **Monthly**  
 Special Assessments: **Yes**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$3,547**  
 PIN: **09174190411129 (Map)**  
 Tax Year: **2010**  
 Tax Exmps:  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**

Pets Allowed: **Cats OK, Dogs OK,**  
**Pet Count**  
**Limitation, Pet**  
**Weight Limitation**  
 Max Pet Weight: **50**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	20X14	Main Level			Master Bedroom	17X12	Main Level		
Dining Room	COMBO	Main Level			2nd Bedroom	11X12	Main Level		
Kitchen	14X11	Main Level			3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features:

Age: **11-15 Years**

Type: **Condo**

Exposure:

Exterior: **Brick**

Air Cond: **Central Air**

Heating: **Gas**

Kitchen:

Appliances:

Dining:

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity:

Equipment:

Additional Rooms: **No additional rooms**

Garage Ownership: **N/A**

Garage On Site: **Yes**

Garage Type: **Attached**

Garage Details:

Parking Ownership:

Parking On Site:

Parking Details:

Parking Fee (High/Low): **/**

Driveway:

Basement Details: **None**

Foundation:

Ext Bas/Fnd:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc:

Sewer: **Sewer-Public**

Water: **Public**

Const Opts:

General Info: **None**

Amenities:

Asmt Incl: **Heat, Air Conditioning, Water, Gas, Parking, Common Insurance, TV/Cable, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms: **Conventional**

Possession: **Closing**

Est Occp Date:

Management:

Addl. Sales Info.: **REO/Lender Owned**

Agent Owned/Interest: **No**

**Walk Score®: 86 - Very Walkable**

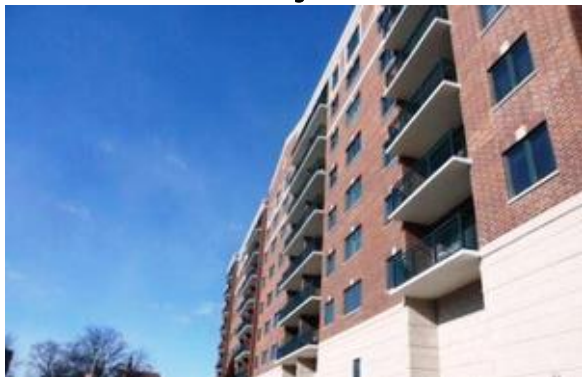
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MLS #: 08266237

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM



MLS#: 08266237 Attached Single 770 S Pearson ST Unit #: 2-801 Des Plaines IL 60016



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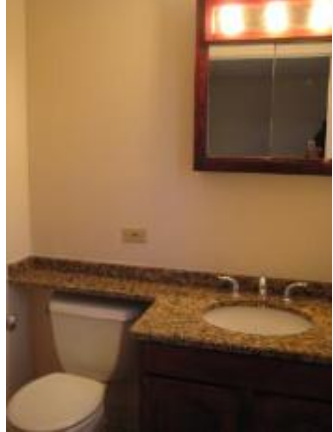
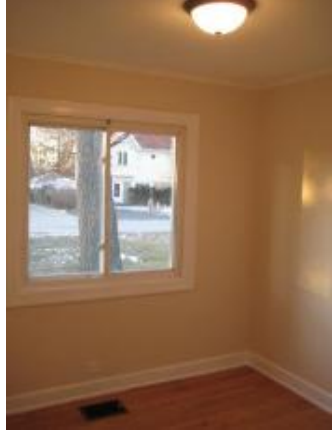












MLS#: 08264491 Detached Single 620 Bunting LN Mount Prospect IL 60056



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**Two to Four Units**

Status: **NEW**  
 Area: **8020**  
 Address: **2824 N Kolmar Ave , Chicago, Illinois 60641**

MLS #: **08264928**

List Date: **02/05/2013**

List Dt Rec: **02/06/2013**

List Price: **\$209,900**

Orig List Price: **\$209,900**

Sold Price:

Contingency

Flag:

Directions: **Kolmar On Brvd Enter thru Diversey or Belmont**

Closed:

Contract:

List. Mkt Time: **4**

Off Mkt:

Financing:

Points:

Year Built: **1923**

Blt Before 78: **Yes**

Contingency:

Dimensions: **30 X 230**

Ownership: **Fee Simple**

Subdivision:

County: **Cook**

Corp Limits: **Chicago**

Township: **Jefferson**

Model:

Coordinates: **N:2824**

**W:4600**

Parking: **Garage**

# Spaces: **Gar:2**

Acreage:

Total Units: **2**

Parking Incl.

Total Rooms: **14**

Total Baths: **4/0**

In Price:

(Full/Half):

3 BR Unit: **No**

Basement: **None**

Zoning: **Multi-Family**

Waterfront: **No**

Remarks: **BEAUTIFUL TWO FLAT BRCK- 3 BEDRS EARCH UNIT FINISH BASEMENT WITH TWO ENTRANCE. PROPERTY IS SOLD "AS IS". TAXES PRORATED 100% PRE-APPROVAL/PROOF OF FUNDS MUST ACCOMPANY ALL OFFERS/ EM MUST BE CERTIFIED FOUNDS. EM MUST BE 3% OF PURCHASE PRICE OR \$1,000, WHICHEVER IS GREATER.**

**School Data**

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

**Taxes/Assessments**

PIN: **13271240120000 (Map)**  
 Mult PINs:  
 Tax Amount: **\$6,615**  
 Tax Year: **2010**  
 Exemptions:  
 Special Assessments: **No**  
 Special Service Area: **No**

**Financial Info**

Total Rental Income:  
 Net Operating Income:  
 Gross Income:  
 Gross Expenses:  
 Other Income:

	<u>Floor Level</u>	<u>Rooms</u>	<u>Bedrooms</u>	<u>Bathrooms</u>	<u>Master Bath</u>	<u>Sec Deposit</u>	<u>Rent</u>	<u>Lease Exp</u>
<u>Unit #1</u>	1	6	3	1/0	None	VAC	VAC	VAC
<u>Unit #2</u>	2	6	3	1/0		VAC	VAC	VAC

Age: **81-90 Years**  
 Type: **Multi Unit: 4 Flat**  
 Style:  
 Const Opts:  
 General Info: **None**  
 Amenities:  
 Ext. Bldg. Type: **Brick**  
 Lot Size: **Oversized Chicago Lot**  
 Lot Desc:  
 Roof:  
 Foundation:  
 Ext Bas/Fnd:  
 Ext Prop Feats:

Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Detached**  
 Garage Details:  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Appliances/Features (1): **None**  
 Appliances/Features (2): **None**  
 Appliances/Features (3):  
 Appliances/Features (4):  
 Bath Amn:  
 Basement Details: **None**  
 Additional Rooms:

Tenant Pays (1): **None**  
 Tenant Pays (2): **None**  
 Tenant Pays (3):  
 Tenant Pays (4):  
 Water: **Public**  
 Sewer: **Sewer-Public**  
 Heating: **Gas**  
 Equipment:  
 HERS Index Score:  
 Green Disc:  
 Green Rating Srce:  
 Green Feats:  
 Possession: **Closing**  
 Sale Terms:  
 Addl. Sales Info.: **REO/Lender Owned**  
 Agent Owned/Interest: **No**  
**Walk Score®: 71 - Very Walkable**



MLS#: 08264928 Two to Four Units 2824 N Kolmar AVE Chicago IL 60641



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MLS#: 08264078 Detached Single 6939 W Wolfram ST Chicago IL 60634









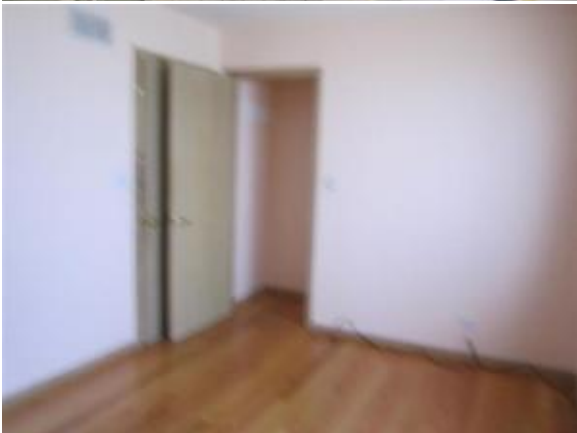


MLS#: 08263768 Detached Single 2838 Harrison ST Glenview IL 60025



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MLS#: 08265226 Detached Single 4828 W Gunnison ST Chicago IL 60630



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MLS#: 08265787 Detached Single 10320 W Armitage AVE Melrose Park IL 60164



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**Detached Single**  
 Status: **NEW**  
 Area: **8021**  
 Address: **2853 N Rockwell St , Chicago, Illinois 60618-7803**  
 Directions: **DIVERSEY EAST OF KENNEDY TO ROCKWELL NORTH TO PROPERTY.**

MLS #: **08265828**  
 List Date: **02/06/2013**  
 List Dt Rec: **02/07/2013**  
 List Price: **\$429,300**  
 Orig List Price: **\$429,300**  
 Sold Price:

Lst. Mkt. Time: **3**  
 Points:  
 Contingency:  
 Curr. Leased:

Closed:  
 Off Market:  
 Year Built: **2008**  
 Dimensions: **30X124**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:2853 W:2600**  
 Rooms: **8**  
 Bedrooms: **4**  
 Basement: **Full, Walkout**

Contract:  
 Financing:  
 Blt Before 78: **No**  
 Subdivision:  
 Township: **West Chicago**  
 Bathrooms **3 / 2**  
 (full/half):  
 Master Bath: **Full**  
 Bsmnt. Bath: **Yes**

Model:  
 County: **Cook**  
 # Fireplaces: **3**  
 Parking: **Garage**  
 # Spaces: **Gar:2**  
 Parking Incl. **Yes**  
 In Price:

Remarks: **AMAZING modern SFR w/Private outdoor space. 4beds, 5baths, Fam Rm & LR w/fireplaces. Butler's pantry, addt'l kitchenette, custom closets. Detached garage. SOLD "AS IS" CONDITION. NO SURVEY/DISCLOSURES. PROOF OF FUND/ PRE-APPROVAL MUST ACCOMPANY ALL OFFERS. ADDENDUM REQUIRED AFTER ACCEPTANCE. EM MUST BE CERT FUNDS. ROOMS, LOT SIZE/DETAILS NOT GRNTD. 60 DAY DEED RESTRICTION APPLIES TO CASH PURCHASES, CALL LO FOR DETAILS**

School Data	Assessments	Tax	Miscellaneous
Elementary: (299)	Amount: \$0	Amount: \$13,371	Waterfront: No
Junior High: (299)	Frequency: Not Applicable	PIN: 13252270020000 (Map)	Appx SF: 2920
High School: (299)	Special Assessments: No	Mult PINs:	SF Source: Estimated
Other:	Special Service Area: No	Tax Year: 2010	Acreage:
	Master Association: No	Tax Exmps:	

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	18X15	Main Level	Hardwood		Master Bedroom	15X15	2nd Level	Hardwood	
Dining Room	15X13	Main Level	Hardwood		2nd Bedroom	15X12	2nd Level	Hardwood	
Kitchen	11X11	Main Level	Hardwood		3rd Bedroom	15X18	Lower	Hardwood	
Family Room	15X14	Lower	Hardwood		4th Bedroom	17X16	Lower	Hardwood	
Laundry Room									

Interior Property Features: **Bar-Wet, Hardwood Floors**

Exterior Property Features: **Deck, Patio**

Age: <b>1-5 Years</b>	Additional Rooms: <b>No additional rooms</b>	Roof:
Type: <b>2 Stories</b>	Garage Ownership: <b>Owned</b>	Sewer: <b>Sewer-Public</b>
Style:	Garage On Site: <b>Yes</b>	Water: <b>Lake Michigan, Public</b>
Exterior: <b>Brick</b>	Garage Type: <b>Detached</b>	Const Opts:
Air Cond: <b>Central Air</b>	Garage Details:	General Info: <b>None</b>
Heating: <b>Gas, Forced Air</b>	Parking Ownership:	Amenities:
Kitchen: <b>Island</b>	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>Finished</b>	Ext Bas/Fnd:	Green Feats:
Bath Amn: <b>Whirlpool, Double Sink</b>	Disability Access: <b>No</b>	Sale Terms:
Fireplace Details:	Disability Details:	Possession: <b>Closing, Immediate</b>
Fireplace Location: <b>Family Room, Living Room, Master Bedroom</b>	Exposure:	Occ Date:
Electricity:	Lot Size: <b>Less Than .25 Acre</b>	Addl. Sales Info.: <b>REO/Lender Owned</b>
Equipment:	Lot Desc:	Agent Owned/Interest: <b>No</b>
		<b>Walk Score®: 86 - Very Walkable</b>

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MLS #: 08265828

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM



MLS#: 08265828 Detached Single 2853 N Rockwell ST Chicago IL 60618







**Attached Single**  
 Status: **PEND**  
 Area: **16**

MLS #: **08262091**  
 List Date: **02/01/2013**  
 List Dt Rec: **02/01/2013**

List Price: **\$45,900**  
 Orig List Price: **\$45,900**  
 Sold Price:  
 SP Incl: **Yes**  
 Parking:

Address: **960 Beau Dr Unit 306, Des Plaines, Illinois 60016**  
 Directions: **ELMHURST RD. TO DEMPSTER, EAST TO BEAU, S TO 960**

Closed:  
 Off Mkt: **02/01/2013**  
 Year Built: **1963**  
 Dimensions: **COMMON**  
 Ownership: **Condo**

Contract: **02/01/2013**  
 Financing:  
 Blt Before 78: **Yes**  
 Subdivision: **Elmdale Condominiums**  
 Township: **Elk Grove**

Lst. Mkt. Time: **1**  
 Points:  
 Contingency:  
 Curr. Leased:

Corp Limits: **Des Plaines**  
 Coordinates:  
 Rooms: **5**

Bathrooms **1/0**  
 (Full/Half):  
 Master Bath: **None**  
 Bsmnt. Bath: **No**

Model:  
 County: **Cook**  
 # Fireplaces:  
 Parking: **Exterior Space(s)**  
 # Spaces: **Ext:2**  
 Parking Incl: **Yes**  
 In Price:  
 SF Source: **Estimated**  
 # Days for  
 Bd Apprvl: **30**  
 Fees/Approvals:

Waterfront: **No**  
 Total Units: **40**  
 # Stories: **1**

Appx SF: **900**  
 Unit Floor Lvl.: **3**

% Own. Occ.:

% Cmn. Own.:

Remarks: **BANK OWNED 2 BDRM 1 BATH W/Balcny. KIT W ISLAND. LNDRY HOOK-UP. ELEVATOR Bldg. SOLD AS IS. OFFERS REQUIRE BANK OF AMERICA prequal. CASH OFFERS/ PROOF OF FUNDS. Bank of America, N.A. employees' household members (including persons deriving their primary means of financial support from a Bank employee) and business partners of the Bank are prohibited from purchasing this property, whether directly or indirectly.**

**School Data**

Elementary: **(59)**  
 Junior High: **(59)**  
 High School: **(214)**  
 Other:

**Assessments**

Amount: **\$300**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$2,474**  
 PIN: **08241000291183 (Map)**  
 Tax Year: **2010**  
 Tax Exmps:  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**

Pets Allowed: **Cats OK, Dogs OK,**  
**Pet Weight**  
**Limitation**  
 Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	19X14	Main Level			Master Bedroom	16X11	Main Level		
Dining Room	11X9	Main Level			2nd Bedroom	13X10	Main Level		
Kitchen	11X8	Main Level			3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **Laundry Hook-Up in Unit**

Exterior Property Features:

Age: **41-50 Years**

Type: **Condo**

Exposure:

Exterior: **Brick**

Air Cond: **Central Air**

Heating: **Forced Air**

Kitchen: **Island**

Appliances:

Dining: **Combined w/ LivRm**

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity:

Equipment:

Additional Rooms: **No additional rooms**

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership:

Parking On Site: **Yes**

Parking Details: **Unassigned**

Parking Fee (High/Low): **/**

Driveway:

Basement Details: **None**

Foundation:

Exst Bas/Fnd:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc:

Sewer: **Sewer-Public**

Water: **Lake Michigan**

Const Opts:

General Info: **None**

Amenities:

Asmt Incl: **Water, Common Insurance, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Closing**

Est Occp Date:

Management: **Manager Off-site**

Addl. Sales Info.: **REO/Lender Owned**

Agent Owned/Interest: **No**

**Walk Score®: 77 - Very Walkable**

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MLS #: 08262091

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 02/08/2013 10:06 AM



**Two to Four Units**

Status: **PEND**  
 Area: **8020**  
 Address: **1807 N Kedvale Ave , Chicago, Illinois 60639**

MLS #: **08262149**

List Date: **02/01/2013**  
 List Dt Rec: **02/01/2013**

List Price: **\$83,000**  
 Orig List Price: **\$83,000**  
 Sold Price:  
 Contingency  
 Flag:

Directions: **NORTH AVE TO KEDVALE, NORTH TO 1807**

Closed:  
 Off Mkt: **02/01/2013**  
 Year Built: **UNK**

Contract: **02/01/2013**  
 Financing:  
 Bit Before 78: **Yes**

List. Mkt Time: **1**  
 Points:  
 Contingency:

Dimensions: **37 1/2 X 125**

Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:1807 W:4300**

Subdivision:  
 Township: **Jefferson**

County: **Cook**  
 Model: **Victorian**  
 Parking: **Garage**  
 # Spaces: **Gar:2**  
 Parking Incl.  
 In Price:  
 3 BR Unit: **Yes**

Acreage:

Total Units: **3**

Total Rooms: **18**

Total Baths **4/0**  
 (Full/Half):

Total Bedrooms: **9**

Basement: **Full**

Zoning: **Multi-Family**  
 Waterfront: **No**

Remarks: **GREAT OPPORTUNITY!! JUMBO 3 FLAT ON OVERSIZED YARD ALL 3BR APTS. EXCELLENT LIVE IN OR INVESTMENT. Buyer resp for any/all inspections, compliance's, and escrows as needed. Fax all offers w/proof of funds or prequal. Tax proration 100%. Seller will pay up to 3% of the purchase price towards buyer's closing costs (BCC). Any unused portion of the paid BCC's will be returned to the seller.**

**School Data**

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

**Taxes/Assessments**

PIN: **13344130090000 (Map)**  
 Mult PINs:  
 Tax Amount: **5,468**  
 Tax Year: **2010**  
 Exemptions: **Homeowner**  
 Special Assessments: **No**  
 Special Service Area: **No**

**Financial Info**

Total Rental Income:  
 Net Operating Income:  
 Gross Income:  
 Gross Expenses:  
 Other Income:

	<u>Floor Level</u>	<u>Rooms</u>	<u>Bedrooms</u>	<u>Bathrooms</u>	<u>Master Bath</u>	<u>Sec Deposit</u>	<u>Rent</u>	<u>Lease Exp</u>
<u>Unit #1</u>	1	6	3	1/0		N/A	0	N/A
<u>Unit #2</u>	2	6	3	1/0		NA	0	N/A
<u>Unit #3</u>	3	6	3	1/0		N/A	0	N/A

Age: **51-60 Years, Recent Rehab**

Type: **Multi Unit:3 Flat**

Style: **Victorian**

Const Opts:

General Info: **None**

Amenities:

Ext. Bldg. Type: **Frame**

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

Lot Desc:

Roof: **Asphalt/Glass (Shingles)**

Foundation: **Concrete**

Ext Bas/Fnd:

Ext Prop Feats:

Garage Ownership: **Owned**

Garage On Site: **Yes**

Garage Type: **Detached**

Garage Details:

Parking Ownership:

Parking On Site:

Parking Details:

Appliances/Features (1): **None**

Appliances/Features (2): **None**

Appliances/Features (3): **None**

Appliances/Features (4):

Bath Amn:

Basement Details: **Finished**

Additional Rooms:

Tenant Pays (1): **None**

Tenant Pays (2): **None**

Tenant Pays (3): **None**

Tenant Pays (4):

Water: **Lake Michigan, Public**

Sewer: **Sewer-Public**

Heating: **Gas, Forced Air**

Equipment: **TV-Cable**

HERS Index Score:

Green Disc:

Green Rating Srce:

Green Feats:

Possession: **Closing**

Sale Terms:

Addl. Sales Info.: **REO/Lender Owned**

Agent Owned/Interest: **No**

Walk Score®: **78 - Very Walkable**

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MLS #: 08262149

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