

1990 E Algonquin Rd Suite 201, Schaumburg, IL 60173

# BUILDING DEVELOPMENT PROJECT PROPOSAL

#### **BUILDING:**

#### **Basement:**

Garage 4 Units

#### 1<sup>st</sup> Floor APT:

living room + dinning room + kitchen 1 bedroom + 2 master bedrooms + balcony (94 sq.ft) 2 master bathrooms + laundry room

#### 2<sup>nd</sup> Floor APT: 20

living room + dinning room + kitchen 1 bedroom + 2 master bedrooms + balcony (94 sq.ft) 2 master bathrooms + laundry room

#### 3<sup>rd</sup> Floor APT:

living room + dinning room + kitchen
1 bedroom + 2 master bedrooms + balcony (94 sq.ft)
2 master bathrooms + laundry room
4<sup>rd</sup> Floor APT: 2000 sq.ft
living room + dinning room + kitchen
1 bedroom + 2 master bedrooms + balcony (94 sq.ft)
2 master bathrooms + laundry room

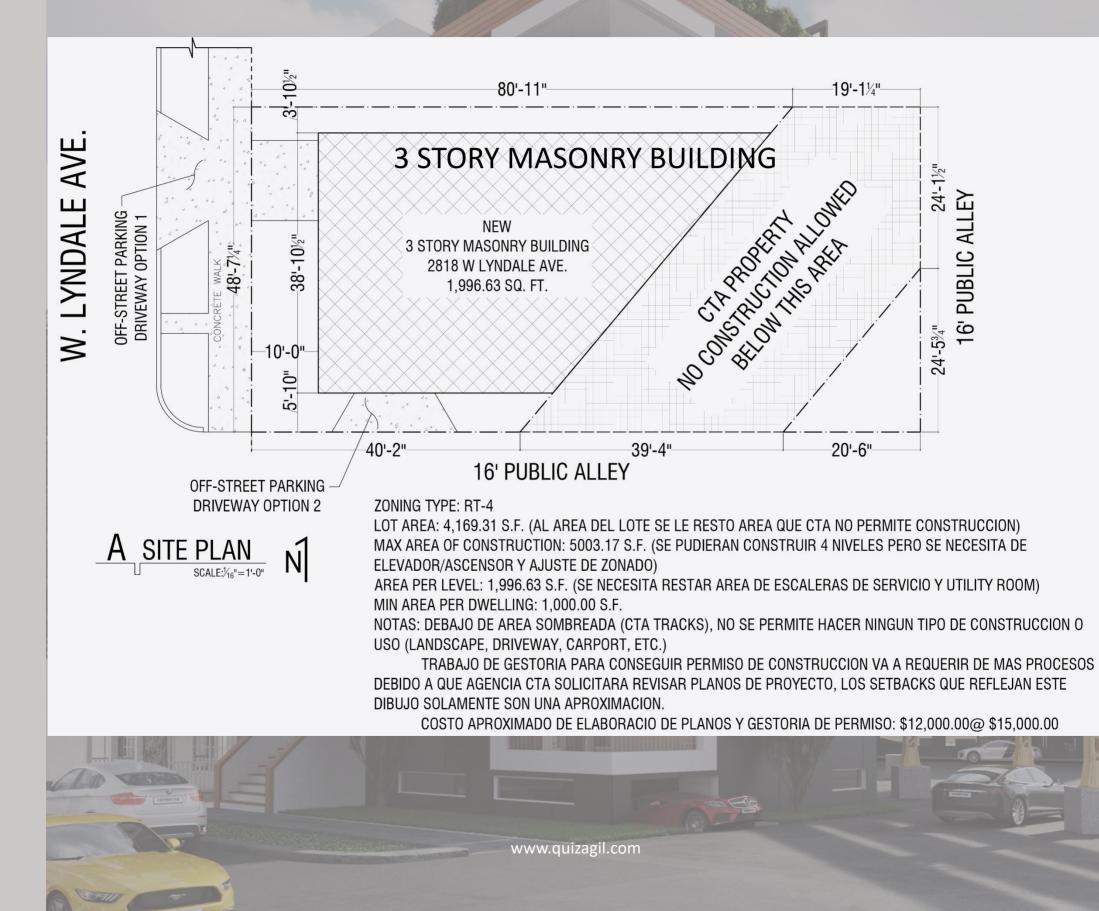
#### Roof Top Floor: 2000 sq.ft Roof top Outdoor space : 1651.50 sq.ft

Bathroom: 80 sq.ft

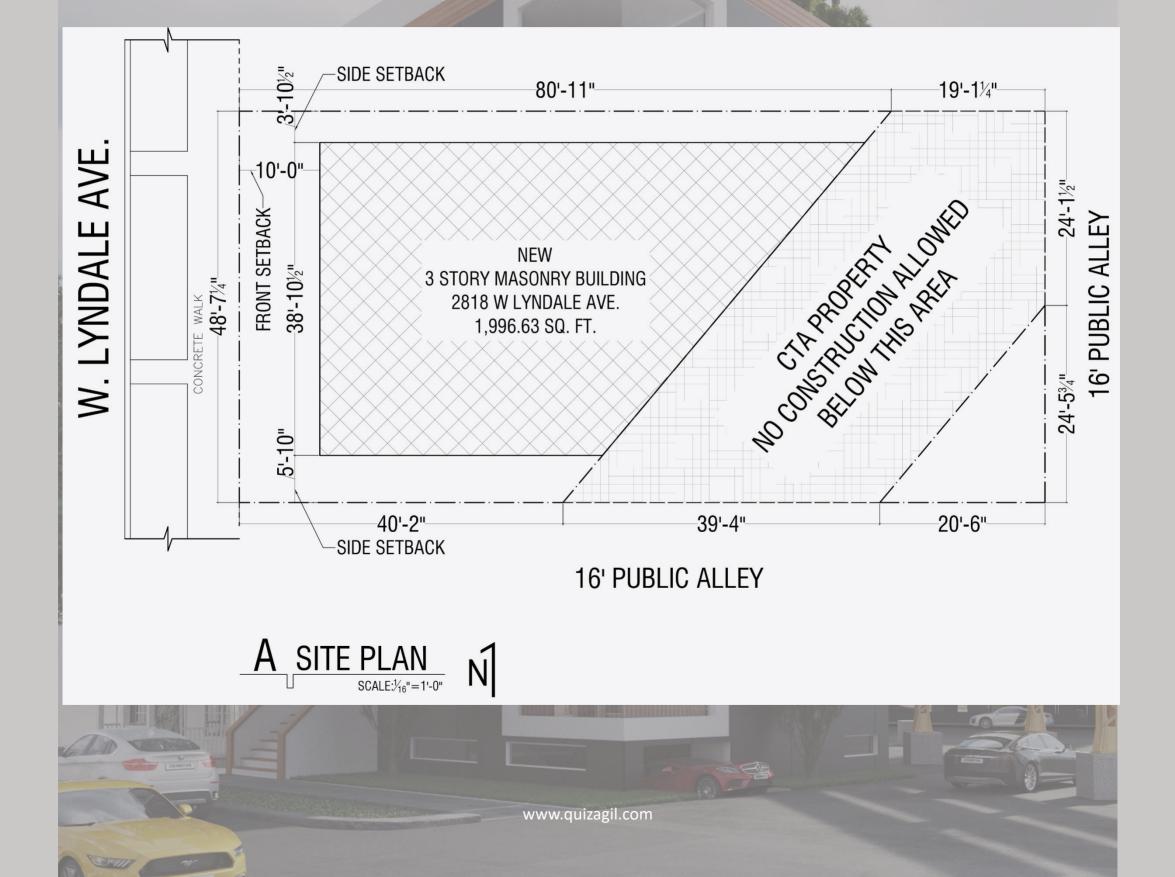
BUILDING DEVELOPER: DESIGN BY: PROJECT:	QUIZAGIL GROUP Rubén Quiza EL Rincón (4 STORIES MASONRY BUILDING)
	1 duplex +2 apt + garage + rooftop
SQ.FT LOT:	4169sq.ft
SQ.FT PER FLOOR:	2000sq.ft
LOCATION:	2818 W Lyndale Ave, Chicago IL 60647
STARTING DATE:	05-20-2019
ENDING DATE:	01-20-2020
EXEMPLE	
	www.quizagil.com



# BUILDING PROPOSAL



# BUILDING PROPOSAL





#### BUILDING / SIDE



#### BUILDING / BACK



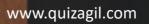
#### BUILDING/ FRONT 1 apt/Story



#### BUILDING/ FRONT 1 apt/Story



#### BUILDING / MAIN ENTRANCE

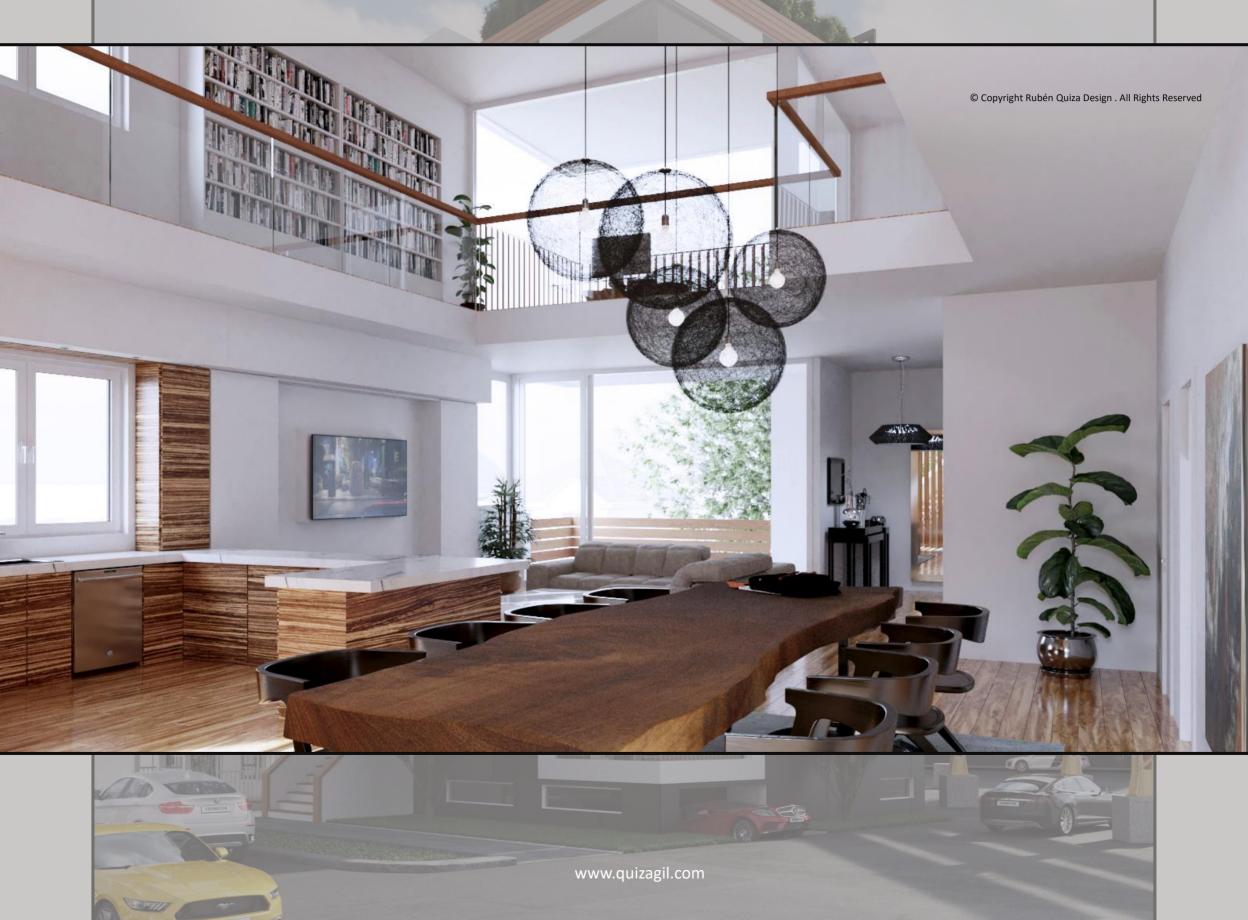


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## BUILDING / MAIN ENTRANCE + ELEVATOR



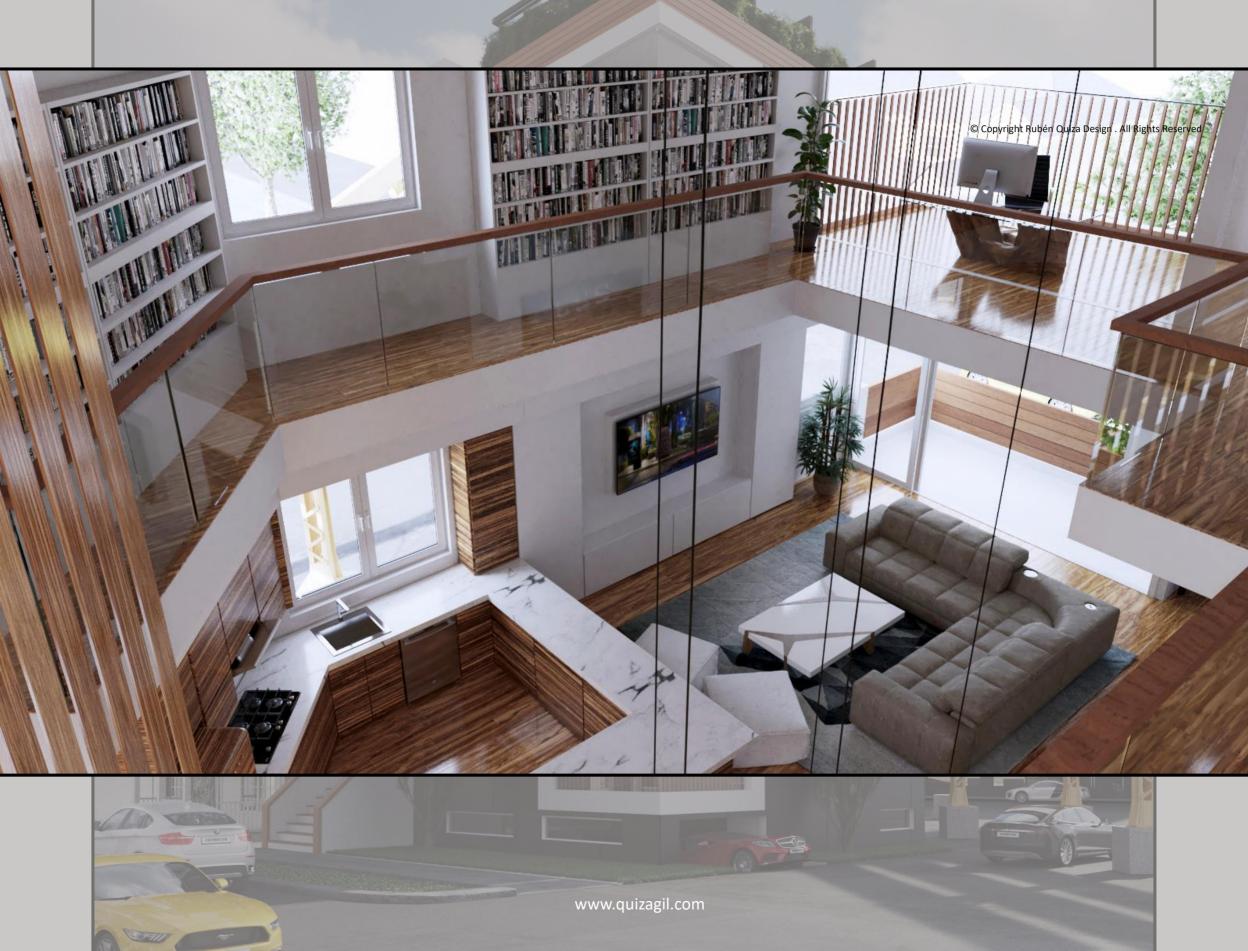
### DUPLEX INTERIOR/ DINNING ROOM + KITCHEN + Living room



### DUPLEX INTERIOR/ DINNING ROOM + KITCHEN + Living room



## DUPLEX INTERIOR/ DINNING ROOM + KITCHEN + Living room





## DUPLEX INTERIOR / MASTER BEDROOM + WALKING CLOSET

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### DUPLEX INTERIOR/ MASTER BATHROOM + LAUNDRY ROOM





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#### BUILDING/ ROOF TOP + BATHROOM







#### CMA Summary Report

#### Attached Single

#### Market Analysis Summary (continued)

#### **Recently Sold**

Comparables

MLS #	Stat	Address	List Price	Sold Pr	Clsd Dt	# Rms	Beds	Baths	LMT	MT
10272047	CLSD	2833 W Lyndale ST 2	\$350,000	\$362,500	05/01/2019	5	2	2	6	6
09876366	CLSD	2862 W LYNDALE ST 1E	\$479,000	\$479,000	06/29/2018	6	3	2.1	4	4
10109348	CLSD	2862 W LYNDALE ST 2E	\$485,000	\$487,500	12/03/2018	6	3	2	9	9
10072511	CLSD	2922 W Lyndale ST 1	\$589,900	\$589,900	11/01/2018	7	3	2.1	6	104
10137124	CLSD	2912 W Lyndale ST 1W	\$599,000	\$599,000	11/27/2018	7	3	2.1	2	2
10153733	CLSD	2912 W Lyndale ST 1-E	\$599,000	\$599,000	04/18/2019	7	3	2.1	73	148
09858004	CLSD	2855 W LYNDALE ST 1	\$629,000	\$629,000	05/01/2018	7	3	2.1	17	171
09876619	CLSD	2866 W LYNDALE ST 1	\$629,000	\$629,000	05/14/2018	6	3	2.1	13	97

tistics						Total	Properties
	List Price	Sold Pr	ASF	Beds	Baths	LMT	MT
Minimum	\$350,000	\$362,500	0	2	2	2	2
Maximum	\$629,000	\$629,000	2200	3	2.1	73	171
Average	\$544,988	\$546,863	710	3	2	16	68
	Sold properties clos This reflects a 0.34%	sed averaging 100.3 difference between					

blo	- Attached	Single					Attached	Single						
#	MLS #		Status	Area	Beds	Baths	Pkn/# Ext	Туре	SCI	LMT	мт	LP	SP	Close Date
1	10272047	2833 W Lyndale #2	CLSD	8022	2	2	S/1	Condo	None	6	6	\$350,000	\$362,500	05/01/2019
2	09876366	2862 W Lyndale #1E	CLSD	8022	3	2.1	G/1	1/2 Duplex, Condo	None	4	4	\$479,000	\$479,000	06/29/2018
3	10109348	2862 W Lyndale #2E	CLSD	8022	3	2	G/1	1/2 Duplex, Condo	None	9	9	\$485,000	\$487,500	12/03/2018
4	10072511	2922 W Lyndale #1	CLSD	8022	3	2.1	G/1.5	Condo, Condo- Duplex	None	6	104	\$589,900	\$589,900	11/01/2018
5	10137124	2912 W Lyndale #1W	CLSD	8022	3	2.1	G/1	Condo, Condo- Duplex	None	2	2	\$599,000	\$599,000	11/27/2018
6	10153733	2912 W Lyndale #1-E	CLSD	8022	3	2.1	G/1	Condo, Condo- Duplex	None	73	148	\$599,000	\$599,000	04/18/2019
7	09858004	2855 W Lyndale #1	CLSD	8022	3	2.1	G/1	Condo, Condo- Duplex, Low Rise (1- 3 Stories)	None	17	171	\$629,000	\$629,000	05/01/2018
8	09876619	2866 W Lyndale #1	CLSD	8022	3	2.1	G/1	Condo, Condo- Duplex, Low Rise (1- 3 Stories)	None	13	97	\$629,000	\$629,000	05/14/2018
						8 Sold	- Attached S	2						
				t Price	High	*620	Low		Averag		-	1edian	450	
				d Price		\$629, \$629,		350,000 362,500		\$544, \$546,		\$594 \$594		
		Listin	ng Marke			\$029,	73	2		\$340,	16	\$J94	7	
		LISUI	_	et Time			171	2			68		53	
			Planke	. mie			ed Single Su	1.77	atistics		00		55	
					High	o Attact	Low		Averag	е	P	ledian		
			Lis	t Price	-	\$629,		350,000		\$544,		\$594	,450	
			Sol	d Price		\$629,		362,500		\$546,	862	\$594		
		Listin	ng Marke	et Time			73	2			16		7	
			Marke	t Time			171	2			68		53	

Prepared By: Manuel Gil Angels Financial Real Estate Corp

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	Attached Status: Area:	Single CLSD 8022	MLS #: List Date: List Dt Rec:	09876366 03/06/2018 03/07/2018	List Price: Orig List Price: Sold Price: SP Incl.	\$479,000 \$479,000 \$479,000
No.	Address:		dale St Unit 1E,			Yes
1000	Directions:		o California, Sou lue Line to Calif			
	Closed:	06/29/2018		03/09/2018		4
	Off Mkt: Year Built: Dimensions:	03/09/2018 2007 50 X 125	Blt Before 78:	Conventional No	Curr. Leased:	No
	Ownership:	Condo	Subdivision:	North	Model:	
	Corp Limits:	Chicago	Township:	Chicago	County:	Cook
11	Coordinates:	N:2300 W:2862			# Fireplaces:	1
	Rooms:	6	Bathrooms (Full/Half):	2/1	Parking:	Garage
	Bedrooms:	3	Master Bath:	Full	# Spaces:	Gar:1
	Basement:	Full, Walkout	Bsmnt. Bath:	Yes	Parking Incl. In Price:	Yes
	Waterfront: Total Units:	No 5	Appx SF: Bldg. Assess. SF:	1700 0	SF Source: # Days for	Estimated
	# Stories:	3	Unit Floor Lvl.:	1	Bd Apprvl:	1

Unit Floor Lvl.: 1 % Cmn. Own.: 18%

Fees/Approvals:

% Own. Occ.: 100 Utility Costs: Mobility Score: -Mobility Score: -Remarks: Stunning Newer Construction in Logan Square! Live in the heart of it all! Dining, nightlife and a single block walk to the "L" & only 10 Min to Downtown! This while being situated on one of Logan's quiet & quaint blocks this neighborhood has become known for! Surrounded in all directions by luxury new construction, exposing tremendous value at this price. Sun drenched 3 Bed, 2.5 Bath Duplex w/ 9' ceilings throughout. Island Kitchen features Bosch SS appliances, granite, 42'' maple cabinets. Master Bath includes separate tub & shower w/ steam. Radiant heated floors in lower level w/ all new carpet. Hardwood firs throughout main floor. Beautiful wood burning fireplace in Living Room. Excellent sound proofing. One Bedroom is convertible to 2nd Family Room via huge pocket doors. Security System. Wired for sound. Private patio & shared roof deck above garage. ALL BRICK building & garage. Come see your next home! SHOWINGS START THIS WEEKEND! See remarks & showing instructions for availability

remarks & showing ins	tructions for availab	mity				
School Data	Assess	ments		Tax	Pet Inforn	nation
Elementary: (299)	Amount:	\$185	Amount:	\$6,020.88	Pets Allowed:	Dogs OK
Junior High: (299)	Frequency:	Monthly		13361070971001	Max Pet Weight	t:40
High School: (299)	Special Assessm	ents: No	PIN:	(Map) / Mult PINs:	Contract Strategy Strategy	
	Special Service /	Area: No		No		
	Master Associati	on: No	Tax Year:	2016		
			Tax Exmps:	None		
			Coop Tax Deduc	tion:		
			Tax Deduction Y	'ear:		

Room Name Size Level F	looring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
iving Room 16X25 Main Level H	lardwood	Shades	Master Bedroom	17X12	Walkout Basement	Carpet	Shades
Dining Room COMBOMain Level H	lardwood	Shades	2nd Bedroom	11X10	Walkout Basement	Carpet	Shades
Kitchen 16X10 Main Level H	lardwood	Shades	3rd Bedroom	16X14	Walkout Basement	Carpet	Shades
Family Room Not Applicable			4th Bedroom		Not Applicable		
	Ceramic Tile	None	Storage	3X3	Walkout Basement	Ceramic Tile	None
nterior Property Features: Sauna/Steam Exterior Property Features: Deck, Patio, S				rs, Laui	ndry Hook-Up in	Unit, Stora	ge
Age: 11-15 Years		Features:			Sewer:Sewer-P	ublic	
Type: 1/2 Duplex, Condo	Garage	Ownership:0	wned		Water: Lake Mic	higan	
Exposure: S (South)	Garage	On Site: Yes			Const Opts:		
xterior:Brick	Garage	Type:Detach	ed		General Info: Cor	nmuter Trai	n
Air Cond: Central Air, Zoned	Garage	Details:Gara	ge Door Opener(	s),	Amenities:Sunde	eck	
leating: Gas		itter(s)			Asmt Incl:Water		
Kitchen: Eating Area-Breakfast Bar,		Ownership:			Insurance, Sca		w Removal
Island, Pantry-Closet	Parking	On Site:			HERS Index Scor	e:	
Appliances: Oven/Range, Microwave,	Parking	Details:			Green Disc:		
Dishwasher, Refrigerator, Washer, Dryer, Disposal	Parking	Fee (High/Lo	w): /		Green Rating Sou	urce:	
Dining:Combined w/ LivRm	Drivewa	y:			Green Feats:		
Bath Amn: Whirlpool, Separate Shower,	Baseme	nt Details: <b>Fin</b>	ished		Sale Terms:		
Steam Shower, Double Sink	Foundat	ion:Concrete			Possession: Closi	ng	
Fireplace Details: Wood Burning, Gas	Exst Bas	s/Fnd:			Est Occp Date:		
Starter	Roof: Ru	ıbber			Management:		
Fireplace Location: Living Room	Disabilit	y Access:No			Rural:		
Electricity: Circuit Breakers	Disabilit	y Details:			Addl. Sales Info.	None	
Equipment: Humidifier, Intercom, CO Detectors, Sump Pump	Lot Des	:Fenced Ya	rd		Broker Owned/In Relist:	terest: <b>No</b>	
Additional Rooms: Storage					Zero Lot Line:		
Other Structures:					national constant 277123.7753		

ULLC - The accuracy of all information, regaraless of source, including but not limited to square footages and lot sizes, is o guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing

MLS #: 09876366

Prepared By: Manuel Gil | Angels Financial Real Estate Corp | 05/05/2019 11:31 PM

	111.		in a			
I	Attached Status: Area:	Single CLSD 8022	MLS #: List Date: List Dt Rec:	10272047 02/28/2019 02/28/2019	List Price: Orig List Price: Sold Price: SP Incl. Parking:	\$350,000 \$350,000 \$362,500 Yes
	Address: Directions:		dale St Unit 2, C ve south of Fulle		547	
	Closed: Off Mkt:	05/01/2019 03/05/2019		03/05/2019 Conventional	Concessions:	-
	Year Built:	2008	Blt Before 78:	No	Curr. Leased:	Yes Exp:04/30/2019
	Dimensions: Ownership:	25X100 Condo	Subdivision:		Model:	
	Corp Limits:	Chicago	Township:	West Chicago	County:	Cook
	Coordinates:	N:2300 W:2800			# Fireplaces:	1
	Rooms:	5	Bathrooms (Full/Half):	2/0	Parking:	Exterior Space(s)
	Bedrooms:	2	Master Bath:	Full	# Spaces:	Ext:1
	Basement:	None	Bsmnt. Bath:	No	Parking Incl. In Price:	Yes
	Waterfront: Total Units:	No 3	Appx SF: Bldg. Assess. SF:	0	SF Source: # Days for	Not Reported
	# Stories: % Own. Occ.: Utility Costs:	3		2	Bd Apprvl: Fees/Approvals:	0
	Mobility Score	78 - Good M	obility!			

Mobility Score 78 - Good Mobility! Remarks: Hiding in plain sight! This charming, 2008 all brick building is literally a half block from the California Blue Line el stop, but you'd never know it. The building is tucked away on a quiet stretch of Lyndale and street parking for guests is ample, but there is no better location if you want to walk to some of the best Logan Square coffee shops, stores and eat spots. It is a 2br 2ba home with elegant finishes, nice sized bedrooms, a large master bathroom with jacuzzi tub, extra storage in the basement, and parking included. Check the comps – this kind of value in a newer construction brick building is very difficult to find!

School Data	Asse	essments		Tax	Pet Inforn	
	mount:	\$158	Amount:	\$5,146.14		Cats
Junior High: (299)	requency:	Monthly		1336109100100		ОК,
High School: (299)	Special Asses	amonta: No	PIN:	(Map) / Mult PIN No	S:	Dogs OK
	special Asses		Tax Year:	2017	Max Pet Weigh	
	laster Associ		Tax Exmps:	Homeowner		
			Coop Tax Deduct			
			Tax Deduction Ye	ear:		
Square Footage Comments	e					
Room Name Size Leve		Flooring Win T		lame Size Level		Vin Trmt
Living Room 18X12 Mai		Hardwood		oom 12X12 Main Leve		
Dining Room COMBOMai	n Level	Hardwood	2nd Bedroo	m 13X09 Main Leve Not	l Hardwood	
		Hardwood	3rd Bedroor	n Applicable		
	licable		4th Bedroor	Applicable		
Laundry Room			Balcony	11X4 Main Leve		
Interior Property Features:			y Hook-Up in Un	it, Storage		
Exterior Property Features:	Balcony, I	Deck				
Age:11-15 Years		Laundry Featur		Sewer:Sewe	r-Public	
Type: Condo		Garage Owners	ship:	Water: Lake	Michigan	
Exposure:		Garage On Site	2:	Const Opts:		
Exterior:Brick		Garage Type:		General Info:	None	
Air Cond: Central Air		Garage Details	:	Amenities: <b>St</b>	orage	
Heating: Gas, Forced Air		Parking Owner	ship: <b>Owned</b>	Asmt Incl:Wa	ater, Common I	nsurane
Kitchen: Eating Area-Brea	akfast Bar,	Parking On Site	e:Yes	HERS Index 9	Score:	
Pantry-Closet		Parking Details	6	Green Disc:		
Appliances: Oven/Range,		<ul> <li>Parking Fee (H</li> </ul>	igh/Low): /	Green Rating	Source:	
Dishwasher, Refrigerato Dryer, Disposal, Range I		Driveway:		Green Feats:		
Dining:Combined w/ Liv		Basement Deta	ails:None	Sale Terms:		
		Foundation:		Possession:C	losing	
		Exst Bas/Fnd:		Est Occp Dat	e: _	
Bath Amn: Whirlpool, Sep	arate	LASE Das/THU.		CODE TO A CONTRACT OF A CONTRACT	•	
Bath Amn:Whirlpool, Sep Shower, Double Sink		Roof:		Management		
Bath Amn:Whirlpool, Sep Shower, Double Sink Fireplace Details:Gas Loge	5	All the second second second second second second	ss:No	Management Rural: <b>No</b>	•	
Bath Amn:Whirlpool, Sep Shower, Double Sink Fireplace Details:Gas Logs Fireplace Location:Living I	5	Roof:		Rural:No	nfo.: <b>List Broker</b> I	Must
Bath Amn:Whirlpool, Sep Shower, Double Sink Fireplace Details:Gas Loge Fireplace Location:Living I Electricity:	5	Roof: Disability Acces		Rural:No		Must
Bath Amn: Whirlpool, Sep Shower, Double Sink Fireplace Details: Gas Logs Fireplace Location: Living I Electricity: Equipment:	s Room	Roof: Disability Acces Disability Detai		Rural: <b>No</b> Addl. Sales In <b>Accompany</b>		Must
Bath Arm: Whirlpool, Sep Shower, Double Sink Fireplace Details: Gas Logs Fireplace Location: Living I Electricity: Equipment: Additional Rooms: Balcony Other Structures:	s Room	Roof: Disability Acces Disability Detai		Rural: <b>No</b> Addl. Sales In <b>Accompany</b>	nfo.:List Broker	Must

reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing. MLS #: 10272047 Prepared By: Manuel Gil | Angels Financial Real Estate Corp | 05/05/2019 11:31 PM



MLS #: List Date:

List Dt Rec:

SP Incl. SP Incl. Parking: 2922 W Lyndale St Unit 1, Chicago, IL 60647

California to Lyndale, one way west to 2922 Lst. Mkt. Time: 6 11/01/2018Contract: 09/10/2018 Concessions:



					11/1/	
「日本」というというというである	Attached Status: Area:	Single CLSD 8022	MLS #: List Date: List Dt Rec:	10109348 10/11/2018 10/11/2018	List Price: Orig List Price: Sold Price: SP Incl. Parking:	\$485,000 \$485,000 \$487,500 Yes
	Address: Directions:	2862 W Lyndale CALIFORNIA TO			5	
	Closed: Off Mkt: Year Built: Dimensions:	12/03/2018 10/19/2018 2007 COMMON	Contract: Financing: Blt Before 78:	10/19/2018 Conventional No	Lst. Mkt. Time: Concessions: Contingency: Curr. Leased:	9
Contraction of the local division of the loc	Ownership: Corp Limits: Coordinates:	Condo Chicago N:2300 W:2862		North Chicago	Model: County: # Fireplaces:	Cook 1
1	Rooms:	6	Bathrooms (Full/Half):	2/0	Parking:	Garage
	Bedrooms:	3	Master Bath:	Full	# Spaces:	Gar:1
	Basement:	None	Bsmnt. Bath:	No	Parking Incl. In Price:	Yes
	Waterfront: Total Units:	No 5	Appx SF: Bldg. Assess. SF:	1780	SF Source: # Days for	Estimated
	# Stories: % Own. Occ.:	3 100	Unit Floor Lvl.: % Cmn. Own.:	2	Bd Apprvl: Fees/Approvals:	0
	Utility Costs: Mobility Score:		/yr,\$75.06/mo;	Gas - \$769.52/y	/r,\$64.13/mo	

Remarks: Live in the heart of Logan Square! Located a block from the California Blue Line around the corner from Revolution Brewing, this beautiful condo is the one you've been waiting for. Stunning sun filled 3 bed 2 bath Logan Square split level home in intimate 5 unit all brick building. Chef's dream kitchen includes all stainless appliances, cherry cabinets & gleaming granite counters with breakfast bar. Hardwood floors throughout. Spacious living room with treetop views & extra wide (19ft) open floor plan comfortably fits dining table, wood burning fireplace, and wall of built in cabinets & bar. Luxurious stone baths including spa master with sheawer, jet tub and double sink. Custom walk in closets. Private garage roof deck with pergola perfect for entertaining and garage parking included.

School Data				Ass	essments		Tax		Pet Informa	tion
Elementary: Da	arwin (29	99)		Amount:	\$205	Amount:	\$7,061			Cats
Junior High: Da High School: Cl		99) Community Academ	y Senior (299)	Frequency:	Monthly	PIN:	(Map) /		Pets Allowed:	OK, Dogs
Square Footage	Commer	-		Special Serv	essments: <b>No</b> vice Area: <b>No</b> ciation: <b>No</b>				Max Pet Weigh	OK t: 999
Room Name Living Room Dining Room Kitchen		Level Main Level Main Level Main Level	Flooring Hardwood Hardwood Hardwood	Win Trmt	Room Nam Master Bedroo 2nd Bedroom 3rd Bedroom		Level Lower Main Level Main Level	Flooring Hardwoo Hardwoo Hardwoo	bd	t
Family Room Laundry Room Walk In Closet	05X03 06X05	Not Applicable Main Level Lower	Ceramic Tile Hardwood		4th Bedroom Deck	19X16	Not Applicable Main Level	Other		

Ceramic Tile Hardwood Interior Property Features: Sauna/Steam Room, Hardwood Floors, 1st Floor Bedroom, 2nd Floor Laundry, 1st Floor Full Bath, Laundry Hook-Up in Unit

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MLS #: 10109348

Age: 11-15 YearsLaundry Features:Sewer:Sewer-PublicType: 1/2 Duplex, CondoGarage Ownership:OwnedWater:PublicType: 1/2 Duplex, CondoGarage On Site:YesConst Opts:Exterior:BrickGarage Orge:DetachedGeneral Info:Commuter Bus, Commuter TrainAir Cond:Central AirGarage Detalis:Garage Door Opener(s)Amenities:Curbs/Gutters, Sidewalks, StreetHeating:Gas, Forced AirParking Ownership:Lights, Street PavedKitchen:Eating Area-Breakfast BarParking On Site:Maintenance, ScavengerAppliances: Oven/Range, Microwave, Dishwasher, Refrigerator, High End Refrigerator, Freezer, Washer, Dryer, Disposal, All Stainless Steel KitchenParking Pee (High/Low): / / Privewa:'Off AlleyGreen Disc: Geren Rating Source: Basement Details:NoneBath Amn: Whirlpool, Separate Shower, Steal Fireplace Location: Living RoomDisability Access:No Disability Details: Lot Desc:Common Grounds, Fenced Yard, Landscaped ProfessionallyManagement:Self-Management Broker Owned/Interest:No Relist: Core Dute:Kottional Rooms:Deck, Walk In CloseLot Desc:Common Grounds, Fenced Yard, Landscaped ProfessionallyRural: Rural: Rural: Rural: Verified Hrough personal Inspectod by and/or with the approprise Professionally Eventures: Nottice: Many homes of source: where details: Body and/or with the approprise Professionalis Professionaling where aware that Hew are Vereoded during a showing.	Exterior Property Features: Roof Deck, Storms/S	creens							
Exposure: N (North), S (South), E (East)Garage On Site: YesConst Opts:Exterior: BrickGarage Type: DetachedGeneral Info: Commuter Bus, Commuter TrainAir Cond: Central AirGarage Details: Garage Door Opener(s)Amenities: Curbs/Gutters, Sidewalks, StreetHeating: Gas, Forced AirParking Ownership:Asmt Ind: Water, Common Insurance, ExteriorAppliances: Oven/Range, Microwave,Parking On Site:Maintenance, ScavengerDishwasher, Refrigerator, High EndParking Fee (High/Low): /Maintenance, ScavengerDishwasher, Refrigerator, High EndParking Fee (High/Low): /Green Disc:Dishwasher, Refrigerator, Steel KitchenDriveway:Off AlleyGreen Rating Source:Appliances: Ourolation: ConcreteSale Terms: ConventionalBath Ann: Whirlpool, Separate Shower, SteamExst Bas/Fnd:Possession: ClosingShower, Double SinkDisability Access:NoEst Occp Date:Fireplace Location: Living RoomDisability Access:NoEst Occp Date:Electricity: Circuit BreakersLot Desc: Common Grounds, Fenced Yard, Landscaped ProfessionallyAddil. Sales Info.:None Broker Owned/Interest:NoAdditional Rooms: Deck, Walk In ClosetUt Desc:Rerise:Zero Lot Line:	Age: 11-15 Years	Laundry Features:	Sewer:Sewer-Public						
Exterior: BrickGarage Type: DetachedGeneral Info: Commuter Bus, Commuter TrainAir Cond: Central AirGarage Details: Garage Door Opener(s)Amenities: Curbs/Gutters, Sidewalks, StreetHeating: Gas, Forced AirParking Ownership:Amenities: Curbs/Gutters, Sidewalks, StreetHeating: Gas, Forced AirParking Om Site:Asmt Incl: Water, Common Insurance, ExteriorAppliances: Oven/Range, Microwave,Parking Details:HERS Index Score:Dishwasher, Refrigerator, Freezer, Washer, Dryer,Parking Fee (High/Low): /Green Disc:Dishwasher, Refrigerator, Freezer, Washer, Dryer,Driveway: Off AlleyGreen Disc:Disposal, All Stainless Steel KitchenBasement Details:NoneGreen Rating Source:AppliancesFoundation: ConcreteSale Terms: ConventionalBath Ann: Whirlpool, Separate Shower, SteamRoof: RubberEst Bas/Fnd:Fireplace Details: Wood Burning, Gas StarterDisability Access:NoBashilty Access:NoFireplace Location: Living RoomDisability Access:NoManagement: Self-ManagementEduridity: Circuit BreakersLot Desc: Common Grounds, Fenced Yard,Addl. Sales Info.:NoneEquipment: Humidifier, TV-Cable, SecuritySystem, Intercom, CO Detectors, Ceiling FanAdditional Rooms: Deck, Walk In ClosetOther Structures:Cort Line:Zero Lot Line:	Type: 1/2 Duplex, Condo	Garage Ownership: Owned	Water: Public						
Air Cond: Central Air       Garage Details: Garage Door Opener(s)       Amenities: Curbs/Gutters, Sidewalks, Street         Heating: Gas, Forced Air       Parking Ownership:       Lights, Street Paved         Kitchen: Eating Area-Breakfast Bar       Parking Ownership:       Amenities: Curbs/Gutters, Sidewalks, Street         Kitchen: Eating Area-Breakfast Bar       Parking Ownership:       Amenities: Curbs/Gutters, Sidewalks, Street         Dishwasher, Refrigerator, High End       Parking Fee (High/Low): /       Amenities: Curbs/Gutters, Sidewalks, Street         Dishwasher, Refrigerator, Freezer, Washer, Dryer,       Driveway:Off Alley       Green Disc:         Dishwasher, Kefrigerator, High End       Parking Fee (High/Low): /       Green Rating Source:         Appliances       Driveway:Off Alley       Green Rating Source:         Dishog.combined w/ LivRm       Foundation:Concrete       Sale Terms:Conventional         Bath Am::Whirlpool, Separate Shower, Steam       Roof: Rubber       Possession:Closing         Shower, Double Sink       Roof: Rubber       Est Occp Date:       Maragement:         Fireplace Location:Living Room       Disability Details:       Rural:       Addl. Sales Info::None         Equipment:Humidifier, TV-Cable, Security       Lot Desc:Common Grounds, Fenced Yard,       Addl. Sales Info::None       Broker Owned/Interest:No         Additional Rooms:Deck, Walk In Closet	Exposure: N (North), S (South), E (East)	Garage On Site: Yes	Const Opts:						
Heating:Gas, Forced Air       Parking Ownership:       Lights, Street Paved         Kitchen:Eating Area-Breakfast Bar       Parking On Site:       Asmt Ind:Water, Common Insurance, Exterior         Appliances:Oven/Range, Microwave,       Parking Details:       Maintenance, Scavenger         Dishwasher, Refrigerator, High End       Parking Details:       Maintenance, Scavenger         Dishwasher, Refrigerator, High End       Parking Details:       HERS Index Score:         Dishwasher, Refrigerator, Freezer, Washer, Dryer,       Driveway:Off Alley       Green Disc:         Disposal, All Stainless Steel Kitchen       Basement Details:None       Green Rating Source:         Appliances:       Foundation:Concrete       Sale Terms:Conventional         Bath Ann:Whirlpool, Separate Shower, Steam       Exst Bas/Fnd:       Possession:Closing         Rice Details:Wood Burning, Gas Starter       Disability Access:No       Est Occp Date:         Fireplace Details:Wood Burning, Gas Starter       Disability Details:       Rural:         Electricity: Circuit Breakers       Lot Desc:Common Grounds, Fenced Yard,       Addl. Sales Info::None         Equipment: Humidifier, TV-Cable, Security       Landscaped Professionally       Broker Owned/Interest:No         Additional Rooms: Deck, Walk In Closet       Other Structures:       Zero Lot Line:	Exterior: <b>Brick</b>	Garage Type: Detached	General Info: Commuter Bus, Commuter Train						
Industry Obs.Find king Omistamp.Asmt Incl:Water, Common Insurance, ExteriorAppliances: Oven, Range, Microwave, Appliances: Oven, Refrigerator, High End Dishwasher, Refrigerator, Freezer, Washer, Dryer, Disposal, All Stainless Steel Kitchen Basement Details: None Basement Details: None Basement Details: None Bash Ann: Whirlpool, Separate Shower, Steam Bath Ann: Whirlpool, Separate Shower, Steam Fireplace Details: Wood Burning, Gas Starter Fireplace Details: Wood Burning, Gas Starter Electricity: Circuit Breakers Electricity: Circuit Breakers Equipment: Humidifier, TV-Cable, Security System, Intercom, CO Detectors, Ceiling Fan Additional Rooms: Deck, Walk In ClosetFireplace Location: Living Room Lot Desc: Common Grounds, Fenced Yard, Landscaped ProfessionallyManagement: Self-Management Broker Score: Green Rating Surce: Sale Intercom, CO Detectors, Ceiling Fan Additional Rooms: Deck, Walk In ClosetLot Desc: Common Foundals Concrete Disability Details: Compared ProfessionallySystem, Intercom, CO Detectors, Ceiling Fan Additional Rooms: Deck, Walk In ClosetLot Desc: Common Grounds, Fenced Yard, Landscaped ProfessionallyAdditon: Concrets Rural: Ru	Air Cond: Central Air	Garage Details: Garage Door Opener(s)							
Maintenance, Soven, Range, Microwave,     Parking Details:     Maintenance, Scavenger       Dishwasher, Refrigerator, High End     Parking Details:     HERS Index Score:       Dishwasher, Refrigerator, High End     Parking Fee (High/Low): /     Green Disc:       Dishwasher, Refrigerator, High End     Parking Fee (High/Low): /     Green Disc:       Dishwasher, Refrigerator, Freezer, Washer, Dryer,     Driveway:Off Alley     Green Disc:       Disposal, All Stainless Steel Kitchen     Basement Details:None     Green Rating Source:       Bash Ann:Whirlpool, Separate Shower, Steam     Foundation:Concrete     Sale Terms:Conventional       Bath Ann:Whirlpool, Separate Shower, Steam     Kork. Rubber     Possession:Closing       Shower, Double Sink     Roof: Rubber     Disability Access:No     Management:Self-Management       Fireplace Location:Living Room     Disability Access:No     Management:Self-Management       Disability Details:     Lot Desc:Common Grounds, Fenced Yard,     Rufal:       Additional Rooms:Deck, Walk In Closet     Lot Desc:Common Grounds, Fenced Yard,     Addl. Sales Info::None       Broker Owned/Interest:No     Roiter     Roiterest:     Roiterest:No	Heating: Gas, Forced Air	Parking Ownership:							
Disional Automaticity, Keningerator, Ingli Enditional Reserves     Parking Fee (High/Low); /     Green Disc:       Disposal, All Stainless Steel Kitchen Appliances     Driveway:Off Alley     Green Disc:       Dining:Combined w/ LivRm     Basement Details:None     Green Feats:       Dining:Combined w/ LivRm     Foundation:Concrete     Sale Terms:Conventional       Bath Ann:Whirlpool, Separate Shower, Steam     Kost Bas/Fnd:     Possession:Closing       Bath Ann:Whirlpool, Separate Shower, Steam     Roof: Rubber     Est Bas/Fnd:       Fireplace Details:Wood Burning, Gas Starter     Disability Access:No     Management:Self-Management       Electricity: Circuit Breakers     Lot Desc: Common Grounds, Fenced Yard, Equipment: Humidifier, TV-Cable, Security     Landscaped Professionally     Addl. Sales Info.:None       System, Intercom, CO Detectors, Ceiling Fan     Kolf:     Zero Lot Line:     Relist:	Appliances: Oven/Range, Microwave,	Parking Details:	Maintenance, Scavenger						
Dining:Combined w/ LivRm     Foundation:Concrete     Green Feats:       Bath Ann:Whirlpool, Separate Shower, Steam     Exst Bas/Fnd:     Sale Terms:Conventional       Bath Ann:Whirlpool, Separate Shower, Steam     Exst Bas/Fnd:     Possession:Closing       Bower, Double Sink     Roof: Rubber     Est Occp Date:       Fireplace Details:Wood Burning, Gas Starter     Disability Access:No     Management:Self-Management       Electricity:Circuit Breakers     Lot Desc:Common Grounds, Fenced Yard,     Rufal:       Equipment:Humidifier, TV-Cable, Security     Landscaped Professionally     Broker Owned/Interest:No       System, Intercom, CO Detectors, Ceiling Fan     Korter Starter     Relist:       Additional Rooms:Deck, Walk In Closet     Zero Lot Line:	Refrigerator, Freezer, Washer, Dryer, Disposal, All Stainless Steel Kitchen	Driveway: Off Alley	Green Disc: Green Rating Source:						
Copyright 2019 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.	Dining:Combined w/ LivRm Bath Ann:Whirlpool, Separate Shower, Steam Shower, Double Sink Fireplace Details:Wood Burning, Gas Starter Fireplace Location:Living Room Electricity:Circuit Breakers Equipment:Humidifier, TV-Cable, Security System, Intercom, CO Detectors, Ceiling Fan Additional Rooms:Deck, Walk In Closet	Foundation:Concrete Exst Bas/Fnd: Roof:Rubber Disability Access:No Disability Details: Lot Desc:Common Grounds, Fenced Yard,	Sale Terms: Conventional Possession: Closing Est Occp Date: Management: Self-Management Rural: Addl. Sales Info.: None Broker Owned/Interest: No Relist:						
	Copyright 2019 MRED LLC - The accuracy of all information, regardlass of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.								

Prepared By: Manuel Gil | Angels Financial Real Estate Corp | 05/05/2019 11:31 PM



					LSL. MIKL. TIME:	0
	Closed: Off Mkt:	11/01/2018 09/10/2018		09/10/2018 Conventional		
	Year Built: Dimensions:	2014 COMMON		No	Curr. Leased:	No
Constant and	Ownership:	Condo	Subdivision:		Model:	
	Corp Limits:	Chicago		West Chicago	County:	Cook
and the second second	Coordinates:	N:2250 W:2922			# Fireplaces:	
	Rooms:	7	Bathrooms (Full/Half):	2/1	Parking:	Garage
	Bedrooms:	3		Full	# Spaces:	Gar:1.5
	Basement:	None	Bsmnt. Bath:	No	Parking Incl. In Price:	Yes
	Waterfront:	No	Appx SF:	2200	SF Source:	Builder
	Total Units:	2	Bldg. Assess. SF:		# Days for	
	# Stories:	4	Unit Floor Lvl.:	1	Bd Apprvl:	0
	% Own. Occ.:	100	% Cmn. Own.:		Fees/Approvals:	
	Utility Costs: Mobility Score:		65/yr,\$70.05/n	no; Gas - \$10	24.22/yr,\$85.3	5/mo

 10072511
 List Price:
 \$589,900

 09/05/2018
 Orig List Price:
 \$589,900

 09/05/2018
 Sold Price:
 \$589,900

Yes

Mobility Score: -Mobility Score: -Remarks: Beautiful newer construction duplex down in hot Logan Square. Open concept living/ dining/ kitchen with hardwood floors, high 11' ceilings, and floor to ceiling windows. Modern kitchen has flat panel cabinets with pantry, quartz counters, island, stainless Bosch appliances with vented hood. Spacious master suite has a walk-in closet and spa-like bath with rainfall and steam shower, deep soaking tub, heated floors, and double vanity with quartz counter. Relax in the lower level family room with porcelain wood-look tile, high ceilings, pre-wired for speakers, and a wet bar with wine fridge and sink. Two large bedrooms downstairs. Private garage roof deck with pergola, planters, sink and mini fridge and enclosed grass back yard. Extra large 1.5 car garage. Ideal location on desirable Lyndale St in the heart of Logan Square near Palmer Square Park, farmers market, California blue line, Revolution Brewery, Gaslight Coffee, Parsons, Dos Cantina, Miko's Italian Ice, Bang Bang Pie & more School Data

CLSD 8022

School Data	Assessments	Assessments			Pet Information	
	nount: \$173	Amount:	\$7,611.		Pets Allowed:	Cats OK,
	equency: Monthly	PIN:		70991001	Max Pet Weight: 999	
S	ecial Assessments: <b>No</b> lecial Service Area: <b>No</b> lister Association: <b>No</b>	Tax Year: Tax Exmps: Coop Tax Deduction Tax Deduction Year:	<i>(Map) /</i> Mult PINs: 2017 Homeowner		Max Pet Weight	
Square Footage Comments:						
Room Name Size Level Living Room <b>19X14 Main Leve</b> Dining Room <b>COMBO Main Leve</b> Kitchen <b>15X10 Main Leve</b> Family Room <b>19X14 Lower</b> Laundry Room <b>6X4 Lower</b>	Hardwood	mt Room Nam Master Bedroor 2nd Bedroom 3rd Bedroom 4th Bedroom Deck	14X14 13X11 12X12	Lower	Flooring Hardwood Carpet Carpet	Win Trmt
Walk In Closet 6X6 Main Leve	Hardwood	Deek	LUALU			
Interior Property Features: Bar-W		ndry Hook-Up in Unit	, Storage	2		
Exterior Property Features:						
Age: 1-5 Years	Laundry Feature			Sewer:Sewer-	Public	
Type:Condo, Condo-Duplex	Garage Ownersh			Water: Public		
Exposure: S (South)	Garage On Site:			Const Opts:		
Exterior: <b>Block</b>	Garage Type: De			General Info:N	one	
Air Cond: Central Air		Garage Door Opener	(s)	Amenities:	_	
Heating: Gas, Forced Air	Parking Owners	8		Asmt Incl:Water, Common Insurance, Exterior Maintenance, Scavenger		
Kitchen: Island, Pantry-Closet	Parking On Site:			HERS Index Sc		inger
Appliances: Oven/Range, Microv Dishwasher, High End Refriger		10		Green Disc:	ore.	
Washer, Drver, Disposal, All St	inloss			Green Rating S	ource:	
Steel Kitchen Appliances, Wine	Driveway:Off Al			Green Feats:	ource.	
Cooler/Refrigerator, Range Ho		Is:None		Sale Terms:		
Dining: Combined w/ LivRm	Foundation:			Possession: Clo	sina	
Bath Amn:Separate Shower, Ste				Est Occp Date:	Sing	
Shower, Double Sink, Full Body Shower, Soaking Tub					elf-Manageme	nt
Fireplace Details:	Disability Access			Rural:	en Hunageme	
Fireplace Location:	Disability Details Lot Desc:	5.			.:List Broker I	Aust
Electricity:	Lot Desc.			Accompany	in Eloc Di olici i	1451
Equipment:				Broker Owned/	Interest:No	
Additional Rooms: Deck, Walk In	loset			Relist:		
Other Structures:				Zero Lot Line:		
Copyright 2019 MRED LLC - The accu guaranteed a NOTICE: Many	acy of all information, regardless of d should be personally verified thro omes contain recording devices, an	f source, including but not li bugh personal inspection by id buyers should be aware t	mited to sq and/or with hat they ma	uare footages and lo the appropriate pro by be recorded durin	ot sizes, is deemed fessionals. g a showing.	eliable but not
MLS #: 10072511		pared By: Manuel Gil				



Y	Attached Status: Area:	Single CLSD 8022	MLS #: List Date: List Dt Rec:		List Price: Orig List Price: Sold Price: SP Incl. Parking:	\$629,000 \$629,000 \$629,000 Yes
	Address: Directions:	CALIFORNIA	dale St Unit 1, C BETWEEN FULI OUND. WEST TO	ERTON & ARI	547	ALE IS ONE
	Closed: Off Mkt: Year Built:	05/14/2018 03/19/2018 2017		03/19/2018 Conventional No	Contingency:	13 No
	Dimensions: Ownership: Corp Limits:	COMMON Condo Chicago	Subdivision: Township:	West	Model: County:	Cook
	Coordinates:	N:2200 W:2910	0000000000	Chicago	# Fireplaces:	
Some photos may be	Rooms:	6	Bathrooms (Full/Half):	2/1	Parking:	Garage
virtually staged	Bedrooms:	3	Master Bath:	Full		Gar:1
	Basement:	Full	Bsmnt. Bath:	Yes	Parking Incl. In Price:	Yes
	Waterfront:	No	Appx SF:	0	SF Source:	Not Reported
	Total Units: # Stories: % Own. Occ.: Utility Costs: Mobility Score:	2 2	Bldg. Assess. SF: Unit Floor Lvl.: % Cmn. Own.:	1	# Days for Bd Apprvl: Fees/Approvals:	0

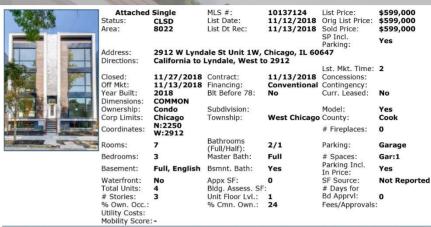
Mobility Score:-Remarks: Stunning new construction 3 bed 2.1 bath duplex in prime Logan Squarel This wonderful home features a very intelligent floorplan with great light throughout & 3 outdoor spaces. Huge living space, kitchen and dining space on one level with awesome south facing terrace off the living room! The 3 spacious bedrooms are on the lower level. Featuring 9'+ ceilings, transitional style & fabulous design throughout. Finishes include quartz countertops, Bosch appliance package, oak hardwood floors, 8' doors & beautiful spa-like master bath with heated floors. Wonderful outdoor space - front terrace off the living room & additional balcony off the family room. Garage roof rights included for potential full roof deck. Garage parking included. Amazing location - close to everything Logan Sq. has to offer – bars, restaurants, blue line. Dry walled/January delivery - Still time to select some finishes! \*\*Pictures from previous development\*\* School Data - Reset Data - Reset Data - Reset Construction - Construction - Lose to some finishes! \*\*Pictures from previous development\*\*

School Data	Assessmen	ts		Tax	Pet Information		
Elementary: (299) Junior High: (299)	Amount: Frequency:	\$225         Amount:         NEW           Monthly         000000000000000000000000000000000000		Pets Allowed:	Cats OK,		
High School: (299) Square Footage Comm	Special Assessments Special Service Area Master Association:	: No	PIN: Tax Year: Tax Exmps: Coop Tax Deducti Tax Deduction Ye		Max Pet Weigl	Dogs OK ht:999	
Room Name Size Living Room 15X16	Level Floorin Main Level	g Win Tr		me Size Level om <b>14X13 Lower</b>	Flooring	Win Trmt	
	Not Applicable		2nd Bedroom	12X11Lower			
	Main Level		3rd Bedroom				
Family Room 18X18	Main Level		4th Bedroom	Not			

Family Room 18X18 Main Level	4th Bedroom	Applicable
Laundry Room Deck 17X6 Main Level	Walk In Closet 6X	/ Lower
		Lower
Interior Property Features: Heated Flo Exterior Property Features: Deck, Stor		
Age:NEW Under Construction	Laundry Features:	Sewer:Sewer-Public
Type: Condo, Condo-Duplex, Low	Garage Ownership: Owned	Water: Lake Michigan
Rise (1-3 Stories)	Garage On Site: Yes	Const Opts: Bsmnt/Lower Lvl
Exposure:N (North), S (South)	Garage Type: Detached	Exterior Exit, Central Air,
Exterior: Brick, Block	Garage Details:Garage Door Opener(s	Deck/Patio/Screened Porch,
Air Cond: Central Air	Parking Ownership:	Hardwood/Ceramic Floors
Heating: Gas, Forced Air, Radiators	Parking On Site:	General Info:Commuter Bus, Commuter Train
Kitchen: Eating Area-Breakfast Bar,	Parking Details:	Amenities: Coin Laundry, Storage,
Island	Parking Fee (High/Low): /	Street Paved
Appliances: Oven/Range, Microwave,	Driveway:Off Alley	Asmt Incl:Water, Common
Dishwasher, Refrigerator, Washer, Dryer, All Stainless Steel Kitchen	Basement Details: Finished, Exterior	Insurance, Exterior Maintenance,
Appliances, Wine	Access	Lawn Care, Scavenger, Snow
Cooler/Refrigerator	Foundation:	Removal
Dining:Combined w/ LivRm	Exst Bas/Fnd:	HERS Index Score:
Bath Amn: Double Sink	Roof: Other	Green Disc:
Fireplace Details:	Disability Access:No	Green Rating Source:
Fireplace Location:	Disability Details:	Green Feats:
Electricity:	Lot Desc:	Sale Terms:
Equipment: Security System, CO		Possession: Closing
Detectors, Sump Pump		Est Occp Date:02/01/2018
Additional Rooms: Deck, Walk In		Management: Self-Management
Closet		Rural:
Other Structures:		Addl. Sales Info.:None
		Broker Owned/Interest:No

Relist: Zero Lot Line:

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Mobility Score:-Remarks: Contemporary & Refined Boutique New Construction in Prime Logan Square Location from Sustainabuild. Side by Side Duplex Units with Interior finishes featuring Contemporary Cabinetry, Quartz Countertops, Bosch Appliances, 8' interior doors, Stained Oak Hardwood Floors, Spa-like Master w/Heated Floors, Luxury Steam & Rain Shower, Custom Closets, Prepared for Full Tech Package including Multiple Speakers, Security System & Video Intercom, Private Legal Garage Deck Included and One garage space per Unit- Pictures are of actual unit. Immediate delivery. Rock Star location with immediate proximity to Palmer Square, Parsons, Dos Cantina, Bang Bang Pie, Revolution, Logan Square Farmers Market, 5 minute walk to the blue line. Amazing Street that is brimming with new development. Easy to show. Unit is completed and ready to go.

							Tax	Tax Pet Info		ormation
Elementary: D		299)	Amount	Monthly		Amount:	NE			Cats
Junior High: (2 High School: (2			Frequen			PIN:	(M	361070590000 lap) /	Pets Allowed. Do	
				Assessments				lt PINs: No	M D-+- M	OK
				Service Area: Association:		Tax Year: Tax Exmps: Coop Tax Deduct Tax Deduction Ye	No tion:	16 one	Max Pet W	/eight: N/A
Square Footag	e Comme	ents:								
Room Name Living Room Dining Room Kitchen	17X14	Main	Level	Flooring Hardwood Hardwood Hardwood		Room Name Master Bedroom 2nd Bedroom 3rd Bedroom	14X1: 14X1:	3 Lower 1 Lower	Flooring Carpet Carpet Carpet	Win Trmt None None None
Family Room	19X17	Main	Level	Hardwood	None	4th Bedroom		Not Applicable	-	
Laundry Room Deck	18X20	2nd I	ovol	Other	None			Applicable		
Exposure: N (I Exterior: Brick Air Cond: Cent Heating: Gas, Kitchen: Eatin Island, Pantr Appliances: Ov Dishwasher,	, Glass, tral Air Forced / g Area-1 ry-Close ven/Ran Refriger	Othe Air Table t ge, M rator,	r Space, licrowav Washer	Garage T Garage D Parking C Parking C Parking D Parking F	)wnership )n Site:	<b>ched</b> rage Door Open : Low): <b>/</b>	(ier(s) 5 1 1 1 (	Street Lights, St Asmt Incl:Water, Insurance, Scav HERS Index Score Green Disc:	Entry, Sid reet Pave Common enger, Otl	d, Other
Dryer, Dispos Kitchen Appl Dining:Combi	iances			Basemen	t Details: on: <b>Concr</b>	Finished	(	Green Rating Sou Green Feats:		
Bath Amn:Sep Shower, Dou	ble Sink	howe	r, Steam	Roof: Rub	ober		F	Sale Terms: <b>Conv</b> Possession: <b>Closin</b> Est Occp Date: <b>12</b>	g	
Fireplace Deta					Access:N	0		Management: <b>Self</b>		
Fireplace Loca				Disability				Rural:	manayen	ient
Electricity: Cire					Common	Grounds		Addl. Sales Info.:	ist Broke	r Must
Equipment:TV Detectors, Su			com, CO				1	Accompany		riat
Additional Roo		ĸ						Broker Owned/Int Relist:	erest: <b>Yes</b>	
Other Structur								Zero Lot Line:		

 
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 MLS #: 10137124
 Prepared By: Manuel Gil | Angels Financial Real Estate Corp | 05/05/2019 11:31 PM



Attached	Single	MLS #:	09596872	List Price:	\$719.000			
15:	CLSD	List Date:	04/17/2017	Orig List Price:	\$719,000			
	8022	List Dt Rec:	04/17/2017		\$739,000			
				SP Ind. Parking:	Yes			
ess:	2863 W Lyn	dale St Unit 1 \	/, Chicago, IL (	50647				
tions:	CALIFORNIA WAY GOING		WEST TO PRO	PERTY.LYNDA	LE IS 1-			
				Lst. Mkt. Time:	1			
ed:	08/10/2017	Contract:	04/17/2017	Concessions:				
lkt:	04/17/2017			Conventional Contingency:				
Built:	2016	Blt Before 78:	No	Curr. Leased:				
nsions:	75X100							
ership:	Condo	Subdivision:		Model:				
Limits:	Chicago	Township:	West Chicago	County:	Cook			

Coordinates:	N:2300 W:2861			# Fireplaces:	
Rooms:	7	Bathrooms (Full/Half):	3/0	Parking:	Garage
Bedrooms:	4	Master Bath:	Full	# Spaces:	Gar:2
Basement:	Full	Bsmnt. Bath:	Yes	Parking Ind. In Price:	Yes
Waterfront:	No	App× SF:	0	SF Source:	Not Reported
Total Units: # Stories: % Own. Occ.: Utility Costs: Mobility Score		Bldg. Assess. SF: Unit Floor Lvl.: % Cmn. Own.:	1	# Days for Bd Apprvl: Fees/Approvals	0

Remarks: UNIQUE NEW CONSTRUCTION CONDO PROJECT BUILT ON 3 CITY LOTS IS SURE TO PLEASE THOSE LOOKING FOR LARGE OPEN UNITS WITH CONTEMPORARY STYLE AND FINISHES. THIS DUPLEX UNIT FEATURES A 20' X 40' MAIN LEVEL LIVING/DINING/KITCHEN SPACE, GUEST BEDROOM AND FULL BATH. LARGE BEDROOMS ON THE LOWER LEVEL WITH RADIANT HEAT, HIS/HERS WALK-IN CLOSETS IN THE MATER BEDROOM, SPACLOUS MASTER BATH, FULL LAUNDRY ROOM, FRONT BALCONY, REAR DECK, GARAGE ROOF DECK RIGHTS, AND OPTIONAL 2ND CAR GARAGE PARKING SPACE MAKE THIS A VIABLE ALTERNATIVE TO A SINGLE FAMILY HOME. JUST A SHORT WALK TO THE PARK ON PALMER SQUARE AND THE BEST OF LOGAN SQUARE. CHOOSE YOUR FINISHES! DELIVERY SCHEDULED FOR MAY/JUNE 2017. ADDITIONAL GARAGE PARKING SPACE AVAIL

School Data	Assessmen	ts		Tax		Pet Information		
	iount: guency:	\$203 Monthly	Amount:	NEW 13361	90260000	Pets Allowed:	Cats OK, Dogs OK	
	Special Assessments:N		PIN:		/ Mult PINs:	Max Pet Weigh		
		l Service Area: No		2015				
Ma	ster Association:	Association: No Tax Exm		tion .				
			Coop Tax Deduc Tax Deduction Y					
Square Footage Comments:			Tax Deddecton T	Carro				
Room Name Size Level	Flooring	Win Trr	nt Room i	Vame Size	Level	Floorina	Win Trmt	
Living Room 21X41 Main Level	Hardwoo		Master Bed	room 1 3X 17	Lower	Carpet		
Dining Room COMBO Main Level	H ard w oo		2nd Bedroo		Low er	Carpet		
Kitchen 9X14 Main Level	H ard w oo	4	3rd Bedroo		Lower	Carpet	33	
Family Room Not Applica	ble		4th Bedroo		Main Level	Hardwood	1	
Laundry Room			Utility Roor Lower Leve		Lower	Ceramic T	īle	
Type:Condo, Condo-Duplex					Water:Lake Michigan, Public			
Age:NEW Under Construction	Launo	Iry Feature:	5:		Sewer:Sewe	r-Public		
		Garage Ownership: <b>Owned</b>						
Exposure:		e On Site:			Const Opts:			
Exterior:Brick, Block, Stucco	200212-00.00	Garage Type: Detached				General Info:None		
Air Cond:C <b>entral Air</b>		je Details:N			Amenities:			
Heating:Gas, Forced Air, Radiant		ng Ownersh	ip:		Asmt Incl:W Exterior Ma	ater, Common I	nsurance,	
Kitchen:		ng On Site:			HERS Index			
Appliances:Oven/Range, Microwa Dishwasher, Refrigerator, Wash	A CONTRACTOR AND AND A	ng Details:			Green Disc:	score:		
Disnwasner, kerngerator, wasn Disposal	i i unu	ng Fee (Hig	h/Low): 🖊		Green Disc: Green Rating	Courses		
Dinina:	Drive	22 30 C			Green Feats:			
Bath Amn: Separate Shower, Dou	bla Cink	nent Detail:	s:Finished					
Soaking Tub	· Found	lation:			Sale Terms: Possession:C	lacing		
Fireplace Details:		Bas/Fnd:				e:06/30/2016		
Fireplace Location:	Roof:		22		Management			
Electricity: Circuit Breakers		ility Access			Rural:			
Equipment:		ility Details	1		Addl. Sales I	ofo illonio		
Additional Rooms: Utility Room-Lo	werLevel Lot D	BSC:				d/Interest:No		
Other Structures:					Relist:	ay interestin <b>o</b>		
					Zero Lot Line			
or an international Martine Land			annes indudia 1 a	م مع المراجع ما م				
Copyright 2019 MRED LLC - The accur guaranteed and NOTICE: Many ho	icy of all information, I should be personally mes contain recordin	verified throu devices, and	source, including but Jgh personal inspectio I buyers should be aw	n by and/or wit are that they m	quare to ocages an h the appropriate ay be recorded du	o roc sizes, is deemed professionals, iring a showing,	i reilable but no	
MLS #: 09596872			ared By: Manuel					

09754309 List Price: 09/18/2017 Orig List Price: 09/18/2017 Sold Price: SP Incl. \$739,000 \$739.000 MLS #: Attached Single CLSD 8022 Status: List Date: Area: List Dt Rec: \$735,000 Yes Parking: 2855 W Lyndale St Unit PH, Chicago, IL 6647 CALIFORNIA BETWEEN FULLERTON & ARMITAGE, LYNDALE IS ONE WAY WESTBOUND. WEST TO PROPERTY. Address: Directions: Lst. Mkt. Time: 10 09/27/2017 Concessions: 13 Conventional Contingency: 11/27/2017 Contract: 1367 dosed: Off Mkt: 09/27/2017 Financing: 2017 COMMON Year Built: Blt Before 78: No Ourr. Leased: No Dimensions Subdivision: Ownershin: Condo Model: Chicago N:2200 W:2855 Corp Limits: Township: West Chicago County: Cook Coordinates: # Fireplaces: 1 Bathrooms (Full/Half): Master Bath: 7 2/1 Parking: Garage Rooms # Spaces: Bedrooms: 3 Full Gar:1 Parking Incl. In Price: Bsmnt, Bath: Yes Basement: None No Waterfront: Appx SF: 0 SF Source: Not Reported No Bldg. Assess. SF: Unit Floor Lvl.: 2 % Cmn. Own.: Total Units: # Days for 2 # Stories: % Own. Occ.: Utility Costs: Bd Apprvl: 0 Fees/Approvals:

Mobility Score: Remarks: Stunning new construction 3 bed 2.1 bath PH duplex in prime Logan Squarel This wonderful home features a very intelligent floorplan with great flow & 3 outdoor spaces. Huge south facing living space, kitchen and dining on one level with the 3 spacious bedrooms upstairs. Featuring 9"+ ceilings, transitional style & fabulous design throughout. Finishes include quartz countertops, Bosch appliance package, oak hardwood floors,8' doors & beautiful spa-like master with heated floors. Wonderful outdoor space – private roof terrace accessed via internal stairs with killer views! -additional rear south facing balcony off the family room. Garage parking included. Amazing location - close to everything Logan Sq. has to offer – bars, restaurants, blue line. Drywalled/November delivery - Still time to select some finishes! \*\*Pictures from previous development\*\*

hool Data Asses		ssments -		Tax		Pet Information	
Elementary: (299)	Amount:	\$225 Amount:		NEW		Cats	
Junior High: (299)		Monthly			1090280000	Pets Allowed:	OK, Dogs
High School: (299)	Special Assess	nents:No	PIN:	(Map Mult	// PINS: No		Dogs
	Special Service		Tax Year:	2016		Max Pet Weic	
	Master Associat		Tax Exmps:				
		VENES BOTE	Coop Tax Deducti				
			Tax Deduction Ye	ar:			
Square Footage Comm						- 110	
Room Name Size I		oring Win Tr				Flooring	Win Trmf
Living Room 14X111			Master Bedro				
Dining Room 14X101 Kitchen 10X131	Main Level Main Level		2nd Bedroom 3rd Bedroom		2nd Level 2 2nd Level		
				1281	Not		
Family Room 18X151	Main Level		4th Bedroom		Applicable		
Laundry Room							
Deck 18X7 I	Main Level		Walk In Close	t 6X7	Lower		
Interior Property Featu	res: Hardwood	Floors, Heated	l Floors. Laundry	Hook-U	o in Unit		
Exterior Property Featu							
Age:NEW Under Con	struction	Laundry Featur	res:		Sewer: Sewer-	Public	
Type:Condo, Condo-	Dunley, Low	Garage Owners	ship:Owned		Water:Lake M	ichigan	
Rise (1-3 Stories)	b upicity con	Garage On Site			Const Opts: Ce		
	•	Garage On Site Garage Type:D	:Yes		Const Opts: Ce Deck/Patio/S	ntral Air, Screened Por	
Rise (1-3 Stories)	•	Garage Type:D	e:Yes Detached	enerís)	Const Opts: Ce Deck/Patio/9 Garage, Hard	ntral Air, Screened Por wood/Ceram	ic Floors
Rise (1-3 Stories) Exposure:N (North),	•	Garage Type:D Garage Details	: Yes )etached :Garage Door Op	ener(s)	Const Opts: Ce Deck/Patio/9 Garage, Hard General Info: C	ntral Air, Screened Por wood/Ceram ommuter Bu	ic Floors
Rise (1-3 Stories) Exposure:N (North), Exterior:Brick, Block	S (South)	Garage Type:D Garage Details Parking Owner	e:Yes Vetached :Garage Door Op ship:	ener(s)	Const Opts: Ce Deck/Patio/9 Garage, Hard General Info:C Commuter Tr	ntral Air, Screened Por wood/Ceram ommuter Bu ain	nic Floors s,
Rise (1-3 Stories) Exposure:N (North), Exterior:Brick, Block Air Cond:Central Air Heating:Gas, Forced Kitchen:Eating Area-	S (South) Air, Radiators	Garage Type:D Garage Details Parking Owner Parking On Site	e:Yes Petached :Garage Door Op ship: e:	ener(s)	Const Opts: Ce Deck/Patio/9 Garage, Hard General Info:C Commuter Tr Amenities: Stor	ntral Air, Screened Por wood/Ceram ommuter Bu ain rage, Street I	nic Floors s,
Rise (1-3 Stories) Exposure:N (North), Exterior:Brick, Block Air Cond:Central Air Heating:Gas, Forced Kitchen:Eating Area- Island	S (South) Air, Radiators Breakfast Bar,	Garage Type:D Garage Details Parking Owner Parking On Site Parking Details	e:Yes Detached :Garage Door Op ship: e: ::	ener(s)	Const Opts: Ce Deck/Patio/S Garage, Hard General Info:C Commuter Tr Amenities:Stor Asmt Incl:Wat	ntral Air, Screened Por wood/Ceram ommuter Bu ain rage, Street I er, Common	nic Floors s, Paved
Rise (1-3 Stories) Exposure:N (North), Exterior:Brick, Block Air Cond:Central Air Heating:Gas, Forced Kitchen:Eating Area- Island Appliances:Oven/Rar	S (South) Air, Radiators Breakfast Bar, 1ge, Microwave,	Garage Type:D Garage Details Parking Owner Parking On Sit Parking Details Parking Fee (H	e: <b>Yes</b> Detached :Garage Door Op ship: e: :: igh/Low): <b>/</b>	ener(s)	Const Opts: Ce Deck/Patio/S Garage, Hard General Info:C Commuter Tr Amenities: Stor Asmt Incl: Wat Insurance, Ei	ntral Air, Screened Por wood/Ceram ommuter Bu ain rage, Street I er, Common sterior Mainto	nic Floors s, Paved enance,
Rise (1-3 Stories) Exposure: N (North), Exterior: Brick, Block Air Cond: Central Air Heating: Gas, Forced Kitchen: Eating Area- Island Appliances: Oven/Rar Dishwasher, High E:	S (South) Air, Radiators Breakfast Bar, nge, Microwave, nd Refrigerator,	Garage Type:D Garage Details Parking Owner Parking On Site Parking Details Parking Fee (H Driveway: <b>Off</b> 4	e:Yes Detached :Garage Door Op ship: e: :: igh/Low): / Alley	ener(s)	Const Opts: Ce Deck/Patio/S Garage, Hard General Info:C Commuter Tr Amenities:Stor Asmt Incl:Wat	ntral Air, Screened Por wood/Ceram ommuter Bu ain rage, Street I er, Common sterior Mainto	nic Floors s, Paved enance,
Rise (1-3 Stories) Exposure: N (North), Exterior: Brick, Block Air Cond:Central Air Heating: Gas, Forced Kitchen: Eating Area- Island Appliances: Oven/Rar Dishwasher, High Ei Washer, Dryer, All S	S (South) Air, Radiators Breakfast Bar, nge, Microwave, nd Refrigerator, tainless Steel	Garage Type:D Garage Details Parking Owner Parking On Site Parking Details Parking Fee (H Driveway: <b>Off</b> A Basement Deta	e:Yes Detached :Garage Door Op ship: e: :: igh/Low): / Alley	ener(s)	Const Opts: Ce Deck/Patio/S Garage, Hard General Info:C Commuter Tr Amenities: Stou Asmt Incl: Wat Insurance, Es Lawn Care, S	ntral Air, Screened Por wood/Ceram ommuter Bu ain rage, Street I er, Common sterior Maint cavenger, Sn	nic Floors s, Paved enance,
Rise (1-3 Stories) Exposure: N (North), Exterior: Brick, Block Air Cond: Central Air Heating: Gas, Forced Kitchen: Eating Area- Island Appliances: Oven/Rar Dishwasher, High E:	S (South) Air, Radiators Breakfast Bar, nge, Microwave, nd Refrigerator, tainless Steel Wine	Garage Type:D Garage Details Parking Owner Parking On Sit- Parking Details Parking Fee (H Driveway: <b>Off</b> / Basement Deta Foundation:	e:Yes Detached :Garage Door Op ship: e: :: igh/Low): / Alley	ener(s)	Const Opts: Ce Deck/Patio/S Garage, Hard General Info: C Commuter Tr Amenities: Stor Asmt Incl: Wat Insurance, Es Lawn Care, S Removal	ntral Air, Screened Por wood/Ceram ommuter Bu ain rage, Street I er, Common sterior Maint cavenger, Sn	nic Floors s, Paved enance,
Rise (1-3 Stories) Exposure:N (North), Exterior: Brick, Block Air Cond:Central Air Heating:Gas, Forced Kitchen:Eating Area- Island Appliances:Oven/Rar Dishwasher, High Ei Washer, Dryer, All S Kitchen Angliances:	S (South) Air, Radiators Breakfast Bar, nge, Microwave, nd Refrigerator, tainless Steel Wine	Garage Type:D Garage Details Parking Owner Parking Do Sitt Parking Details Parking Fee (H Driveway: <b>Off</b> Basement Deta Foundation: Exst Bas/Fnd:	e:Yes Detached :Garage Door Op ship: e: :: igh/Low): / Alley	ener(s)	Const Opts: Ce Deck/Patio/S Garage, Hard General Info: C Commuter Tr Amenities: Sto Asmt Ind: Wat Insurance, E Lawn Care, S Removal HERS Index So	ntral Air, Screened Por w ood/Ceram ommuter Bu ain rage, Street I er, Common xterior Maint cavenger, Sn xre:	nic Floors s, Paved enance,
Rise (1-3 Stories) Exposure: N (North), Exterior: Brick, Block Air Cond:Central Air Heating:Gas, Forced Kitchen:Eating Area- Island Appliances: Oven/Rar Dishwasher, High E: Washer, Dryer, All S Kitchen Appliances, Cooler/Refrigerator	S (South) Air, Radiators Breakfast Bar, nge, Microwave, nd Refrigerator, tainless Steel Wine	Garage Type:D Garage Details Parking Owner Parking On Sitt Parking Details Parking Fee (H Driveway: <b>Off</b> A Basement Deta Foundation: Exst Bas/Fnd: Roof: <b>Other</b>	e:Yes vetached :Garage Door Op ship: e: :: igh/Low): / Alley ails:None	ener(s)	Const Opts: Ce Deck/Patio/S Garage, Hard General Info:C Commuter Tr Amenities: Stoo Asmt Incl: Wat Insurance, E Lawn Care, S Removal HERS Index So Green Disc:	ntral Air, Screened Por w ood/Ceram ommuter Bu ain rage, Street I er, Common xterior Maint cavenger, Sn xre:	nic Floors s, Paved enance,
Rise (1-3 Stories) Exposure: N (North), Exterior: Brick, Block Air Cond: Central Air Heating: Gas, Forced Kitchen: Eating Area- Island Appliances: Oven/Rar Dishwasher, High Er Washer, Dryer, All S Kitchen Appliances, Cooler / Refrigerator Dining: Separate	S (South) Air, Radiators Breakfast Bar, nge, Microwave, d Refrigerator, tainless Steel Wine k	Garage Type:D Garage Details Parking Owner Parking On Sit- Parking Details Parking Fee (H Driveway: Off <i>a</i> Basement Deta Foundation: Exst Bas/Fnd: Roof: Other Disability Acces	e:Yes vetached :Garage Door Op ship: e: :: igh/Low): / Alley ails:None ss:No	ener(s)	Const Opts: Ce Deck/Patio/S Garage, Hard General Info: C Commuter Tr Amenities: Sto Asmt Incl: Wat Insurance, E Lawn Care, S Removal HERS Index Sc Green Disc: Green Rating S	ntral Air, Screened Por w ood/Ceram ommuter Bu ain rage, Street I er, Common xterior Maint cavenger, Sn xre:	nic Floors s, Paved enance,
Rise (1-3 Stories) Exposure:N (North), Exterior: Brick, Block Air Cond:Central Air Heating:Gas, Forced Kitchen:Eating Area- Island Appliances: Oven/Rar Dishwasher, High Ei Washer, Dryer, All S Kitchen Appliances, Cooler/Refrigerator Dining:Separate Sath Arm:Double Sin	S (South) Air, Radiators Breakfast Bar, Ige, Microwave, d Refrigerator, tainless Steel Wine k Starter	Garage Type:D Garage Details Parking Owner Parking On Sit. Parking Details Parking Fee (H Driveway:Off d Basement Deta Foundation: Exst Bas/Fnd: Roof:Other Disability Acce Disability Acce	e:Yes vetached :Garage Door Op ship: e: :: igh/Low): / Alley ails:None ss:No	ener(s)	Const Opts: Ce Deck/Patio/3 Garage, Hard General Info:C Commuter Tr Amenities: Stoi Asmt Ind: Wat Insurance, Es Lawn Care, S Removal HERS Index Sc Green Rating S Green Feats:	ntral Air, Screened Por wood/Ceran ommuter Bu ain rage, Street I er, Common sterior Maint cavenger, Sn xore: Source:	nic Floors s, Paved enance,
Rise (1-3 Stories) Exposure:N (North), Exterior: Brick, Block Air Cond:Central Air Heating:Gas, Forced Kitchen:Eating Area- Island Appliances: Oven/Rar Dishwasher, High Ei Washer, Dryer, All S Kitchen Appliances, Cooler/Refrigerator Dining:Separate Bath Amn:Double Sin Fireplace Details:Gas	S (South) Air, Radiators Breakfast Bar, Ige, Microwave, d Refrigerator, tainless Steel Wine k Starter	Garage Type:D Garage Details Parking Owner Parking On Sit- Parking Details Parking Fee (H Driveway: Off <i>a</i> Basement Deta Foundation: Exst Bas/Fnd: Roof: Other Disability Acces	e:Yes vetached :Garage Door Op ship: e: :: igh/Low): / Alley ails:None ss:No	ener(s)	Const Opts: Ce Deck/Patio/S Garage, Hard General Info: C Commuter Tr Amenities: Stoi Asmt Ind: Wat Insurance, Es Lawn Care, S Removal HERS Index St Green Disc: Green Rating S Green Feats: Sale Terms:	ntral Air, Screened Por wood/Ceran ommuter Bu ain rage, Street I er, Common sterior Maint cavenger, Sn wre: Source:	nic Floors s, Paved enance, ow
Rise (1-3 Stories) Exposure: N (North), Exterior: Brick, Block Air Cond: Central Air Heating: Gas, Forced Kitchen: Eating Area- Island Appliances: Oven/Rar Dishwasher, High Ei Washer, Dryer, All S Kitchen Appliances, Cooler/RErigerator Dining: Separate Bath Arm: Double Sin Fireplace Details: Gas Fireplace Location: Liv	S (South) Air, Radiators Breakfast Bar, Inge, Microwave, Inge, Microwave, Inge, Microwave, Inge, Steel Wine k Starter Ing Room	Garage Type:D Garage Details Parking Owner Parking On Sit. Parking Details Parking Fee (H Driveway:Off d Basement Deta Foundation: Exst Bas/Fnd: Roof:Other Disability Acce Disability Acce	e:Yes vetached :Garage Door Op ship: e: :: igh/Low): / Alley ails:None ss:No	ener(s)	Const Opts: Ce Deck/Patio/3 Garage, Hard General Info: C Commuter Tr Amenities: Ston Asmt Incl: Wat Insurance, Es Lawn Care, S Removal HERS Index So Green Disc: Green Rating S Green Feats: Sale Terms: Possession: Clo	ntral Air, Screened Por wood/Ceran ommuter Bu ain rage, Street I rer, Common sterior Maint cavenger, Sn pre: Source: sing 11/01/2017	sic Floors s, Paved enance, ow
Rise (1-3 Stories) Exposure:N (North), Exterior:Brick, Block Air Cond:Central Air Heating:Gas, Forced Kitchen:Eating Area- Island Appliances:Oven/R ar Dishwasher, Dryer, All S Kitchen Appliances, Cooler/R efrigator Dining:Segnate Bath Amn:Double Sin Fireplace Details:Gas Fireplace Location:Liv Electricity:	S (South) Air, Radiators Breakfast Bar, nge, Microwave, d Refrigerator, tainless Steel Wine k Starter ing Room system,	Garage Type:D Garage Details Parking Owner Parking On Sit. Parking Details Parking Fee (H Driveway:Off d Basement Deta Foundation: Exst Bas/Fnd: Roof:Other Disability Acce Disability Acce	e:Yes vetached :Garage Door Op ship: e: :: igh/Low): / Alley ails:None ss:No	ener(s)	Const Opts: Ce Deck/Patiof3 Garage, Hard General Info::C Commuter Tr Amenities: Sto Asmt Incl: Wat Insurance, Es Lawn Care, S Removal HERS Index Sc Green Disc: Green Rating S Green Feats: Sale Terms: Possession: Clo Est Occp Date:	ntral Air, Screened Por wood/Ceran ommuter Bu ain rage, Street I rer, Common sterior Maint cavenger, Sn pre: Source: sing 11/01/2017	sic Floors s, Paved enance, ow
Rise (1-3 Stories) Exposure:N (North), Exterior:Brick, Block Air Cond:Central Air Heating:Gas, Forced Kitchen:Eating Area- Island Appliances:Oven/Rar Dishwasher, High Ei Washer, Dryer, All S Kitchen Appliances, Cooler/Refrigerator Dining:Separate Bath Arm:Double Sin Fireplace Details:Gas Fireplace Details:Gas Fireplace Location:Liv Electricity: Equipment:Security S Intercom, CO Detect	S (South) Air, Radiators Breakfast Bar, Ige, Microwave, A Refrigerator, tainless Steel Wine k Starter ing Room System, tors	Garage Type:D Garage Details Parking Owner Parking On Sit. Parking Details Parking Fee (H Driveway:Off d Basement Deta Foundation: Exst Bas/Fnd: Roof:Other Disability Acce Disability Acce	e:Yes vetached :Garage Door Op ship: e: :: igh/Low): / Alley ails:None ss:No	ener(s)	Const Opts: Ce Deck/Patio/3 Garage, Hard General Info::C Commuter Tr Armenities: Ston Asmt Incl: Wat Insurance, Es Lawn Care, S Removal HERS Index Sx Green Disse: Green Rating S Green Feats: Sale Terms: Possession: Clo Est Occp Date: Est Occp Date:	ntral Air, Screened Por wood/Ceran ommuter Bu ain rage, Street I er, Common kterior Maint cavenger, Sn pore: Source: sing 11/01/2017 ielf-Managen	iic Floors s, Paved enance, ow
Rise (1-3 Stories) Exposure:N (North), Exterion: Brick, Block Air Cond:Central Air Heating:Gas, Forced Kitchen:Eating Area- Island Appliances:Oven/Rar Dishwasher, High E: Washer, Dryer, All S Kitchen Appliances, Cooler/Refrigerator Dining:Separate Bath Amm:Double Sin Fireplace Details:Gas Fireplace Details:Gas Fireplace Location:Liv Electricity: Equipment:Security S	S (South) Air, Radiators Breakfast Bar, Ige, Microwave, A Refrigerator, tainless Steel Wine k Starter ing Room System, tors	Garage Type:D Garage Details Parking Owner Parking On Sit. Parking Details Parking Fee (H Driveway:Off d Basement Deta Foundation: Exst Bas/Fnd: Roof:Other Disability Acce Disability Acce	e:Yes vetached :Garage Door Op ship: e: :: igh/Low): / Alley ails:None ss:No	ener(s)	Const Opts: Ce Deck/Patio/S Garage, Hard General Info: C Commuter Tr Amenities: Ston Asmt Incl: Wat Insurance, E Lawn Care, S Removal HERS Index Sc Green Disc: Green Rating S Green Feats: Possession: Clo Est Occp Date: Management:S Rural:	ntral Air, Screened Por wood/Ceran ommuter Bu ain rage, Street I er, Common sterior Maint cavenger, Sn pore: Source: sing 11/01/2017 elf-Managen o.:None	iic Floors s, Paved enance, ow



Attached	Single	MLS #:	09808696	List Price:	\$739,000
Status:	CLSD	List Date:		Orig List Price:	\$739,000
Area:	8022	List Dt Rec:	11/29/2017		\$739,000
				SP Incl. Parking:	Yes
Address:		ale St Unit PH, C			
Directions:		BETWEEN FULLI JUND. WEST TO		ITAGE, LYNDAI	E IS ONE
				Lst. Mkt. Time:	3
Closed:	03/02/2018	Contract:	12/01/2017	Concessions:	4063
Off Mkt:	12/01/2017	Financing:	Conventional	Contingency:	
Year Built:	2017	Blt Before 78:	No	Ourr. Leased:	No
Dimensions:	COMMON				
Ownership:	Condo	Subdivision:		Model:	
Corp Limits :	Chicago	Township:	West Chicago	County:	Cook
Coordinates:	N:2200 W:2910			# Fireplaces:	1
Rooms:	7	Bathrooms (Full/Half):	2/1	Parking:	Garage
Bedrooms:	3	Master Bath:	Full	# Spaces:	Gar:1
Basement:	None	Bsmnt. Bath:	No	Parking Incl. In Price:	Yes
Waterfront:	No	Appx SF:	0	SF Source:	Not Reported
Total Units:	2	Bldg. Assess. SF:		# Days for	•
# Stories:	2	Unit Floor Lvl.:	2	Bd Apprvl:	0
% Own. Occ.: Utility Costs:		% Cmn. Own.:		Fees/Approvals:	

Utility Costs: Mobility Score: -Remarks: Stunning new construction 3 bed 2.1 bath PH duplex in prime Logan Square! This wonderful home features a very intelligent floorplan with great flow & 2 outdoor spaces. Huge south facing living space, kitchen and dining on one level with the 3 spacious bedrooms upstairs. Featuring 9'+ ceilings, transitional style & fabulous design throughout. Finishes include quartz countertops, Bosch appliance package, oak hardwood floors, 8' doors & beautiful spa-like master with heated floors. Wonderful outdoor space – private roof terrace accessed via internal stairs with killer views! Additional rear balcony off the family room. Garage parking included. Amazing location – close to everything Logan Sq. has to offer – bars, restaurants, blue line. Still time to select some finishes! 60 day delivery.\*\*Pictures from previous development\*\*"

School Data		ery.**Picture sments	20	Tax	Pet Information		
Elementary: (299)	Amount:	\$225	Amount:	NEW	10011000	Cats	
Junior High: (299)		Monthly		000000000000000000000000000000000000000	Pets Allowed:	OK, Dogs	
High School: (299)	Frequency:	6.5	PIN:	(Map) /	Pets Alloweu;		
	Special Assess			Mult PINs: No		OK	
	Special Service		Tax Year:	2016	Max Pet Weigh	nt: 999	
Master Assoc		ation: No Tax Exmps:		¥8			
			Coop Tax Deduct Tax Deduction Ye				
Square Footage Commen	its:						
		oorina Win T	rmt Room N	ame Size Level	Flooring	Vin Trmt	
Living Room 15X16 M		10	Master Bedr	oom 14X 132nd Level			
Dining Room COMBOM	ain Level		2nd Bedroor	n 11X122nd Level			
Kitchen 10X13 M	ain Level		3rd Bedroon				
Family Room 18X18 M	ain Level		4th Bedroon	Not			
and a state of the state of the				Applicable			
Laundry Room Deck 17X6 M	ain Level						
Interior Property Feature	s: Heated Flo	ors, Laundry H	look-Up in Unit				
Exterior Property Feature	s: Deck, Roof	Deck, Storms	/Screens				
Age:NEW Under Const	ruction	Laundry Featu	res:	Sewer: Sewer	~Public		
Type:Condo, Condo-Du	iplex, Low	Garage Owner	ship:Owned	Water:Lake N	Water: Lake Michigan		
Rise (1-3 Stories)		Garage On Sit	e:Yes	Const Opts: D	Const Opts: Central Air, Deck/Patio/Screened Porch,		
Exposure:N (North), S	(South)	Garage Type:	etached				
Exterior: Brick, Block		Garage Details	:Garage Door Op	ienerisi .	eramic Floors		
Air Cond: Central Air		Parking Owner		General Info:	Commuter Bus		
Heating: Gas, Forced Ai	r, Radiant	Parking On Sit		Commuter T	8303 9339	12	
Kitchen: Eating Area-Br	eakfast Bar,	Parking Details			orage, Street P	aved	
Island		Parking Fee (H			ter, Common		
Appliances: Oven/Range		Driveway:Off			xterior Mainte Scavenger, Sno		
Dishwasher, High End		Basement Det		Removal	scavenger, snu	w.	
Washer, Dryer, All Sta Kitchen Appliances, W		Foundation:	ansanone	HERS Index S	core:		
Cooler/Refrigerator	me	Exst Bas/Fnd:		Green Disc:			
Dining:Combined w / Li	ivRm	Roof:Other		Green Rating	Source:		
Bath Amn: Double Sink	, in the second s		and the first of	Green Feats:	0001001		
Fireplace Details: Electri		Disability Acce		Sale Terms:			
Fireplace Location: Livin		Disability Deta	11S:	Possession:Cl	osina		
Electricity:	y Koom	Lot Desc:			:02/01/2018		
5.15 T02.15 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2	tom CO				Self-Managem	ont	
Equipment: Security Sys Detectors	stem, cu				sen-managem	ent	
Additional Rooms: Deck				Rural:	6 N		
Other Structures:				Addl. Sales In			
other structures.				Broker Owned	i/Interest:No		
				Relist:			



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