



**Attached Single**

Status: **ACTV**  
Area: **8010**

MLS #: **08276382**  
List Date: **02/21/2013**  
List Dt Rec: **02/22/2013**

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

Address: **7268 W Thorndale Ave Unit 7-B, Chicago, Illinois 60631**  
Directions: **WEST OF HARLEM TO ODELL, NORTH 1 BLOCK TO THORNDALE**

Closed:  
Off Mkt:  
Year Built: **1960**  
Dimensions: **COMMON**  
Ownership: **Fee Simple w/ HO Assn.**

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

Lst. Mkt. Time: **9**  
Points:  
Contingency:  
Curr. Leased:

Corp Limits: **Chicago**  
Coordinates: **N:5900 W:7200**

Township: **Jefferson**

County: **Cook**  
# Fireplaces:

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

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

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

Waterfront: **No**  
Total Units: **17**  
# Stories: **2**  
% Own. Occ.:

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

Remarks: **GREAT LOCATION!!! HARWOOD FLOORS THROUGHOUT. NICE OAK CABINETS IN KITCHEN WITH NEWER APPLIANCES. SPACIOUS BEDROOM WITH PLENTY OF CLOSET SPACE. MOVE IN CONDITION. "AS IS"**

**School Data**

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

**Assessments**

Amount: **\$175**  
Frequency: **Monthly**  
Special Assessments: **No**  
Special Service Area: **No**  
Master Association: **No**

**Tax**

Amount: **\$2,080.21**  
PIN: **12014020411015**  
**(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	15X11	Main Level	Hardwood		Master Bedroom	10X11	Main Level	Hardwood	
Dining Room	11X9	Main Level	Hardwood		2nd Bedroom		Not Applicable		
Kitchen	14X6	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, Recent Rehab**  
Type: **Condo**  
Exposure:  
Exterior: **Brick**  
Air Cond: **2 (Window/Wall Unit)**  
Heating: **Hot Water/Steam**  
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: **Commuter Bus**  
Amenities:  
Asmt Incl: **Heat, Water, Gas, Parking, Common Insurance, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Sale Terms: **Conventional, FHA, Cash Only**  
Possession: **Closing**  
Est Occp Date:  
Management:  
Addl. Sales Info.: **REO/Lender Owned**  
Agent Owned/Interest: **No**  
**Walk Score@: 57 - Somewhat Walkable**

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MLS #: 08276382

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM

MLS#: 08276382 Attached Single 7268 W Thorndale AVE Unit #: 7-B Chicago IL 60631



Copyright 2013 - MRED LLC Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



**Attached Single**  
 Status: **ACTV**  
 Area: **8016**

MLS #: **08277039**  
 List Date: **02/22/2013**  
 List Dt Rec: **02/22/2013**

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

Address: **3316 W Byron St Unit 2, Chicago, Illinois 60618**  
 Directions: **IRVING PARK TO KIMBALL TO BYRON**

Closed:  
 Off Mkt:  
 Year Built: **1921**  
 Dimensions: **COMMON**  
 Ownership: **Condo**  
 Corp Limits: **Chicago**

Contract:  
 Financing:  
 Blt Before 78: **Yes**  
 Subdivision:  
 Township: **North Chicago**

Lst. Mkt. Time: **8**  
 Points:  
 Contingency:  
 Curr. Leased:  
 Model:  
 County: **Cook**

Coordinates: **N:4000 W:3200**

# Fireplaces:

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

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

Parking: **None**

Waterfront: **No**  
 Total Units: **12**  
 # Stories: **3**

Appx SF: **600**  
 Unit Floor Lvl.: **2**

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

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

Fees/Approvals:

Remarks: **Great condo 2beds 1 bath. PROPERTY IS SOLD "AS IS". TAXES PRORATED 100% PRE-APPROVAL/PROOF OF FUNDS MUST ACCOMPANY ALL OFFERS/ EARNEST MONEY MUST BE CERTIFIED FUNDS. Buyer responsible to verify information provided.**

School Data	Assessments	Tax	Pet Information
Elementary: <b>(299)</b> Junior High: <b>(299)</b> High School: <b>(299)</b> Other:	Amount: <b>\$165</b> Frequency: <b>Monthly</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$1,517</b> PIN: <b>13232050481006</b> <b>(Map)</b> Tax Year: <b>2010</b> Tax Exmps: Coop Tax Deduction: Tax Deduction Year:	Pets Allowed: <b>No Pets</b> Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	10X13	Main Level			Master Bedroom	11X11	Main Level		
Dining Room	COMBO	Main Level			2nd Bedroom	11X10	Main Level		
Kitchen	11X09	Main Level			3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features: **Deck**

Age: <b>91-100 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>Forced Air</b>	Parking On Site:	Asmt Incl: <b>Common Insurance, Exterior Maintenance</b>
Kitchen:	Parking Details:	HERS Index Score:
Appliances:	Parking Fee (High/Low): /	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:
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:	Addl. Sales Info.: <b>REO/Lender Owned</b>
	Lot Desc:	Agent Owned/Interest: <b>No</b>
		<b>Walk Score@: 85 - Very Walkable</b>

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MLS #: 08277039

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM

MLS#: 08277039 Attached Single 3316 W Byron ST Unit #: 2 Chicago IL 60618







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

MLS #: **08277285**  
 List Date: **02/22/2013**  
 List Dt Rec: **02/23/2013**

List Price: **\$67,500**  
 Orig List Price: **\$67,500**  
 Sold Price:  
 SP Incl: **Yes**  
 Parking:

Address: **8639 W Foster Ave Unit 2B, Chicago, Illinois 60656**  
 Directions: **FOSTER WEST OF CUMBERLAND -TO COMPLEX**

Closed: Contract:  
 Off Mkt: Financing:  
 Year Built: **UNK** Blt Before 78: **Yes**  
 Dimensions: **COMMON AREA**  
 Ownership: **Condo** Subdivision:  
 Corp Limits: **Chicago** Township: **Jefferson**  
 Coordinates: **N:5200** # Fireplaces: **0**  
**W:8639**  
 Rooms: **5** Bathrooms **1/1** Parking: **Exterior**  
 (Full/Half): **Space(s)**  
 Bedrooms: **2** Master Bath: **Full** # Spaces: **Ext:1**  
 Basement: **Full** Bsmnt. Bath: **No** Parking Incl: **Yes**  
 Waterfront: **No** Appx SF: **0** In Price:  
 Total Units: **6** Unit Floor Lvl.: **2** SF Source: **Not Reported**  
 # Stories: **3** # Days for  
 Bd Apprvl: **30**  
 % Own. Occ.: % Cmn. Own.: **0** Fees/Approvals:

Remarks: **2BD/1.1 BATH. MODERN KITCHEN W/EATING AREA & TONS OF CABINET SPACE. BEAUTIFUL PERGO FLOORS THRU-OUT. ALL REDONE CERAMIC BATHS. GREAT LOCATION CLOSE TO I-90/94, LOW ASSESSMENT COVERS: HEAT, GAS, WATER, PARKING, GUEST PKG, POOL. LAUNDRY & STORAGE IN BASEMENT. AS IS WHERE IS, MLS INFORMATION ESTIMATED, BUYER TO VERIFY ALL. A DIAMOND IN THE ROUGH.**

**School Data**

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

**Assessments**

Amount: **\$163**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$2,591**  
 PIN: **1213100841004**  
 (Map)  
 Tax Year: **2010**  
 Tax Exmps: **None**  
 Coop Tax Deduction: **0**  
 Tax Deduction Year: **2009**

**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	12X18	2nd Level	Parquet		Master Bedroom	14X12	2nd Level	Parquet	
Dining Room	COMBO	2nd Level	Parquet		2nd Bedroom	12X11	2nd Level	Parquet	
Kitchen	12X10	2nd Level	Ceramic Tile		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room					Foyer	06X04	2nd Level	Parquet	

Interior Property Features:

Exterior Property Features:

Age: **51-60 Years**

Type: **Condo**

Exposure: **W (West)**

Exterior: **Brick**

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

Heating: **Gas, Forced Air**

Kitchen: **Eating Area-Breakfast Bar**

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

Dining: **Combined w/ LivRm**

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity:

Equipment:

Additional Rooms: **Foyer**

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: **Other**

Foundation: **Concrete**

Ext Bas/Fnd:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc:

Sewer: **Sewer-Public**

Water: **Lake Michigan**

Const Opts:

General Info: **None**

Amenities: **Coin Laundry, Pool-Outdoors, Security Door Locks**

Asmt Incl: **Water, Parking, 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**

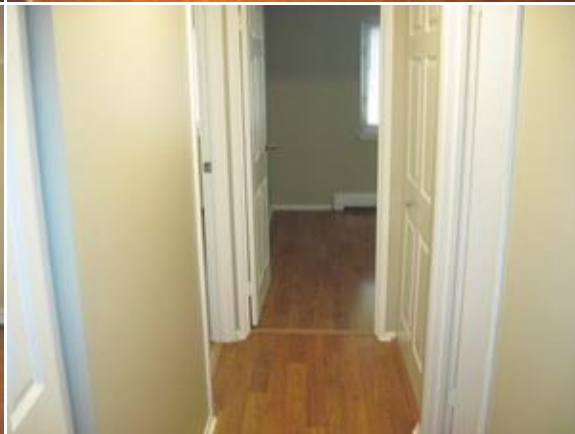
**Walk Score@: 60 - Somewhat Walkable**

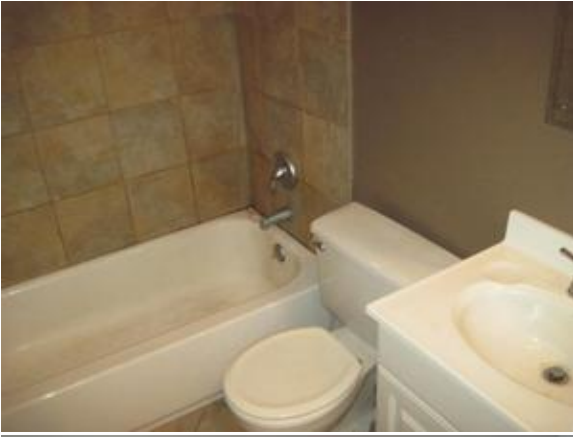
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MLS #: 08277285

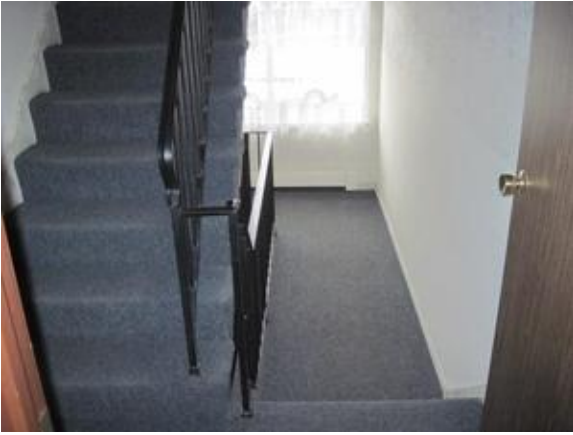
Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM

MLS#: 08277285 Attached Single 8639 W Foster AVE Unit #: 2B Chicago IL 60656





MLS#: 08277285 Attached Single 8639 W Foster AVE Unit #: 2B Chicago IL 60656



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**Attached Single**  
 Status: **ACTV**  
 Area: **8014**

MLS #: **08276624**  
 List Date: **02/22/2013**  
 List Dt Rec: **02/22/2013**

List Price: **\$159,900**  
 Orig List Price: **\$159,900**  
 Sold Price:

Address: **3435 W Sunnyside Ave Unit 2E, Chicago, Illinois 60625**  
 Directions: **Central Park (3600W) to Sunnyside (4500N), East to Property**  
 Lst. Mkt. Time: **8**

Closed: Contract:  
 Off Mkt: Financing:  
 Year Built: **1926** Blt Before 78: **Yes**  
 Dimensions: **COMMON** Subdivision:  
 Ownership: **Condo** Township: **Lake View**  
 Corp Limits: **Chicago** Model:  
 Coordinates: **N:4500** County: **Cook**  
**W:3435** # Fireplaces: **1**  
 Rooms: **5** Bathrooms **2/0** Parking: **Garage**  
 (Full/Half):  
 Bedrooms: **2** Master Bath: **Full** # Spaces: **Gar:1**  
 Basement: **None** Bsmnt. Bath: **No** Parking Incl. **Yes**  
 Waterfront: **No** Appx SF: **0** In Price:  
 Total Units: **6** Unit Floor Lvl.: **2** SF Source: **Not Reported**  
 # Stories: **3** # Days for  
 Bd Apprvl: **0**  
 % Own. Occ.: % Cmn. Own.: Fees/Approvals:

Remarks: **Lovely vintage 2BDR condo! Unit features hrwd floors, cherry wood cabinets in kit, fireplace in liv rm, priv balcony & much more! Don't miss out! 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 3/8/2013**

**School Data**

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

**Assessments**

Amount: **\$101**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$2,647**  
 PIN: **13142330391003**  
 (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	14X16	Main Level	Hardwood		Master Bedroom	11X11	Main Level	Hardwood	
Dining Room	COMBO	Main Level	Hardwood		2nd Bedroom	11X9	Main Level	Hardwood	
Kitchen	14X9	Main Level	Hardwood		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **Hardwood Floors**

Exterior Property Features: **Balcony**

Age: **81-90 Years**

Type: **Condo, Vintage**

Exposure:

Exterior: **Brick**

Air Cond: **Central Air**

Heating: **Gas**

Kitchen:

Appliances:

Dining:

Bath Amn:

Fireplace Details:

Fireplace Location: **Living Room**

Electricity:

Equipment:

Additional Rooms: **No additional rooms**

Garage Ownership: **N/A**

Garage On Site: **Yes**

Garage Type: **Detached**

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: **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: **Conventional**

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 #: 08276624

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MLS#: 08276624 Attached Single 3435 W Sunnyside AVE Unit #: 2E Chicago IL 60625











MLS#: 08277298 Detached Single 5727 N Lansing AVE Chicago IL 60646



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

MLS #: **08278991**  
 List Date: **02/26/2013**  
 List Dt Rec: **02/26/2013**

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

Address: **7201 W Wellington Ave Unit 3F, Elmwood Park, Illinois 60707**  
 Directions: **South On Harlem West on Wellington**

Closed:	Contract:	Lst. Mkt. Time: <b>4</b>
Off Mkt:	Financing:	Points:
Year Built: <b>1978</b>	Blt Before 78: <b>No</b>	Contingency:
Dimensions: <b>COMMON</b>		Curr. Leased:
Ownership: <b>Condo</b>	Subdivision:	Model:
Corp Limits: <b>Chicago</b>	Township: <b>Leyden</b>	County: <b>Cook</b>
Coordinates: <b>N:3200</b>		# Fireplaces:
<b>W:7200</b>		
Rooms: <b>4</b>	Bathrooms <b>1/0</b>	Parking: <b>None</b>
	(Full/Half):	
Bedrooms: <b>1</b>	Master Bath: <b>None</b>	# Spaces: <b>0</b>
Basement: <b>None</b>	Bsmnt. Bath:	Parking Incl.
		In Price:
Waterfront: <b>No</b>	Appx SF: <b>418</b>	SF Source: <b>Estimated</b>
Total Units: <b>24</b>	Unit Floor Lvl.: <b>3</b>	# Days for
# Stories: <b>3</b>		Bd Apprvl: <b>30</b>
% Own. Occ.:	% Cmn. Own.:	Fees/Approvals:

Remarks: **BEAUTIFUL CONDO ONE BEDROOM- CLOSE TO EVERYTHING. UNIT IS SOLD "AS IS". TAXES PRORATED 100% PRE-APPROVAL/PROOF OF FUNDS MUST ACCOMPANY ALL OFFERS/ EARNEST MONEY MUST BE CERTIFIED FUNDS. Buyer responsible to verify information provided. Building is not FHA approval. Unit could be rented**

<b>School Data</b>	<b>Assessments</b>	<b>Tax</b>	<b>Pet Information</b>
Elementary: <b>(401)</b>	Amount: <b>\$122</b>	Amount: <b>\$1,624</b>	Pets Allowed: <b>Cats OK, Dogs OK</b>
Junior High: <b>(401)</b>	Frequency: <b>Monthly</b>	PIN: <b>12252230391022</b>	Max Pet Weight:
High School: <b>(401)</b>	Special Assessments: <b>No</b>	(Map)	
Other:	Special Service Area: <b>No</b>	Tax Year: <b>2010</b>	
	Master Association: <b>No</b>	Tax Exmps:	
		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	16X14	Main Level			Master Bedroom	9X13	Main Level		
Dining Room	COMBO	Main Level			2nd Bedroom		Not Applicable		
Kitchen	9X6	Main Level			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>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:	Amenities:
Heating: <b>Electric</b>	Parking On Site:	Asmt Incl: <b>Water, Common Insurance, Exterior Maintenance, Scavenger</b>
Kitchen:	Parking Details:	HERS Index Score:
Appliances:	Parking Fee (High/Low): /	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:	Addl. Sales Info.: <b>REO/Lender Owned</b>
	Lot Desc:	Agent Owned/Interest: <b>Yes</b>
		<b>Walk Score@: 68 - Somewhat Walkable</b>

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MLS #: 08278991

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM

MLS#: 08278991 Attached Single 7201 W Wellington AVE Unit #: 3F Elmwood Park IL 60707



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

MLS #: **08278665** List Price: **\$37,800**  
 List Date: **02/25/2013** Orig List Price: **\$37,800**  
 List Dt Rec: **02/25/2013** Sold Price:

Address: **7733 W Belmont Ave Unit 202, Elmwood Park, Illinois 60707**  
 Directions: **Corner of Belmont Ave and Ozark Ave, west of Harlem**

Closed: Contract:  
 Off Mkt: Financing:  
 Year Built: **1965** Blt Before 78: **Yes**  
 Dimensions: **COMMON** Subdivision: Model:  
 Ownership: **Condo** Township: **Leyden** County: **Cook**  
 Corp Limits: **Elmwood Park**  
 Coordinates: **N:3200 S: E: W:7700** # Fireplaces:  
 Rooms: **4** Bathrooms **1/0** (Full/Half): Parking: **Exterior Space(s)**  
 Bedrooms: **1** Master Bath: **None** # Spaces: **Ext:1**  
 Basement: **None** Bsmnt. Bath: **No** Parking Incl.  
 Waterfront: **No** Appx SF: **800** In Price: SF Source: **Estimated**  
 Total Units: **32** Unit Floor Lvl.: **2** # Days for Bd Apprvl: **1**  
 # Stories: **5** % Own. Occ.: **100** % Cmn. Own.: Fees/Approvals:

Remarks: **Well maintained 1BR condo in Mason Place. Great location on Belmont, close to shopping and public transportation. Private building with elevator access and reasonable fees. Interior in move in condition, just needs your personal touch. Generous room sizes. Sold as is.**

**School Data**

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

**Assessments**

Amount: **\$178**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$1,342.69**  
 PIN: **12251040451003**  
 (Map)  
 Tax Year: **2011**  
 Tax Exmps: **Homeowner**

**Pet Information**

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

Coop Tax Deduction:  
 Tax Deduction Year:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	19X12	Main Level			Master Bedroom	13X11	Main Level		
Dining Room	10X8	Main Level			2nd Bedroom		Not Applicable		
Kitchen	11X7	Main Level			3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:  
 Exterior Property Features:

Age: <b>41-50 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>1 (Window/Wall Unit)</b>	Parking Ownership:	Amenities: <b>Coin Laundry, Elevator</b>
Heating: <b>Baseboard</b>	Parking On Site: <b>Yes</b>	Asmt Incl: <b>Heat, Water, Gas, Common Insurance, Exterior Maintenance, Scavenger, Snow Removal</b>
Kitchen:	Parking Details: <b>Assigned Spaces</b>	HERS Index Score:
Appliances:	Parking Fee (High/Low): /	Green Disc:
Dining: <b>Separate</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:	Ext Bas/Fnd:	Possession: <b>Closing</b>
Electricity:	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: <b>Common Grounds</b>	Agent Owned/Interest: <b>No</b>
		<b>Walk Score@: 62 - Somewhat Walkable</b>

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MLS #: 08278665

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM





**Attached Single**  
 Status: **NEW**  
 Area: **176**

MLS #: **08280426**  
 List Date: **02/28/2013**  
 List Dt Rec: **02/28/2013**

List Price: **\$47,250**  
 Orig List Price: **\$47,250**  
 Sold Price:  
 SP Incl:  
 Parking:

Address: **9440 Kelvin Ln Unit 3246, Schiller Park, Illinois 60176**  
 Directions: **LAWRENCE WEST OF RIVER ROAD TO WESLEY, NORTH TO KELVIN LANE**

Closed:  
 Off Mkt:  
 Year Built: **1970**  
 Dimensions: **COMMON**  
 Ownership: **Condo**  
 Corp Limits: **Schiller Park**  
 Coordinates: **N:4800**  
**W:9440**

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

Lst. Mkt. Time: **2**  
 Points:  
 Contingency:  
 Curr. Leased:

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

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

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

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

Waterfront: **No**  
 Total Units: **6**  
 # Stories: **4**  
 % Own. Occ.:

Appx SF: **700**  
 Unit Floor Lvl.: **1**  
 % Cmn. Own.:

Remarks: **NICE 1 BEDROOM CONDO WITH HARDWOOD FLOORS THROUGHOUT. PROPERTY SOLD AS-IS. SELLER DOES NOT PROVIDE SURVEY, BUYER PAYS FOR SURVEY. ALL ROOM SIZES ARE APPROXIMATE, PLEASE VERIFY FOR YOURSELF. ADDENDUM SUPPLIED AFTER ACCEPTANCE.**

**School Data**

Elementary: **(81)**  
 Junior High: **(81)**  
 High School: **(212)**  
 Other:

**Assessments**

Amount: **\$182**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$1,769**  
 PIN: **12103120371047**  
 (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	17X12	Main Level			Master Bedroom	14X10	Main Level		
Dining Room	09X07	Main Level			2nd Bedroom		Not Applicable		
Kitchen	09X08	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: **Central Air**

Heating: **Gas, 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: **Unassigned**

Parking Fee (High/Low): /

Driveway:

Basement Details: **None**

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: **Water, Common Insurance, Exterior Maintenance, Lawn Care**

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®: 62 - Somewhat Walkable**

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MLS #: 08280426

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM

MLS#: 08280426 Attached Single 9440 Kelvin LN Unit #: 3246 Schiller Park IL 60176





**Attached Single**  
 Status: **NEW**  
 Area: **8021**

MLS #: **08278008**  
 List Date: **02/24/2013**  
 List Dt Rec: **02/25/2013**

List Price: **\$49,900**  
 Orig List Price: **\$49,900**  
 Sold Price:  
 SP Incl.  
 Parking:

Address: **3221 N California Ave Unit G, Chicago, Illinois 60618**  
 Directions: **N California Ave at Belmont**

Closed:	Contract:	Lst. Mkt. Time: <b>6</b>
Off Mkt:	Financing:	Points:
Year Built: <b>1920</b>	Blt Before 78: <b>Yes</b>	Contingency:
Dimensions: <b>COMMON</b>		Curr. Leased:
Ownership: <b>Condo</b>	Subdivision:	Model:
Corp Limits: <b>Chicago</b>	Township: <b>Jefferson</b>	County: <b>Cook</b>
Coordinates: <b>N:3221 W:2800</b>		# Fireplaces:
Rooms: <b>3</b>	Bathrooms <b>1/0</b> (Full/Half):	Parking: <b>None</b>
Bedrooms: <b>1</b>	Master Bath: <b>None</b>	# Spaces: <b>0</b>
Basement: <b>None</b>	Bsmnt. Bath: <b>No</b>	Parking Incl. In Price:
Waterfront: <b>No</b>	Appx SF: <b>750</b>	SF Source: <b>Estimated</b>
Total Units: <b>15</b>	Unit Floor Lvl.: <b>G</b>	# Days for Bd Apprvl: <b>3</b>
# Stories: <b>4</b>	% Own. Occ.:	Fees/Approvals:
	% Cmn. Own.:	

Remarks: **1bed 1bath Garden condo w/hardwood floors, exposed brick, updated kitchen. Laundry in unit. Near parks and shopping. Fannie Mae HomePath property approved for HomePath Mortgage Financing/Renovation. Purchase property for as little as 3% down! SOLD "AS IS". NO SURVEY/DISCLOSURES, ROOMS DETAILS NOT GRNTD. BUYER RESPONSIBLE FOR ANY & ALL CITY LIENS/VIOLATIONS IF ANY. Buyer responsible for 6mo past due asmts. No rentals.**

**School Data**

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

**Assessments**

Amount: **\$180**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$2,299.42**  
 PIN: **13244060451001**  
 (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	15X12	Main Level			Master Bedroom	12X10	Main Level		
Dining Room		Not Applicable			2nd Bedroom		Not Applicable		
Kitchen	16X8	Main Level			3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features:

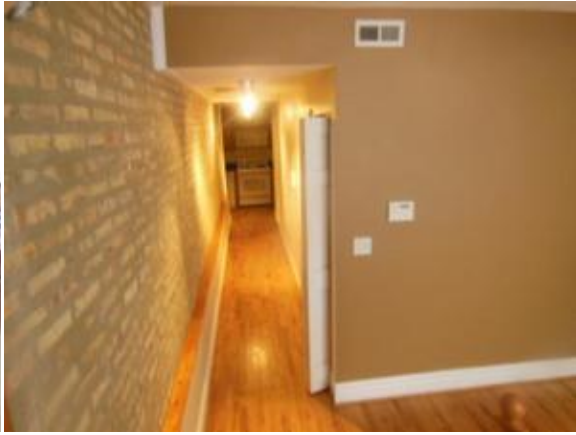
Age: <b>91-100 Years</b>	Garage Ownership:	Sewer: <b>Sewer-Public</b>
Type: <b>Condo</b>	Garage On Site:	Water: <b>Lake Michigan, Public</b>
Exposure:	Garage Type:	Const Opts:
Exterior: <b>Brick</b>	Garage Details:	General Info: <b>None</b>
Air Cond: <b>Central Air</b>	Parking Ownership:	Amenities:
Heating: <b>Gas, Forced Air</b>	Parking On Site:	Asmt Incl: <b>Water, Common Insurance, Exterior Maintenance, Scavenger</b>
Kitchen:	Parking Details:	HERS Index Score:
Appliances:	Parking Fee (High/Low): /	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, Immediate</b>
Electricity:	Roof:	Est Occp Date:
Equipment:	Disability Access: <b>No</b>	Management:
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®: 86 - Very Walkable</b>

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MLS #: 08278008

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM

MLS#: 08278008 Attached Single 3221 N California AVE Unit #: G Chicago IL 60618







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

MLS #: **08279236**  
 List Date: **02/26/2013**  
 List Dt Rec: **02/26/2013**

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

Address: **1501 Brown St Unit 20, Des Plaines, Illinois 60016**  
 Directions: **LEE NORTH OF MINER TO BROWN OR RIVER RD TO BROWN**  
 Lst. Mkt. Time: **4**

Closed:	Contract:	Points:
Off Mkt:	Financing:	Contingency:
Year Built: <b>1980</b>	Blt Before 78: <b>No</b>	Curr. Leased: <b>No</b>
Dimensions: <b>COMMON</b>	Subdivision:	Model:
Ownership: <b>Condo</b>	Township: <b>Maine</b>	County: <b>Cook</b>
Corp Limits: <b>Des Plaines</b>		# Fireplaces:
Coordinates: <b>N:11 S: E: W:13</b>	Rooms: <b>4</b>	Bathrooms <b>1/0</b> (Full/Half):
	Bedrooms: <b>1</b>	Master Bath: <b>None</b>
	Basement: <b>None</b>	Bsmnt. Bath:
Waterfront: <b>No</b>	Appx SF: <b>0</b>	# Spaces: <b>Gar:1</b>
Total Units: <b>20</b>	Unit Floor Lvl.: <b>2</b>	Parking Incl.
# Stories: <b>3</b>	% Own. Occ.:	In Price:
	% Cmn. Own.:	SF Source: <b>Not Reported</b>
		# Days for Bd Apprvl: <b>30</b>
		Fees/Approvals:

Remarks: **Lovely condo with hardwood floors, updated kitchen with granite counters, updated bath, garage parking space, storage unit! Near Metra for easy commuting! AS IS. Information not guaranteed. Seller does not provide disclosures or warranties. EM must be CERTIFIED funds.**

<b>School Data</b>	<b>Assessments</b>	<b>Tax</b>	<b>Pet Information</b>
Elementary: <b>(62)</b>	Amount: <b>\$150</b>	Amount: <b>\$586.33</b>	Pets Allowed: <b>Cats OK</b>
Junior High: <b>(62)</b>	Frequency: <b>Monthly</b>	PIN: <b>09174021741020</b>	Max Pet Weight:
High School: <b>(207)</b>	Special Assessments: <b>No</b>	(Map)	
Other:	Special Service Area: <b>No</b>	Tax Year: <b>2010</b>	
	Master Association: <b>No</b>	Tax Exmps:	
		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	17X12	2nd Level			Master Bedroom	12X12	2nd Level		
Dining Room	08X09	2nd Level			2nd Bedroom		Not Applicable		
Kitchen	08X07	2nd Level			3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

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

Exterior Property Features:

Age: <b>31-40 Years</b>	Garage Ownership:	Sewer: <b>Sewer-Public, Sewer-Storm</b>
Type: <b>Condo</b>	Garage On Site: <b>Yes</b>	Water: <b>Lake Michigan</b>
Exposure:	Garage Type: <b>Attached</b>	Const Opts:
Exterior: <b>Brick</b>	Garage Details:	General Info: <b>None</b>
Air Cond: <b>1 (Window/Wall Unit)</b>	Parking Ownership:	Amenities:
Heating: <b>Gas, Baseboard</b>	Parking On Site:	Asmt Incl: <b>Heat, Water, Gas, Parking, Common Insurance, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal</b>
Kitchen: <b>Galley</b>	Parking Details:	HERS Index Score:
Appliances:	Parking Fee (High/Low): /	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:
Fireplace Location:	Exst 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:	Addl. Sales Info.: <b>REO/Lender Owned</b>
	Lot Desc:	Agent Owned/Interest: <b>No</b>
		<b>Walk Score®: 80 - Very Walkable</b>

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MLS #: 08279236

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



MLS#: 08279236 Attached Single 1501 Brown ST Unit #: 20 Des Plaines IL 60016



Copyright 2013 - MRED LLC Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



**Attached Single**  
 Status: **NEW**  
 Area: **8014**

MLS #: **08280302** List Price: **\$54,900**  
 List Date: **02/27/2013** Orig List Price: **\$54,900**  
 List Dt Rec: **02/28/2013** Sold Price:  
 SP Incl.  
 Parking:

Address: **3819 W Ainslie Ave Unit 2, Chicago, Illinois 60625**  
 Directions: **SE CORNER OF AINSLIE & AVERS, 1 BL EAST OF PULASKI, 1 BL NORTH OF LAWRENCE, SOUTH OF FOSTER.**

Closed: Contract: Lst. Mkt. Time: **3**  
 Off Mkt: Financing: Points:  
 Year Built: **UNK** Blt Before 78: **Yes** Contingency:  
 Dimensions: **COMMON** Curr. Leased:  
 Ownership: **Condo** Subdivision: Model:  
 Corp Limits: **Chicago** Township: **Jefferson** County: **Cook**  
 Coordinates: **N:4855** # Fireplaces:  
**W:3819** Rooms: **4** Bathrooms **1/0** Parking: **None**  
 (Full/Half): # Spaces: **0**  
 Bedrooms: **2** Master Bath: **None** Parking Incl.  
 Basement: **None** Bsmnt. Bath: In Price:  
 Waterfront: **No** Appx SF: **0** SF Source: **Not Reported**  
 Total Units: **14** Unit Floor Lvl.: **2** # Days for  
 # Stories: **3** Bd Apprvl: **30**  
 % Own. Occ.: % Cmn. Own.: Fees/Approvals:

Remarks: **RECENT REHAB IN GREAT ALBANY PK CONDO BLDG! SPLIT 2BR FLOOR PLAN HIGH CEILINGS, EAT-IN KITCHEN W/MAPLE CABINETS. IN-UNIT WASHER/DRYER. HUGE BACK DECK GREAT FOR SUMMER! PET FRIENDLY. ADD'L BSMT STORAGE. WALK TO PARK, BUS, SHOPS.THE GRANTEE(S), OR PURCHASER(S), OF THE PROPERTY MAY NOT TRANSFER TITLE WITHIN 60 DAYS OF SALE. PRE-APPROVAL FROM BANK OF AMERICA OR MERILL LYNCH REQUIRED WITH FINANCED OFFER**

**School Data**

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

**Assessments**

Amount: **\$252**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$2,460**  
 PIN: **13113240351011**  
 (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	14X10	Main Level	Hardwood		Master Bedroom	11X10	Main Level	Carpet	
Dining Room		Not Applicable			2nd Bedroom	10X9	Main Level	Carpet	
Kitchen	13X11	Main Level	Hardwood		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room					Storage	4X5	Lower		

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

Exterior Property Features: **Porch, Storms/Screens**

Age: **Unknown, Recent Rehab** Garage Ownership:  
 Type: **Condo** Garage On Site:  
 Exposure: **N (North), S (South)** Garage Type:  
 Exterior: **Brick** Garage Details:  
 Air Cond: **Central Air** Parking Ownership:  
 Heating: **Gas, Forced Air** Parking On Site:  
 Kitchen: **Eating Area-Table Space, Pantry-Closet** Parking Details:  
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer** Parking Fee (High/Low): /  
 Dining: Driveway:  
 Bath Amn: Basement Details: **None**  
 Fireplace Details: Foundation:  
 Fireplace Location: Exst Bas/Fnd:  
 Electricity: **Circuit Breakers** Roof:  
 Equipment: **Intercom, Ceiling Fan** Disability Access: **No**  
 Additional Rooms: **Storage** Disability Details:  
 Lot Desc: **Corner, Fenced Yard**

Sewer: **Sewer-Public**  
 Water: **Lake Michigan, Public**  
 Const Opts:  
 General Info: **None**  
 Amenities: **Storage, Curbs/Gutters, Sidewalks, Street Lights, Street Paved**  
 Asmt Incl: **Water, Common Insurance, TV/Cable, 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@: 92 - Walker's Paradise**

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MLS #: 08280302

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



MLS#: 08280302 Attached Single 3819 W Ainslie AVE Unit #: 2 Chicago IL 60625



MLS#: 08280302 Attached Single 3819 W Ainslie AVE Unit #: 2 Chicago IL 60625







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

MLS #: **08280995**  
 List Date: **02/28/2013**  
 List Dt Rec: **02/28/2013**

List Price: **\$54,900**  
 Orig List Price: **\$54,900**  
 Sold Price:  
 SP Incl: **No**  
 Parking:

Address: **4339 N Kedvale Ave Unit 3S, Chicago, Illinois 60641**  
 Directions: **MONTROSE TO KEDVALE (4134W) SOUTH TO PROPERTY**  
 Lst. Mkt. Time: **2**

Closed:	Contract:	Points:
Off Mkt:	Financing:	Contingency:
Year Built: <b>1969</b>	Blt Before 78: <b>Yes</b>	Curr. Leased:
Dimensions: <b>COMMON</b>	Subdivision:	Model:
Ownership: <b>Condo</b>	Township: <b>Jefferson</b>	County: <b>Cook</b>
Corp Limits: <b>Chicago</b>		# Fireplaces:
Coordinates: <b>N:4339 W:4134</b>	Rooms: <b>3</b>	Bathrooms <b>1/1</b> (Full/Half):
Bedrooms: <b>1</b>	Basement: <b>None</b>	Master Bath: <b>None</b>
Basement: <b>None</b>	Waterfront: <b>No</b>	Appx SF: <b>0</b>
Total Units: <b>18</b>	# Stories: <b>3</b>	Unit Floor Lvl.: <b>3</b>
% Own. Occ.:	% Cmn. Own.:	Fees/Approvals:

Remarks: **Lovely 1BDR/1.5BTH situated in well kept courtyard building. Freshly painted & buffed floors! Don't miss out. Unit comes with assigned parking spot! 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 3/14/2013**

**School Data**

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

**Assessments**

Amount: **\$147**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$1,480**  
 PIN: **13154040391016**  
 (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	18X12	Main Level			Master Bedroom	13X13	Main Level		
Dining Room		Not Applicable			2nd Bedroom		Not Applicable		
Kitchen	12X9	Main Level			3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features:

Age: <b>41-50 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: <b>N/A</b>	Amenities:
Heating: <b>Electric</b>	Parking On Site: <b>Yes</b>	Asmt Incl: <b>Water, Parking, Common Insurance, Lawn Care, Scavenger</b>
Kitchen:	Parking Details: <b>Assigned Spaces</b>	HERS Index Score:
Appliances:	Parking Fee (High/Low): /	Green Disc:
Dining:	Driveway:	Green Rating Source:
Bath Amn:	Basement Details: <b>None</b>	Green Feats:
Fireplace Details:	Foundation:	Sale Terms: <b>Conventional</b>
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:	Addl. Sales Info.: <b>REO/Lender Owned</b>
	Lot Desc:	Agent Owned/Interest: <b>No</b>
		<b>Walk Score®: 83 - Very Walkable</b>

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MLS #: 08280995

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM

MLS#: 08280995 Attached Single 4339 N Kedvale AVE Unit #: 3S Chicago IL 60641



Copyright 2013 - MRED LLC Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM





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

MLS #: **08278526**  
 List Date: **02/23/2013**  
 List Dt Rec: **02/25/2013**

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

Address: **5348 N Cumberland Ave Unit 216, Chicago, Illinois 60656**  
 Directions: **CUMBERLAND NORTH FROM FOSTER, SOUTH FROM I-90 WEST TO CATHERINE COURT**

Closed:  
 Off Mkt:  
 Year Built: **1975**  
 Dimensions: **COMMON**  
 Ownership: **Condo**  
 Corp Limits: **Chicago**  
 Coordinates: **N:5348**  
**W:8500**

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

Lst. Mkt. Time: **7**  
 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:  
 Parking: **Exterior**  
**Space(s)**  
 # Spaces: **Ext:1**  
 Parking Incl: **Yes**  
 In Price:  
 SF Source: **Not Reported**  
 # Days for  
 Bd Apprvl: **30**  
 Fees/Approvals:

Waterfront: **No**  
 Total Units: **98**  
 # Stories: **4**  
 % Own. Occ.:

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

Remarks: **Sunny 2nd floor 1BDR/1BTH unit! Building offers outdoor pool, sauna & tennis courts! Close to public trans, local shops & services! 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 3/9/2013**

**School Data**

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

**Assessments**

Amount: **\$186**  
 Frequency: **Monthly**  
 Special Assessments: **Unknown**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$2,000**  
 PIN: **1211190351140**  
**(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	12X18	Main Level			Master Bedroom	12X13	Main Level		
Dining Room	08X11	Main Level			2nd Bedroom		Not Applicable		
Kitchen	10X11	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: **None**  
 Heating: **Radiators**

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: **Owned**  
 Parking On Site: **Yes**  
 Parking Details: **Assigned Spaces**  
 Parking Fee (High/Low): /  
 Driveway:  
 Basement Details: **None**  
 Foundation:  
 Ext Bas/Fnd:  
 Roof:  
 Disability Access: **No**  
 Disability Details:  
 Lot Desc:

Sewer: **Sewer-Public**  
 Water: **Lake Michigan**  
 Const Opts:  
 General Info: **None**  
 Amenities: **Pool-Outdoors, Sauna, Tennis Court/s**  
 Asmt Incl: **Heat, Water, Gas, Common Insurance, Exercise Facilities, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms: **Cash Only**  
 Possession: **Closing**  
 Est Occp Date:  
 Management:  
 Addl. Sales Info.: **REO/Lender Owned**  
 Agent Owned/Interest: **No**  
**Walk Score@: 63 - Somewhat Walkable**

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MLS #: 08278526

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM

MLS#: 08278526 Attached Single 5348 N Cumberland AVE Unit #: 216 Chicago IL 60656



Copyright 2013 - MRED LLC Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



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

MLS #: **08280887**  
 List Date: **02/28/2013**  
 List Dt Rec: **02/28/2013**

List Price: **\$56,900**  
 Orig List Price: **\$56,900**  
 Sold Price:  
 SP Incl: **Yes**  
 Parking:

Address: **9407 Bay Colony Unit 1E, Des Plaines, Illinois 60016**  
 Directions: **POTTER TO EMERSON, WEST TO COMPLEX**

Closed:	Contract:	Lst. Mkt. Time: <b>2</b>
Off Mkt:	Financing:	Points:
Year Built: <b>1976</b>	Blt Before 78: <b>Yes</b>	Contingency:
Dimensions: <b>COMMON</b>		Curr. Leased:
Ownership: <b>Condo</b>	Subdivision:	Model:
Corp Limits: <b>Des Plaines</b>	Township: <b>Maine</b>	County: <b>Cook</b>
Coordinates: <b>N:11 W:11</b>		# Fireplaces:
Rooms: <b>5</b>	Bathrooms <b>1/0</b> (Full/Half):	Parking: <b>Exterior Space(s)</b>
Bedrooms: <b>2</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>0</b>	SF Source: <b>Not Reported</b>
Total Units: <b>18</b>	Unit Floor Lvl.: <b>1</b>	# Days for Bd Apprvl: <b>0</b>
# Stories: <b>3</b>		Fees/Approvals:
% Own. Occ.:	% Cmn. Own.:	

Remarks: **CASH OFFERS HAVE SPECIAL DEED RESTRICTION. THE GRANTEE OR PURCHASERS OF THE PROPERTY MAY NOT RESELL, RECORD AND ADD CONVEYANCE DOC OR TRANSFER TITLE TO THE PROPERTY WITHIN 60 DAYS FOLLOWING THE GRANTOR'S EXECUTION OF THIS DEED. MIN 10% EM REQUIRED NO LESS THAN \$1000. PRE QUAL REQ.**

**School Data**

Elementary: **North (62)**  
 Junior High: **(62)**  
 High School: **Maine West (207)**  
 Other:

**Assessments**

Amount: **\$212**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$2,451**  
 PIN: **09162010331398**  
 (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	16X13	Main Level			Master Bedroom	14X11	Main Level		
Dining Room	11X10	Main Level			2nd Bedroom	12X11	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: <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>Central Air</b>	Parking Ownership:	Amenities:
Heating: <b>Forced Air</b>	Parking On Site: <b>Yes</b>	Asmt Incl: <b>Water, Common Insurance, Clubhouse</b>
Kitchen:	Parking Details:	HERS Index Score:
Appliances:	Parking Fee (High/Low): /	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:	Addl. Sales Info.: <b>REO/Lender Owned</b>
	Lot Desc:	Agent Owned/Interest: <b>No</b>
		<b>Walk Score@: 40 - Car-Dependent</b>

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MLS #: 08280887

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM







MLS#: 08280887 Attached Single 9407 Bay Colony Unit #: 1E Des Plaines IL 60016



Copyright 2013 - MRED LLC Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



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

MLS #: **08277761**  
 List Date: **02/23/2013**  
 List Dt Rec: **02/24/2013**

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

Address: **640 Murray Ln Unit 211, Des Plaines, Illinois 60016**  
 Directions: **RT 83 S OF DEMPSTER TO MURRAY**

Closed:	Contract:	Lst. Mkt. Time: <b>7</b>
Off Mkt:	Financing:	Points:
Year Built: <b>1975</b>	Blt Before 78: <b>Yes</b>	Contingency:
Dimensions: <b>COMMON</b>		Curr. Leased:
Ownership: <b>Condo</b>	Subdivision:	Model:
Corp Limits: <b>Des Plaines</b>	Township: <b>Elk Grove</b>	County: <b>Cook</b>
Coordinates: <b>N: S: E: W:</b>		# Fireplaces:
Rooms: <b>5</b>	Bathrooms <b>1/0</b> (Full/Half):	Parking: <b>Exterior Space(s)</b>
Bedrooms: <b>2</b>	Master Bath: <b>None</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>1065</b>	SF Source: <b>Estimated</b>
Total Units: <b>100</b>	Unit Floor Lvl.: <b>2</b>	# Days for Bd Apprvl: <b>0</b>
# Stories: <b>4</b>		Fees/Approvals:
% Own. Occ.:	% Cmn. Own.:	

Remarks: **LIGHT, BRIGHT AND SPACIOUS TWO BEDROOM CONDO! FRESHLY PAINTED WITH NEUTRAL PAINT COLORS. LOCATED MINUTES FROM I-90, SCHOOLS, AND 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 MORTGAGE FINANCING.**

**School Data**

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

**Assessments**

Amount: **\$301**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$2,407.63**  
 PIN: **08241000251028**  
 (Map)  
 Tax Year: **2011**  
 Tax Exmps:  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**

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

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	18X13	2nd Level			Master Bedroom	16X11	2nd Level		
Dining Room	11X10	2nd Level			2nd Bedroom	13X11	2nd Level		
Kitchen	11X9	2nd Level			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:	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</b>	Parking On Site: <b>Yes</b>	Asmt Incl: <b>Water, Common Insurance, Pool, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal</b>
Kitchen:	Parking Details:	HERS Index Score:
Appliances:	Parking Fee (High/Low): /	Green Disc:
Dining:	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:	Roof:	Est Occp Date:
Equipment:	Disability Access: <b>No</b>	Management:
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@: 74 - Very Walkable</b>

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MLS #: 08277761

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM

MLS#: 08277761 Attached Single 640 Murray LN Unit #: 211 Des Plaines IL 60016





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

MLS #: **08281031**  
 List Date: **02/28/2013**  
 List Dt Rec: **02/28/2013**

List Price: **\$66,900**  
 Orig List Price: **\$66,900**  
 Sold Price:  
 SP Incl: **Yes**  
 Parking:

Address: **1176 N Boxwood Dr Unit B, Mount Prospect, Illinois 60056**  
 Directions: **Rand Rd N to Kensington, Kensington E to Wheeling Rd, Wheeling N to Boxwood Dr, Boxwood Dr to addy.**

Closed:  
 Off Mkt:  
 Year Built: **1964**  
 Dimensions: **22 X 53**  
 Ownership: **Fee Simple w/ HO Assn.**  
 Corp Limits: **Mount Prospect**  
 Coordinates: **N: S: E: W:**  
 Rooms: **6**  
 Bedrooms: **3**  
 Basement: **Full**  
 Waterfront: **No**  
 Total Units: **1**  
 # Stories: **2**  
 % Own. Occ.:

Contract:  
 Financing:  
 Blt Before 78: **Yes**  
 Subdivision:  
 Township: **Wheeling**  
 Appx SF: **1179**  
 Unit Floor Lvl.: **1**  
 % Cmn. Own.:

Lst. Mkt. Time: **2**  
 Points:  
 Contingency:  
 Curr. Leased:  
 Model:  
 County: **Cook**  
 # Fireplaces:  
 Parking: **Exterior Space(s)**  
 # Spaces: **Ext:1**  
 Parking Incl: **Yes**  
 In Price:  
 SF Source: **Assessor**  
 # Days for  
 Bd Apprvl: **30**  
 Fees/Approvals:

Remarks: **PROPERTY IS BEING SOLD AS-IS, WITH NO REPAIRS AND SUBJECT TO ALL EXISTING TENANCIES. THE BUYER ASSUMES ALL RISKS ASSOCIATED WITH THE EXISTING TENANCIES AFTER THE CLOSE OF ESCROW. SELLER WILL NOT TRANSFER ANY LEGAL ACTION(S) RELATED TO ANY EXISTING TENANCIES. PLEASE DO NOT DISTURB THE OCCUPANT(S), WHO WILL NOT BE VACATING PRIOR TO THE SALE. SELLER WILL NOT PROVIDE ANY INTERIOR SHOWINGS OR INSPECTIONS.**

**School Data**

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

**Assessments**

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

**Tax**

Amount: **\$3,055.61**  
 PIN: **03274011090000**  
**(Map)**  
 Tax Year: **2011**  
 Tax Exmps: **Homeowner**  
 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	10X10	Main Level			Master Bedroom	10X10	2nd Level		
Dining Room	10X10	Main Level			2nd Bedroom	10X10	2nd Level		
Kitchen	10X10	Main Level			3rd Bedroom	10X10	2nd Level		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features:

Age: **41-50 Years**  
 Type: **Townhouse-2 Story**  
 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: **Yes**  
 Parking Details:  
 Parking Fee (High/Low): /  
 Driveway:  
 Basement Details: **Finished**  
 Foundation:  
 Exst Bas/Fnd:  
 Roof:  
 Disability Access: **No**  
 Disability Details:  
 Lot Desc:

Sewer: **Other**  
 Water: **Other**  
 Const Opts:  
 General Info: **None**  
 Amenities:  
 Asmt Incl: **None**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms:  
 Possession: **Tenant's Rights**  
 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 #: 08281031

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM





**Attached Single**  
 Status: **NEW**  
 Area: **8009**

MLS #: **08278303**  
 List Date: **02/25/2013**  
 List Dt Rec: **02/25/2013**

List Price: **\$75,000**  
 Orig List Price: **\$75,000**  
 Sold Price:  
 SP Incl: **No**  
 Parking:

Address: **6867 N Overhill Ave Unit 1D, Chicago, Illinois 60631**  
 Directions: **Northwest Hwy or Touhy to Overhill to property address**  
 Lst. Mkt. Time: **5**

Closed:	Contract:	Points:
Off Mkt:	Financing:	Contingency:
Year Built: <b>1967</b>	Blt Before 78: <b>Yes</b>	Curr. Leased: <b>No</b>
Dimensions: <b>COMMON</b>	Subdivision:	Model:
Ownership: <b>Fee Simple</b>	Township: <b>Jefferson</b>	County: <b>Cook</b>
Corp Limits: <b>Chicago</b>		# Fireplaces:
Coordinates: <b>N:6867 W:7750</b>	Rooms: <b>5</b>	Bathrooms <b>1/0</b> (Full/Half):
Bedrooms: <b>2</b>	Basement: <b>Full</b>	Master Bath: <b>None</b>
Basement: <b>Full</b>		Bsmnt. Bath: <b>No</b>
Waterfront: <b>No</b>		Appx SF: <b>1000</b>
Total Units: <b>6</b>		Unit Floor Lvl.: <b>1</b>
# Stories: <b>1</b>		% Own. Occ.:
% Own. Occ.:	% Cmn. Own.:	Fees/Approvals:

Remarks: **Spacious & convenient 1st floor, 2 BR, 1 BA condo. HUD SALE! CASE#137-314772. SOLD "AS IS." AN EQUAL HOUSING OPPORTUNITY. ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. NO SURVEY OR TERMITE PROVIDED BY THE SELLER. BUYER IS RESPONSIBLE FOR ANY/ALL REPAIRS. SELLER DOES NOT TURN ON UTILITIES. FIRST 10 DAYS OWNER- OCCUPANTS, NONPROFITS, and GOVERNMENT AGENCIES ONLY**

**School Data**

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

**Assessments**

Amount: **\$275**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$2,769.50**  
 PIN: **09360000000000**  
 (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	19X14	Main Level	Hardwood		Master Bedroom	13X11	Main Level	Carpet	
Dining Room	12X10	Main Level	Hardwood		2nd Bedroom	12X11	Main Level	Carpet	
Kitchen	12X9	Main Level	Vinyl		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features:

Age: <b>41-50 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>1 (Window/Wall Unit)</b>	Parking Ownership:	Amenities: <b>Coin Laundry, Storage, Security Door Locks</b>
Heating: <b>Gas, Hot Water/Steam, Baseboard</b>	Parking On Site: <b>No</b>	Asmt Incl: <b>Heat, Water, Gas, Common Insurance, Exterior Maintenance</b>
Kitchen:	Parking Details: <b>Assigned Spaces</b>	HERS Index Score:
Appliances:	Parking Fee (High/Low): /	Green Disc:
Dining:	Driveway:	Green Rating Source:
Bath Amn:	Basement Details: <b>Other</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:	Addl. Sales Info.: <b>REO/Lender Owned</b>
	Lot Desc: <b>Common Grounds</b>	Agent Owned/Interest: <b>No</b>
		<b>Walk Score®: 75 - Very Walkable</b>

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MLS #: 08278303

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



**Detached Single**  
 Status: **NEW**  
 Area: **7164**  
 Address: **10518 Montana Ave, Leyden Township, Illinois 60164**  
 Directions: **FULLERTON W OF MANNHEIM TO GENEVA N TO MONTANA E**

MLS #: **08279176**  
 List Date: **02/26/2013**  
 List Dt Rec: **02/26/2013**

List Price: **\$76,650**  
 Orig List Price: **\$76,650**  
 Sold Price:  
 Lst. Mkt. Time: **4**  
 Points:  
 Contingency:  
 Curr. Leased: **No**

Closed:  
 Off Market:  
 Year Built: **1945**  
 Dimensions: **50 X 132**  
 Ownership: **Fee Simple**  
 Corp Limits: **Leyden Township**  
 Coordinates: **N:3 W:12**  
 Rooms: **7**  
 Bedrooms: **3**  
 Basement: **Full**

Contract:  
 Financing:  
 Blt Before 78: **Yes**  
 Subdivision:  
 Township: **Leyden**  
 Model: **Cape Cod**  
 County: **Cook**  
 # Fireplaces:  
 Parking: **Garage**  
 # Spaces: **Gar:2**  
 Parking Incl: **Yes**  
 In Price:

Remarks: **This Cape Code has an open floor plan with finished bonus room in basement. Two bedrooms on second floor and bath and one bedroom and bath on the main floor. Tandem garage and shed in yard.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(83)</b> Junior High: <b>(83)</b> High School: <b>West Leyden (212)</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>\$3,882.14</b> PIN: <b>12294200200000</b> (Map) Mult PINs: <b>No</b> Tax Year: <b>2010</b> Tax Exmps:	Waterfront: <b>No</b> Appx SF: <b>1176</b> SF Source: <b>Appraiser</b> Acreage:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X11	Main Level	Hardwood		Master Bedroom	13X11	2nd Level	Carpet	
Dining Room	13X11	Main Level	Hardwood		2nd Bedroom	12X10	2nd Level	Carpet	
Kitchen	12X9	Main Level	Vinyl		3rd Bedroom	12X9	Main Level	Hardwood	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									
Bonus	12X12	Basement	Vinyl						

Interior Property Features:

Exterior Property Features:

Age: <b>61-70 Years</b> Type: <b>1.5 Story</b> Style: <b>Cape Cod</b> Exterior: <b>Aluminum Siding, Vinyl Siding, Steel Siding</b> Air Cond: <b>Central Air, 2 (Window/Wall Unit)</b> Heating: <b>Gas, Hot Water/Steam, Baseboard</b> Kitchen: Appliances: <b>Oven/Range, Washer, Dryer</b> Dining: <b>Separate</b> Attic: Basement Details: <b>Partially Finished</b> Bath Amn: Fireplace Details: Fireplace Location: Electricity: <b>Circuit Breakers, 100 Amp Service</b> Equipment: <b>Sump Pump</b>	Additional Rooms: <b>Bonus</b> Garage Ownership: <b>Owned</b> Garage On Site: <b>Yes</b> Garage Type: <b>Detached</b> Garage Details: Parking Ownership: Parking On Site: Parking Details: Driveway: Foundation: Ext Bas/Fnd: Disability Access: <b>No</b> Disability Details: Exposure: Lot Size: <b>Less Than .25 Acre</b> Lot Desc:	Roof: Sewer: <b>Sewer-Public</b> Water: <b>Lake Michigan</b> Const Opts: General Info: <b>None</b> Amenities: Asmt Incl: <b>None</b> HERS Index Score: Green Discl: Green Rating Source: Green Feats: Sale Terms: Possession: <b>Closing</b> Occ Date: Addl. Sales Info.: <b>REO/Lender Owned</b> Agent Owned/Interest: <b>No</b> <b>Walk Score@: 63 - Somewhat Walkable</b>
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MLS #: 08279176

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



MLS#: 08278234 Detached Single 3629 Emerson ST Franklin Park IL 60131







**Two to Four Units**  
 Status: **NEW**  
 Area: **8020**  
 Address: **2258 N Keystone Ave , Chicago, Illinois 60639**

MLS #: **08279799**  
 List Date: **02/26/2013**  
 List Dt Rec: **02/27/2013**

List Price: **\$94,500**  
 Orig List Price: **\$94,500**  
 Sold Price:  
 Contingency  
 Flag:

Directions: **Pulaski to Belden, west to property**  
 Closed:  
 Off Mkt:  
 Year Built: **1903**  
 Dimensions: **25X125**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:2258 W:4034**  
 Acreage: **0.06**

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

List. Mkt Time: **4**  
 Points:  
 Contingency:  
 County: **Cook**  
 Model:  
 Parking: **Garage**  
 # Spaces: **Gar:2**  
 Parking Incl.  
 In Price:  
 3 BR Unit: **No**

Total Rooms: **10**  
 Total Baths **3/0**  
 (Full/Half):  
 Basement: **Full**  
 Total Bedrooms: **4**

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

Remarks: **Affordable multi unit, A Diamond in the Rough, great investment in a great area, attic apartment is OCCUPIED, do NOT disturb occupants. Seller is selling this property partially occupied, basement, unit 1 and 2 are vacant, attic is OCCUPIED. As Is where is, MLS information estimated, buyer to verify all. DO NOT ENTER GARAGE, also occupied.**

**School Data**

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

**Taxes/Assessments**

PIN: **13342150220000 (Map)**  
 Mult PINs:  
 Tax Amount: **\$4,018.72**  
 Tax Year: **2010**  
 Exemptions:  
 Special Assessments: **Unknown**  
 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>
<b>Unit #1</b>	<b>1</b>	<b>5</b>	<b>2</b>	<b>1/0</b>	<b>Shared</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Unit #2</b>	<b>2</b>	<b>5</b>	<b>2</b>	<b>1/0</b>	<b>Shared</b>	<b>0</b>	<b>0</b>	<b>0</b>

Age: **100+ Years**  
 Type-Multi Unit: **2 Flat**  
 Style:  
 Const Opts:  
 General Info: **None**  
 Amenities:  
 Ext. Bldg. Type: **Frame**  
 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: **Unfinished**  
 Additional Rooms:

Tenant Pays (1): **Other**  
 Tenant Pays (2): **Other**  
 Tenant Pays (3):  
 Tenant Pays (4):  
 Water: **Lake Michigan, 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**

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MLS#: 08279799 Two to Four Units 2258 N Keystone AVE Chicago IL 60639



MLS#: 08279799 Two to Four Units 2258 N Keystone AVE Chicago IL 60639



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

MLS #: **08279476**  
 List Date: **02/26/2013**  
 List Dt Rec: **02/26/2013**

List Price: **\$94,900**  
 Orig List Price: **\$94,900**  
 Sold Price:  
 SP Incl.  
 Parking:

Address: **601 W Huntington Common Rd Unit 312, Mount Prospect, Illinois 60056**

Directions: **Elmhurst Road, south of Golf, to Huntington to 601**

Closed:  
 Off Mkt:  
 Year Built: **UNK**  
 Dimensions: **COMMON**  
 Ownership: **Condo**

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

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

Corp Limits: **Mount Prospect**  
 Coordinates: **N:11 W:16**  
 Rooms: **5**

Subdivision: **Lakeside Villas**  
 Township: **Elk Grove**

Model:  
 County: **Cook**

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

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

# Fireplaces:  
 Parking: **Garage**

Waterfront: **No**  
 Total Units: **54**  
 # Stories: **6**  
 % Own. Occ.:

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

# Spaces: **Gar:1**  
 Parking Incl.  
 In Price:  
 SF Source: **Other**  
 # Days for  
 Bd Apprvl: **30**  
 Fees/Approvals:

Remarks: **This is a beautiful, 2-bedroom, 2-bathroom unit in move-in condition! Freshly painted! Newly carpeted! Walk into a huge LR/DR just a few steps away from a nicely updated 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.**

**School Data**  
 Elementary: **Brentwood (59)**  
 Junior High: **(59)**  
 High School: **Prospect (214)**  
 Other:

**Assessments**  
 Amount: **\$351**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**  
 Amount: **\$2,498.53**  
 PIN: **08144010781043**  
 (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	18X18	3rd Level	Hardwood		Master Bedroom	16X11	3rd Level	Carpet	
Dining Room	14X10	3rd Level	Hardwood		2nd Bedroom	12X11	3rd Level	Carpet	
Kitchen	17X8	3rd Level	Ceramic Tile	None	3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	6X6	3rd Level	Ceramic Tile	None					

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

Exterior Property Features: **Balcony**

Age: **Unknown**  
 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: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Detached**  
 Garage Details:  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Parking Fee (High/Low): /  
 Driveway: **Asphalt**  
 Basement Details: **Slab**  
 Foundation:  
 Ext Bas/Fnd:  
 Roof:  
 Disability Access: **No**  
 Disability Details:  
 Lot Desc:

Sewer: **Sewer-Public**  
 Water: **Public**  
 Const Opts:  
 General Info: **None**  
 Amenities: **Bike Room/Bike Trails, Coin Laundry, Storage**  
 Asmt Incl: **Water, Parking, Common Insurance, 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:  
 Addl. Sales Info.: **REO/Lender Owned**  
 Agent Owned/Interest: **No**  
**Walk Score@: 57 - Somewhat Walkable**

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MLS #: 08279476

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



MLS#: 08279476 Attached Single 601 W Huntington Common RD Unit #: 312 Mount Prospect IL 60056











MLS#: 08280278 Detached Single 2604 Oak ST Franklin Park IL 60131



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**Attached Single**  
 Status: **NEW**  
 Area: **131**

MLS #: **08281130**  
 List Date: **02/28/2013**  
 List Dt Rec: **02/28/2013**

List Price: **\$114,900**  
 Orig List Price: **\$114,900**  
 Sold Price:  
 SP Incl: **Yes**  
 Parking:

Address: **2530 Rose St , Franklin Park, Illinois 60131**  
 Directions: **25th N/S, between Grand and Fullerton on the west side of the street.**

Closed:	Contract:	Lst. Mkt. Time: <b>2</b>
Off Mkt:	Financing:	Points:
Year Built: <b>1960</b>	Bit Before 78: <b>Yes</b>	Contingency:
Dimensions: <b>COMMON</b>		Curr. Leased:
Ownership: <b>Fee Simple</b>	Subdivision:	Model:
Corp Limits: <b>Franklin Park</b>	Township: <b>Leyden</b>	County: <b>Cook</b>
Coordinates: <b>N:2528</b>		# Fireplaces:
<b>W:9600</b>		
Rooms: <b>8</b>	Bathrooms <b>1/1</b>	Parking: <b>Exterior</b>
	(Full/Half):	<b>Space(s)</b>
Bedrooms: <b>3</b>	Master Bath: <b>None</b>	# Spaces: <b>Ext:1</b>
Basement: <b>Full</b>	Bsmnt. Bath: <b>No</b>	Parking Incl: <b>Yes</b>
		In Price:
Waterfront: <b>No</b>	Appx SF: <b>940</b>	SF Source: <b>Assessor</b>
Total Units: <b>6</b>	Unit Floor Lvl.: <b>1</b>	# Days for
# Stories: <b>2</b>		Bd Apprvl: <b>0</b>
% Own. Occ.:	% Cmn. Own.:	Fees/Approvals:

Remarks: **INCREDIBLE 2 story brick TH w/no association fees. 3 BR, LR/DR combo w/ gorgeous hardwood flooring, 1.1 BTHS, family room, laundry room & office/4th BR in the lower level. EVERYTHING has been done! Magnificent cabinets w/granite counter tops, large ceramic tile flooring in KIT & BATHS. New hot water heater, all new appliances, new lighting, back door, all interior doors. Community park right around the block.**

**School Data**

Elementary: **(84)**  
 Junior High: **(84)**  
 High School: **(212)**  
 Other:

**Assessments**

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

**Tax**

Amount: **\$3,847**  
 PIN: **12284270350000**  
 (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	16X14	Main Level	Hardwood		Master Bedroom	14X10	2nd Level	Hardwood	
Dining Room	COMBO	Main Level	Hardwood		2nd Bedroom	10X10	2nd Level	Hardwood	
Kitchen	11X10	Main Level	Ceramic Tile		3rd Bedroom	10X07	2nd Level	Hardwood	
Family Room	17X14	Basement	Vinyl		4th Bedroom		Not Applicable		
Laundry Room	11X10	Basement	Other		Office	11X8	Basement	Vinyl	

Interior Property Features: **Hardwood Floors**

Exterior Property Features:

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

Type: **Townhouse-2 Story**

Exposure:

Exterior: **Brick**

Air Cond: **Central Air**

Heating: **Gas**

Kitchen: **Eating Area-Table Space**

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

Dining: **Combined w/ LivRm**

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity:

Equipment:

Additional Rooms: **Office**

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership: **Owned**

Parking On Site: **Yes**

Parking Details:

Parking Fee (High/Low): /

Driveway:

Basement Details: **Finished**

Foundation:

Ext Bas/Fnd:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc:

Sewer: **Sewer-Public**

Water: **Public**

Const Opts:

General Info: **School Bus Service**

Amenities:

Asmt Incl: **None**

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, Pre-Foreclosure**

Agent Owned/Interest: **Yes**

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

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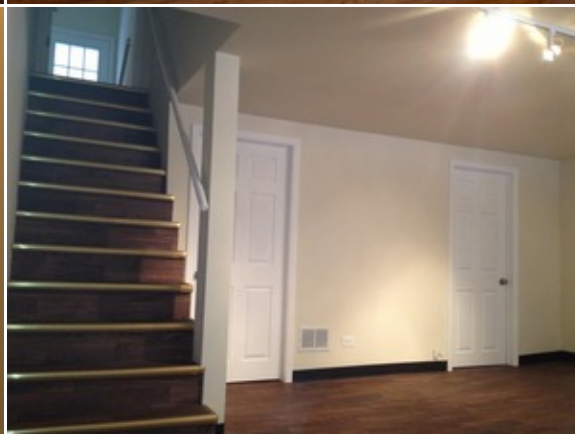
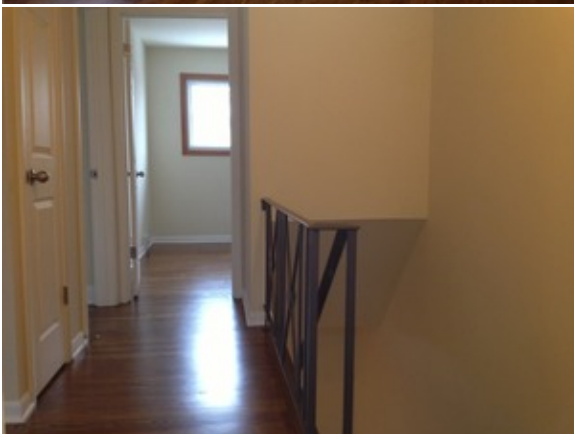
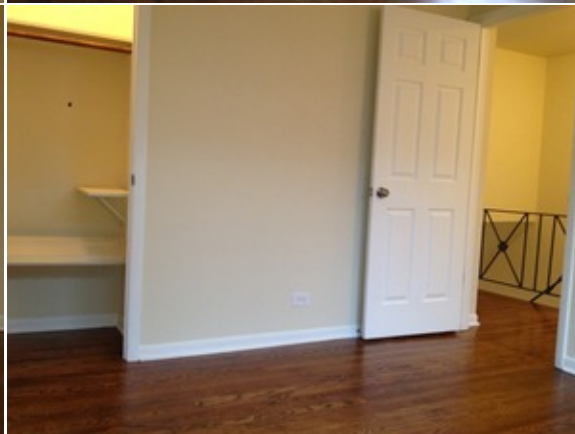
MLS #: 08281130

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM

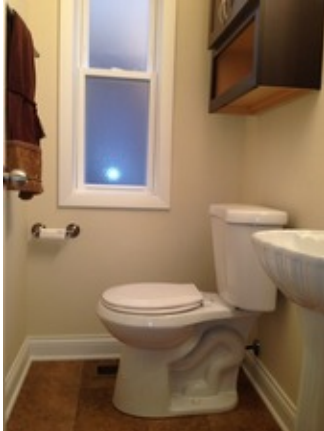
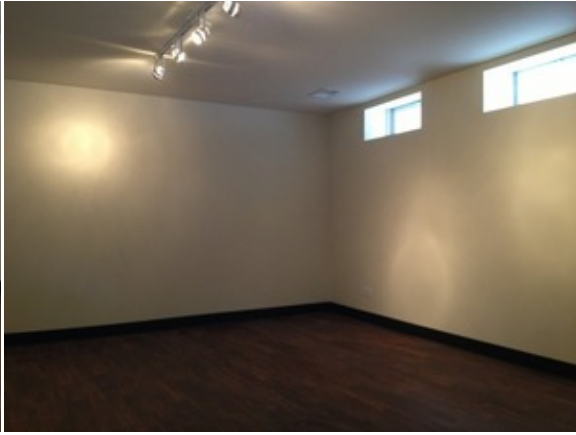




MLS#: 08281130 Attached Single 2530 Rose ST Franklin Park IL 60131



MLS#: 08281130 Attached Single 2530 Rose ST Franklin Park IL 60131





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

MLS #: **08280261**  
 List Date: **02/26/2013**  
 List Dt Rec: **02/27/2013**

List Price: **\$119,900**  
 Orig List Price: **\$119,900**  
 Sold Price:  
 SP Incl.  
 Parking:

Address: **351 Dover Dr , Des Plaines, Illinois 60018**  
 Directions: **83 to Oakton, then east to Marshall and north Dover**

Closed:	Contract:	Lst. Mkt. Time: <b>4</b>
Off Mkt:	Financing:	Points:
Year Built: <b>UNK</b>	Blt Before 78: <b>Yes</b>	Contingency:
Dimensions: <b>COMMON</b>	Subdivision:	Curr. Leased:
Ownership: <b>Fee Simple</b>	Township: <b>Elk Grove</b>	Model:
Corp Limits: <b>Des Plaines</b>		County: <b>Cook</b>
Coordinates: <b>N: S: E: W:</b>		# Fireplaces:
Rooms: <b>7</b>	Bathrooms <b>1/1</b> (Full/Half):	Parking: <b>Exterior Space(s)</b>
Bedrooms: <b>3</b>	Master Bath: <b>None</b>	# Spaces: <b>Ext:1</b>
Basement: <b>Partial</b>	Bsmnt. Bath: <b>No</b>	Parking Incl.
		In Price:
Waterfront: <b>No</b>	Appx SF: <b>1100</b>	SF Source: <b>Other</b>
Total Units: <b>1</b>	Unit Floor Lvl.: <b>1</b>	# Days for Bd Apprvl: <b>0</b>
# Stories: <b>1</b>		Fees/Approvals:
% Own. Occ.:	% Cmn. Own.:	

Remarks: **This is a beautiful, 3-bedroom, 1.5-bathroom home in move-in condition! Freshly painted! Walk into a hardwood floored LR/DR just a few steps away from a nicely updated kitchen. Enjoy updated bathrooms too! All 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.**

**School Data**

Elementary: **Devonshire (59)**  
 Junior High: **Friendship (59)**  
 High School: **Elk Grove (214)**  
 Other:

**Assessments**

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

**Tax**

Amount: **\$4,155.45**  
 PIN: **08244021270000**  
 (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	21X12	Main Level	Hardwood	None	Master Bedroom	14X13	2nd Level	Carpet	None
Dining Room	11X8	Main Level	Ceramic Tile	None	2nd Bedroom	14X9	2nd Level	Carpet	None
Kitchen	10X12	Main Level	Ceramic Tile	None	3rd Bedroom	12X9	2nd Level	Carpet	None
Family Room	18X13	Main Level	Ceramic Tile	None	4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

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

Age: <b>41-50 Years</b>	Garage Ownership:	Sewer: <b>Sewer-Public</b>
Type: <b>1/2 Duplex</b>	Garage On Site:	Water: <b>Lake Michigan</b>
Exposure:	Garage Type:	Const Opts:
Exterior: <b>Brick</b>	Garage Details:	General Info: <b>Commuter Bus</b>
Air Cond: <b>Central Air</b>	Parking Ownership:	Amenities: <b>Street Paved</b>
Heating: <b>Gas, Forced Air</b>	Parking On Site: <b>Yes</b>	Asmt Incl: <b>None</b>
Kitchen:	Parking Details: <b>Off Street</b>	HERS Index Score:
Appliances:	Parking Fee (High/Low): /	Green Disc:
Dining:	Driveway:	Green Rating Source:
Bath Amn:	Basement Details: <b>Partially Finished</b>	Green Feats:
Fireplace Details:	Foundation: <b>Block</b>	Sale Terms:
Fireplace Location:	Ext Bas/Fnd:	Possession: <b>Closing</b>
Electricity:	Roof: <b>Asphalt/Glass (Shingles)</b>	Est Occp Date:
Equipment: <b>TV-Dish, CO Detectors</b>	Disability Access: <b>No</b>	Management:
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@: 60 - Somewhat Walkable</b>

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MLS #: 08280261

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM











**Detached Single**      MLS #: **08278300**      List Price: **\$119,900**  
 Status: **NEW**      List Date: **02/25/2013**      Orig List Price: **\$119,900**  
 Area: **8017**      List Dt Rec: **02/25/2013**      Sold Price:  
 Address: **6328 W Melrose St, Chicago, Illinois 60634**  
 Directions: **Head north on N Narragansett Ave toward W Melrose St, Take the 1st right onto W Melrose St**

Closed:      Contract:  
 Off Market:      Financing:  
 Year Built: **1914**      Blt Before 78: **Yes**  
 Dimensions: **5040 SQ.FT.**  
 Ownership: **Fee Simple**      Subdivision:      Model:  
 Corp Limits: **Chicago**      Township: **Jefferson**      County: **Cook**  
 Coordinates: **N:6300**      # Fireplaces:  
                          **W:3250**  
 Rooms: **6**      Bathrooms **1 / 0**      Parking: **Garage**  
                          (full/half):  
 Bedrooms: **4**      Master Bath: **None**      # Spaces: **Gar:2**  
 Basement: **Partial**      Bsmnt. Bath: **No**      Parking Incl. **Yes**  
                          In Price:

Remarks: **Nice 4 beds and 1 full bath single family home with 2 cars detached garage. Built in 1914 with approximately 1,500 Sq. ft., located in a suburban neighborhood with parks and schools close. Check this amazing home today! Hurry! This property is sold "as is". Eligible for 2012-2013 HomeSteps Winter Sales Promotion!**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(299)</b> Junior High: <b>(299)</b> High School: <b>(299)</b> Other:	Amount: <b>\$0</b> Frequency: <b>Not Applicable</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$4560.24</b> PIN: <b>13203240280000 (Map)</b> Mult PINs: <b>No</b> Tax Year: <b>2010</b> Tax Exmps:	Waterfront: <b>No</b> Appx SF: <b>1500</b> SF Source: <b>Assessor</b> Acreage: <b>0.1157</b>

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	<b>12X33</b>	<b>Main Level</b>			Master Bedroom	<b>16X24</b>	<b>2nd Level</b>		
Dining Room		<b>Not Applicable</b>			2nd Bedroom	<b>12X10</b>	<b>Main Level</b>		
Kitchen	<b>12X16</b>	<b>Main Level</b>			3rd Bedroom	<b>12X10</b>	<b>Main Level</b>		
Family Room		<b>Not Applicable</b>			4th Bedroom	<b>11X11</b>	<b>2nd Level</b>		
Laundry Room									

Interior Property Features: **Hardwood Floors**

Exterior Property Features:

Age: <b>91-100 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</b>
Exterior: <b>Aluminum Siding, Vinyl Siding, Steel Siding</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:	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:	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@: 78 - Very Walkable</b>

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MLS #: 08278300

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



MLS#: 08278300 Detached Single 6328 W Melrose ST Chicago IL 60634



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MLS#: 08279358 Detached Single 5343 N Newcastle AVE Chicago IL 60656



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MLS#: 08279442 Detached Single 313 N Owen ST Mount Prospect IL 60056





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

MLS #: **08279407**  
 List Date: **02/26/2013**  
 List Dt Rec: **02/26/2013**

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

Address: **7514 W Diversey Ave Unit 3N, Elmwood Park, Illinois 60707**  
 Directions: **Harlem to Diversey West to Address**

Closed:  
 Off Mkt:  
 Year Built: **2007**  
 Dimensions: **0**  
 Ownership: **Condo**  
 Corp Limits: **Elmwood Park**  
 Coordinates: **N: S: E: W:**  
 Rooms: **5**

Contract:  
 Financing:  
 Blt Before 78: **No**  
 Subdivision:  
 Township: **Leyden**

Lst. Mkt. Time: **4**  
 Points:  
 Contingency:  
 Curr. Leased:  
 Model:  
 County: **Cook**

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

Bathrooms **2/0**  
 (Full/Half):  
 Master Bath: **None**  
 Bsmnt. Bath: **No**

# Fireplaces:  
 Parking: **Garage**  
 # Spaces: **Gar:1**  
 Parking Incl: **Yes**

Waterfront: **No**  
 Total Units: **10**  
 # Stories: **3**

Appx SF: **950**  
 Unit Floor Lvl.: **3**

In Price:  
 SF Source: **Estimated**  
 # Days for  
 Bd Apprvl: **0**

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

Fees/Approvals:

Remarks: **Nice 2 bed 2 bath Condo. Great for first time buyers. GREAT BUY!! PROPERTY IS SOLD "AS IS". TAXES PRORATED 100% PRE-APPROVAL/PROOF OF FUNDS MUST ACCOMPANY ALL OFFERS/ EARNEST MONEY MUST BE CERTIFIED FUNDS. Property Subject To Freddie Mac First Look Program Until 3/13/2013. Buyer responsible to verify information provided.**

**School Data**

Elementary: **(401)**  
 Junior High: **(401)**  
 High School: **(401)**  
 Other:

**Assessments**

Amount: **\$175**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$2,791.51**  
 PIN: **12252250411004**  
 (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	17X12	Main Level			Master Bedroom	14X13	Main Level		
Dining Room	COMBO	Main Level			2nd Bedroom	12X10	Main Level		
Kitchen	13X10	Main Level			3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:  
 Exterior Property Features:

Age: **6-10 Years**

Type: **Condo**

Exposure:

Exterior: **Brick**

Air Cond: **None**

Heating: **Gas**

Kitchen:

Appliances:

Dining:

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity:

Equipment:

Additional Rooms: **No additional rooms**

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:

Sewer: **Sewer-Public**

Water: **Public**

Const Opts:

General Info: **None**

Amenities:

Asmt Incl: **Water, Electric, Other**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Tenant's Rights**

Est Occp Date:

Management:

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

Agent Owned/Interest: **No**

**Walk Score@: 82 - Very Walkable**

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MLS #: 08279407

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM











MLS#: 08280075 Detached Single 2402 Clinton ST River Grove IL 60171



Copyright 2013 - MRED LLC Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



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

MLS #: **08279887**  
 List Date: **02/27/2013**  
 List Dt Rec: **02/27/2013**  
 List Price: **\$139,900**  
 Orig List Price: **\$139,900**  
 Sold Price:  
 SP Incl.  
 Parking:

Address: **9426 Meadow Ln , Des Plaines, Illinois 60016**  
 Directions: **GOLF RD TO POTTER SOUTH TO NOEL WEST TO MEADOW**  
 Lst. Mkt. Time: **3**

Closed:  
 Off Mkt:  
 Year Built: **1967**  
 Contract:  
 Financing:  
 Blt Before 78: **Yes**  
 Points:  
 Contingency:  
 Curr. Leased: **Yes**  
**Exp:MTM**

Dimensions: **29X96**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates: **N:11 S: E: W:11**  
 Rooms: **6**  
 Bedrooms: **3**  
 Basement: **Partial**  
 Waterfront: **No**  
 Total Units: **2**  
 # Stories: **2**  
 % Own. Occ.:  
 Subdivision:  
 Township: **Maine**  
 Model:  
 County: **Cook**  
 # Fireplaces:  
 Bathrooms **1/1**  
 (Full/Half):  
 Master Bath: **None**  
 Bsmnt. Bath: **No**  
 Appx SF: **1453**  
 Unit Floor Lvl.: **1**  
 % Cmn. Own.:  
 Parking: **Exterior Space(s)**  
 # Spaces: **Ext:2**  
 Parking Incl.  
 In Price:  
 SF Source: **Estimated**  
 # Days for  
 Bd Apprvl: **0**  
 Fees/Approvals:

Remarks: **3 bedroom 1/2 duplex with no association fees features eat-in kitchen, lower level, large master suite, fenced yard! AS IS. OCCUPIED- 24 HOUR NOTICE REQUIRED FOR SHOWINGS. SELLER DOES NOT GUARANTEE VACANCY AT CLOSING. Information not guaranteed. No survey or disclosures. EM must be CERTIFIED funds. Eligible under the Freddie Mac First Look Initiative through 3/14/13.**

School Data	Assessments	Tax	Pet Information
Elementary: <b>(62)</b> Junior High: <b>(62)</b> High School: <b>(207)</b> Other:	Amount: <b>\$0</b> Frequency: <b>Monthly</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$5,394.50</b> PIN: <b>09151080460000</b> <b>(Map)</b> Tax Year: <b>2010</b> Tax Exmps: Coop Tax Deduction: Tax Deduction Year:	Pets Allowed: <b>Cats OK, Dogs OK</b> Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	<b>15X13</b>	<b>Main Level</b>			Master Bedroom	<b>16X13</b>	<b>2nd Level</b>		
Dining Room		<b>Not Applicable</b>			2nd Bedroom	<b>13X10</b>	<b>2nd Level</b>		
Kitchen	<b>13X10</b>	<b>Lower</b>			3rd Bedroom	<b>11X09</b>	<b>2nd Level</b>		
Family Room	<b>18X11</b>	<b>Lower</b>			4th Bedroom		<b>Not Applicable</b>		
Laundry Room									

Interior Property Features: **Laundry Hook-Up in Unit, Storage**  
 Exterior Property Features: **Patio, Private Entrance, End Unit**

Age: <b>41-50 Years</b>	Garage Ownership:	Sewer: <b>Sewer-Public, Sewer-Storm</b>
Type: <b>1/2 Duplex</b>	Garage On Site:	Water: <b>Lake Michigan</b>
Exposure:	Garage Type:	Const Opts:
Exterior: <b>Aluminum Siding, Vinyl Siding, 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>None</b>
Kitchen: <b>Eating Area-Table Space</b>	Parking Details:	HERS Index Score:
Appliances:	Parking Fee (High/Low): /	Green Disc:
Dining:	Driveway:	Green Rating Source:
Bath Amn:	Basement Details: <b>Finished</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:	Addl. Sales Info.: <b>REO/Lender Owned</b>
	Lot Desc: <b>Fenced Yard</b>	Agent Owned/Interest: <b>No</b>
		<b>Walk Score@: 46 - Car-Dependent</b>

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MLS #: 08279887

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



MLS#: 08279887 Attached Single 9426 Meadow LN Des Plaines IL 60016













MLS#: 08281027 Detached Single 3019 N Monitor AVE Chicago IL 60634







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

MLS #: **08281122**  
 List Date: **02/28/2013**  
 List Dt Rec: **02/28/2013**

List Price: **\$161,320**  
 Orig List Price: **\$161,320**  
 Sold Price:  
 SP Incl: **Yes**  
 Parking:

Address: **3753 W Byron St Unit 3, Chicago, Illinois 60618**  
 Directions: **IRVING PARK TO HAMLIN SOUTH TO PROPERTY**

Closed:  
 Off Mkt:  
 Year Built: **2006**  
 Dimensions: **COMMON**  
 Ownership: **Condo**  
 Corp Limits: **Chicago**

Contract:  
 Financing:  
 Blt Before 78: **No**

Lst. Mkt. Time: **2**  
 Points:  
 Contingency:  
 Curr. Leased:

Subdivision:  
 Township: **North Chicago**

Model:  
 County: **Cook**

Coordinates: **N:4000**  
**W:3600**

# Fireplaces:

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

Bathrooms **2/0**  
 (Full/Half):  
 Master Bath: **Full**  
 Bsmnt. Bath:

Parking: **Exterior Space(s)**  
 # Spaces: **Ext:1**  
 Parking Incl: **Yes**  
 In Price:

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

Appx SF: **1300**  
 Unit Floor Lvl.: **3**

SF Source: **Estimated**  
 # Days for  
 Bd Apprvl: **30**

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

Fees/Approvals:

Remarks: **Bright, sunny, modern, top floor unit in Independence Park area. Enjoy this beautiful condo with woodfloors, lovely granite, stainless appl and cherry kitchen, spacious rooms and sun room. Storage in bsmt. Experience living by the park, walking to restaurants, hopping on CTA blue line train, buses on Irving Park and being easily accessible from the highway. Deeded parking included. What more can you ask for? Sold as**

**School Data**

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

**Assessments**

Amount: **\$219**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$3,723**  
 PIN: **13231120341009**  
 (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	24X12	Main Level	Hardwood		Master Bedroom	14X10	Main Level	Hardwood	
Dining Room		Not Applicable			2nd Bedroom	12X10	Main Level	Hardwood	
Kitchen	12X10	Main Level	Hardwood		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room					Enclosed Porch	12X6	Main Level		

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

Exterior Property Features: **Porch, Door Monitored By TV**

Age: **6-10 Years, Recent Rehab**  
 Type: **Condo**  
 Exposure: **N (North), S (South), E (East), Park**  
 Exterior: **Brick**  
 Air Cond: **Central Air**  
 Heating: **Gas, Forced Air**  
 Kitchen: **Eating Area-Table Space**  
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Freezer, Washer, Dryer**  
 Dining:  
 Bath Amn: **Whirlpool**  
 Fireplace Details:  
 Fireplace Location:  
 Electricity: **Circuit Breakers**  
 Equipment: **Security System, Intercom**  
 Additional Rooms: **Enclosed Porch**

Garage Ownership:  
 Garage On Site:  
 Garage Type:  
 Garage Details:  
 Parking Ownership: **Owned**  
 Parking On Site: **Yes**  
 Parking Details: **Off Alley**  
 Parking Fee (High/Low): /  
 Driveway:  
 Basement Details: **None**  
 Foundation:  
 Ext Bas/Fnd:  
 Roof:  
 Disability Access: **No**  
 Disability Details:  
 Lot Desc: **Fenced Yard, Landscaped Professionally**

Sewer: **Sewer-Public**  
 Water: **Lake Michigan, Public**  
 Const Opts:  
 General Info: **Commuter Bus, Commuter Train**  
 Amenities: **Bike Room/Bike Trails, Storage, Park/Playground, Security Door Locks**  
 Asmt Incl: **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: **Developer Controls**  
 Addl. Sales Info.: **REO/Lender Owned**  
 Agent Owned/Interest: **No**  
**Walk Score@: 89 - Very Walkable**

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MLS #: 08281122

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



MLS#: 08280779 Detached Single 5905 W Foster AVE Chicago IL 60630











MLS#: 08279639 Detached Single 2416 Erie ST River Grove IL 60171





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

MLS #: **08279166**  
 List Date: **02/26/2013**  
 List Dt Rec: **02/26/2013**

List Price: **\$169,900**  
 Orig List Price: **\$169,900**  
 Sold Price:  
 SP Incl.  
 Parking:

Address: **819 Graceland Ave Unit 206, Des Plaines, Illinois 60016**  
 Directions: **CORNER OF GRACELAND AND THACKER**

Closed:	Contract:	Lst. Mkt. Time: <b>4</b>
Off Mkt:	Financing:	Points:
Year Built: <b>2006</b>	Blt Before 78: <b>No</b>	Contingency:
Dimensions: <b>COMMON</b>	Subdivision:	Curr. Leased: <b>No</b>
Ownership: <b>Condo</b>	Township: <b>Maine</b>	Model:
Corp Limits: <b>Des Plaines</b>		County: <b>Cook</b>
Coordinates: <b>N:11 S: E: W:13</b>		# Fireplaces:
Rooms: <b>5</b>	Bathrooms <b>2/0</b> (Full/Half):	Parking: <b>Garage</b>
Bedrooms: <b>2</b>	Master Bath: <b>Full</b>	# Spaces: <b>Gar:1</b>
Basement: <b>None</b>	Bsmnt. Bath:	Parking Incl.
Waterfront: <b>No</b>	Appx SF: <b>0</b>	In Price:
Total Units: <b>36</b>	Unit Floor Lvl.: <b>2</b>	SF Source: <b>Not Reported</b>
# Stories: <b>5</b>	% Own. Occ.:	# Days for Bd Apprvl: <b>15</b>
	% Cmn. Own.:	Fees/Approvals:

Remarks: **Beautiful modern condo at The Waterford in downtown Des Plaines! Features eat-in kitchen with cherry cabinets, SS appliances, and granite counters, spacious turreted dining area, master w/walk-in closet & private bath, in-unit laundry, heated garage space! AS IS. Info not guaranteed. No disclosures. EM must be CERTIFIED funds. Days 1-7 of listing: No offers. Days 8-12: Owner occupant offers only. Days 13+: All offers**

**School Data**

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

**Assessments**

Amount: **\$304**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$5,966.62**  
 PIN: **09174250561006**  
 (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	11X15	2nd Level			Master Bedroom	14X15	2nd Level		
Dining Room	15X13	2nd Level			2nd Bedroom	14X11	2nd Level		
Kitchen	11X09	2nd Level			3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **2nd Floor Laundry, Laundry Hook-Up in Unit, Storage**

Exterior Property Features: **Balcony**

Age: <b>6-10 Years</b>	Garage Ownership:	Sewer: <b>Sewer-Public</b>
Type: <b>Condo</b>	Garage On Site: <b>Yes</b>	Water: <b>Lake Michigan</b>
Exposure:	Garage Type: <b>Attached</b>	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:	Asmt Incl: <b>Heat, Water, Gas, Parking, Common Insurance, Security, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal</b>
Kitchen: <b>Eating Area-Table Space</b>	Parking Details:	HERS Index Score:
Appliances:	Parking Fee (High/Low): /	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:
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:	Addl. Sales Info.: <b>REO/Lender Owned</b>
	Lot Desc:	Agent Owned/Interest: <b>No</b>
		<b>Walk Score®: 88 - Very Walkable</b>

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MLS #: 08279166

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



MLS#: 08279166 Attached Single 819 Graceland AVE Unit #: 206 Des Plaines IL 60016









**Detached Single**      MLS #: **08279140**      List Price: **\$179,900**  
 Status: **NEW**      List Date: **02/26/2013**      Orig List Price: **\$179,900**  
 Area: **8019**      List Dt Rec: **02/26/2013**      Sold Price:  
 Address: **3049 N Natchez Ave , Chicago, Illinois 60634-4955**  
 Directions: **BELMONT WEST OF NARRAGANSET SOUTH ON NATCHEZ**  
 Lst. Mkt. Time: **4**  
 Closed:      Contract:      Points:  
 Off Market:      Financing:      Contingency:  
 Year Built: **1942**      Bit Before 78: **Yes**      Curr. Leased:  
 Dimensions: **3751 SQ., FT.**  
 Ownership: **Fee Simple**      Subdivision:      Model: **Georgian**  
 Corp Limits: **Chicago**      Township: **Jefferson**      County: **Cook**  
 Coordinates: **N:3049**      # Fireplaces:  
                          **W:6500**  
 Rooms: **5**      Bathrooms **1 / 0**      Parking: **Garage**  
                          (full/half):  
 Bedrooms: **2**      Master Bath: **None**      # Spaces: **Gar:2**  
 Basement: **Partial**      Bsmnt. Bath: **Yes**      Parking Incl: **Yes**  
                          In Price:

Remarks: **Good-Looking House! with 2 bedrooms, 1 full bath, Fully functional Single Family home with detached 2 car garage. Property features flooring throughout. Built in 1942, home is approx 1248 sq. ft. Property is market As-Is. Come and see it! Waiting for your offers! This property is eligible under the Freddie Mac First Look Initiative through 03/13/2013. Eligible for 2012-2013 HomeSteps Winter Sales Promotion!**

<u>School Data</u>	<u>Assessments</u>	<u>Tax</u>	<u>Miscellaneous</u>
Elementary: <b>(299)</b> Junior High: <b>(299)</b> High School: <b>(299)</b> Other:	Amount: <b>\$0</b> Frequency: <b>Not Applicable</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$3,906.20</b> PIN: <b>1330214031000 (Map)</b> Mult PINs: <b>No</b> Tax Year: <b>2010</b> Tax Exmps:	Waterfront: <b>No</b> Appx SF: <b>1248</b> SF Source: <b>Assessor</b> Acreage: <b>0.0861</b>

<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>17X12</b>	<b>Main Level</b>			Master Bedroom	<b>12X16</b>	<b>2nd Level</b>		
Dining Room	<b>12X12</b>	<b>Main Level</b>			2nd Bedroom	<b>12X12</b>	<b>2nd Level</b>		
Kitchen	<b>12X10</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>71-80 Years</b>	Additional Rooms: <b>No additional rooms</b>	Roof: <b>Asphalt/Glass (Shingles)</b>
Type: <b>2 Stories</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</b>	Garage Type: <b>Detached</b>	Const Opts:
Air Cond: <b>1 (Window/Wall Unit)</b>	Garage Details:	General Info: <b>None</b>
Heating: <b>Gas, Radiant, Radiators</b>	Parking Ownership:	Amenities:
Kitchen:	Parking On Site:	Asmt Incl: <b>None</b>
Appliances: <b>Oven/Range, Refrigerator</b>	Parking Details:	HERS Index Score:
Dining:	Driveway:	Green Discl:
Attic:	Foundation:	Green Rating Source:
Basement Details: <b>Partially Finished</b>	Ext Bas/Fnd:	Green Feats:
Bath Amn:	Disability Access: <b>No</b>	Sale Terms:
Fireplace Details:	Disability Details:	Possession: <b>Closing</b>
Fireplace Location:	Exposure:	Occ Date:
Electricity: <b>Circuit Breakers</b>	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@: 75 - Very Walkable</b>

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MLS #: 08279140

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



MLS#: 08279140 Detached Single 3049 N Natchez AVE Chicago IL 60634



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**Detached Single**      MLS #: **08280634**      List Price: **\$194,900**  
 Status: **NEW**      List Date: **02/27/2013**      Orig List Price: **\$194,900**  
 Area: **8009**      List Dt Rec: **02/28/2013**      Sold Price:  
 Address: **7724 W Columbia Ave , Chicago, Illinois 60631**  
 Directions: **Canfield North to Northwest Highway to Columbia, East**  
 Lst. Mkt. Time: **3**  
 Closed:      Contract:      Points:  
 Off Market:      Financing:      Contingency:  
 Year Built: **1952**      Bt Before 78: **Yes**      Curr. Leased: **No**  
 Dimensions: **37 X 92**  
 Ownership: **Fee Simple**      Subdivision:      Model: **Ranch**  
 Corp Limits: **Chicago**      Township: **Jefferson**      County: **Cook**  
 Coordinates: **N:6900**      # Fireplaces:  
                          **W:7724**  
 Rooms: **4**      Bathrooms **1 / 0**      Parking: **Exterior**  
                          (full/half):      **Space(s)**  
 Bedrooms: **2**      Master Bath: **None**      # Spaces: **Ext:1**  
 Basement: **Full**      Bsmnt. Bath: **No**      Parking Incl. **Yes**  
                                         In Price:

Remarks: **COZY TWO BEDROOM RANCH HOME WITH FULL, FINISHED BASEMENT! HARDWOOD FLOORS, FRESHLY PAINTED WITH NEUTRAL PAINT COLORS! CONVENIENTLY LOCATED NEAR TRAIN AND SCHOOLS. DON'T LET THIS ONE GO!**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>Ebinger (299)</b>	Amount: <b>\$0</b>	Amount: <b>\$4,229.91</b>	Waterfront: <b>No</b>
Junior High: <b>(299)</b>	Frequency: <b>Not Applicable</b>	PIN: <b>09363020260000 (Map)</b>	Appx SF: <b>690</b>
High School: <b>Taft (299)</b>	Special Assessments: <b>No</b>	Mult PINs: <b>No</b>	SF Source: <b>Assessor</b>
Other:	Special Service Area: <b>No</b>	Tax Year: <b>2011</b>	Acreage: <b>0.0781</b>
	Master Association: <b>No</b>	Tax Exmps:	

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	<b>15X11</b>	<b>Main Level</b>			Master Bedroom	<b>10X11</b>	<b>Main Level</b>		
Dining Room		<b>Not Applicable</b>			2nd Bedroom	<b>11X10</b>	<b>Main Level</b>		
Kitchen	<b>10X11</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	<b>10X6</b>	<b>Basement</b>							

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:	Sewer: <b>Sewer-Public</b>
Style: <b>Ranch</b>	Garage On Site:	Water: <b>Lake Michigan</b>
Exterior: <b>Brick</b>	Garage Type:	Const Opts:
Air Cond: <b>None</b>	Garage Details:	General Info: <b>None</b>
Heating: <b>Gas</b>	Parking Ownership: <b>Owned</b>	Amenities: <b>Curbs/Gutters, Sidewalks, Street Lights, Street Paved</b>
Kitchen:	Parking On Site: <b>Yes</b>	Asmt Incl: <b>None</b>
Appliances:	Parking Details: <b>J</b>	HERS Index Score:
Dining:	Driveway: <b>Asphalt</b>	Green Discl:
Attic: <b>Unfinished</b>	Foundation:	Green Rating Source:
Basement Details: <b>Finished</b>	Ext Bas/Fnd:	Green Feats:
Bath Amn:	Disability Access: <b>No</b>	Sale Terms:
Fireplace Details:	Disability Details:	Possession: <b>Closing</b>
Fireplace Location:	Exposure:	Occ Date:
Electricity: <b>100 Amp Service</b>	Lot Size: <b>Less Than .25 Acre</b>	Addl. Sales Info.: <b>REO/Lender Owned</b>
Equipment:	Lot Desc: <b>Fenced Yard</b>	Agent Owned/Interest: <b>No</b>
		<b>Walk Score®: 71 - Very Walkable</b>

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MLS #: 08280634

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM





MLS#: 08279910 Detached Single 9452 Greenwood DR Des Plaines IL 60016



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MLS#: 08278124 Detached Single 3219 N Newcastle AVE Chicago IL 60634





**Two to Four Units**

Status: **NEW**  
 Area: **8017**  
 Address: **3308 N Overhill Ave , Chicago, Illinois 60634-3121**  
 Directions: **W Addison (west of Harlem) to South on Overhill**  
 Closed:  
 Off Mkt:  
 Year Built: **1939**  
 Dimensions: **3750**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:3308 W:7800**  
 Acreage: **0.08**  
 Total Rooms: **12**  
 Total Bedrooms: **6**

MLS #: **08278264**  
 List Date: **02/25/2013**  
 List Dt Rec: **02/25/2013**  
 List Price: **\$229,000**  
 Orig List Price: **\$229,000**  
 Sold Price:  
 Contingency Flag:  
 Contract:  
 Financing:  
 Blt Before 78: **Yes**  
 Subdivision:  
 Township: **Jefferson**  
 Total Units: **2**  
 Total Baths **3/0**  
 (Full/Half):  
 Basement: **Full**

List. Mkt Time: **5**  
 Points:  
 Contingency:  
 County: **Cook**  
 Model:  
 Parking: **None**  
 # Spaces: **0**  
 Parking Incl.  
 In Price:  
 3 BR Unit: **Yes**  
 Zoning: **Multi-Family**  
 Waterfront: **No**

Remarks: **2flat w/3beds 1bath each unit, optional 3rd basement living space w/laundry hook-up. Hardwood floors 1st floor, large windows, separate dining rooms. Close to public trans, schools and parks. 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.**

**School Data**

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

**Taxes/Assessments**

PIN: **1224321040000 (Map)**  
 Mult PINs:  
 Tax Amount: **\$5,530**  
 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>
<b>Unit #1</b>	<b>1</b>	<b>6</b>	<b>3</b>	<b>1/0</b>		<b>0</b>	<b>0</b>	<b>N/A</b>
<b>Unit #2</b>	<b>2</b>	<b>6</b>	<b>3</b>	<b>1/0</b>		<b>0</b>	<b>0</b>	<b>N/A</b>

Age: **71-80 Years**  
 Type-Multi Unit: **2 Flat**  
 Style:  
 Const Opts:  
 General Info: **None**  
 Amenities:  
 Ext. Bldg. Type: **Brick**  
 Lot Size: **Less Than .25 Acre**  
 Lot Desc:  
 Roof:  
 Foundation:  
 Exst Bas/Fnd:  
 Ext Prop Feats:

Garage Ownership:  
 Garage On Site:  
 Garage Type:  
 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: **Partially Finished**  
 Additional Rooms:

Tenant Pays (1): **None**  
 Tenant Pays (2): **None**  
 Tenant Pays (3):  
 Tenant Pays (4):  
 Water: **Lake Michigan, Public**  
 Sewer: **Sewer-Public**  
 Heating: **Hot Water/Steam, Radiant**  
 Equipment:  
 HERS Index Score:  
 Green Disc:  
 Green Rating Srce:  
 Green Feats:  
 Possession: **Closing, Immediate**  
 Sale Terms:  
 Addl. Sales Info.: **REO/Lender Owned**  
 Agent Owned/Interest: **No**  
**Walk Score@: 62 - Somewhat Walkable**

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MLS #: 08278264

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM





MLS#: 08278264 Two to Four Units 3308 N Overhill AVE Chicago IL 60634





MLS#: 08279481 Detached Single 445 Cambridge RD Des Plaines IL 60016















**Two to Four Units**

Status: **NEW**  
 Area: **8016**  
 Address: **4165 N Elston Ave , Chicago, Illinois 60618**  
 Directions: **IRVING PARK TO ELSTON NORTH TO 4165**  
 Closed:  
 Off Mkt:  
 Year Built: **1911**  
 Dimensions: **25X125**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:4165 W:3800**  
 Acreage:  
 Total Rooms: **19**  
 Total Bedrooms: **12**

MLS #: **08279990**  
 List Date: **02/27/2013**  
 List Dt Rec: **02/27/2013**  
 List Price: **\$349,900**  
 Orig List Price: **\$349,900**  
 Sold Price:  
 Contingency Flag:  
 Contract:  
 Financing:  
 Blt Before 78: **Yes**  
 Subdivision:  
 Township: **Jefferson**  
 List. Mkt Time: **3**  
 Points:  
 Contingency:  
 County: **Cook**  
 Model:  
 Parking: **Exterior Space(s)**  
 # Spaces: **Ext:1**  
 Total Units: **4**  
 Total Baths **5/0**  
 (Full/Half):  
 Basement: **Full, Walkout**  
 Parking Incl. **Yes**  
 In Price:  
 3 BR Unit: **Yes**  
 Zoning: **Multi-Family**  
 Waterfront: **No**

Remarks: **GREAT INVESTMENT OPPORTUNITY! PRIME LOCATION IN IRVING PARK. FOUR UNIT COMPLEX W/ FIRST FLOOR DUPLEX. UPDATED THROUGHOUT. ALL APPLIANCES INCLUDED. 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. NO FHA DUE TO LEAK IN KITCHEN**

**School Data**

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

**Taxes/Assessments**

PIN: **13143200080000 (Map)**  
 Mult PINs: **No**  
 Tax Amount: **\$8,000.68**  
 Tax Year: **2011**  
 Exemptions: **None**  
 Special Assessments: **No**  
 Special Service Area: **No**

**Financial Info**

Total Rental Income: **\$0**  
 Net Operating Income: **\$0**  
 Gross Income: **\$0**  
 Gross Expenses: **\$0**  
 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>
<b>Unit #1</b>	<b>1</b>	<b>7</b>	<b>3</b>	<b>2/0</b>		<b>0</b>	<b>0</b>	<b>0</b>
<b>Unit #2</b>	<b>1</b>	<b>5</b>	<b>2</b>	<b>1/0</b>		<b>0</b>	<b>0</b>	<b>0</b>
<b>Unit #3</b>	<b>2</b>	<b>7</b>	<b>3</b>	<b>1/0</b>		<b>0</b>	<b>0</b>	<b>0</b>
<b>Unit #4</b>	<b>2</b>	<b>6</b>	<b>3</b>	<b>1/0</b>		<b>0</b>	<b>0</b>	<b>0</b>

Age: **100+ Years**  
 Type-Multi Unit: **4 Flat**  
 Style: **Other**  
 Const Opts:  
 General Info: **Commuter Bus, Commuter Train**  
 Amenities: **Sidewalks, Street Lights, Street Paved**  
 Ext. Bldg. Type: **Brick**  
 Lot Size: **Less Than .25 Acre**  
 Lot Desc: **Fenced Yard**  
 Roof: **Rubber**  
 Foundation: **Concrete**  
 Ext Bas/Fnd:  
 Ext Prop Feats:

Garage Ownership:  
 Garage On Site:  
 Garage Type:  
 Garage Details:  
 Parking Ownership: **Owned**  
 Parking On Site: **Yes**  
 Parking Details: **Off Alley**  
 Appliances/Features (1): **Hardwood Floors**  
 Appliances/Features (2): **Hardwood Floors**  
 Appliances/Features (3): **Stove, Hardwood Floors**  
 Appliances/Features (4): **Stove, Microwave, Central Air Conditioner**  
 Bath Amn: **Whirlpool**  
 Basement Details: **Finished, Exterior Access**  
 Additional Rooms: **ILA**

Tenant Pays (1): **All, Electric, Gas, Heat**  
 Tenant Pays (2): **All, Electric, Gas, Heat**  
 Tenant Pays (3): **All, Electric, Gas, Heat**  
 Tenant Pays (4): **All, Electric, Gas, Heat**  
 Water: **Lake Michigan, Public**  
 Sewer: **Sewer-Public, Sewer-Storm**  
 Heating: **Gas, Forced Air**  
 Equipment:  
 HERS Index Score:  
 Green Disc:  
 Green Rating Srce:  
 Green Feats:  
 Possession: **Closing**  
 Sale Terms: **Conventional, Cash Only**  
 Addl. Sales Info.: **REO/Lender Owned**  
 Agent Owned/Interest: **No**  
**Walk Score@: 85 - Very Walkable**

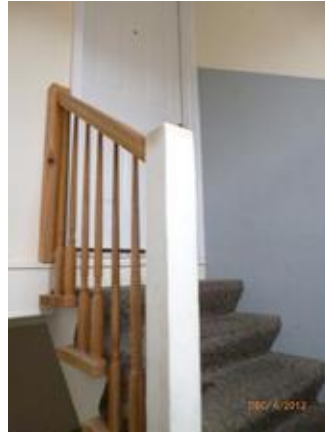
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MLS #: 08279990

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



MLS#: 08279990 Two to Four Units 4165 N Elston AVE Chicago IL 60618



MLS#: 08279990 Two to Four Units 4165 N Elston AVE Chicago IL 60618



MLS#: 08279990 Two to Four Units 4165 N Elston AVE Chicago IL 60618



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**Land**  
 Status: **NEW**  
 Area: **8019**  
 Address: **2223 N Cicero St North, Chicago, Illinois 60618**  
 Directions: **North on Cicero**  
 MLS #: **08277723**  
 List Date: **02/22/2013**  
 List Dt Rec: **02/24/2013**  
 List Price: **\$1,250,000**  
 Orig List Price: **\$1,250,000**  
 Sold Price:  
 Closed:  
 Off Market:  
 Dimensions: **200 X 125**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:2223**  
**W:4800**  
 Rooms:  
 Bedrooms:  
 Basement:  
 Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Jefferson**  
 Bathrooms /  
 (full/half):  
 Master Bath:  
 Bmt Bath: **No**  
 Rental Price:  
 Rental Unit:  
 List Mkt Time: **8**  
 Points:  
 Contingency:  
 County: **Cook**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **Bank Directs Sale Automobile Dealership Site**

<u>School Data</u>	<u>Assessments</u>	<u>Tax</u>	<u>Miscellaneous</u>
Elementary: <b>(299)</b>	Special Assessments: <b>No</b>	Amount: <b>\$6,901.72</b>	Waterfront: <b>No</b>
Junior High: <b>(299)</b>	Special Service Area: <b>No</b>	PIN: <b>13341070140000</b>	Acreage: <b>0.05</b>
High School: <b>(299)</b>		<b>(Map)</b>	Appx Land SF: <b>18,275</b>
Other:		Mult PINs:	Front Footage: <b>175</b>
	Zoning Type: <b>Commercial</b>	Tax Year: <b>2011</b>	# Lots Avail: <b>7</b>
	Actual Zoning:	Tax Exmps: <b>None</b>	Farm: <b>No</b>
			Bldgs on Land?: <b>Yes</b>

Lot Size: <b>.25-.49 Acre</b>	Ownership Type: <b>Corporation</b>	Type of House:
Lot Desc:	Frontage/Access: <b>City Street</b>	Style of House:
Land Desc: <b>Walk-out</b>	Road Surface: <b>Concrete</b>	Basement Details: <b>None</b>
Land Amenities:	Rail Availability:	Construction:
Farms Type:	Tenant Pays: <b>Air Conditioning, Electric, Heat, Water/Sewer</b>	Exterior:
Bldg Improvements:	Min Req/SF (1):	Air Cond: <b>Central Air</b>
Current Use: <b>Commercial</b>	Min Req/SF (2):	Heating:
Potential Use: <b>Commercial</b>	Other Min Req SF:	Utilities to Site: <b>Electric to Site, Gas to Site</b>
Location: <b>Central Business District</b>	Lease Type:	General Info: <b>None</b>
Known Liens:	Loans:	Backup Package: <b>No</b>
Seller Needs: <b>Cash</b>	Equity:	Backup Info:
Seller Will:		Possession: <b>Immediate</b>
		Sale Terms: <b>Conventional</b>
		Add. Sales Info.: <b>REO/Lender Owned</b>
		Agent Owned/Interest: <b>No</b>
		<b>Walk Score®: 72 - Very Walkable</b>

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MLS #: 08277723

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM





**Residential Rental**

Status: **NEW**  
 Area: **8016**  
 Address: **4416 N Kostner Ave Unit 2B, Chicago, Illinois 60616**  
 Directions: **East/West on Montrose Avenue then north on Kostner to address**  
 Rented:  
 Off Mkt:  
 Year Built: **1966**  
 Dimensions: **COMMON**  
 Subdivision:  
 Corp Limits: **Chicago**  
 Coordinates: **N:4416 W:4400**  
 Rooms: **4**  
 Bedrooms: **2**  
 Basement: **None**  
 Total Units: **8**  
 Unit Floor Lvl.: **2**  
 # Stories: **2**  
 Avail Furnished?:

MLS #: **08280730**  
 List Date: **02/28/2013**  
 List Dt Rec: **02/28/2013**  
 Financing:  
 Built B4 78: **Yes**  
 Model:  
 Township: **North Chicago**  
 Bathrooms **1/0**  
 (Full/Half):  
 Master Bath: **None**  
 Bmt Bath: **No**  
 Board Approval:  
 # Days for  
 Bd Apprvl:  
 Furnished Rate:

Rent Price: **\$975**  
 Orig Rent Price: **\$975**  
 Rented Price:  
 List. Mkt. Time: **2**  
 Contingency:  
 Curr. Leased:  
 Lease Expires:  
 County: **Cook**  
 # Fireplaces:  
 Parking: **None**  
 # Spaces: **0**  
 Parking Incl.  
 In Price:  
 Waterfront: **No**  
 Appx SF: **0**  
 SF Source: **Not Reported**  
 Short Term Lease?:  
 Short Term Rate:  
 Security Deposit:

Remarks: **NEWLY REHABBED 2 BED, 1 BATH SECOND FLOOR UNIT LOCATED JUST OFF OF MONTROSE AVE. NEWER KITCHEN WITH WHITE APPLIANCES AND GRANITE COUNTERS. HARDWOOD FLOORS THROUGHOUT. THIS UNIT IS IN GREAT CONDITION. IT IS A MUST SEE! A CREDIT CRIMINAL AND EVICTION CHECK IS REQUIRED.**

**School Data**

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

**Pet Information**

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

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	12X12	Main Level	Hardwood		Master Bedroom	12X12	Main Level	Hardwood	
Dining Room		Not Applicable			2nd Bedroom	12X09	Main Level	Hardwood	
Kitchen	09X12	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, Recent Rehab**

Type: **Condo**

Exposure:

Exterior: **Brick**

Air Cond: **1 (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:

Parking Details:

Parking Fee (High/Low): /

Driveway:

Basement Details: **None**

Foundation:

Roof: **Rubber**

Disability Access: **No**

Disability Details:

Lot Desc:

Sewer: **Sewer-Public**

Water: **Lake Michigan**

General Info: **None**

Amenities:

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Lease Terms:

Possession: **Closing, Immediate**

Management:

Fees/Approvals:

Monthly Rent Incl: **Heat, Water**

Available As Of: **02/28/2013**

Addl. Sales Info.: **REO/Lender Owned, Pre-Foreclosure**

Agent Owned/Interest: **Yes**

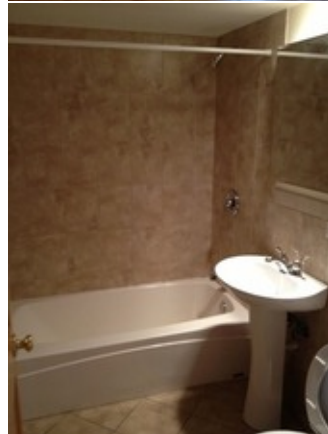
**Walk Score®: 77 - Very Walkable**

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MLS #: 08280730

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM

MLS#: 08280730 Residential Rental 4416 N Kostner AVE Unit #: 2B Chicago IL 60616



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Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



**Attached Single**  
 Status: **PCHG**  
 Area: **16**

MLS #: **08279403**  
 List Date: **02/26/2013**  
 List Dt Rec: **02/26/2013**

List Price: **\$131,250**  
 Orig List Price: **\$131,500**  
 Sold Price:

Address: **9400 N Oak Ave Unit 9400, Des Plaines, Illinois 60016**  
 Directions: **Potter S of Golf to Emerson E to Oak**

Closed:  
 Off Mkt:  
 Year Built: **1961**  
 Dimensions: **70X120**  
 Ownership: **Fee Simple**  
 Corp Limits: **Des Plaines**  
 Coordinates: **N:11 W:11**  
 Rooms: **8**

Contract:  
 Financing:  
 Blt Before 78: **Yes**  
 Subdivision:  
 Township: **Maine**  
 Bathrooms **1/1**  
 (Full/Half):  
 Master Bath: **None**  
 Bsmnt. Bath: **No**

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

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

Bedrooms: **3**  
 Basement: **Full**

# Spaces: **Gar:2**  
 Parking Incl.  
 In Price:

Waterfront: **No**  
 Total Units: **2**  
 # Stories: **1**  
 % Own. Occ.:

Appx SF: **0**  
 Unit Floor Lvl.: **1**  
 % Cmn. Own.:

SF Source: **Not Reported**  
 # Days for  
 Bd Apprvl: **0**  
 Fees/Approvals:

Remarks: **Quality Brick Duplex with three large bedrooms, one and a half baths, family room and recreation room. All appliances stay! Rare two car garage for your cars protection. Needs work! Great opportunity for right buyer.**

**School Data**

Elementary: **Stevenson (63)**  
 Junior High: **Gemini (63)**  
 High School: **Maine East (207)**  
 Other:

**Assessments**

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

**Tax**

Amount: **\$4,885**  
 PIN: **09152120260000**  
 (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	18X13	Main Level	Carpet		Master Bedroom	13X11	2nd Level	Carpet	
Dining Room	12X11	Main Level	Carpet		2nd Bedroom	14X10	2nd Level	Carpet	
Kitchen	15X10	Main Level	Vinyl		3rd Bedroom	10X10	2nd Level	Carpet	
Family Room	10X10	Main Level	Carpet		4th Bedroom		Not Applicable		
Laundry Room					Recreation Room	20X12	Basement	Carpet	

Interior Property Features: **Vaulted/Cathedral Ceilings, Hardwood Floors, Laundry Hook-Up in Unit, Storage**  
 Exterior Property Features: **Storms/Screens, End Unit**

Age: **51-60 Years**  
 Type: **1/2 Duplex**  
 Exposure: **E (East)**  
 Exterior: **Brick**  
 Air Cond: **Central Air**  
 Heating: **Gas, Forced Air**  
 Kitchen: **Eating Area-Table Space**  
 Appliances: **Oven/Range, Dishwasher, Refrigerator, Washer, Dryer**  
 Dining: **Combined w/ FamRm**  
 Bath Amn:  
 Fireplace Details:  
 Fireplace Location:  
 Electricity: **Circuit Breakers**  
 Equipment: **Ceiling Fan, Sump Pump**  
 Additional Rooms: **Recreation Room**

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: **Partially Finished**  
 Foundation: **Concrete**  
 Exst Bas/Fnd:  
 Roof: **Asphalt/Glass (Shingles)**  
 Disability Access: **No**  
 Disability Details:  
 Lot Desc:

Sewer: **Sewer-Public**  
 Water: **Lake Michigan**  
 Const Opts:  
 General Info: **None**  
 Amenities: **Curbs/Gutters, Sidewalks, Street Paved**  
 Asmt Incl: **None**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms: **Cash Only, Other**  
 Possession: **Closing**  
 Est Occp Date:  
 Management:  
 Addl. Sales Info.: **REO/Lender Owned**  
 Agent Owned/Interest: **No**  
**Walk Score@: 63 - Somewhat Walkable**

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MLS #: 08279403

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM



MLS#: 08279403 Attached Single 9400 N Oak AVE Unit #: 9400 Des Plaines IL 60016





MLS#: 08279403 Attached Single 9400 N Oak AVE Unit #: 9400 Des Plaines IL 60016



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**Residential Rental**      MLS #: **08278463**      Rent Price: **\$1,500**  
 Status: **PCHG**      List Date: **02/25/2013**      Orig Rent Price: **\$1,700**  
 Area: **8020**      List Dt Rec: **02/25/2013**      Rented Price:  
 Address: **1920 N Springfield Ave Unit 3S, Chicago, Illinois 60647**  
 Directions: **Armitage(2000 N.) to Springfield (3850 W.), south to property**  
 List. Mkt. Time: **5**  
 Rented:  
 Off Mkt:  
 Year Built: **2007**      Financing:  
 Built B4 78: **No**  
 Dimensions: **CONDO**      Lease Expires:  
 County: **Cook**  
 Subdivision:      Model:  
 # Fireplaces: **1**  
 Corp Limits: **Chicago**      Township: **West Chicago**      Parking: **Exterior Space(s)**  
 Coordinates: **N:1920 W:3850**      # Spaces: **Ext:1**  
 Rooms: **5**      Bathrooms **2/0**      Parking Incl. **Yes**  
 (Full/Half):  
 Bedrooms: **3**      Master Bath: **Full**      In Price:  
 Basement: **None**      Bmt Bath: **No**      Waterfront: **No**  
 Total Units: **8**      Board Approval:  
 Appx SF: **1786**  
 Unit Floor Lvl.: **4**      # Days for  
 Bd Apprvl:  
 # Stories: **4**      Short Term Lease?:  
 Avail Furnished?:      Furnished Rate:      Short Term Rate:  
 Security Deposit:

Remarks: **NEWLY FINISHED BEAUTIFUL 3 BEDROOM 2 BATHS CONDO. IN UNIT WASHER AND DRYER, 1 EXTERIOR PARKING SPOT. HARDWOOD FLOORS THROUGHOUT, HUGE MASTER BR SUITE WITH JACCUZI, GRANITE COUNTER TOPS, MARBLE FLOORS, 42" MAPLE CABINETS, FRONT BBQ DECK...WON'T LAST LONG, VERY BEAUTIFUL. CALL LISTING AGENT FOR LOCK COMBO**

**School Data**

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

**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	20X16	Main Level			Master Bedroom	16X15	Main Level		
Dining Room		Not Applicable			2nd Bedroom	12X11	Main Level		
Kitchen	15X10	Main Level			3rd Bedroom	12X11	Main Level		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features:

Age: **6-10 Years, Recent Rehab**

Type: **Condo**

Exposure: **E (East), City**

Exterior: **Brick**

Air Cond: **Central Air**

Heating: **Gas, Forced Air**

Kitchen:

Appliances:

Dining:

Bath Amn:

Fireplace Details:

Fireplace Location: **Living Room**

Electricity:

Equipment:

Additional Rooms: **No additional rooms**

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership:

Parking On Site: **Yes**

Parking Details: **Off Street**

Parking Fee (High/Low): /

Driveway:

Basement Details: **None**

Foundation:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc:

Sewer: **Sewer-Public**

Water: **Lake Michigan**

General Info: **None**

Amenities: **Storage**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Lease Terms:

Possession: **Immediate**

Management:

Fees/Approvals:

Monthly Rent Incl: **Water, Parking, Air Conditioning**

Available As Of: **02/11/2013**

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

Agent Owned/Interest: **No**

**Walk Score@: 85 - Very Walkable**

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MLS #: 08278463

Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 03/01/2013 07:49 AM

MLS#: 08278463 Residential Rental 1920 N Springfield AVE Unit #: 3S Chicago IL 60647



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