



BUILDING DEVELOPMENT

QUIZAGIL GROUP

DESIGN FUNDING CONSTRUCTION SALES

INVESTMENTS

PROMOTORA DE INVERSIÓN/PROYECTOS

1990 E Algonquin Rd Suite 201, Schaumburg, IL 60173

www.quizagil.com

BUILDING DEVELOPMENT PROJECT PROPOSAL

BUILDING:

Basement:

Garage 4 Units

1st Floor APT: 2000 sq.ft

living room + dining room + kitchen

1 bedroom + 2 master bedrooms + balcony (94 sq.ft)

2 master bathrooms + laundry room

2nd Floor APT: 2000 sq.ft

living room + dining room + kitchen

1 bedroom + 2 master bedrooms + balcony (94 sq.ft)

2 master bathrooms + laundry room

3rd Floor APT: 2000 sq.ft

living room + dining room + kitchen

1 bedroom + 2 master bedrooms + balcony (94 sq.ft)

2 master bathrooms + laundry room

4rd Floor APT: 2000 sq.ft

living room + dining 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

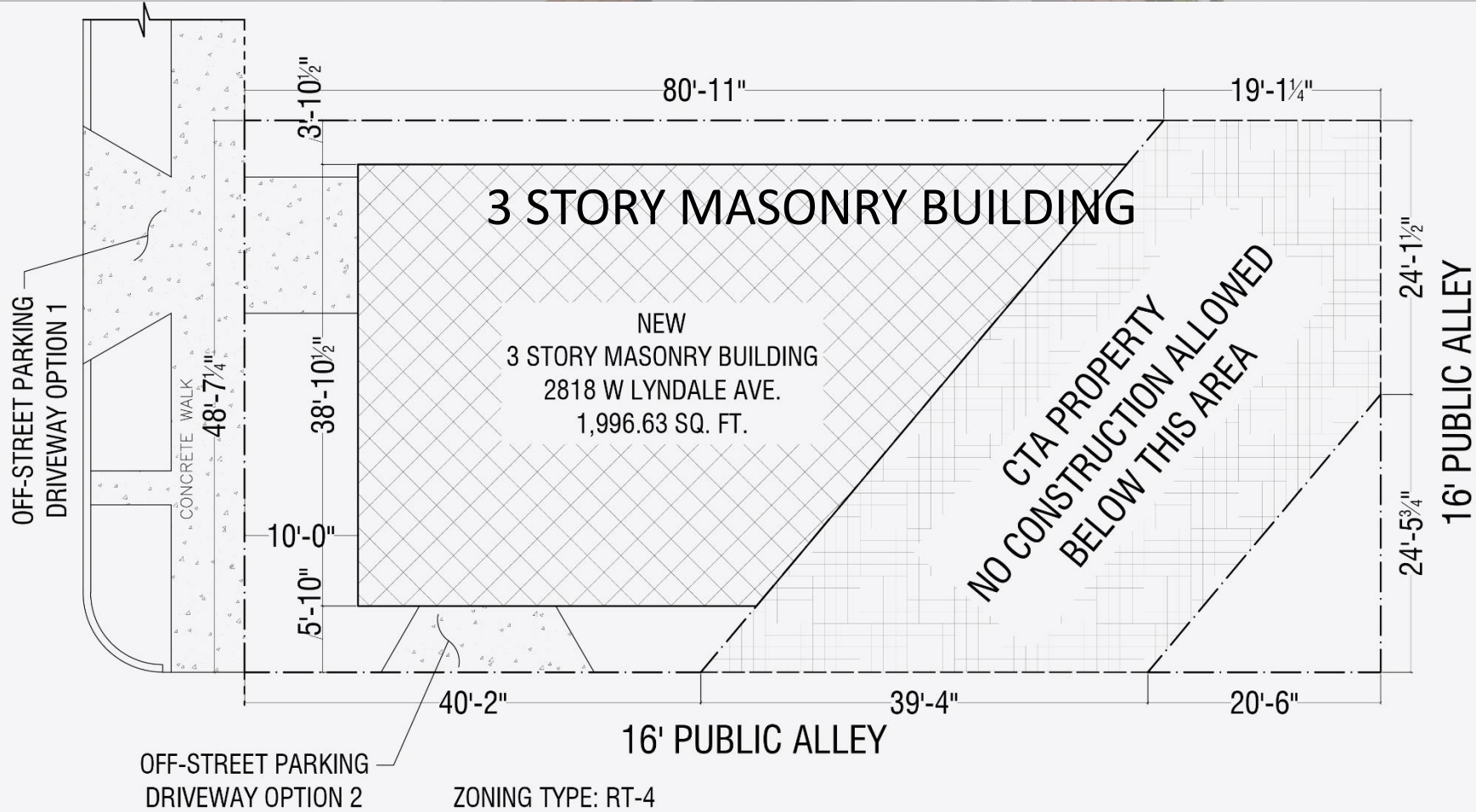
Bathroom: 80 sq.ft

BUILDING DEVELOPER:	QUIZAGIL GROUP
DESIGN BY:	Rubén Quiza
PROJECT:	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



BUILDING PROPOSAL

W. LYNDALE AVE.



A SITE PLAN
SCALE: 1/16" = 1'-0"
N

ZONING TYPE: RT-4

LOT AREA: 4,169.31 S.F. (AL AREA DEL LOTE SE LE RESTO AREA QUE CTA NO PERMITE CONSTRUCCION)

MAX AREA OF CONSTRUCTION: 5003.17 S.F. (SE PUDIERAN CONSTRUIR 4 NIVELES PERO SE NECESITA DE ELEVADOR/ASCENSOR Y AJUSTE DE ZONADO)

AREA PER LEVEL: 1,996.63 S.F. (SE NECESITA RESTAR AREA DE ESCALERAS DE SERVICIO Y UTILITY ROOM)

MIN AREA PER DWELLING: 1,000.00 S.F.

NOTAS: DEBAJO DE AREA SOMBREADA (CTA TRACKS), NO SE PERMITE HACER NINGUN TIPO DE CONSTRUCCION O USO (LANDSCAPE, DRIVEWAY, CARPORT, ETC.)

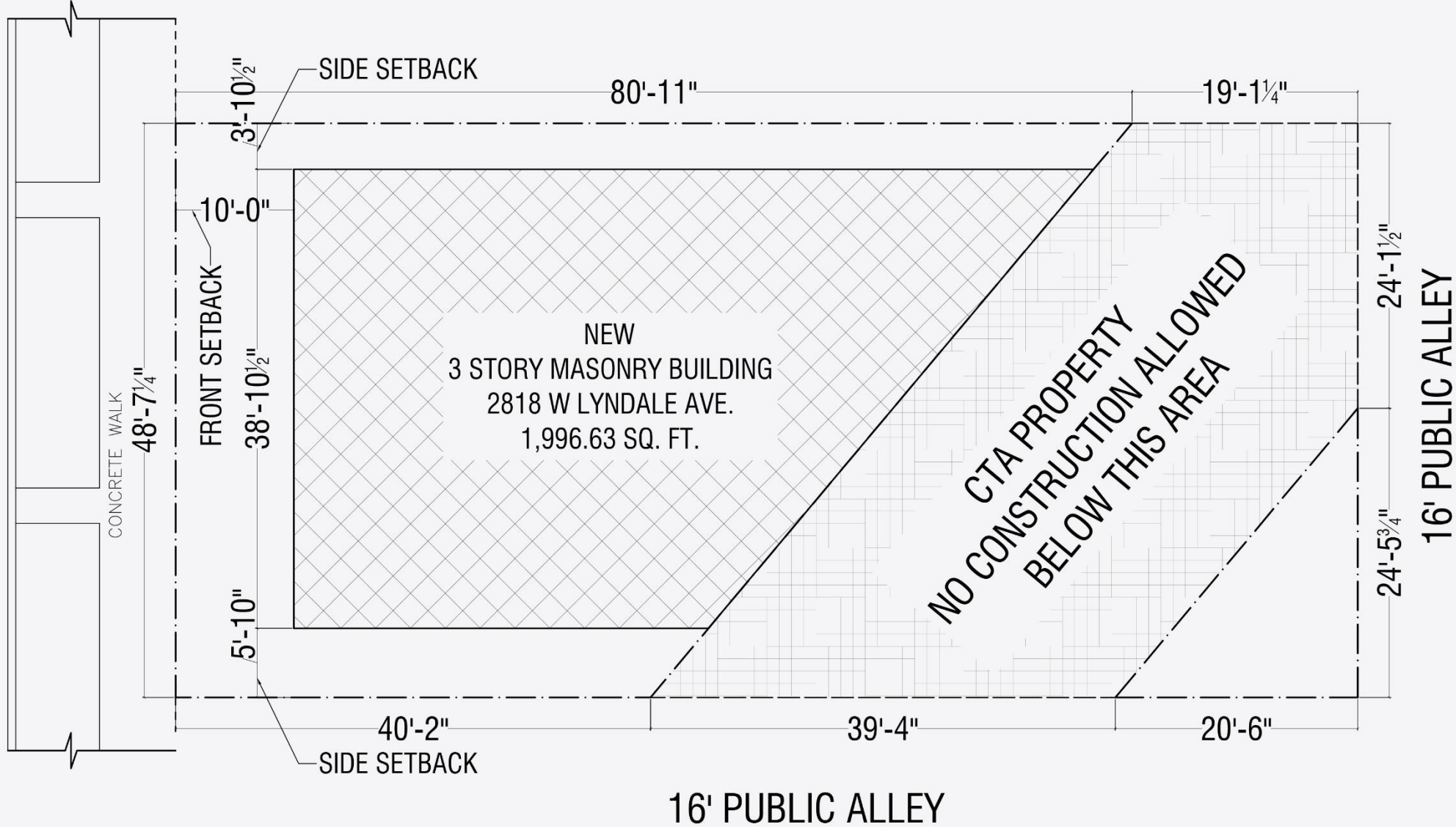
TRABAJO DE GESTORIA PARA CONSEGUIR PERMISO DE CONSTRUCCION VA A REQUERIR DE MAS PROCESOS DEBIDO A QUE AGENCIA CTA SOLICITARA REVISAR PLANOS DE PROYECTO, LOS SETBACKS QUE REFLEJAN ESTE DIBUJO SOLAMENTE SON UNA APROXIMACION.

COSTO APROXIMADO DE ELABORACION DE PLANOS Y GESTORIA DE PERMISO: \$12,000.00@ \$15,000.00



BUILDING PROPOSAL

W. LYNDALE AVE.



A SITE PLAN

SCALE: 1/16" = 1'-0"



4 stories
NEW BUILDING

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Rincón







BUILDING/ FRONT
1 apt/Story

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BUILDING/ FRONT
1 apt/Story

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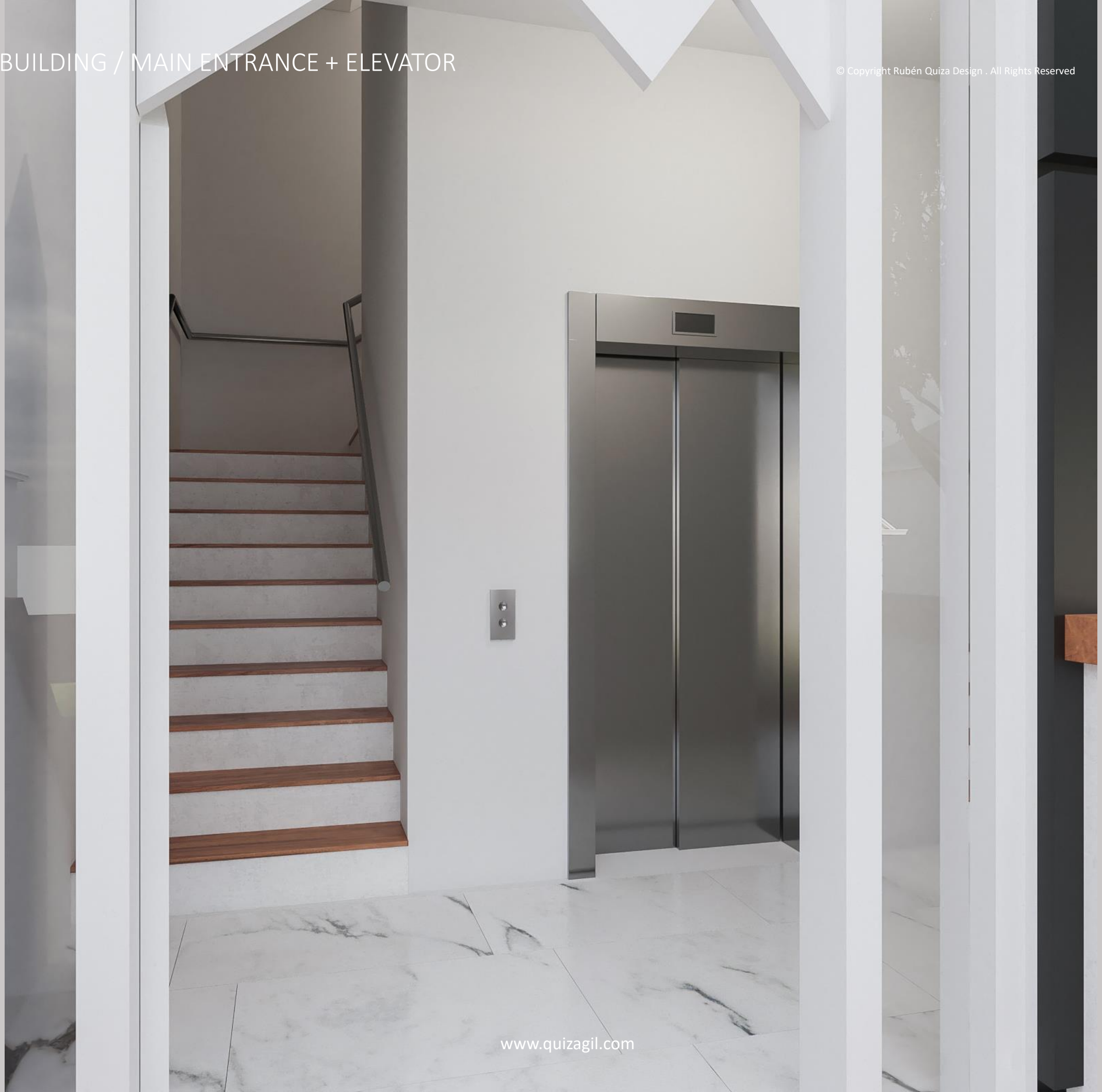


El Rincón



BUILDING / MAIN ENTRANCE + ELEVATOR

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DUPLEX INTERIOR/ DINNING ROOM + KITCHEN + Living room



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DUPLEX INTERIOR/ DINNING ROOM + KITCHEN + Living room

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DUPLEX INTERIOR/ DINNING ROOM + KITCHEN + Living room



DUPLEX INTERIOR/ MASTER BEDROOM

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DUPLEX INTERIOR/ MASTER BEDROOM + WALKING CLOSET

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DUPLEX INTERIOR/ MASTER BATHROOM + LAUNDRY ROOM

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BUILDING/ROOF TOP

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BUILDING/ ROOF TOP + BATHROOM



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BUILDING/ ROOF TOP

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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 LYNDAL ST 1E	\$479,000	\$479,000	06/29/2018	6	3	2.1	4	4
10109348	CLSD	2862 W LYNDAL 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 LYNDAL ST 1	\$629,000	\$629,000	05/01/2018	7	3	2.1	17	171
09876619	CLSD	2866 W LYNDAL ST 1	\$629,000	\$629,000	05/14/2018	6	3	2.1	13	97

Statistics

Total Properties: 8

	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 closed averaging 100.34% of their Final List Price (FLP).
This reflects a 0.34% difference between property sale prices and their FLP's.

Prepared By: Manuel Gil Angels Financial Real Estate Corp

CMA Summary Report

Attached Single

Sold - Attached Single

#	MLS #	Address	Status	Area	Beds	Baths	Pkn/# Ext	Type	SCI	LMT	MT	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 Single Statistics

	High	Low	Average	Median
List Price	\$629,000	\$350,000	\$544,987	\$594,450
Sold Price	\$629,000	\$362,500	\$546,862	\$594,450
Listing Market Time	73	2	16	7
Market Time	171	2	68	53

8 Attached Single Summary Statistics

	High	Low	Average	Median
List Price	\$629,000	\$350,000	\$544,987	\$594,450
Sold Price	\$629,000	\$362,500	\$546,862	\$594,450
Listing Market Time	73	2	16	7
Market Time	171	2	68	53

Prepared By: Manuel Gil Angels Financial Real Estate Corp

LYNDALE CMA



Attached Single
 Status: **CLSD**
 Area: **8022**
 Address: **2862 W Lyndale St Unit 1E, Chicago, IL 60647**
 Directions: **Milwaukee to California, South 1 blk to Lyndale, West 1/2 block to 2862 or Blue Line to California**
 Closed: **06/29/2018**
 Off Mkt: **03/09/2018**
 Year Built: **2007**
 Dimensions: **50 X 125**
 Ownership: **Condo**
 Corp Limits: **Chicago**
 Coordinates: **N:2300 W:2862**
 Rooms: **6**
 Bedrooms: **3**
 Basement: **Full, Walkout**
 Waterfront: **No**
 Total Units: **5**
 # Stories: **3**
 % Own. Occ.: **100**
 Utility Costs:
 Mobility Score: -

MLS #: **09876366**
 List Date: **03/06/2018**
 List Dt Rec: **03/07/2018**
 List Price: **\$479,000**
 Orig List Price: **\$479,000**
 Sold Price: **\$479,000**
 SP Incl.
 Parking: **Yes**

Contract: **03/09/2018**
 Financing: **Conventional**
 Blt Before 78: **No**
 Subdivision:
 Township: **North Chicago**
 Model:
 County: **Cook**
 Lst. Mkt. Time: **4**
 Concessions:
 Contingency:
 Curr. Leased: **No**
 # Fireplaces: **1**
 Bathrooms (Full/Half): **2/1**
 Master Bath: **Full**
 Bsmnt. Bath: **Yes**
 Appx SF: **1700**
 Bldg. Assess. SF: **0**
 Unit Floor Lvl.: **1**
 % Cmn. Own.: **18%**
 Parking: **Garage**
 # Spaces: **Gar:1**
 Parking Incl. In Price: **Yes**
 SF Source: **Estimated**
 # Days for Bd Apprvl: **1**
 Fees/Approvals:

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 flrs 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**

School Data	Assessments	Tax	Pet Information
Elementary: (299)	Amount: \$185	Amount: \$6,020.88	Pets Allowed: Dogs OK
Junior High: (299)	Frequency: Monthly	Frequency: 13361070971001	Max Pet Weight: 40
High School: (299)	Special Assessments: No	PIN: (Map) / Mult PINs:	
	Special Service Area: No	Master Association: No	
	Master Association: No	Tax Year: 2016	
		Tax Exmps: None	
		Coop Tax Deduction:	
		Tax Deduction Year:	

Square Footage Comments:							
Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level
Living Room	16X25	Main Level	Hardwood	Shades	Master Bedroom	17X12	Main Level
Dining Room	COMBO	Main Level	Hardwood	Shades	2nd Bedroom	11X10	Main Level
Kitchen	16X10	Main Level	Hardwood	Shades	3rd Bedroom	16X14	Main Level
Family Room	Not Applicable				4th Bedroom		Main Level
Laundry Room	3X3	Basement	Ceramic Tile	None	Storage	3X3	Basement

Interior Property Features: **Sauna/Steam Room, Hardwood Floors, Heated Floors, Laundry Hook-Up in Unit, Storage**
 Exterior Property Features: **Deck, Patio, Storms/Screens, Master Antenna**

Age: **11-15 Years**
 Type: **1/2 Duplex, Condo**
 Exposure: **S (South)**
 Exterior: **Brick**
 Air Cond: **Central Air, Zoned**
 Heating: **Gas**
 Kitchen: **Eating Area-Breakfast Bar, Island, Pantry-Closet**
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal**
 Dining: **Combined w/ LivRm**
 Bath Amn: **Whirlpool, Separate Shower, Steam Shower, Double Sink**
 Fireplace Details: **Wood Burning, Gas Starter**
 Fireplace Location: **Living Room**
 Electricity: **Circuit Breakers**
 Equipment: **Humidifier, Intercom, CO Detectors, Sump Pump**
 Additional Rooms: **Storage**
 Other Structures:

Laundry Features:
 Garage Ownership: **Owned**
 Garage On Site: **Yes**
 Garage Type: **Detached**
 Garage Details: **Garage Door Opener(s), Transmitter(s)**
 Parking Ownership:
 Parking On Site:
 Parking Fee (High/Low): /
 Driveway:
 Basement Details: **Finished**
 Foundation: **Concrete**
 Exst Bas/Fnd:
 Roof: **Rubber**
 Disability Access: **No**
 Disability Details:
 Lot Desc: **Fenced Yard**

Sewer: **Sewer-Public**
 Water: **Lake Michigan**
 Const Opts:
 General Info: **Commuter Train**
 Amenities: **Sundeck**
 Asmt Incl: **Water, Parking, Common Insurance, Scavenger, Snow Removal**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Sale Terms:
 Possession: **Closing**
 Est Occp Date:
 Management:
 Rural:
 Add. Sales Info.: **None**
 Broker Owned/Interest: **No**
 Relist:
 Zero Lot Line:

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 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



Attached Single
 Status: **CLSD**
 Area: **8022**
 Address: **2833 W Lyndale St Unit 2, Chicago, IL 60647**
 Directions: **California Ave south of Fullerton to Lyndale, west 1/2 a block**
 Closed: **05/01/2019**
 Off Mkt: **03/05/2019**
 Year Built: **2008**
 Dimensions: **25X100**
 Ownership: **Condo**
 Corp Limits: **Chicago**
 Coordinates: **N:2300 W:2800**
 Rooms: **5**
 Bedrooms: **2**
 Basement: **None**
 Waterfront: **No**
 Total Units: **3**
 # Stories: **3**
 % Own. Occ.:
 Utility Costs:
 Mobility Score: **78 - Good Mobility!**

MLS #: **10272047**
 List Date: **02/28/2019**
 List Dt Rec: **02/28/2019**
 List Price: **\$350,000**
 Orig List Price: **\$350,000**
 Sold Price: **\$362,500**
 SP Incl.
 Parking: **Yes**

Contract: **03/05/2019**
 Financing: **Conventional**
 Blt Before 78: **No**
 Subdivision:
 Township: **West Chicago**
 Model:
 County: **Cook**
 Lst. Mkt. Time: **6**
 Concessions:
 Contingency:
 Curr. Leased: **Yes**
 Exp: **04/30/2019**
 Bathrooms (Full/Half): **2/0**
 Master Bath: **Full**
 Bsmnt. Bath: **No**
 Appx SF: **0**
 Bldg. Assess. SF:
 Unit Floor Lvl.: **2**
 % Cmn. Own.:
 Parking: **Exterior Space(s)**
 # Spaces: **Ext:1**
 Parking Incl. In Price: **Yes**
 SF Source: **Not Reported**
 # Days for Bd Apprvl: **0**
 Fees/Approvals:

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	Assessments	Tax	Pet Information
Elementary: (299)	Amount: \$158	Amount: \$5,146.14	Cats OK
Junior High: (299)	Frequency: Monthly	Frequency: 13361091001002	Pets Allowed: OK
High School: (299)	Special Assessments: No	PIN: (Map) / Mult PINs:	Dogs OK
	Special Service Area: No	Master Association: No	Max Pet Weight: 999
	Master Association: No	Tax Year: 2017	
		Tax Exmps: Homeowner	
		Coop Tax Deduction:	
		Tax Deduction Year:	

Square Footage Comments:									
Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	18X12	Main Level	Hardwood		Master Bedroom	12X12	Main Level	Hardwood	
Dining Room	COMBO	Main Level	Hardwood		2nd Bedroom	13X09	Main Level	Hardwood	
Kitchen	13X9	Main Level	Hardwood		3rd Bedroom		Not Applicable		
Family Room	Not Applicable				4th Bedroom		Not Applicable		
Laundry Room					Balcony	11X4	Main Level		

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

Age: **11-15 Years**
 Type: **Condo**
 Exposure:
 Exterior: **Brick**
 Air Cond: **Central Air**
 Heating: **Gas, Forced Air**
 Kitchen: **Eating Area-Breakfast Bar, Pantry-Closet**
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, Range Hood**
 Dining: **Combined w/ LivRm**
 Bath Amn: **Whirlpool, Separate Shower, Double Sink**
 Fireplace Details: **Gas Logs**
 Fireplace Location: **Living Room**
 Electricity:
 Equipment:
 Additional Rooms: **Balcony**
 Other Structures:

Laundry Features: **In Unit**
 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: **None**
 Foundation:
 Exst Bas/Fnd:
 Roof:
 Disability Access: **No**
 Disability Details:
 Lot Desc:

Sewer: **Sewer-Public**
 Water: **Lake Michigan**
 Const Opts:
 General Info: **None**
 Amenities: **Storage**
 Asmt Incl: **Water, Common Insurance**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Sale Terms:
 Possession: **Closing**
 Est Occp Date:
 Management:
 Rural: **No**
 Add. Sales Info.: **List Broker Must Accompany**
 Broker Owned/Interest: **No**
 Relist:
 Zero Lot Line:

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MLS #: 10272047 Prepared By: Manuel Gil | Angels Financial Real Estate Corp | 05/05/2019 11:31 PM

LYNDALE CMA



Attached Single
 Status: **CLSD**
 Area: **8022**
 MLS #: **10109348**
 List Date: **10/11/2018**
 List Dt Rec: **10/11/2018**
 List Price: **\$485,000**
 Orig List Price: **\$485,000**
 Sold Price: **\$487,500**
 SP Incl: **Yes**
 Parking: **Yes**
 Address: **2862 W Lyndale St Unit 2E, Chicago, IL 60647**
 Directions: **CALIFORNIA TO LYNDALE, WEST TO 2862**
 Closed: **12/03/2018**
 Off Mkt: **10/19/2018**
 Year Built: **2007**
 Dimensions: **COMMON**
 Ownership: **Condo**
 Corp Limits: **Chicago**
 Coordinates: **N:2300 W:2862**
 Rooms: **6**
 Bedrooms: **3**
 Basement: **None**
 Waterfront: **No**
 Total Units: **5**
 # Stories: **3**
 % Own. Occ.: **100**
 Utility Costs: **Elec. - \$900.71/yr,\$75.06/mo; Gas - \$769.52/yr,\$64.13/mo**
 Mobility Score: -

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 steam shower, jet tub and double sink. Custom walk in closets. Private garage roof deck with pergola perfect for entertaining and garage parking included.**

School Data	Assessments	Tax	Pet Information
Elementary: Darwin (299) Junior High: Darwin (299) High School: Clemente Community Academy Senior (299)	Amount: \$205 Frequency: Monthly Special Assessments: No Special Service Area: No Master Association: No	Amount: \$7,061 13361070971003 (Map) / Mult PINs: 2017 Tax Year: 2017 Tax Exmp: Homeowner Coop Tax Deduction: Tax Deduction Year:	Cats OK , Dogs OK Pets Allowed: Max Pet Weight: 999

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	23X19	Main Level	Hardwood		Master Bedroom	17X12	Lower	Hardwood	
Dining Room	COMBO	Main Level	Hardwood		2nd Bedroom	10X10	Main Level	Hardwood	
Kitchen	9X11	Main Level	Hardwood		3rd Bedroom	11X10	Main Level	Hardwood	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	05X03	Main Level	Ceramic Tile		Deck	19X16	Main Level	Other	
Walk In Closet	06X05	Lower	Hardwood						

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

Exterior Property Features: **Roof Deck, Storms/Screens**

Age: **11-15 Years**
 Type: **1/2 Duplex, Condo**
 Exposure: **N (North), S (South), E (East)**
 Exterior: **Brick**
 Air Cond: **Central Air**
 Heating: **Gas, Forced Air**
 Kitchen: **Eating Area-Breakfast Bar**
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, High End Refrigerator, Freezer, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances**
 Dining: **Combined w/ LivRm**
 Bath Amn: **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**
 Other Structures:

Laundry Features:
 Garage Ownership: **Owned**
 Garage On Site: **Yes**
 Garage Type: **Detached**
 Garage Details: **Garage Door Opener(s)**
 Parking Ownership:
 Parking On Site:
 Parking Details:
 Parking Fee (High/Low): /
 Driveway: **Off Alley**
 Basement Details: **None**
 Foundation: **Concrete**
 Ext Bas/Fnd:
 Roof: **Rubber**
 Disability Access: **No**
 Disability Details:
 Lot Desc: **Common Grounds, Fenced Yard, Landscaped Professionally**
 Sewer: **Sewer-Public**
 Water: **Public**
 Const Opt:
 General Info: **Commuter Bus, Commuter Train**
 Amenities: **Curbs/Gutters, Sidewalks, Street Lights, Street Paved**
 Asmt Incl: **Water, Common Insurance, Exterior Maintenance, Scavenger**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Sale Terms: **Conventional**
 Possession: **Closing**
 Est Occp Date:
 Management: **Self-Management**
 Rural:
 Addl. Sales Info.: **None**
 Broker Owned/Interest: **No**
 Relist:
 Zero Lot Line:



Attached Single
 Status: **CLSD**
 Area: **8022**
 MLS #: **10072511**
 List Date: **09/05/2018**
 List Dt Rec: **09/05/2018**
 List Price: **\$589,900**
 Orig List Price: **\$589,900**
 Sold Price: **\$589,900**
 SP Incl: **Yes**
 Parking: **Yes**
 Address: **2922 W Lyndale St Unit 1, Chicago, IL 60647**
 Directions: **California to Lyndale, one way west to 2922**
 Closed: **11/01/2018**
 Off Mkt: **09/10/2018**
 Year Built: **2014**
 Dimensions: **COMMON**
 Ownership: **Condo**
 Corp Limits: **Chicago**
 Coordinates: **N:2250 W:2922**
 Rooms: **7**
 Bedrooms: **3**
 Basement: **None**
 Waterfront: **No**
 Total Units: **2**
 # Stories: **4**
 % Own. Occ.: **100**
 Utility Costs: **Elec. - \$840.65/yr,\$70.05/mo; Gas - \$1024.22/yr,\$85.35/mo**
 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	Assessments	Tax	Pet Information
Elementary: (299) Junior High: (299) High School: (299)	Amount: \$173 Frequency: Monthly Special Assessments: No Special Service Area: No Master Association: No	Amount: \$7,611.21 13361070991001 (Map) / Mult PINs: 2017 Tax Year: 2017 Tax Exmp: Homeowner Coop Tax Deduction: Tax Deduction Year:	Cats OK , Dogs OK Pets Allowed: Max Pet Weight: 999

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	19X14	Main Level	Hardwood		Master Bedroom	14X14	Main Level	Hardwood	
Dining Room	COMBO	Main Level	Hardwood		2nd Bedroom	13X11	Lower	Carpet	
Kitchen	15X10	Main Level	Hardwood		3rd Bedroom	12X12	Lower	Carpet	
Family Room	19X14	Lower	Ceramic Tile		4th Bedroom		Not Applicable		
Laundry Room	6X4	Lower			Deck	23X18	Main Level		
Walk In Closet	6X6	Main Level	Hardwood						

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

Exterior Property Features:

Age: **1-5 Years**
 Type: **Condo, Condo-Duplex**
 Exposure: **S (South)**
 Exterior: **Block**
 Air Cond: **Central Air**
 Heating: **Gas, Forced Air**
 Kitchen: **Island, Pantry-Closet**
 Appliances: **Oven/Range, Microwave, Dishwasher, High End Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Wine Cooler/Refrigerator, Range Hood**
 Dining: **Combined w/ LivRm**
 Bath Amn: **Separate Shower, Steam Shower, Double Sink, Full Body Spray Shower, Soaking Tub**
 Fireplace Details:
 Fireplace Location:
 Electricity:
 Equipment:
 Additional Rooms: **Deck, Walk In Closet**
 Other Structures:

Laundry Features:
 Garage Ownership: **Owned**
 Garage On Site: **Yes**
 Garage Type: **Detached**
 Garage Details: **Garage Door Opener(s)**
 Parking Ownership:
 Parking On Site:
 Parking Details:
 Parking Fee (High/Low): /
 Driveway: **Off Alley**
 Basement Details: **None**
 Foundation:
 Ext Bas/Fnd:
 Roof:
 Disability Access: **No**
 Disability Details:
 Lot Desc:
 Sewer: **Sewer-Public**
 Water: **Public**
 Const Opt:
 General Info: **None**
 Amenities:
 Asmt Incl: **Water, Common Insurance, Exterior Maintenance, Scavenger**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Sale Terms:
 Possession: **Closing**
 Est Occp Date:
 Management: **Self-Management**
 Rural:
 Addl. Sales Info.: **List Broker Must Accompany**
 Broker Owned/Interest: **No**
 Relist:
 Zero Lot Line:

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MLS #: 10109348 Prepared By: Manuel Gil | Angels Financial Real Estate Corp | 05/05/2019 11:31 PM

MLS #: 10072511 Prepared By: Manuel Gil | Angels Financial Real Estate Corp | 05/05/2019 11:31 PM



Some photos may be virtually staged

Attached Single
 Status: **CLSD**
 Area: **8022**
 Address: **2866 W Lyndale St Unit 1, Chicago, IL 60647**
 Directions: **CALIFORNIA BETWEEN FULLERTON & ARMITAGE, LYNDALE IS ONE WAY WESTBOUND. WEST TO PROPERTY.**
 Closed: **05/14/2018**
 Off Mkt: **03/19/2018**
 Year Built: **2017**
 Dimensions: **COMMON**
 Ownership: **Condo**
 Corp Limits: **Chicago**
 Coordinates: **N:2200 W:2910**
 Rooms: **6**
 Bedrooms: **3**
 Basement: **Full**
 Waterfront: **No**
 Total Units: **2**
 # Stories: **2**
 % Own. Occ.:
 Utility Costs:
 Mobility Score: -

MLS #: **09876619**
 List Date: **03/07/2018**
 List Dt Rec: **03/07/2018**
 List Price: **\$629,000**
 Orig List Price: **\$629,000**
 Sold Price: **\$629,000**
 SP Incl.
 Parking: **Yes**

Lst. Mkt. Time: **13**
 Concessions:
 Financing: **Conventional**
 Blt Before 78: **No**
 Model:
 Subdivision: **West Chicago**
 Township: **West Chicago**
 County: **Cook**
 # Fireplaces:
 Bathrooms (Full/Half): **2/1**
 Master Bath: **Full**
 Bsmnt. Bath: **Yes**
 Appx SF: **0**
 Bldg. Assess. SF:
 Unit Floor Lvl.: **1**
 % Cmn. Own.:
 Parking: **Garage**
 # Spaces: **Gar:1**
 Parking Incl. In Price: **Yes**
 SF Source: **Not Reported**
 # Days for Bd Apprvl: **0**
 Fees/Approvals:

Remarks: **Stunning new construction 3 bed 2.1 bath duplex in prime Logan Square! 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	Assessments	Tax	Pet Information
Elementary: (299)	Amount: \$225	Amount: NEW	Cats
Junior High: (299)	Frequency: Monthly	PIN: 00000000000000	OK, Dogs
High School: (299)	Special Assessments: No	Special Service Area: No	OK
	Master Association: No	Tax Year: 2016	Max Pet Weight: 999
		Tax Exmps:	
		Coop Tax Deduction:	
		Tax Deduction Year:	

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X16	Main Level	Not Applicable		Master Bedroom	14X13	Lower	Carpet	None
Dining Room	10X11	Main Level	Not Applicable		2nd Bedroom	12X11	Lower	Carpet	None
Kitchen	10X13	Main Level	Not Applicable		3rd Bedroom	12X11	Lower	Carpet	None
Family Room	18X18	Main Level	Not Applicable		4th Bedroom	Not Applicable			
Laundry Room	17X6	Main Level	Not Applicable		Walk In Closet	6X7	Lower		

Interior Property Features: **Heated Floors, Laundry Hook-Up in Unit**
 Exterior Property Features: **Deck, Storms/Screens**
 Age: **NEW Under Construction**
 Type: **Condo, Condo-Duplex, Low Rise (1-3 Stories)**
 Exposure: **N (North), S (South)**
 Exterior: **Brick, Block**
 Air Cond: **Central Air**
 Heating: **Gas, Forced Air, Radiators**
 Kitchen: **Eating Area-Breakfast Bar, Island**
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, All Stainless Steel Kitchen Appliances, Wine Cooler/Refrigerator**
 Dining: **Combined w/ LivRm**
 Bath Amn: **Double Sink**
 Fireplace Details:
 Fireplace Location:
 Electricity:
 Equipment: **Security System, CO Detectors, Sump Pump**
 Additional Rooms: **Deck, Walk In Closet**
 Other Structures:

Laundry Features:
 Garage Ownership: **Owned**
 Garage On Site: **Yes**
 Garage Type: **Detached**
 Garage Details: **Garage Door Opener(s)**
 Parking Ownership:
 Parking On Site:
 Parking Details:
 Parking Fee (High/Low): /
 Driveway: **Off Alley**
 Basement Details: **Finished, Exterior Access**
 Foundation:
 Exst Bas/Fnd:
 Roof: **Other**
 Disability Access: **No**
 Disability Details:
 Lot Desc:

Sewer: **Sewer-Public**
 Water: **Lake Michigan**
 Const Opts: **Bsmnt/Lower Lvl Exterior Exit, Central Air, Deck/Patio/Screened Porch, Hardwood/Ceramic Floors**
 General Info: **Commuter Bus, Commuter Train**
 Amenities: **Coin Laundry, Storage, Street Paved**
 Asmt Incl: **Water, Common Insurance, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Sale Terms:
 Possession: **Closing**
 Est Occp Date: **02/01/2018**
 Management: **Self-Management**
 Rural:
 Addl. Sales Info: **None**
 Broker Owned/Interest: **No**
 Relist:
 Zero Lot Line:



Attached Single
 Status: **CLSD**
 Area: **8022**
 Address: **2912 W Lyndale St Unit 1W, Chicago, IL 60647**
 Directions: **California to Lyndale, West to 2912**
 Closed: **11/27/2018**
 Off Mkt: **11/13/2018**
 Year Built: **2018**
 Dimensions: **COMMON**
 Ownership: **Condo**
 Corp Limits: **Chicago**
 Coordinates: **N:2250 W:2912**
 Rooms: **7**
 Bedrooms: **3**
 Basement: **Full, English**
 Waterfront: **No**
 Total Units: **4**
 # Stories: **3**
 % Own. Occ.:
 Utility Costs:
 Mobility Score: -

MLS #: **10137124**
 List Date: **11/12/2018**
 List Dt Rec: **11/13/2018**
 List Price: **\$599,000**
 Orig List Price: **\$599,000**
 Sold Price: **\$599,000**
 SP Incl.
 Parking: **Yes**

Lst. Mkt. Time: **2**
 Concessions:
 Financing: **Conventional**
 Blt Before 78: **No**
 Model:
 Subdivision: **West Chicago**
 Township:
 County: **Cook**
 # Fireplaces: **0**
 Bathrooms (Full/Half): **2/1**
 Master Bath: **Full**
 Bsmnt. Bath: **Yes**
 Appx SF: **0**
 Bldg. Assess. SF:
 Unit Floor Lvl.: **1**
 % Cmn. Own.: **24**
 Parking: **Garage**
 # Spaces: **Gar:1**
 Parking Incl. In Price: **Yes**
 SF Source: **Not Reported**
 # Days for Bd Apprvl: **0**
 Fees/Approvals:

Remarks: **Contemporary & Refined Boutique New Construction in Prime Logan Square Location from Sustainable. 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.**

School Data	Assessments	Tax	Pet Information
Elementary: (299)	Amount: \$177	Amount: NEW	Cats
Junior High: (299)	Frequency: Monthly	PIN: 13361070590000	OK, Dogs
High School: (299)	Special Assessments: No	Special Service Area: No	OK
	Master Association: No	Tax Year: 2016	Max Pet Weight: N/A
		Tax Exmps:	
		Coop Tax Deduction:	
		Tax Deduction Year:	

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	17X14	Main Level	Hardwood	None	Master Bedroom	14X13	Lower	Carpet	None
Dining Room	COMBO	Main Level	Hardwood	None	2nd Bedroom	14X11	Lower	Carpet	None
Kitchen	10X11	Main Level	Hardwood	None	3rd Bedroom	11X11	Lower	Carpet	None
Family Room	19X17	Main Level	Hardwood	None	4th Bedroom	Not Applicable			
Laundry Room	18X20	2nd Level	Other	None					

Interior Property Features: **Sauna/Steam Room, Hardwood Floors, Heated Floors, Laundry Hook-Up in Unit**
 Exterior Property Features: **Deck, Roof Deck, Cable Access**
 Age: **NEW Ready for Occupancy**
 Type: **Condo, Condo-Duplex**
 Exposure: **N (North), S (South)**
 Exterior: **Brick, Glass, Other**
 Air Cond: **Central Air**
 Heating: **Gas, Forced Air**
 Kitchen: **Eating Area-Table Space, Island, Pantry-Closet**
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances**
 Dining: **Combined w/ LivRm**
 Bath Amn: **Separate Shower, Steam Shower, Double Sink, Soaking Tub**
 Fireplace Details:
 Fireplace Location:
 Electricity: **Circuit Breakers**
 Equipment: **TV-Cable, Intercom, CO Detectors, Sump Pump**
 Additional Rooms: **Deck**
 Other Structures:

Laundry Features:
 Garage Ownership: **Owned**
 Garage On Site: **Yes**
 Garage Type: **Detached**
 Garage Details: **Garage Door Opener(s)**
 Parking Ownership:
 Parking On Site:
 Parking Details:
 Parking Fee (High/Low): /
 Driveway: **Concrete**
 Basement Details: **Finished**
 Exst Bas/Fnd:
 Roof: **Rubber**
 Disability Access: **No**
 Disability Details:
 Lot Desc: **Common Grounds**

Sewer: **Sewer-Public**
 Water: **Lake Michigan**
 Const Opts:
 General Info: **None**
 Amenities: **Gated Entry, Sidewalks, Street Lights, Street Paved, Other**
 Asmt Incl: **Water, Common Insurance, Scavenger, Other**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Sale Terms: **Conventional**
 Possession: **Closing**
 Est Occp Date: **12/01/2018**
 Management: **Self-Management**
 Rural:
 Addl. Sales Info: **List Broker Must Accompany**
 Broker Owned/Interest: **Yes**
 Relist:
 Zero Lot Line:

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