



2237 N Clifton
Sales Package

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For any questions, please call, text, or email:

Steve Jurgens

Cell 773 580 2907

Steve@312estates.com

For more information and Floor Plans please see our marketing website:

www.2237Clifton.com

Introduction:

2237 N Clifton is a 3-Flat in the heart of Lincoln Park. The building is taller than the buildings to the south therefore all south facing windows have downtown views from the top floor. This is a great investment property with wonderful income potential. The seller has not increased rents in cases since 2004. We are looking for a quick sale hence the price. Each unit has its own HVAC and in unit laundry. There is a 2-car garage on the property as well. The property is all brick.

Disclaimer:

Please note, all information in this packet should be reviewed with proper legal, financial, and real estate professions. The information in this packet has been provided to 312 Estates LLC and 312 Estates LLC does not make any representations as to the accuracy of all information within this packet.

Financials and Current Rentals

The following table lists the current units, there make-up, current rents, estimated market rents with little changes and a Proforma for Actual Rents and Rents at the current Market Rate:

Actual Rents Received and Market Rental Rates: Comparables provided upon request							
Lease	Unit #	Bedrooms	Baths	Monthly Lease Amount	Lease End Date	Monthly Lease Amount	Tenant Pays
Duplex Down	1	4	2	\$2,300	MTM	\$3,200	Electric and Gas
Simplex 1	2	2	1	\$1,850	MTM	\$2,250	Electric and Gas
Simplex 2	3	2	1	\$1,650	MTM	\$2,450	Electric and Gas
				<u>\$ 5,800</u>		<u>\$ 7,900</u>	
			Annualized	\$ 69,600		\$ 94,800	
Proforma	Purchase Price			\$ 1,320,000		\$ 1,320,000	
Actual Rents and Expenses				2017		Market Rents	
Annual Lease Income ¹				\$ 69,600		\$ 94,800	
Other Income ²				-		4,800	
Total Income				\$ 69,600		\$ 99,600	
Recurring Expenses							
Insurance				3,000		3,000	
common area maintenance ³				2,850		2,850	
Total Recurring				5,850		5,850	
Total Expenses				\$ 5,850		\$ 5,850	
Net Income				\$ 63,750		\$ 93,750	
Taxes				(20,552)		(20,552)	
Net Income after Taxes				\$ 43,198		\$ 73,198	
Cap Rate				3.3		5.5	

¹ 2017 is current rents; market rents are comparable...available per request

² Other income includes \$200/month for each garage space

³ Common electric and common other reoccurring costs

As stated in the disclaimer, 312 Estates does not make any representations as to the accuracy of the above information. All information should be reviewed with the proper professionals representing the buyer.

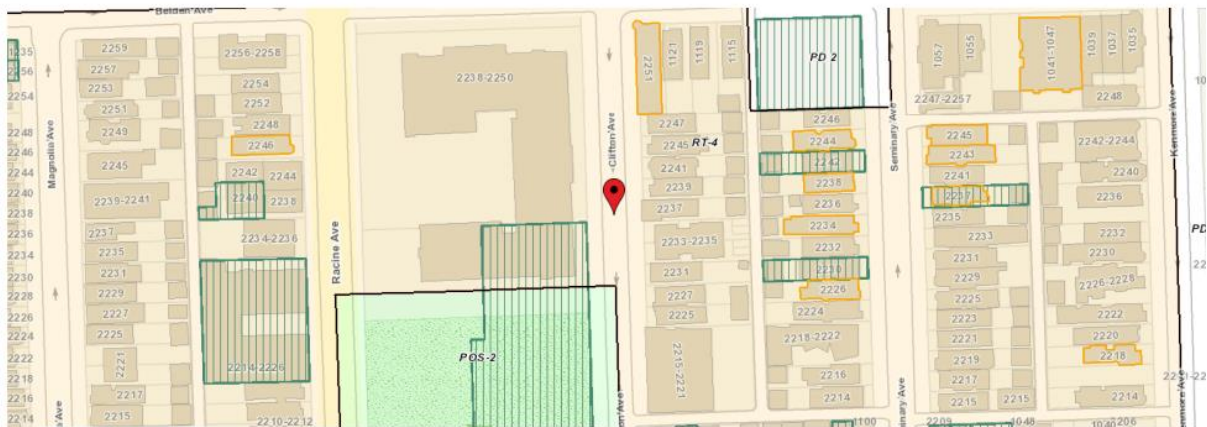
Zoning:

Below is the zoning map for 2237 N Clifton per city of Chicago zoning website. 2237 N Clifton is located within the RT 4 Zoning.

3/4/2018

City of Chicago::Zoning Website

Zoning and Land Use Map
Department of Planning and Development



The following is a list of the following documents provided.

[Survey](#)

[MLS for 2237 N Clifton](#)

[Disclosures](#)

[Comparable Properties for Sale](#)

[Comparable Rental Properties Supporting Market Rents:](#)

[Contract to Purchase](#)

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM REGISTRATION NO. 0011129145

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712

TEL: (847) 675-3000
FAX: (847) 675-2167

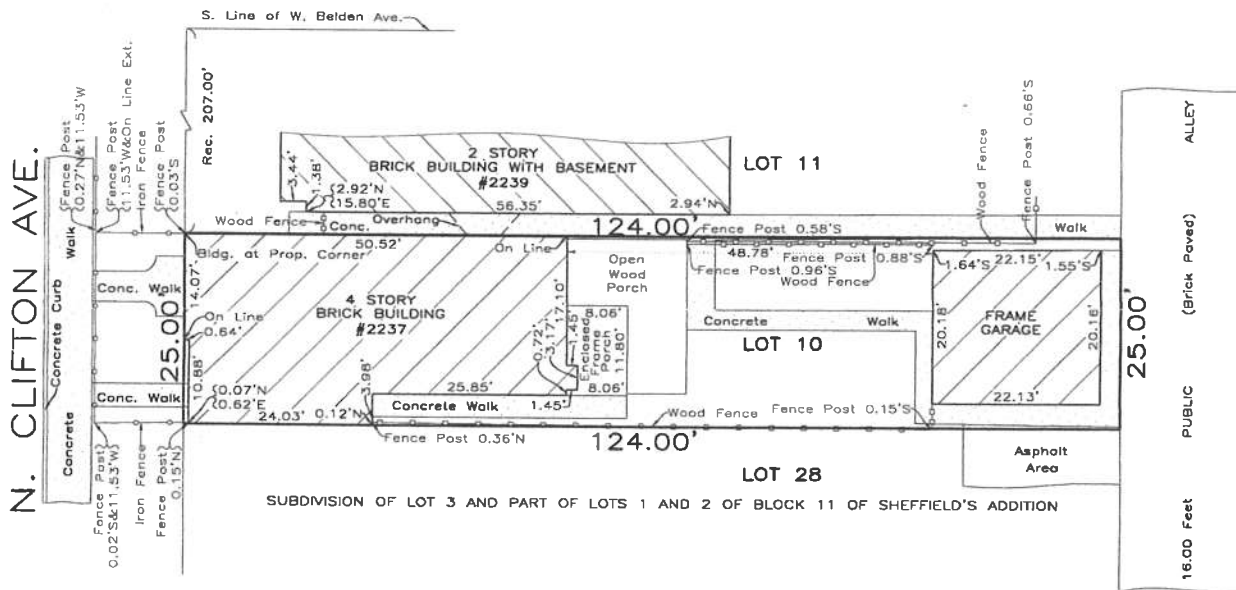
MORTGAGE INSPECTION

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY



LOT 10 IN BLOCK 1 IN HUTTON AND OTHERS SUBDIVISION OF ORIGINAL LOTS 4 AND 5 IN THE SOUTHWEST 1/4 OF BLOCK 11 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2237 NORTH CLIFTON AVENUE, CHICAGO, ILLINOIS.



SUBDIVISION OF LOT 3 AND PART OF LOTS 1 AND 2 OF BLOCK 11 OF SHEFFIELD'S ADDITION

THIS MORTGAGE INSPECTION AND DRAWING IS NOT A BOUNDARY SURVEY OR PLAT OF SURVEY. THIS MORTGAGE INSPECTION WAS PREPARED TO ASSIST THE MORTGAGE COMPANY AND TITLE INSURANCE COMPANY AND IS NOT TO BE USED FOR ANY PURPOSES OF BOUNDARY DISPUTES, LOCATION OF ACTUAL DEED, TITLE OR PLATTED LINES, OR FOR CONSTRUCTION OF NEW IMPROVEMENTS. GRAPHIC REPRESENTATION SHALL BE DEEMED APPROXIMATE AND NO RELIANCE SHOULD BE PLACED ON THE SCALE OF THE DRAWING.

THE LEGAL DESCRIPTION SHOWN HEREON IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

Order No. 04-68173
Scale: 1 inch = 16 feet.
Date: June 23, 2004
Ordered by: LLOYD E. GUSSIS
Attorney at Law



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR A MORTGAGE INSPECTION AND IS NOT A BOUNDARY SURVEY.

State of Illinois s.s.
County of Cook

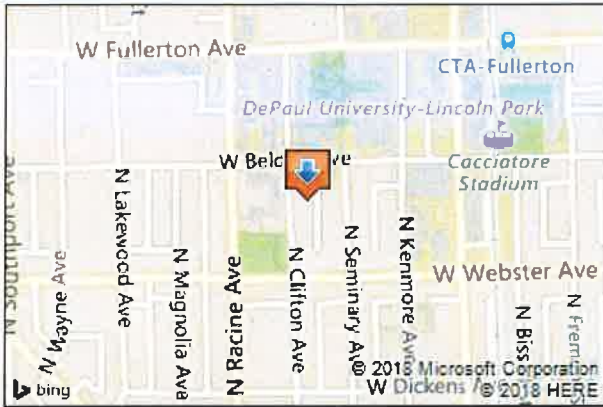
We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have inspected the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said inspection.

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV 30, 2004
Drawn by: S. J. *S. J. Donferie*

5



Two to Four Units MLS #: **09876798** List Price: **\$1,320,000**
 Status: **NEW** List Date: **03/07/2018** Orig List Price: **\$1,320,000**
 Area: **8007** List Dt Rec: **03/07/2018** Sold Price:
 Address: **2237 N Clifton Ave , Chicago, IL 60614** Contingency
 Flag:
 Directions: **Belden to Clifton, South to Property. Clifton is a one-way south.**
 Closed: Contract: List. Mkt Time: **6**
 Off Mkt: Financing: Concessions:
 Year Built: **1925** Blt Before 78: **Yes** Contingency:
 Dimensions: **25 X 125** County: **Cook**
 Ownership: **Fee Simple** Subdivision: Model: **3-flat**
 Corp Limits: **Chicago** Township: **North Chicago** Parking: **Garage**
 Coordinates: **N:2237 W:1150** Total Units: **3** # Spaces: **Gar:2**
 Acreage: **0.07** Total Baths **4/0** In Price:
 (Full/Half): 3 BR Unit: **Yes**
 Total Rooms: **20** Basement: **Full** Zoning: **Multi-Family**
 Total Bedrooms: **8** Waterfront: **No**
 Utility Costs: **Elec. - \$374.05/yr,\$31.17/mo; Gas - Not Applicable**



Remarks: **3-Flat in the heart of Lincoln Park. The building is taller than the buildings to the south therefore all south facing windows from unit 3 have downtown views. This is a great investment property with wonderful income potential. In cases, the seller has not increased rents in cases since 2004. We are looking for a quick sale hence the price. Some highlights: 1) 1 duplex-down with 4 bedroom and 2 bath; 2) 2 simplexes with 2 or 3 bedrooms and 1 bath; 3) rents have not been increased in years; 4) current leases are month to month; 5) Each unit has separate HVAC thus tenants pay utilities; 6) Each unit has laundry; 7) 2 car garage; 8) top floor has city views; 9) Zoning is Rt 4; 10) All brick building; 11) Very close to DePaul 12) if rents were increased to market rents, you would yield an approximate 6.4 cap rate. See agent remarks for showing time and information for proforma.**

School Data

Elementary: **Oscar Mayer (299)**
 Junior High: **Oscar Mayer (299)**
 High School: **Lincoln Park (299)**

Taxes/Assessments

PIN: **14322060090000**
 Mult PINs:
 Tax Amount: **\$20,551.81**
 Tax Year: **2016**
 Exemptions:
 Special Assessments: **No**
 Special Service Area: **No**

Financial Info

Total Rental Income: **\$69,600**
 Net Operating Income: **\$75,450**
 Gross Income: **\$69,600**
 Gross Expenses: **\$5,850**
 Other Income: **Garage/s**

Unit #	Floor Level	Sq. Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		8	4	2/0		1 MO	2300	MTM
Unit #2	2		6	2	1/0		1 MO	1850	MTM
Unit #3	3		6	2	1/0		1 MO	1650	MTM
Unit #4									

Age: **91-100 Years**
 Type-Multi Unit: **3 Flat, 4 Story Unit/s**
 Style:
 Const Opts:
 General Info: **None**
 Amenities:
 Ext. Bldg. Type: **Brick**
 Lot Size: **Less Than .25 Acre**
 Lot Desc:
 Roof:
 Foundation:
 Exst Bas/Fnd:
 Ext Prop Feats:

Garage Ownership: **Owned**
 Garage On Site: **Yes**
 Garage Type: **Detached**
 Garage Details:
 Parking Ownership:
 Parking On Site:
 Parking Details:
 Appliances/Features (1): **Stove, Refrigerator, Washer, Dryer, Dishwasher, Microwave, Central Air Conditioner, Hardwood Floors**
 Appliances/Features (2): **Stove, Refrigerator, Washer, Dryer, Dishwasher, Microwave, Central Air Conditioner, Hardwood Floors**
 Appliances/Features (3): **Stove, Refrigerator, Washer, Dryer, Dishwasher, Microwave, Central Air Conditioner, Hardwood Floors**
 Appliances/Features (4):
 Bath Amn:
 Basement Details: **Finished**
 Additional Rooms:

Tenant Pays (1): **Electric, Gas, Heat**
 Tenant Pays (2): **Electric, Gas, Heat**
 Tenant Pays (3): **Electric, Gas, Heat**
 Tenant Pays (4):
 Water: **Public**
 Sewer: **Sewer-Public**
 Heating: **Gas**
 Equipment:
 HERS Index Score:
 Green Disc:
 Green Rating Srce:
 Green Feats:
 Possession: **Other**
 Sale Terms:
 Addl. Sales Info.: **None**
 Agent Owned/Interest: **No**

Broker: **312 Estates LLC**
 List Agent: **Steven Jurgens**
 Co-lister:

Ph #: **(773) 580-2907**
 Ph #: **(773) 580-2907**
 Ph #:

Team:
 Email: **steve@312estates.com**
 More Agent Contact Info:

Copyright 2018 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.



Illinois Association of REALTORS® RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT



NOTICE: THE PURPOSE OF THIS REPORT IS TO PROVIDE PROSPECTIVE BUYERS WITH INFORMATION ABOUT MATERIAL DEFECTS IN THE RESIDENTIAL REAL PROPERTY. THIS REPORT DOES NOT LIMIT THE PARTIES RIGHT TO CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY IN "AS IS" CONDITION. UNDER COMMON LAW SELLERS WHO DISCLOSE MATERIAL DEFECTS MAY BE UNDER A CONTINUING OBLIGATION TO ADVISE THE PROSPECTIVE BUYERS ABOUT THE CONDITION OF THE RESIDENTIAL REAL PROPERTY EVEN AFTER THE REPORT IS DELIVERED TO THE PROSPECTIVE BUYER. COMPLETION OF THIS REPORT BY SELLER CREATES LEGAL OBLIGATIONS ON SELLER THEREFORE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

Property Address: 2237 N Clifton Ave
 City, State & Zip Code: Chicago, IL 60614
 Seller's Name: George Varones

This report is a disclosure of certain conditions of the residential real property listed above in compliance with the Residential Real Property Disclosure Act. This information is provided as of March 7, 2018, and does not reflect any changes made or occurring after that date or information that becomes known to the seller after that date. The disclosures herein shall not be deemed warranties of any kind by the seller or any person representing any party in this transaction.

In this form, "am aware" means to have actual notice or actual knowledge without any specific investigation or inquiry. In this form a "material defect" means a condition that would have a substantial adverse effect on the value of the residential real property or that would significantly impair the health or safety of future occupants of the residential real property unless the seller reasonably believes that the condition has been corrected.

The seller discloses the following information with the knowledge that even though the statements herein are not deemed to be warranties, prospective buyers may choose to rely on this information in deciding whether or not and on what terms to purchase the residential real property.

The seller represents that to the best of his or her actual knowledge, the following statements have been accurately noted as "yes" (correct), "no" (incorrect) or "not applicable" to the property being sold. If the seller indicates that the response to any statement, except number 1, is yes or not applicable, the seller shall provide an explanation, in the additional information area of this form.

- | YES | NO | N/A | |
|------------------------------|-------------------------------------|-------------------------------------|--|
| 1. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Seller has occupied the property within the last 12 months. (No explanation is needed.) |
| 2. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of flooding or recurring leakage problems in the crawlspace or basement. |
| 3. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware that the property is located in a flood plain or that I currently have flood hazard insurance on the property. |
| 4. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the basement or foundation (including cracks and bulges). |
| 5. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of leaks or material defects in the roof, ceilings or chimney. |
| 6. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the walls, windows, doors or floors. |
| 7. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the electrical system. |
| 8. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the plumbing system (includes such things as water heater, sump pump, water treatment system, sprinkler system, and swimming pool). |
| 9. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the well or well equipment. |
| 10. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of unsafe conditions in the drinking water. |
| 11. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the heating, air conditioning, or ventilating systems. |
| 12. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | I am aware of material defects in the fireplace or woodburning stove. |
| 13. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the septic, sanitary sewer, or other disposal system. |
| 14. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of unsafe concentrations of radon on the premises. |
| 15. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises. |
| 16. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of unsafe concentrations of or unsafe conditions relating to lead paint, lead water pipes, lead plumbing pipes or lead in the soil on the premises. |
| 17. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises. |
| 18. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of current infestations of termites or other wood boring insects. |
| 19. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of a structural defect caused by previous infestations of termites or other wood boring insects. |
| 20. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of underground fuel storage tanks on the property. |
| 21. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware of boundary or lot line disputes. |
| 22. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I have received notice of violation of local, state or federal laws or regulations relating to this property, which violation has not been corrected. |
| 23. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I am aware that this property has been used for the manufacture of methamphetamine as defined in Section 10 of the Methamphetamine Control and Community Protection Act. |

Note: These disclosures are not intended to cover the common elements of a condominium, but only the actual residential real property including limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit.

Note: These disclosures are intended to reflect the current condition of the premises and do not include previous problems, if any, that the seller reasonably believes have been corrected.

If any of the above are marked "not applicable" or "yes", please explain here or use additional pages, if necessary:

For extreme temperatures we use a heater in walk way

Check here if additional pages used: 24

Seller certifies that seller has prepared this statement and certifies that the information provided is based on the actual notice or actual knowledge of the seller without any specific investigation or inquiry on the part of the seller. The seller hereby authorizes any person representing any principal in this transaction to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

Seller: [Signature] Date: 3-7-18
Seller: _____ Date: _____

PROSPECTIVE BUYER IS AWARE THAT THE PARTIES MAY CHOOSE TO NEGOTIATE AN AGREEMENT FOR THE SALE OF THE PROPERTY SUBJECT TO ANY OR ALL MATERIAL DEFECTS DISCLOSED IN THIS REPORT ("AS IS"). THIS DISCLOSURE IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PROSPECTIVE BUYER OR SELLER MAY WISH TO OBTAIN OR NEGOTIATE. THE FACT THAT THE SELLER IS NOT AWARE OF A PARTICULAR CONDITION OR PROBLEM IS NO GUARANTEE THAT IT DOES NOT EXIST. PROSPECTIVE BUYER IS AWARE THAT HE MAY REQUEST AN INSPECTION OF THE PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.

Prospective Buyer: _____ Date: _____ Time: _____
Prospective Buyer: _____ Date: _____ Time: _____

108 Effective 01/15

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Section 50. Delivery of the Residential Real Property Disclosure Report provided by this Act shall be by:

- 1) personal or facsimile delivery to the prospective buyer;
- 2) depositing the report with the United States Postal Service, postage prepaid, first class mail, addressed to the prospective buyer at the address provided by the prospective buyer or indicated on the contract or other agreement, or
- 3) depositing the report with an alternative delivery service such as Federal Express, UPS, or Airborne, delivery charges prepaid, addressed to the prospective buyer at the address provided by the prospective buyer or indicated on the contract or other agreement.

For purposes of the Act, delivery to one prospective buyer is deemed delivery to all prospective buyers. Delivery to authorized individual acting on behalf of a prospective buyer constitutes delivery to all prospective buyers. Delivery of the Report is effective upon receipt by the prospective buyer. Receipt may be acknowledged on the Report, in an agreement for the conveyance of the residential real property, or shown in any other verifiable manner.

Section 55. Violations and damages. If the seller fails or refuses to provide the disclosure document prior to the conveyance of the residential real property, the buyer shall have the right to terminate the contract. A person who knowingly violates or fails to perform any duty prescribed by any provision of the Act or who discloses any information on the Residential Real Property Disclosure Report that he knows to be false shall be liable in the amount of actual damages and court costs, and the court may award reasonable attorney fees incurred by the prevailing party.

Section 60. No action for violation of the Act may be commenced later than one year from the earlier of the date of possession, date of occupancy or date of recording of an instrument of conveyance of the residential real property.

Buyer's initials ____ (optional)

RESIDENTIAL REAL PROPERTY DISCLOSURE ACT

ARTICLE 2: DISCLOSURES

765 ILCS 77/5 et seq.

Section 5: As used in this Act, unless the context otherwise requires the following terms have the meaning given in this section:

"Residential real property" means real property improved with not less than one nor more than four residential dwelling units; units in residential cooperatives; or, condominium units including the limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit.

"Seller" means every person or entity who is an owner, beneficiary of a trust, contract purchaser or lessee of a ground lease, who has an interest (legal or equitable) in residential real property. However, "seller" shall not include any person who has both (i) never occupied the residential real property and (ii) never had the management responsibility for the residential real property nor delegated such responsibility for the residential real property to another person or entity.

"Prospective buyer" means any person or entity negotiating or offering to become an owner or lessee of residential real property by means of a transfer for value to which this Act applies.

Section 10. Except as provided in Section 15, this Act applies to any transfer by sale, exchange, installment land sale-contract, assignment of beneficial interest, lease with an option to purchase, ground lease or assignment of ground lease of residential real property.

Section 15. The provisions of the Act do not apply to the following:

- (1) Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in administration of an estate, transfers between spouses resulting from a judgment of dissolution of marriage or legal separation, transfers pursuant to an order of possession, transfers by a trustee in bankruptcy, transfers by eminent domain and transfers resulting from a decree for specific performance.
- (2) Transfers from a mortgagor to a mortgagee by deed in lieu of foreclosure or consent judgement, transfer by judicial deed issued pursuant to a foreclosure sale to the successful bidder or the assignee of a certificate of sale, transfer by a collateral assignment of a beneficial interest of a land trust, or a transfer by a mortgagee or a successor in interest to the mortgagee's secured position or a beneficiary under a deed in trust who has acquired the real property by deed in lieu of foreclosure, consent judgement or judicial deed issued pursuant to a foreclosure sale.
- (3) Transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust.
- (4) Transfers from one co-owner to one or more other co-owners.
- (5) Transfers pursuant to testate or intestate succession.
- (6) Transfers made to a spouse, or to a person or persons in the lineal line of consanguinity of one or more of the sellers.
- (7) Transfers from an entity that has taken title to residential real property from a seller for the purpose of assisting in the relocation of the seller, so long as the entity makes available to all prospective buyers a copy of the disclosure form furnished to the entity by the seller.
- (8) Transfers to or from any governmental entity.
- (9) Transfers of newly constructed residential real property that has not been occupied.

Section 20. A seller of residential real property shall complete all applicable items in the disclosure document described in Section 35 of this Act. The seller shall deliver to the prospective buyer the written disclosure statement required by this Act before the signing of a written agreement by the seller and prospective buyer that would, subject to the satisfaction of any negotiated contingencies, require the prospective buyer to accept a transfer of the residential real property.

Section 25. Liability of seller. (a) The seller is not liable for any error, inaccuracy, or omission of any information delivered pursuant to the Act if (i) the seller had no knowledge of the error, inaccuracy, or omission, (ii) the error, inaccuracy, or omission was based on a reasonable belief that a material defect or other matter not disclosed had been corrected, or (iii) the error, inaccuracy, or omission was based on information provided by a public agency or by a licensed engineer, land surveyor, structural pest control operator, or by a contractor about matters within the scope of the contractor's occupation and the seller had no knowledge of the error, inaccuracy or omission.

(b) The seller shall disclose material defects of which the seller has actual knowledge.

(c) The seller is not obligated by this Act to make any specific investigation or inquiry in an effort to complete the disclosure statement.

Section 30. Disclosure supplement. If prior to closing, any seller has actual knowledge of an error, inaccuracy, or omission in any prior disclosure document after delivery of that disclosure document to a prospective buyer, that seller shall supplement the prior disclosure document with a written supplemental disclosure.

Section 35. Disclosure report form. The disclosures required of a seller by this Act, shall be made in the following form: [form on reverse side]

Section 40. Material defect. If a material defect is disclosed in the Residential Real Property Disclosure Report, after acceptance by the prospective buyer of an offer or counter-offer made by a seller or after the execution of an offer made by a prospective buyer that is accepted by the seller for the conveyance of the residential real property, then the Prospective Buyer may, within three business days after receipt of that Report by the prospective buyer, terminate the contract or other agreement without any liability or recourse except for the return to prospective buyer of all earnest money deposits or down payments paid by prospective buyer in the transaction. If a material defect is disclosed in a supplement to this disclosure document, the prospective buyer shall not have a right to terminate unless the material defect results from an error, inaccuracy, or omission of which the seller had actual knowledge at the time the prior disclosure document was completed and signed by the seller. The right to terminate the contract, however, shall no longer exist after the conveyance of the residential real property. For purposes of the Act the termination shall be deemed to be made when written notice of termination is personally delivered to at least one of the sellers identified in the contract or other agreement or when deposited, certified or registered mail, with the United States Postal Service, addressed to one of the sellers at the address indicated in the contract or agreement, or, if there is not an address contained therein, then at the address indicated for the residential real property on the Report.

Section 45. This Act is not intended to limit or modify any obligation to disclose created by any other statute or that may exist in common law in order to avoid fraud, misrepresentation, or deceit in the transaction.



**ILLINOIS ASSOCIATION OF REALTORS®
DISCLOSURE OF INFORMATION ON RADON HAZARDS
(For Residential Real Property Sales or Purchases)**



Radon Warning Statement

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling showing elevated levels of radon in the seller's possession.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and mitigated if elevated levels are found. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

Seller's Disclosure (Initial each of the following which applies)

- (a) Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain).
- UV* (b) Seller has provided the purchaser with the most current records and reports pertaining to elevated radon concentrations within the dwelling.
- UV* (c) Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.
- UV* (d) Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

Purchaser's Acknowledgment (Initial each of the following which applies)

- (e) Purchaser has received copies of all information listed above.
- (f) Purchaser has received the IEMA approved Radon Disclosure Pamphlet.

Agent's Acknowledgement (Initial IF APPLICABLE)

- UV* (g) Agent has informed the seller of the seller's obligations under Illinois law.

Certification of Accuracy

The following parties have reviewed the information above and each party certifies, to the best of his or her knowledge, that the information he or she has provided is true and accurate.

Seller <u> <i>UV</i> </u>	Date <u> 3-7-18 </u>
Seller _____	Date _____
Purchaser _____	Date _____
Purchaser _____	Date _____
Agent _____	Date _____
Agent <u> <i>Stuart J. Jagers</i> </u>	Date <u> 3-7-2018 </u>

Property Address: 2237 N Clifton Ave
 City, State, Zip Code: Chicago, IL 60614



Customized Home Energy Performance Report



For: 2237 N Clifton AVE, CHICAGO IL

UNDERSTANDING YOUR HOME'S ENERGY USE

Natural Gas Use Not Available

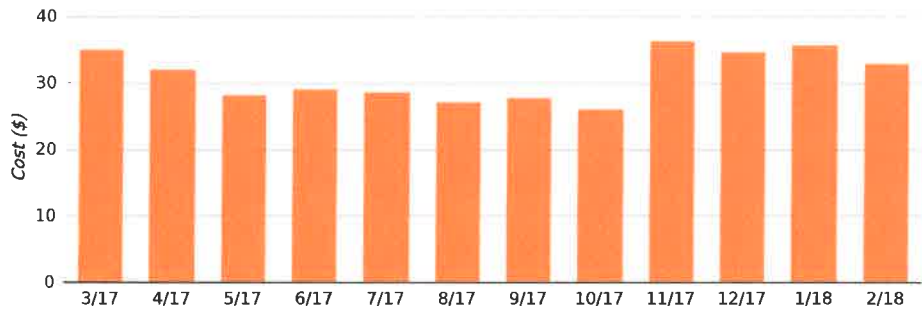
Electricity Use

Your Home = 1,943 kWh

Cost

You spend \$374 per year on electricity. Electricity = 100% of your energy budget

Electricity Cost



Total Energy Use Not Available

I, _____ hereby acknowledge that I received a copy of this disclosure for the residential dwelling unit(s) described above. I acknowledge that the seller has stated that this property has been occupied for _____ months out of the most recent 12 months. Buyer Initial _____ Date Initialed _____

Date of Receipt: _____ Signature: _____

Seller, by providing utility account number(s), authorized MyHomeEQ to share the property's actual utility usage.

This form is designed for compliance with the Chapter 5-16 of the Municipal Code of Chicago pertaining to the disclosure of utility costs.





Two to Four Units
 Status: **PCHG**
 Area: **8007**
 Address: **2108 N Sheffield Ave , Chicago, IL 60614**

MLS #: **09862840**
 List Date: **02/21/2018**
 List Dt Rec: **02/21/2018**

List Price: **\$1,559,000**
 Orig List Price: **\$1,599,000**
 Sold Price:
 Contingency Flag:

Directions: **SHEFFIELD BETWEEN DICKENS & WEBSTER**

Sold by:
 Closed:
 Off Mkt:
 Year Built: **1916**
 Dimensions: **25X125**
 Ownership: **Fee Simple**
 Corp Limits: **Chicago**
 Coordinates: **N:2100 W:1000**
 Acreage:
 Contract:
 Financing:
 Blt Before 78: **Yes**
 Subdivision:
 Township: **North Chicago**
 Total Units: **4**

List. Mkt Time: **18**
 Concessions:
 Contingency:
 County: **Cook**
 Model:
 Parking: **Exterior Space(s)**
 # Spaces: **Ext:4**
 Parking Incl. **Yes**
 In Price:
 3 BR Unit: **No**
 Zoning: **Multi-Family**
 Waterfront: **No**

Total Rooms: **18**
 Total Bedrooms: **7**

Total Baths: **4/0**
 (Full/Half):
 Basement: **Full, English**

Utility Costs:

Remarks: **4 unit turn key in the heart of Lincoln Park. Over 110k in rental income. Three 2 bedroom - 1 bath units and one 1 bedroom - 1 bath unit. NOT on the train side. Recently renovated units and building with Washer and Dryer in each unit, separate gas forced heat and air, newer double pane windows, new rear porches, hardwood floors thru out. Kitchens include - fridge, range/oven, dishwashers, and garbage disposals. The two bed units are east facing light filled units w/ newer kitchens, separate dining areas, large family rooms with large windows, split bedrooms (not touching each other - higher rents), renovated bathroom and large deck off the kitchen for grilling and entertaining. First floor one bedroom is 2 feet below grade and has new stainless steel kitchen, full bath, open concept floor plan, in unit w/d and sep utilities. This all brick building is steps from Armitage/Sheffield intersection - shops, nightlife, food, parks, and public trans. Room for rent increases 4 prk spots**

School Data

Elementary: **Oscar Mayer (299)**
 Junior High: **Oscar Mayer (299)**
 High School: **Lincoln Park (299)**

Taxes/Assessments

PIN: **14322160370000**
 Mult PINs: **No**
 Tax Amount: **\$23,371.87**
 Tax Year: **2016**
 Exemptions: **None**
 Special Assessments: **No**
 Special Service Area: **No**

Financial Info

Total Rental Income: **\$110,940**
 Net Operating Income: **\$84,195**
 Gross Income: **\$110,940**
 Gross Expenses: **\$9,898**
 Other Income:

Unit #	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		3	1	1/0	Shared	1 MO	1595	5/18
Unit #2	2		6	2	1/0	None	1 MO	2600	6/18
Unit #3	3		6	2	1/0	None	1 MO	2450	5/18
Unit #4	4		6	2	1/0	None	1 MO	2600	7/18

Age: **100+ Years**
 Type-Multi Unit: **4 Flat**
 Style: **American 4-Sq.**
 Const Opts:
 General Info: **None**
 Amenities:
 Ext. Bldg. Type: **Brick**
 Lot Size: **Standard Chicago Lot**
 Lot Desc:
 Roof: **Other**
 Foundation:
 Exst Bas/Fnd:
 Ext Prop Feats: **Deck, Cable Access**

Garage Ownership:
 Garage On Site:
 Garage Type:
 Garage Details:
 Parking Ownership: **Owned**
 Parking On Site: **Yes**
 Parking Details: **Assigned Spaces, Off Alley**
 Appliances/Features (1): **Stove, Refrigerator, Washer, Dryer, Dishwasher, Disposal, Central Air Conditioner, Laundry Hook-Up, Hardwood Floors, Oven/Built-in**
 Appliances/Features (2): **Stove, Refrigerator, Washer, Dryer, Dishwasher, Disposal, Central Air Conditioner, Laundry Hook-Up, Hardwood Floors, Oven/Built-in**
 Appliances/Features (3): **Stove, Refrigerator, Washer, Dryer, Dishwasher, Disposal, Central Air Conditioner, Laundry Hook-Up, Hardwood Floors, Oven/Built-in**
 Appliances/Features (4): **Stove, Refrigerator, Washer, Dryer, Dishwasher, Disposal, Central Air Conditioner, Laundry Hook-Up, Hardwood Floors, Oven/Built-in**
 Bath Amn:
 Basement Details: **Finished**
 Additional Rooms:

Tenant Pays (1): **None**
 Tenant Pays (2): **Electric, Gas, Heat, Parking**
 Tenant Pays (3): **Electric, Gas, Heat, Parking**
 Tenant Pays (4): **Electric, Gas, Heat, Parking**
 Water: **Lake Michigan**
 Sewer: **Sewer-Public**
 Heating: **Gas, Forced Air**
 Equipment: **CO Detectors**
 HERS Index Score:
 Green Disc:
 Green Rating Srce:
 Green Feats:
 Possession: **Closing**
 Sale Terms:

Agent Remarks: **CALL JASON WITH ANY QUESTIONS 312-415-1551. AGENTS READ - we HAVE to have 48 hour notice and the only times we can do with that notice is Monday 12-130 pm Wed 12- 130pm and 5pm – 6pm Thursday 12-130pm Sat 12-230 pm ONLY CAR contracts with full approvals (no pre-quals) NO MULTI BOARD. Building is a legal 3 unit with a non conforming 1st floor unit that has 2 egresses. The garden pays no utilities. It's all on the common bill, which is paid for by the owner. There have not been any significant projects except for some roofing work, which I have attached the proposal of what was done this summer. Security deposits of one months rent for each unit.**

Internet Listing: **Yes**
 VOW AVM: **No**
 Listing Type: **Exclusive Right to Sell**
 Coop Comp: **3% - \$325 (on Net SP)**
 Showing Inst: **see agent remarks for windows of time. email ksteamshowings@koenigrubloff.com only. 48 hour notice.**

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **No**
 Holds Earnest Money: **Yes**
 Additional Sales Information: **None**
 Cont. to Show?:

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

Owner: **00R**
 Broker: **Berkshire Hathaway HomeServices KoenigRubloff (10317)**
 List Agent: **Sophia Klopas (118250)**

Ph #:
 Ph #: **(312) 944-8900**
 Ph #: **(312) 927-0334**
 Ph #: **(312) 415-1551**

Agent Owned/Interest: **No**
 Team: **The KlopasStratton Team**
 Email: **sklopas@koenigrubloff.com; KSteamShowings@KoenigRubloff.com**
 More Agent Contact Info:

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Two to Four Units

Status: **PEND** MLS #: **09659994**
 Area: **8007** List Date: **06/15/2017**
 Address: **2245 N Bissell St , Chicago, IL 60614** List Dt Rec: **06/15/2017**

List Price: **\$1,359,000**
 Orig List Price: **\$1,449,000**
 Sold Price:
 Contingency
 Flag:

Directions: **Webster to Bissell turn North - Bissell is one way**

Sold by:
 Closed:
 Off Mkt: **01/17/2018** Contract: **01/17/2018**
 Year Built: **UNK** Financing:
 Dimensions: **25 X125** Blt Before 78: **Yes**
 Ownership: **Fee Simple** Subdivision:
 Corp Limits: **Chicago** Township: **North Chicago**
 Coordinates: **N:2245 W:950** Total Units: **3**
 Acreage:

List. Mkt Time: **217**
 Concessions:
 Contingency:
 County: **Cook**
 Model:
 Parking: **Garage**
 # Spaces: **Gar:3**
 Parking Incl. **Yes**
 In Price:
 3 BR Unit: **Yes**
 Zoning: **Multi-Family**
 Waterfront: **No**

Total Rooms: **20** Total Baths **5/0**
 (Full/Half):
 Total Bedrooms: **7** Basement: **Full**
 Utility Costs:

Remarks: **Greystone 3 flat on the quiet side of Bissell. Great DePaul location two 2bed/2bath and one 3bed/1 bath. Great light on alley. All easy to rent. All apartments have central heat and air. Tenants pay utilities. Most of Building has Hardwood floors. All have dishwashers and garbage disposals. In 3 bed unit there is a coin laundry in basement. Rest have own washer and dryer. Huge deck over 3 car garage and large porches. 1st Floor is 3bed 1bath, 2nd floor has marble baths, cherry and stainless eat-in Kitchen. 3rd floor has open floor plan, skylight and fireplace in master bedroom. All have working fireplaces. Brand new front windows and front door. All other windows newer. Well maintained Lincoln park gem. Agent owned.**

School Data

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

Taxes/Assessments

PIN: **14322100090000**
 Mult PINs:
 Tax Amount: **\$20,462**
 Tax Year: **2015**
 Exemptions:
 Special Assessments: **No**
 Special Service Area: **No**

Financial Info

Total Rental Income: **\$100,500**
 Net Operating Income: **\$75,309**
 Gross Income: **\$100,500**
 Gross Expenses: **\$25,191**
 Other Income: **Coin Laundry, Garage/s**

	<u>Floor Level</u>	<u>Sq Ft.</u>	<u>Rooms</u>	<u>Bedrooms</u>	<u>Bathrooms</u>	<u>Master Bath</u>	<u>Sec Deposit</u>	<u>Rent</u>	<u>Lease Exp</u>
Unit #1	1		7	3	1/0	None	N/A	2600	6/18
Unit #2	2		7	2	2/0	Full	N/A	2800	6/18
Unit #3	3		6	2	2/0	Full	N/A	2750	08/18
Unit #4					/				

Age: **100+ Years, Rehab in 2005**
 Type-Multi Unit: **3 Flat**
 Style: **Greystone**
 Const Opts:
 General Info: **None**
 Amenities:
 Ext. Bldg. Type: **Brick, Stone**
 Lot Size: **Standard Chicago Lot**
 Lot Desc:
 Roof:
 Foundation:
 Exst Bas/Fnd:
 Ext Prop Feats: **Deck, Porch**

Garage Ownership: **Owned**
 Garage On Site: **Yes**
 Garage Type: **Detached**
 Garage Details:
 Parking Ownership:
 Parking On Site:
 Parking Details:
 Appliances/Features (1): **Stove, Refrigerator, Washer, Dryer, Dishwasher, Disposal, Central Air Conditioner, Fireplace-Wood, Hardwood Floors**
 Appliances/Features (2): **Stove, Refrigerator, Washer, Dryer, Dishwasher, Microwave, Disposal, Central Air Conditioner, Fireplace-Wood, Hardwood Floors**
 Appliances/Features (3): **Stove, Refrigerator, Washer, Dryer, Dishwasher, Disposal, Central Air Conditioner, Fireplace-Wood, Hardwood Floors, Skylights/Windows**
 Appliances/Features (4):
 Bath Amn:
 Basement Details: **Unfinished**
 Additional Rooms:

Tenant Pays (1): **Electric, Gas, Heat**
 Tenant Pays (2): **Electric, Gas, Heat**
 Tenant Pays (3): **Electric, Gas, Heat**
 Tenant Pays (4):
 Water: **Lake Michigan**
 Sewer: **Sewer-Public**
 Heating: **Gas**
 Equipment:
 HERS Index Score:
 Green Disc:
 Green Rating Srce:
 Green Feats:
 Possession: **Closing**
 Sale Terms:

Agent Remarks: **48 hour notice - tenants. Agent wife of owner.**

Internet Listing: **Yes**
 VOW AVM: **No**
 Listing Type: **Exclusive Right to Sell**
 Coop Comp: **2.5% - \$325 (on Net SP)**
 Showing Inst: **Fully occupied 48 hr notice. Call Suzanne 773-297-0885**
 Owner: **00R**
 Broker: **@properties (15694)**
 List Agent: **Suzanne Moller (103921)**
 Co-lister:

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **No**
 Holds Earnest Money: **Yes**
 Additional Sales Information: **None**
 Cont. to Show?:

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

Agent Owned/Interest: **Yes**
 Team:
 Email: **suzanne@atproperties.com**
 More Agent Contact Info:

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Land
 Status: **CTG**
 Area: **8007**
 Address: **2147 N Magnolia Ave , Chicago, IL 60614**
 Directions: **MAGNOLIA IS ONE WAY NORTH - RACINE TO DICKENS TO MAGNOLIA**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **25X125**
 Ownership: **Fee Simple**
 Corp Limits: **Chicago**
 Coordinates: **N:2147 W:1232**
 Rooms:
 Bedrooms:
 Basement:

MLS #: **09866390**
 List Date: **02/26/2018**
 List Dt Rec: **02/26/2018**
 Contract Date: **03/09/2018**
 Financing:
 Subdivision:
 Township: **North Chicago**
 Bathrooms / (full/half):
 Master Bath:
 Bmt Bath:

List Price: **\$1,299,000**
 Orig List Price: **\$1,299,000**
 Sold Price:
 Rental Price:
 Rental Unit:
 List Mkt Time: **13**
 Concessions:
 Contingency: **A/I**
 County: **Cook**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **Incredible opportunity to build a New property on this lovely quiet tree lined one way street in Lincoln Park! Steps to Oscar Mayer School and St Josaphat Schools, Floriole, Sweet Mandy Bs, Treasure Island and Pottery Barn! Prime Residential location for \$3M plus Single family home or Super Luxury Duplexes Lot is vacant except for garage so only light demolition needed.**

School Data	Assessments	Tax	Miscellaneous
Elementary: Oscar Mayer (299) Junior High: Oscar Mayer (299) High School: Lincoln Park (299)	Special Assessments: No Special Service Area: No	Amount: \$5,633.12 PIN: 14321270060000 Mult PINs: Tax Year: 2016 Tax Exmps: None	Waterfront: No Acreage: Appx Land SF: 3125 Front Footage: 3125 # Lots Avail: Farm: No Bldgs on Land?: No
	Zoning Type: Other Actual Zoning: RT-4		

Lot Size: Standard Chicago Lot	Ownership Type:	Type of House:
Lot Desc:	Frontage/Access: City Street	Style of House:
Land Desc:	Road Surface: None	Basement Details: None
Land Amenities:	Rail Availability:	Construction:
Farms Type:	Tenant Pays:	Exterior:
Bldg Improvements:	Min Req/SF (1):	Air Cond:
Current Use: Agricultural/Land Only	Min Req/SF (2):	Heating:
Potential Use:	Other Min Req SF:	Utilities to Site: None
Location:	Lease Type:	General Info: None
Known Liens:	Loans:	Backup Package: No
Seller Needs:	Equity:	Backup Info:
		Possession: Closing
		Sale Terms: Conventional

Agent Remarks:

Internet Listing: Yes VOW AVM: No Listing Type: Exclusive Right to Sell Coop Comp: 2%-\$350 (on Net SP) Showing Inst: email with questions jmills@jamesonsir.com Owner: OWNER OF RECORD Broker: Jameson Sotheby's Intl Realty (10646) List Agent: Jennifer Mills (121063) Co-lister:	Remarks on Internet?: Yes VOW Comments/Reviews: No Holds Earnest Money: Yes Addl. Sales Info.: List Agent Must Accompany Cont. to Show?: Yes Ph #: Ph #: (312) 751-0300 Ph #: (773) 914-4422 Ph #:	Addr on Internet?: Yes Lock Box: Special Comp Info: None Agent Notices: Expiration Date: Agent Owned/Interest: No Team: Home Discovery Team Email: jmills@jamesonsir.com; jmills@jamesonsir.com More Agent Contact Info:
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Residential Rental
 Status: **RNTD**
 Area: **8007**
 Address: **2121 N Cleveland Ave Unit 1, Chicago, IL 60614**
 Directions: **SOUTH ON CLEVELAND FROM WEBSTER**
 Sold by: **Kate Gaffey (886883) / Center Coast Realty (84588)**
 Rented: **03/06/2018**
 Off Mkt: **03/06/2018**
 Year Built: **UNK**
 Dimensions: **COMMON**
 Subdivision:
 Corp Limits: **Chicago**
 Coordinates: **N:2121 W:500**
 Rooms: **5**
 Bedrooms: **2**
 Basement: **None**
 Total Units: **3**
 Unit Floor Lvl.: **1**
 # Stories: **3**
 Avail Furnished?:

MLS #: **09809698**
 List Date: **11/30/2017**
 List Dt Rec: **11/30/2017**
 Financing:
 Built B4 78: **Yes**
 Model:
 Township: **North Chicago**
 Bathrooms **1/0**
 (Full/Half):
 Master Bath: **None**
 Bmt Bath: **No**
 Board Approval:
 # Days for
 Bd Apprvl:
 Furnished Rate:

Rent Price: **\$2,350**
 Orig Rent Price: **\$2,450**
 Rented Price: **\$2,350**
 List. Mkt. Time: **97**
 Contingency:
 Curr. Leased: **No**
 Lease Expires:
 County: **Cook**
 # Fireplaces:
 Parking: **None**
 # Spaces: **0**
 Parking Incl.
 In Price:
 Waterfront: **No**
 Appx SF: **0**
 SF Source: **Not Reported**
 Bldg. Assess. SF:
 Short Term Lease?: **No**
 Short Term Rate:
 Security Deposit: **0**

Remarks: **FABULOUS VINTAGE FIRST FLOOR UNIT IN ROCK STAR LOCATION IN LINCOLN PARK. MOVE IN NOW AND GET FIRST MONTH'S RENT FREE!!! LIVE IN THIS WELL MAINTAINED THREE FLAT WITH HARDWOOD FLOORS THROUGHOUT, LARGE SEPARATE LIVING ROOM AND DINING ROOM; ALL NEW KITCHEN AND BATH WITH IN UNIT WASHER/DRYER. WONDERFUL LARGE WINDOWS; HEAT, WATER, AND USE OF A LARGE COMMON BACK YARD INCLUDED. NEAR SHOPPING, RESTAURANTS, PUBLIC TRANSPORTATION AND PARKS. AVAILABLE NOW! \$500.00 NON-REFUNDABLE MOVE-IN FEE. NO SMOKING & NO PETS. ALL TENANTS MUST OBTAIN RENTERS INSURANCE.**

School Data
 Elementary: **Lincoln (299)**
 Junior High: **Lincoln (299)**
 High School: **Lincoln Park (299)**
 Square Footage Comments:

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

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X13	Main Level	Hardwood		Master Bedroom	12X10	Main Level	Hardwood	
Dining Room	16X13	Main Level	Hardwood		2nd Bedroom	12X10	Main Level	Hardwood	
Kitchen	12X12	Main Level	Ceramic Tile		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **Hardwood Floors, 1st Floor Laundry, Laundry Hook-Up in Unit**
 Exterior Property Features:

Age: **Unknown**
 Type: **Flat, Vintage**
 Exposure: **E (East), W (West)**
 Exterior: **Brick**
 Air Cond: **2 (Window/Wall Unit)**
 Heating: **Radiators**
 Kitchen: **Eating Area-Table Space**
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer**
 Dining: **Separate**
 Bath Amn:
 Fireplace Details:
 Fireplace Location:
 Electricity:
 Equipment:
 Additional Rooms: **No additional rooms**

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

Sewer: **Sewer-Public**
 Water: **Lake Michigan**
 General Info: **Commuter Bus, Commuter Train, Interstate Access, Historical District, Non-Smoking Building, Non-Smoking Unit**
 Amenities: **Coin Laundry, Curbs/Gutters, Street Lights, Street Paved**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Lease Terms:
 Possession: **Negotiable**
 Management:
 Fees/Approvals: **Credit Report, Move-in Fee**
 Monthly Rent Incl: **Heat, Water, Parking, Lawn Care, Storage Lockers, Snow Removal**
 Available As Of: **02/07/2018**

Agent Remarks: ***All credit apps must include a credit report run by Landlord's vendor: Applicants can apply thru this link https://listing2leasing.com/q.php?q=2121-n-cleveland-ave1-chicago-il-60614-hj5nei Cost is \$60/applicant. Each applicant must apply separately and login with a separate email address (separate accounts). **CO-OP COMMISSION PAID TEN BUSINESS DAYS AFTER BHHS-KoenigRubloff DEPOSIT OF BUSINESS (OTHER THAN CO-OP) OR PERSONAL CHECK* \$500.00 NON-REFUNDABLE MOVE-IN FEE. OWNER IS LOOKING FOR A MINIMUM 18 MONTH LEASE TO HAVE LEASE END IN A BETTER LEASING SEASON.**

Internet Listing: **Yes**
 VOW AVM: **No**
 Listing Type: **Exclusive Right to Lease**
 Coop Comp: **1/2 MONTH'S RENT MINUS \$150 (on Net SP)**
 Showing Inst: **SHOWING ASSIST**
 Mgmt. Co:
 Owner: **Owner of Record**
 Broker: **Berkshire Hathaway HomeServices KoenigRubloff (10900)**
 List Agent: **Sonya Lea, GRI (137499)**
 Co-lister:

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **No**
 Additional Sales Information: **List Agent Must Accompany**

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

Cont. to Show?:
 Contact Name:
 Ph #:
 Ph #: **(312) 642-1400**
 Ph #: **(312) 475-4512**
 Ph #:

Agent Notices:
 Phone:
 Agent Owned/Interest: **Yes**
 Team:
 Email: **slea@koenigrubloff.com**
 More Agent Contact Info:

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Residential Rental MLS #: **09635981** Rent Price: **\$2,395**
 Status: **RNTD** List Date: **05/23/2017** Orig Rent Price: **\$2,575**
 Area: **8007** List Dt Rec: **05/23/2017** Rented Price: **\$2,395**
 Address: **2202 N Clark St Unit 314, Chicago, IL 60614**
 Directions: **Corner of Belmont and Webster. Metered parking**
 Sold by: **Non Member (99999) / NON MEMBER** List. Mkt. Time: **20**
 (NONMEMBER)
 Rented: **08/24/2017** Financing: Contingency:
 Off Mkt: **06/11/2017** Built B4 78: **Yes** Curr. Leased: **Yes**
 Year Built: **UNK** Lease Expires: **05/24/2017**
 Dimensions: **200 X 50** County: **Cook**
 Subdivision: Model: # Fireplaces: **1**
 Corp Limits: **Chicago** Township: **North Chicago** Parking: **None**
 Coordinates: **N:2200 W:536** # Spaces: **0**
 Rooms: **5** Bathrooms **1/0** Parking Incl. In Price:
 (Full/Half): Master Bath: **None** Waterfront: **No**
 Bedrooms: **2** Bmt Bath: Appx SF: **885**
 Basement: **None** Board Approval: SF Source: **Landlord/Tenant/Seller**
 Total Units: # Days for Bldg. Assess. SF:
 Unit Floor Lvl.: **3** Bd Apprvl: Short Term Lease?: **No**
 # Stories: **3** Furnished Rate: Short Term Rate:
 Avail Furnished?: **No** Security Deposit: **0**

Remarks: **Charming vintage rehab at Clark/Webster in Lincoln Park East. 1 block to LP Zoo and the formal gardens. Located on the top floor of a 3 story, landmark walk up. Tall ceilings greet you as you enter. Both bedrooms will fit queen size beds easily. Living room with West facing windows. Washer/dryer In-Unit. 1 full bath. Sky lights. Kitchen with espresso cabinets, quartz counter tops, glass backsplash, stainless steel appliances. Central a/c and radiator heat. No security deposit. There is nothing cookie cutter about this space. Floor plan attached for your convenience. No dogs. Schedule your private tour today!**

School Data

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

Pet Information

Pets Allowed: **Additional Pet Rent, Cats OK, Neutered and/or Declawed Only, Pet Count Limitation, Pet Weight Limitation**
 Max Pet Weight: **20**

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	18X14	Main Level	Hardwood		Master Bedroom	15X11	Main Level	Hardwood	
Dining Room	COMBO	Main Level	Hardwood		2nd Bedroom	13X11	Main Level	Hardwood	
Kitchen	16X8	Main Level	Hardwood		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	3X3	Main Level	Ceramic Tile						

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

Exterior Property Features:

Age: 100+ Years, Rehab in 2017	Garage Ownership:	Sewer: Septic-Shared
Type: Low Rise (1-3 Stories)	Garage On Site:	Water: Lake Michigan, Public
Exposure: S (South), W (West)	Garage Type:	General Info: Commuter Bus, Commuter Train, Interstate Access, Historical District
Exterior: Brick	Garage Details:	Amenities:
Air Cond: Central Air	Parking Ownership:	HERS Index Score:
Heating: Hot Water/Steam, Radiant	Parking On Site:	Green Disc:
Kitchen:	Parking Details:	Green Rating Source:
Appliances:	Parking Fee (High/Low): /	Green Feats:
Dining:	Driveway:	Lease Terms: 1 Year Lease, Short Term Lease
Bath Amn:	Basement Details: None	Possession: Closing, Immediate
Fireplace Details: Wood Burning	Foundation:	Management: Manager Off-site
Fireplace Location: Living Room	Roof:	Fees/Approvals:
Electricity:	Disability Access: No	Monthly Rent Ind: Exterior Maintenance, Snow Removal, Common Insurance
Equipment:	Disability Details:	Available As Of: 06/01/2017
Additional Rooms: No additional rooms	Lot Desc:	

Agent Remarks: **For any broker co-op, showings must be scheduled with L.As. Mgmt office will not work with other realtors. Our application. \$50 non-refundable app fee/ adult applicant. No security deposit. \$400 non-refundable admin fee. No designated parking on-site. 3 story walk up. No dogs allowed. UTILITIES: \$85/month utility fee INCLUDES all heat, cooking gas, water, trash removal. Residents pay electricity and cable/internet independently. No dogs allowed.**

Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box: None
Listing Type: Exclusive Right to Lease		Special Comp Info: None
Coop Comp: (1/2 OF 1 MONTH'S RENT)-\$100 (PRO-RATED FOR ALL TERMS LESS THAN 12 MONTHS) (on Net SP)	Additional Sales Information:	Expiration Date:
Showing Inst: Email: bpgroup@jamesonsir.com for ALL showing requests. LA must accompany	Cont. to Show?:	Agent Notices:
Mgmt. Co: Reside Living	Contact Name:	Phone:
Owner: Reside Living Management	Ph #:	Agent Owned/Interest: No
Broker: Jameson Sotheby's Intl Realty (10646)	Ph #: (312) 751-0300	Team: The Bellagio-Papale Group
List Agent: Ben Papale (187642)	Ph #: (312) 810-4937	Email: bpapale@jamesonsir.com
Co-lister: Adrien Bellagio (184496)	Ph #: (954) 801-6585	More Agent Contact Info:

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Residential Rental

Status: **RNTD**
 Area: **8007**
 Address: **2058 N Seminary Ave Unit 2F, Chicago, IL 60614**
 Directions: **ARMITAGE (2000 NORTH) TO SEMINARY (1100 WEST), NORTH TO PROPERTY.**
 Sold by: **Shannon Raglin (164920) / Coldwell Banker Residential (10115)**
 Rented: **05/16/2017**
 Off Mkt: **05/16/2017**
 Year Built: **1896**
 Dimensions: **COMMON**
 Subdivision:
 Corp Limits: **Chicago**
 Coordinates: **N:2058 W:1100**
 Rooms: **5**
 Bedrooms: **2**
 Basement: **None**
 Total Units: **4**
 Unit Floor Lvl.: **2**
 # Stories: **4**
 Avail Furnished?:

MLS #: **09612137**
 List Date: **05/01/2017**
 List Dt Rec: **05/01/2017**
 Financing:
 Built B4 78: **Yes**
 Model:
 Township: **North Chicago**
 Bathrooms **1/0**
 (Full/Half):
 Master Bath: **None**
 Bmt Bath: **No**
 Board Approval:
 # Days for
 Bd Apprvl:
 Furnished Rate:

Rent Price: **\$2,400**
 Orig Rent Price: **\$2,400**
 Rented Price: **\$2,400**
 List. Mkt. Time: **16**
 Contingency:
 Curr. Leased:
 Lease Expires:
 County: **Cook**
 # Fireplaces: **1**
 Parking: **None**
 # Spaces: **0**
 Parking Incl.
 In Price:
 Waterfront: **No**
 Appx SF: **0**
 SF Source: **Not Reported**
 Bldg. Assess. SF:
 Short Term Lease?:
 Short Term Rate:
 Security Deposit:

Remarks: **STUNNING, SUN-FILLED, METICULOUSLY MAINTAINED 2 BR/1 BTH RENTAL IN INTIMATE 4-UNIT SOLID BRICK BUILDING ON SERENE TREE-LINED STREET IN THE HEART OF LINCOLN PARK. THIS APARTMENT IS LOCATED ON THE CORNER OF SEMINARY & DICKENS AND IS STEPS TO RESTAURANTS, CAFES, COFFEE SHOPS, BOUTIQUES, PARKS, THE EL AND ALL THAT WEBSTER & ARMITAGE HAVE TO OFFER. FEATURES AN OPEN FLOOR PLAN W/ GREAT LIGHT, SUPER HIGH CEILINGS, PLANTATION SHUTTERS, HARDWOOD FLOORS, GAS FIREPLACE, CENTRAL AIR/GAS FORCED AIR HEAT, CRISP WHITE EAT-IN KITCHEN W/ DISHWASHER & ICE MAKER, CEILING FANS & LARGE CLOSETS W/ STORAGE ABOVE. CABLE READY. LAUNDRY & LARGE STORAGE UNIT ON SITE. HUGE SHARED SUN-DRENCHED DECK. EASY STREET PARKING. NO SMOKING. NO PETS.**

School Data

Elementary: **(299)**
 Junior High: **(299)**
 High School: **(299)**
 Square Footage Comments:

Pet Information

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

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X13	Main Level	Hardwood		Master Bedroom	11X10	Main Level	Carpet	
Dining Room	13X9	Main Level	Hardwood		2nd Bedroom	9X7	Main Level	Carpet	
Kitchen	14X9	Main Level	Stone		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **Hardwood Floors**
 Exterior Property Features: **Storms/Screens**

Age: **100+ Years**
 Type: **Low Rise (1-3 Stories)**
 Exposure: **N (North), E (East)**
 Exterior: **Brick**
 Air Cond: **Central Air**
 Heating: **Gas, Forced Air**
 Kitchen:
 Appliances: **Oven/Range, Dishwasher, Refrigerator**
 Dining: **Separate**
 Bath Amn:
 Fireplace Details: **Gas Starter**
 Fireplace Location: **Living Room**
 Electricity: **Circuit Breakers**
 Equipment: **CO Detectors, Ceiling Fan**
 Additional Rooms: **No additional rooms**

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

Sewer: **Sewer-Public**
 Water: **Lake Michigan**
 General Info: **None**
 Amenities:
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Lease Terms:
 Possession: **Immediate**
 Management:
 Fees/Approvals:
 Monthly Rent Incl: **Water**
 Available As Of: **05/15/2017**

Agent Remarks: FLOOR PLAN IS UNDER ADDITIONAL INFORMATION.

Internet Listing: **Yes**
 VOW AVM: **No**
 Listing Type: **Exclusive Right to Lease**
 Coop Comp: **1/2 MONTHS RENT - \$100 (on Net SP)**
 Showing Inst: **EMAIL IAN AT IAN.SCHWARTZ@IANSCHWARTZGROUP.COM**
 Mgmt. Co:
 Owner: **OWNER OF RECORD**
 Broker: **Coldwell Banker Residential (10115)**
 List Agent: **Ian Schwartz (129954)**
 Co-lister:

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **No**
 Additional Sales Information:
 Cont. to Show?:
 Contact Name:
 Ph #:
 Ph #: **(312) 266-7000**
 Ph #: **(312) 915-4729**
 Ph #:

Addr on Internet?: **Yes**
 Lock Box:
 Special Comp Info: **None**
 Expiration Date:
 Agent Notices:
 Phone:
 Agent Owned/Interest: **No**
 Team: **The Ian Schwartz Group**
 Email: **ian.schwartz@ianschwartzgroup.com**
 More Agent Contact Info:

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Residential Rental
 Status: **RNTD**
 Area: **8007**
 Address: **2119 N Cleveland Ave Unit 3, Chicago, IL 60614**
 Directions: **WEBSTER SOUTH ON CLEVELAND**
 Sold by: **Francoise Pierre (143077) / Keller Williams Chicago-Lincoln Park (86580)**
 Rented: **04/28/2017**
 Off Mkt: **04/21/2017**
 Year Built: **UNK**
 Dimensions: **COMMON**
 Subdivision:
 Corp Limits: **Chicago**
 Coordinates: **N:2119 W:500**
 Rooms: **6**
 Bedrooms: **2**
 Basement: **None**
 Total Units: **3**
 Unit Floor Lvl.: **3**
 # Stories: **1**
 Avail Furnished?:

MLS #: **09599957**
 List Date: **04/19/2017**
 List Dt Rec: **04/19/2017**
 Rent Price: **\$2,450**
 Orig Rent Price: **\$2,450**
 Rented Price: **\$2,350**
 List. Mkt. Time: **3**
 Contingency:
 Curr. Leased:
 Lease Expires:
 County: **Cook**
 # Fireplaces: **1**
 Parking: **Exterior Space(s)**
 # Spaces: **Ext:1**
 Parking Incl. **Yes**
 In Price:
 Waterfront: **No**
 Appx SF: **0**
 SF Source: **Not Reported**
 Bldg. Assess. SF:
 Short Term Lease?: **No**
 Short Term Rate:
 Security Deposit: **NONE**

Remarks: **BRIGHT SPACIOUS 2 BEDROOM PLUS OFFICE VINTAGE TOP FLOOR IN LINCOLN PARK; HARDWOOD FLOORS; HIGH CEILINGS; WOODBURNING FIREPLACE WITH BEAUTIFUL MANTEL; SEPARATE LIVING & DINING ROOM; RENOVATED KITCHEN WITH TABLE SPACE; SUPER PRIVATE DECK; SHARED YARD; GFA HEAT AND CENTRAL AIR; COIN LAUNDRY; 1 PARKING SPACE INCLUDED IN RENT. ADDITIONAL PKG SPACE- \$150. NO SMOKING IN BUILDING! \$500 NON-REFUNDABLE MOVE-IN FEE. PHOTOS OF SIMILAR UNIT.**

School Data
 Elementary: **Lincoln (156)**
 Junior High: **Lincoln (156)**
 High School: **Lincoln Park (299)**
 Square Footage Comments:

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

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	16X14	Main Level	Hardwood		Master Bedroom	12X10	Main Level	Hardwood	
Dining Room	16X13	Main Level	Hardwood		2nd Bedroom	11X09	Main Level	Hardwood	
Kitchen	15X11	Main Level	Hardwood		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room					Office	08X07	Main Level		
Deck	16X16	Main Level							

Interior Property Features: **Hardwood Floors**
 Exterior Property Features: **Deck**

Age: Unknown	Garage Ownership:	Sewer: Sewer-Public
Type: Flat, Vintage	Garage On Site:	Water: Lake Michigan
Exposure:	Garage Type:	General Info: Historical District, Non-Smoking Building, Non-Smoking Unit, None
Exterior: Brick	Garage Details:	Amenities: Coin Laundry, Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Air Cond: Central Air	Parking Ownership:	HERS Index Score:
Heating: Gas, Forced Air	Parking On Site: Yes	Green Disc:
Kitchen: Eating Area-Table Space	Parking Details: Assigned Spaces, Off Alley	Green Rating Source:
Appliances: Oven/Range, Dishwasher, Refrigerator	Parking Fee (High/Low): /	Green Feats:
Dining: Separate	Driveway:	Lease Terms: 1 Year Lease, 2 Year Minimum Lease
Bath Amn:	Basement Details: None	Possession: Closing
Fireplace Details: Wood Burning	Foundation:	Management:
Fireplace Location: Living Room	Roof:	Fees/Approvals: Credit Report, Move-in Fee
Electricity:	Disability Access: No	Monthly Rent Incl: Water, Parking, Scavenger
Equipment: CO Detectors, Ceiling Fan	Disability Details:	Available As Of: 06/01/2017
Additional Rooms: Office, Deck	Lot Desc:	

Agent Remarks: **Received Application FRIDAY 4/21/17. *All credit apps must include a credit report run by Landlord's vendor: CreditApp.info (www.creditapp.info Rental Credit Profile with Background Check) **CO-OP COMMISSION PAID TEN BUSINESS DAYS AFTER BHHS-KoenigRubloff DEPOSIT OF BUSINESS (OTHER THAN CO-OP) OR PERSONAL CHECK***

Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: No	Lock Box: None
Listing Type: Exclusive Right to Lease	Additional Sales Information: List Agent Must Accompany	Special Comp Info: None
Coop Comp: 1/2 MONTH RENT - \$150 (on Net SP)	Cont. to Show?:	Expiration Date:
Showing Inst: Use Showing Assist. 24 Hour Notice Required	Contact Name:	Agent Notices:
Mgmt. Co:	Ph #:	Phone:
Owner: OF RECORD	Ph #: (312) 642-1400	Agent Owned/Interest: Yes
Broker: Berkshire Hathaway HomeServices KoenigRubloff (10900)	Ph #: (312) 475-4512	Team:
List Agent: Sonya Lea, GRI (137499)	Ph #:	Email: slea@koenigrubloff.com
Co-lister:		More Agent Contact Info:

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Residential Rental

Status: **RNTD**
 Area: **8007**
 Address: **2156 N Racine Ave Unit 2B, Chicago, IL 60614**
 Directions: **racine and webster between armitage and fullerton**
 Sold by: **Jeff Foster (115538) / Foster & Lloyd Private Client (16771)**
 Rented: **07/15/2017**
 Off Mkt: **07/13/2017**
 Year Built: **1920**
 Dimensions: **25 X 110**
 Subdivision:
 Corp Limits: **Chicago**
 Coordinates: **N:2156 W:1200**
 Rooms: **5**
 Bedrooms: **2**
 Basement: **None**
 Total Units: **3**
 Unit Floor Lvl.: **2**
 # Stories: **4**
 Avail Furnished?:

MLS #: **09679278**
 List Date: **07/05/2017**
 List Dt Rec: **07/05/2017**
 Financing:
 Built B4 78: **Yes**
 Model:
 Township: **North Chicago**
 Bathrooms **1/0**
 (Full/Half):
 Master Bath: **None**
 Bmt Bath: **No**
 Board Approval: **No**
 # Days for
 Bd Apprvl:
 Furnished Rate:

Rent Price: **\$2,495**
 Orig Rent Price: **\$2,495**
 Rented Price: **\$2,495**
 List. Mkt. Time: **9**
 Contingency:
 Curr. Leased:
 Lease Expires:
 County: **Cook**
 # Fireplaces:
 Parking: **None**
 # Spaces: **0**
 Parking Incl.
 In Price:
 Waterfront: **No**
 Appx SF: **1100**
 SF Source: **Estimated**
 Bldg. Assess. SF:
 Short Term Lease?:
 Short Term Rate:
 Security Deposit: **2600**

Remarks: **Bright Loft style 2 bedroom in a beautiful brick building across from Trebes park. Exposed brick walls, big bedrooms, in unit washer dryer, high ceilings, newer kitchen, stainless steel appliances, central air, hdw floors, new windows, alarm system, surveillance cameras, storage. in Oscar Meyer school district, close to shops, stores and between two "L" stops! very easy zoned street parking. Available 7/7/2017**

School Data

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

Pet Information

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

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	20X20	Main Level	Hardwood		Master Bedroom	20X12	Main Level	Carpet	
Dining Room	12X8	Main Level	Hardwood		2nd Bedroom	12X12	Main Level	Hardwood	
Kitchen	6X12	Main Level	Hardwood		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room					Foyer	10X5	Main Level		

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

Exterior Property Features: **Storms/Screens, Grill-Outdoors**

Age: **91-100 Years, Rehab in 2000**

Type: **Condo-Loft**

Exposure:

Exterior: **Brick**

Air Cond: **Central Air**

Heating: **Gas**

Kitchen:

Appliances:

Dining:

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity: **Circuit Breakers**

Equipment:

Additional Rooms: **Foyer**

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership:

Parking On Site:

Parking Details:

Parking Fee (High/Low): /

Driveway:

Basement Details: **None**

Foundation:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc:

Sewer: **Sewer-Public**

Water: **Lake Michigan**

General Info: **None**

Amenities: **None**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Lease Terms: **1 Year Lease**

Possession: **Specific Date**

Management:

Fees/Approvals:

Monthly Rent Incl: **Water, Scavenger, Exterior Maintenance, Lawn Care, Snow Removal**

Available As Of: **07/07/2017**

Agent Remarks: **cooperating agent must assist in process. Application and move in fee required by tenants will be refunded if lease is not accepted**

Internet Listing: **Yes**

VOW AVM: **Yes**

Listing Type: **Exclusive Right to Lease**

Coop Comp: **1/2 MONTH RENT - \$195 (on Net SP)**

Showing Inst: **call or email for appt. Do not text listing agent.**

Mgmt. Co:

Owner: **of record**

Broker: **Foster & Lloyd Private Client (16771)**

List Agent: **Jeff Foster (115538)**

Co-lister:

Remarks on Internet?: **Yes**

VOW Comments/Reviews: **No**

Additional Sales Information: **List Agent Must Accompany**

Cont. to Show?:

Contact Name:

Ph #:

Ph #: **(773) 404-3595**

Ph #: **(773) 404-3595**

Ph #:

Addr on Internet?: **Yes**

Lock Box: **None**

Special Comp Info: **None**

Expiration Date:

Agent Notices:

Phone:

Agent Owned/Interest: **Yes**

Team:

Email: **highlandbreeze@hotmail.com**

More Agent Contact Info:

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MLS #: 09679278

Prepared By: Steven Jurgens | 312 Estates LLC | Email: steve@312estates.com | 03/10/2018 09:15 AM



Residential Rental

Status: **RNTD**
 Area: **8007**
 Address: **2108 N Sheffield Ave Unit 1, Chicago, IL 60614**
 Directions: **Sheffield south to property.**
 Sold by: **Aaron Nowak (880192) / Fulton Grace Realty (84130)**
 Rented: **04/25/2017**
 Off Mkt: **04/24/2017**
 Year Built: **1911**
 Dimensions: **COMMON**
 Subdivision:
 Corp Limits: **Chicago**
 Coordinates: **N:2108 W:1000**
 Rooms: **5**
 Bedrooms: **2**
 Basement: **None**
 Total Units:
 Unit Floor Lvl.: **3**
 # Stories: **4**
 Avail Furnished?:

MLS #: **09590149**
 List Date: **04/10/2017**
 List Dt Rec: **04/10/2017**
 Financing:
 Built B4 78: **Yes**
 Model:
 Township: **Lake View**
 Bathrooms **1/0**
 (Full/Half):
 Master Bath: **None**
 Bmt Bath: **No**
 Board Approval:
 # Days for
 Bd Apprvl:
 Furnished Rate:

Rent Price: **\$2,600**
 Orig Rent Price: **\$2,600**
 Rented Price: **\$2,600**
 List. Mkt. Time: **15**
 Contingency:
 Curr. Leased:
 Lease Expires:
 County: **Cook**
 # Fireplaces:
 Parking: **Exterior Space(s)**
 # Spaces: **Ext:1**
 Parking Incl. **Yes**
 In Price:
 Waterfront: **No**
 Appx SF: **1000**
 SF Source: **Estimated**
 Bldg. Assess. SF:
 Short Term Lease?:
 Short Term Rate:
 Security Deposit:

Remarks: **Fantastic 2 Bedroom / 1 Bathroom in prime Lincoln Park location. Features Include: - Updated kitchen with ample cabinets and newer appliances - 2 Bedrooms are pretty equal in size - In-Unit laundry - Hardwood floors throughout - Large rear deck off the kitchen - Central Heat - A/C Assigned outdoor parking space included Available June 1st.**

School Data

Elementary: **(299)**
 Junior High: **(299)**
 High School: **(299)**
 Square Footage Comments:

Pet Information

Pets Allowed: **Cats OK, Deposit Required**
 Max Pet Weight: **50**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X16	Main Level			Master Bedroom	10X12	Main Level		
Dining Room	12X12	Main Level			2nd Bedroom	10X11	Main Level		
Kitchen	10X6	Main Level			3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:
 Exterior Property Features:

Age: **100+ Years**
 Type: **Low Rise (1-3 Stories)**
 Exposure:
 Exterior: **Brick**
 Air Cond: **Central Air**
 Heating: **None**
 Kitchen:
 Appliances:
 Dining:
 Bath Amn:
 Fireplace Details:
 Fireplace Location:
 Electricity:
 Equipment:
 Additional Rooms: **No additional rooms**

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

Sewer: **Other**
 Water: **Other**
 General Info: **None**
 Amenities:
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Lease Terms:
 Possession: **Closing**
 Management:
 Fees/Approvals:
 Monthly Rent Incl: **Water, Parking**
 Available As Of: **06/01/2017**

Agent Remarks:

Internet Listing: **Yes**
 VOW AVM: **No**
 Listing Type: **Exclusive Right to Lease**
 Coop Comp: **50%-150 (on Net SP)**
 Showing Inst: **EMAIL DESMOND@FULTONGRACE.COM WITH 24 HOUR NOTICE.**
 Mgmt. Co:
 Owner: **OOR**
 Broker: **Fulton Grace Realty (84130)**
 List Agent: **Desmond Lathan (185662)**
 Co-lister:

Remarks on Internet?: **No**
 VOW Comments/Reviews: **No**
 Additional Sales Information:
 Cont. to Show?:
 Contact Name:
 Ph #:
 Ph #: **(773) 698-6648**
 Ph #:
 Ph #:

Addr on Internet?: **Yes**
 Lock Box:
 Special Comp Info: **None**
 Expiration Date:
 Agent Notices:
 Phone:
 Agent Owned/Interest: **No**
 Team:
 Email: **desmond@fultongrace.com**
 More Agent Contact Info:

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.



Residential Rental

Status: **RNTD**
 Area: **8007**
 Address: **2619 N Hampden Ct Unit 1, Chicago, IL 60614**
 Directions: **Clark Street, East on Deming, North on Hampden to address**
 Sold by: **Diana Grinnell (885123) / @properties (16379)**
 Rented: **09/11/2017**
 Off Mkt: **09/09/2017**
 Year Built: **UNK**
 Dimensions: **25X125**
 Subdivision:
 Corp Limits: **Chicago**
 Coordinates: **N:2600 E:400**
 Rooms: **8**
 Bedrooms: **4**
 Basement: **None**
 Total Units: **3**
 Unit Floor Lvl.: **1**
 # Stories: **4**
 Avail Furnished?: **No**

MLS #: **09735439**
 List Date: **08/29/2017**
 List Dt Rec: **08/29/2017**
 Financing:
 Built B4 78: **Yes**
 Model:
 Township: **Lake View**
 Bathrooms **2/0**
 (Full/Half):
 Master Bath: **None**
 Bmt Bath:
 Board Approval:
 # Days for
 Bd Apprvl:
 Furnished Rate:

Rent Price: **\$3,400**
 Orig Rent Price: **\$3,400**
 Rented Price: **\$3,400**

List. Mkt. Time: **12**
 Contingency:
 Curr. Leased: **Yes**
 Lease Expires: **09/09/2017**
 County: **Cook**
 # Fireplaces:
 Parking: **Exterior Space(s)**
 # Spaces: **Ext:1**
 Parking Incl. **No**
 In Price:
 Waterfront: **No**
 Appx SF: **0**
 SF Source: **Not Reported**
 Bldg. Assess. SF:
 Short Term Lease?: **No**
 Short Term Rate:
 Security Deposit:

Remarks: **Huge East Lincoln Park 4 bedroom/2 full bathroom apartment with hardwood floors, new stainless steel appliances including a dishwasher. Laundry in unit! The unit features two separate AC/ heating systems to control the temperature by zone. And plenty of charm with 2 decorative fireplaces. A quick walk to Lake Michigan and the park or Clark street with all the dining and shopping conveniences you need. One outdoor parking spot available for additional \$200/month, close to public transit for easy access to anywhere in Chicago. Additional 6x7 secure storage room in basement included!**

School Data

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

Pet Information

Pets Allowed: **Cats OK, Dogs OK, Pet Count Limitation**
 Max Pet Weight: **75**

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X14	Main Level			Master Bedroom	14X13	Main Level		
Dining Room	14X14	Main Level			2nd Bedroom	13X13	Main Level	Hardwood	
Kitchen	9X15	Main Level			3rd Bedroom	12X11	Main Level	Hardwood	
Family Room	9X9	Main Level			4th Bedroom	9X8	Main Level	Hardwood	
Laundry Room									

Interior Property Features:

Exterior Property Features:

Age: **100+ Years, Rehab in 2000**

Type: **Other**

Exposure:

Exterior: **Stone**

Air Cond: **Central Air**

Heating: **Gas**

Kitchen:

Appliances:

Dining:

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity:

Equipment:

Additional Rooms: **No additional rooms**

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership:

Parking On Site: **Yes**

Parking Details: **Off Alley**

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

Driveway: **Asphalt**

Basement Details: **None**

Foundation:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc:

Sewer: **Sewer-Public**

Water: **Public**

General Info: **Commuter Bus, Commuter Train, Interstate Access**

Amenities:

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Lease Terms:

Possession: **Immediate**

Management:

Fees/Approvals:

Monthly Rent Incl: **Water, Scavenger**

Available As Of: **08/29/2017**

Agent Remarks: Call Vanessa for showings - 773-469-1025

Internet Listing: **Yes**

Addr on Internet?: **Yes**

VOW AVM: **No**

Remarks on Internet?: **No**

VOW Comments/Reviews: **No**

Lock Box:

Special Comp Info: **None**

Expiration Date:

Agent Notices:

Phone:

Agent Owned/Interest: **No**

Team:

Email: **vanessa@nicherealty.net**

More Agent Contact Info:

Listing Type: **Exclusive Right to Lease**

Coop Comp: **1/2 MONTH RENT - 100 (on Gross**

SP)

Showing Inst: **Call Vanessa 773-469-1025**

Mgmt. Co:

Owner: **OOR**

Broker: **Niche Realty LLC (18288)**

List Agent: **Vanessa Smith (883837)**

Co-lister:

Cont. to Show?:

Contact Name:

Ph #:

Ph #: **(773) 320-9234**

Ph #: **(773) 469-1025**

Ph #:

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 09735439

Prepared By: Steven Jurgens | 312 Estates LLC | Email: steve@312estates.com | 03/10/2018 09:15 AM



Residential Rental
 Status: **RNTD**
 Area: **8007**
 Address: **2420 N Geneva Ter Unit 3, Chicago, IL 60614**
 Directions: **Park on Fullerton walk north on Geneva to property.**
 Sold by: **Chadwick Duda (130334) / @properties (85774)**
 Rented: **03/24/2017**
 Off Mkt: **03/11/2017**
 Year Built: **UNK**
 Dimensions: **COMMON**
 Subdivision:
 Corp Limits: **Chicago**
 Coordinates: **N:2420 W:600**
 Rooms: **7**
 Bedrooms: **4**
 Basement: **None**
 Total Units: **4**
 Unit Floor Lvl.: **3**
 # Stories: **3**
 Avail Furnished?:

MLS #: **09479475**
 List Date: **01/17/2017**
 List Dt Rec: **01/17/2017**
 Financing:
 Built B4 78: **Yes**
 Model:
 Township: **North Chicago**
 Bathrooms **2/0**
 (Full/Half):
 Master Bath: **None**
 Bmt Bath: **No**
 Board Approval:
 # Days for
 Bd Apprvl:
 Furnished Rate:

Rent Price: **\$3,500**
 Orig Rent Price: **\$3,500**
 Rented Price: **\$3,500**
 List. Mkt. Time: **54**
 Contingency:
 Curr. Leased:
 Lease Expires:
 County: **Cook**
 # Fireplaces:
 Parking: **None**
 # Spaces: **0**
 Parking Incl.
 In Price:
 Waterfront: **No**
 Appx SF: **0**
 SF Source: **Not Reported**
 Bldg. Assess. SF:
 Short Term Lease?: **No**
 Short Term Rate:
 Security Deposit: **4000**

Remarks: **Giant 4 bed 2 bath Lincoln School district. Hardwood throughout. French country kitchen. Tons of closet space. 4 new window unit air conditioners , ceiling fans, microwave & heat included. Washer and dryer in apartment. Very quiet owner occupied building. ABSOLUTELY NO CO-SIGNERS!!**

School Data

Elementary: **Lincoln (156)**
 Junior High: **(156)**
 High School: **(92)**
 Square Footage Comments:

Pet Information

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

Room Name Size	Level	Flooring	Win Trmt	Room Name Size	Level	Flooring	Win Trmt
Living Room 20X12	3rd Level	Hardwood		Master Bedroom 12X10	3rd Level	Hardwood	
Dining Room 17X13	3rd Level	Hardwood		2nd Bedroom 12X09	3rd Level	Hardwood	
Kitchen 16X12	3rd Level	Hardwood		3rd Bedroom 12X10	3rd Level	Hardwood	
Family Room	Not Applicable			4th Bedroom 10X09	3rd Level	Hardwood	
Laundry Room				Pantry 07X04	3rd Level		
Deck 09X06	3rd Level						

Interior Property Features:
 Exterior Property Features:

Age: **91-100 Years**
 Type: **Low Rise (1-3 Stories)**
 Exposure:
 Exterior: **Brick**
 Air Cond: **3+ (Window/Wall Unit)**
 Heating: **Radiant**
 Kitchen:
 Appliances:
 Dining:
 Bath Amn:
 Fireplace Details:
 Fireplace Location:
 Electricity:
 Equipment:
 Additional Rooms: **Deck, Pantry**

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

Sewer: **Sewer-Public**
 Water: **Lake Michigan**
 General Info: **None**
 Amenities:
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Lease Terms:
 Possession: **Specific Date**
 Management:
 Fees/Approvals: **Credit Report**
 Monthly Rent Inc: **None**
 Available As Of: **08/01/2013**

Agent Remarks: **Commission will be prorated for any lease less than 12 months. All rental apps must include a credit report run by @. LAG will provide the rental app link upon request**

Internet Listing: **Yes**
 VOW AVM: **No**
 Listing Type: **Exclusive Right to Lease**
 Coop Comp: **1/2 MONTH RENT - \$150. SEE AGENT REMARKS (on Net SP)**
 Showing Inst: **Email suzanne@atproperties.com**
 Mgmt. Co:
 Owner: **Owner of Record**
 Broker: **@properties (15694)**
 List Agent: **Suzanne Moller (103921)**
 Co-Lister:

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **No**
 Additional Sales Information:
 Cont. to Show?:
 Contact Name:
 Ph #:
 Ph #: **(773) 862-0200**
 Ph #: **(773) 862-0200**
 Ph #:

Addr on Internet?: **Yes**
 Lock Box:
 Special Comp Info: **None**
 Expiration Date:
 Agent Notices:
 Phone:
 Agent Owned/Interest: **No**
 Team:
 Email: **suzanne@atproperties.com**
 More Agent Contact Info:

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.



CHICAGO ASSOCIATION OF REALTORS®
APARTMENTS/INVESTMENTS PURCHASE AND SALE CONTRACT



This Contract is Intended to be a Binding Real Estate Contract Rev. 01/2012

1. Contract. This Apartment/Investments Purchase and Sale Contract ("Contract") is made by and between ("Buyer") and ("Seller") (collectively, "Parties"), with respect to the purchase and sale of the real estate and improvements located at: 2237 N Clifton Ave. Chicago, IL 60614

Property P.I.N. #: 14322060090000. Lot size: . Approximate square feet of Property: .

2. Fixtures and Personal Property. At Closing (as defined in Paragraph 7 of this Contract), in addition to the Property, Seller shall transfer to Buyer by a Bill of Sale, all heating, cooling, electrical and plumbing systems, together with the following checked and enumerated items ("Fixtures and Personal Property"):

- Refrigerator, Sump Pump, Central air conditioner, Fireplace screen, Built-in or attached Oven/Range, Smoke and carbon monoxide detectors, Window air conditioner and equipment, shelves or cabinets, Microwave detectors, Electronic air filter, Fireplace gas log, Ceiling fan, Dishwasher, Intercom system, Central humidifier, Firewood, Radiator covers, Garbage disposal, Security system, Attached gas grill, All planted vegetation, Trash compactor, Satellite Dish, Lighting fixtures, Existing storms, Outdoor play set/swings, Washer, Attached TV(s), Electronic garage door(s) and screens, Outdoor shed, Dryer, TV Antenna, with remote unit(s), Window treatments, Water Softener, LCD/plasma/multimedia equipment, Tacked down carpeting, Home Stereo speakers/surround sound, Other Equipment, warranty (as attached)

Seller also transfers the following: . The following items are excluded: .

3. Purchase Price. The purchase price for the Property (including the Fixtures and Personal Property) is \$ ("Purchase Price").

4. Earnest Money. Upon Buyer's execution of this Contract, Buyer shall deposit with ("Escrowee"), initial earnest money in the amount of \$, in the form of ("Initial Earnest Money"). The Initial Earnest Money shall be returned and this Contract shall be of no force or effect if this Contract is not accepted by Seller on or before 20. The Initial Earnest Money shall be increased to (strike one) 10% of the Purchase Price OR % [percent] of the Purchase Price ("Final Earnest Money") within business days after the expiration of the Attorney Approval Period (as established in Paragraph 14 of this Contract) (the Initial and Final Earnest Money are together referred to as the "Earnest Money"). The Parties acknowledge and agree that (i) the Parties shall execute all necessary documents with respect to the Earnest Money in form and content mutually agreed upon between the parties and (ii) except as otherwise agreed, Buyer shall pay all expenses incurred in opening an escrow account for the Earnest Money.

5. Mortgage Contingency. This Contract is contingent upon Buyer securing by, 20 ("First Commitment Date") a firm written mortgage commitment for a fixed rate or an adjustable rate mortgage permitted to be made by a U.S. or Illinois savings and loan association, bank, or other authorized financial institution, in the amount of (strike one) \$ OR % [percent] of the Purchase Price, the interest rate (or initial interest rate if an adjustable rate mortgage) not to exceed % per year, amortized over years, payable monthly, loan fee not to exceed %, plus appraisal and credit report fee, if any ("Required Commitment"). If the mortgage secured by the Required Commitment has a balloon payment, it shall be due no sooner than years. Buyer shall pay for private mortgage insurance as required by the lending institution. If a FHA or VA mortgage is to be obtained, Rider 8, Rider 9, or the HUD Rider shall be attached to this Contract. (1) If Buyer is unable to obtain the Required Commitment by the First Commitment Date, Buyer shall so notify Seller in writing on or before that Date. Thereafter, Seller may, within 30 business days after the First Commitment Date ("Second Commitment Date"), secure the Required Commitment for Buyer upon the same terms, and may extend the Closing Date by 30 business days. The Required Commitment may be given by Seller or a third party. Buyer shall furnish all requested credit information, sign customary documents relating to the application and securing of the Required Commitment, and pay one application fee as directed by Seller. Should Seller choose not to secure the Required Commitment for Buyer, this Contract shall be null and void as of the First Commitment Date, and the Earnest Money shall be returned to Buyer. (2) If Buyer notifies Seller on or before the First Commitment Date that Buyer has been unable to obtain the Required Commitment, and neither Buyer nor Seller secures the Required Commitment on or before the Second Commitment Date, this Contract shall be null and void and the Earnest Money shall be returned to Buyer. (3) If Buyer does not provide any notice to Seller by the First Commitment Date, Buyer shall be deemed to have waived this contingency and this Contract shall remain in full force and effect.

6. Possession. Seller agrees to surrender possession of the Property, subject to existing leases, on or before the Closing Date (as defined in Paragraph 7 below). If possession is not delivered on or prior to the Closing Date, then, Seller shall pay to Buyer at Closing \$ per day ("Use/Occupancy Payments") for Seller's use and occupancy of the Property for each day after the Closing Date through and including the date Seller plans to deliver possession to Buyer ("Possession Date"). If Seller delivers possession of the Property to Buyer prior to the Possession Date, Buyer shall refund the portion of Use/Occupancy Payments which extend beyond the date possession is actually surrendered. Additionally, Seller shall deposit with Escrowee a sum equal to 2% of the Purchase Price ("Possession Escrow") to guarantee possession on or before the Possession Date, which sum shall be held from the net proceeds at Closing on Escrowee's form of receipt. If Seller does not surrender the Property on the Possession Date, Seller shall pay to Buyer, in addition to all Use/Occupancy Payments, the sum of 10% of the original amount of the Possession Escrow per day up to and including the day possession is surrendered to Buyer plus any unpaid Use/Occupancy Payments up to and including the day date possession is surrendered, these amounts to be paid out of the Possession Escrow and the balance, if any, to be returned to Seller. Acceptance of payments by Buyer shall not limit Buyer's other legal remedies. Seller and Buyer hereby acknowledge that Escrowee shall not distribute the Possession Escrow without the joint written direction of Seller and Buyer. If either Party objects to disposition of the Possession Escrow, then Escrowee may deposit the Possession Escrow with the Clerk of the Circuit Court by the filing of an action in the nature of an Interpleader. Escrowee shall be reimbursed from the Possession Escrow for all costs, including reasonable attorneys' fees, related to the filing of the Interpleader, and the Parties shall indemnify and hold Escrowee harmless from any and all claims and demands, including the payment of reasonable attorneys' fees, costs, and expenses.

Buyer Initials: Buyer Initials:

Seller Initials: Seller Initials:

64 **7. Closing.** Buyer shall deliver the balance of the Purchase Price (less the amount of the Final Earnest money, plus or minus prorations and
65 escrow fees, if any) to Seller and Seller shall execute and deliver the Deed (as defined below) to Buyer at "**Closing**". Closing shall occur on or prior to
66 _____, 20____ at a time and location mutually agreed upon by the Parties ("**Closing Date**"). Seller must provide Buyer with good and
67 merchantable title prior to Closing.

68 **8. Deed.** At Closing, Seller shall execute and deliver to Buyer, or cause to be executed and delivered to Buyer, a recordable warranty deed
69 ("**Deed**") (or other appropriate deed if title is in trust or in an estate), or Articles of Agreement, if applicable, subject only to the following, if any:
70 covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies,
71 if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of
72 Closing.

73 **9. Real Estate Taxes.** Seller represents that the 20____ general real estate taxes were \$_____. General real estate taxes for the
74 Property are subject to the following exemptions (**check box if applicable**): Homeowner's. Senior Citizen's. Senior Freeze. General real
75 estate taxes shall be prorated based on (i) _____% of the most recent ascertainable full year tax bill, or (ii) mutually agreed by the Parties in
76 writing prior to the expiration of the Attorney Approval Period.

77 **10. Leases.** Seller shall deliver to Buyer a complete copy of all existing leases affecting the Property and a rent roll within 3 business days of the
78 Acceptance Date. Seller represents and warrants that (a) existing leases, if any, will be assigned to Buyer at Closing in an assignment and
79 assumption agreement mutually agreeable to the Parties and (b) the present monthly gross rental income is \$_____.
80 Seller shall notify Buyer, prior to Closing, of any (i) new leases; (ii) modifications or amendments to the existing leases; and (iii) changes in the
81 monthly gross rental income.

82 **11. Disclosures.** Buyer has received the following (**check yes or no**): (a) Illinois Residential Real Property Disclosure Report: Yes/ No; (b)
83 Heat Disclosure: Yes/ No; (c) Lead Paint Disclosure and Pamphlet: Yes/ No; and (d) Radon Disclosure and Pamphlet: Yes/ No.

84 **12. Zoning Certification.** If the Property is located in the City of Chicago and contains four dwelling units or less, Seller shall provide zoning
85 certification to Buyer at least 5 days prior to the Closing Date.

86 **13. Dual Agency.** The Parties confirm that they have previously consented to _____ ("**Licensee**") to act as Dual
87 Agent in providing brokerage services on behalf of the Parties and specifically consent to Licensee acting as Dual Agent on the transaction covered by
88 this Contract.
89 Buyer Initials: _____ Seller Initials: _____ Seller Initials: _____

90 **14. Attorney Modification.** Within ____ business days after the Acceptance Date ("**Attorney Approval Period**"), the Parties' respective attorneys
91 may propose written modifications to this Contract ("**Proposed Modifications**") on matters other than the Purchase Price, broker's compensation
92 and dates. Any Proposed Modifications that are set forth in writing and accepted by the other party shall become terms of this Contract as if
93 originally set forth in this Contract. If, within the Attorney Approval Period, the Parties cannot reach agreement regarding the Proposed
94 Modifications, then, at any time after the Attorney Approval Period, either Party may terminate this Contract by written notice to the other Party. In
95 that event, this Contract shall be null and void and the Earnest Money shall be returned to Buyer. IN THE ABSENCE OF DELIVERY OF
96 PROPOSED MODIFICATIONS PRIOR TO THE EXPIRATION OF THE ATTORNEY APPROVAL PERIOD, THIS PROVISION SHALL BE
97 DEEMED WAIVED BY ALL PARTIES, AND THIS CONTRACT SHALL BE IN FULL FORCE AND EFFECT.

98 **15. Inspection.** Within ____ business days after the Acceptance Date ("**Inspection Period**"), Buyer may conduct, at Buyer's sole cost and expense
99 (unless otherwise provided by law) home, radon, environmental, lead-based paint and/or lead-based paint hazards (unless separately waived), wood
100 infestation, and/or mold inspections of the Property ("**Inspections**") by one or more properly licensed or certified inspection personnel (each, an
101 "**Inspector**"). The Inspections shall include only major components of the Property, including, without limitation, central heating, central cooling,
102 plumbing, well, and electric systems, roofs, walls, windows, ceilings, floors, appliances, and foundations. A major component shall be deemed to be in
103 operating condition if it performs the function for which it is intended, regardless of age, and does not constitute a health or safety threat. Buyer
104 shall indemnify Seller from and against any loss or damage to the Property or personal injury caused by the Inspections, Buyer, or Buyer's Inspector.
105 Prior to expiration of the Inspection Period, Buyer shall notify Seller or Seller's attorney in writing ("**Buyer's Inspection Notice**") of any defects
106 disclosed by the Inspections that are unacceptable to Buyer, together with a copy of the pertinent pages of the relevant Inspections report. Buyer
107 agrees that minor repairs and maintenance costing less than \$250 shall not constitute defects covered by this Paragraph. If the Parties have not
108 reached written agreement resolving the inspection issues within the Inspection Period, then either Party may terminate this Contract by written
109 notice to the other Party. In the event of such notice, this Contract shall be null and void and the Earnest Money shall be returned to Buyer. **IN THE**
110 **ABSENCE OF WRITTEN NOTICE PRIOR TO EXPIRATION OF THE INSPECTION PERIOD, THIS PROVISION SHALL BE DEEMED WAIVED**
111 **BY ALL PARTIES, AND THIS CONTRACT SHALL BE IN FULL FORCE AND EFFECT.**

112 **16. General Provisions, Riders and Addendums:** THIS CONTRACT WILL BECOME A LEGALLY BINDING CONTRACT WHEN
113 SIGNED BY BUYER AND SELLER AND DELIVERED TO BUYER OR BUYER'S DESIGNATED AGENT. THIS CONTRACT INCLUDES
114 THE GENERAL PROVISIONS ON THE LAST PAGE OF THIS CONTRACT AND RIDERS _____ (list Rider
115 numbers here) AND ADDENDUM _____ (list Addendum numbers here) ATTACHED TO AND MADE A PART OF
116 THIS CONTRACT.

[SIGNATURE PAGE FOLLOWS]

Buyer Initials: _____ Buyer Initials: _____

Seller Initials: _____ Seller Initials: _____

30 Page

117 OFFER DATE: _____ 20 _____

ACCEPTANCE DATE: _____ 20 _____ ("Acceptance Date")

118 BUYER'S INFORMATION:

SELLER'S INFORMATION:

119 Buyer's Signature: _____

Seller's Signature: _____

120 Buyer's Signature: _____

Seller's Signature: _____

121 Buyer's Name(s) (print): _____

Seller's Name(s) (print): OOB

122 Address: _____

Address: _____

123 City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

124 Office Phone: _____ Home Phone: _____

Office Phone: _____ Home Phone: _____

125 Fax: _____ Cell Phone: _____

Fax: _____ Cell Phone: _____

126 Email Address: _____

Email Address: _____

127 The names and addresses set forth below are for informational purposes
128 to change.

The names and addresses set forth below are for informational purposes only and subject
only and subject to change.

129 BUYER'S BROKER'S INFORMATION:

SELLER'S BROKER'S INFORMATION:

130 Designated Agent (print): _____

Designated Agent Name (print): Steve Jurgens

131 Agent MLS Identification Number: _____

Agent MLS Identification Number: 113405

132 Brokerage Company Name: _____ MLS # _____

Brokerage Company Name: 312 Estates LLC3753 MLS # _____

133 Office Address: _____

Office Address: 3753 N Southport

134 City: _____ State: _____ Zip: _____

City: Chicago State: IL Zip: 60613

135 Office Phone: _____ Cell Phone: _____

Office Phone: 312 599-1300 Cell Phone: 773 580-2907

136 Fax: _____

Fax: 312 940-8943

137 Email: _____

Email: Steve@312estates.com

138 BUYER'S ATTORNEY'S INFORMATION:

SELLER'S ATTORNEY'S INFORMATION:

139 Attorney Name: _____

Attorney Name: _____

140 Firm: _____

Firm: _____

141 Office Address: _____

Office Address: _____

142 City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

143 Office Phone: _____ Cell Phone: _____

Office Phone: _____ Cell Phone: _____

144 Fax: _____

Fax: _____

145 Email: _____

Email: _____

146 BUYER'S LENDER'S INFORMATION:

147 Mortgage Broker's Name: _____

148 Lender: _____

149 Office Address: _____

150 City: _____ State: _____ Zip: _____

151 Office Phone: _____ Cell Phone: _____

152 Fax: _____

153 Email: _____

154 **GENERAL PROVISIONS**

155 **A. Prorations.** Rents, interest on existing mortgage, if any, water taxes and other items shall be prorated as of the Closing Date. Security deposits and required interest, if
156 any, shall be paid to Buyer at Closing. Notwithstanding anything to the contrary contained in Paragraph 9 of this Contract, if the Property is improved as of the Closing Date, but the
157 last available tax bill is on vacant land, Seller shall place in escrow an amount equal to 2% of the Purchase Price and the Parties shall reprorate taxes within 30 days after the bill on
158 the improved property becomes available.

159 **B. Uniform Vendor and Purchaser Risk Act.** The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Contract.

160 **C. Title.** At least 5 days prior to the Closing Date, Seller shall deliver to Buyer or his agent evidence of merchantable title in the intended grantor by delivering a
161 Commitment for Title Insurance of a title insurance company bearing a date on or subsequent to the Acceptance Date, in the amount of the Purchase Price, subject to no other
162 exceptions than those previously listed within this Contract and to general exceptions contained in the commitment. Delay in delivery by Seller of a Commitment for Title Insurance
163 due to delay by Buyer's mortgagee in recording mortgage and bringing down title shall not be a default of this Contract. Every Commitment for Title Insurance furnished by Seller
164 shall be conclusive evidence of title as shown. If evidence of title discloses other exceptions, Seller shall have 30 days after Seller's receipt of evidence of title to cure the exceptions and
165 notify Buyer accordingly. As to those exceptions that may be removed at Closing by payment of money, Seller may have those exceptions removed at Closing by using the proceeds of
166 the sale.

167 **D. Notice.** All notices required by this Contract shall be in writing and shall be served upon the Parties or their attorneys at the addresses provided in this Contract. The
168 mailing of notice by registered or certified mail, return receipt requested, shall be sufficient service when the notice is mailed. Notices may also be served by personal delivery or
169 commercial delivery service, by mail-o-gram, telegram, or by the use of a facsimile machine with proof of transmission and a copy of the notice with proof of transmission being sent by
170 regular mail on the date of transmission. In addition, facsimile signatures or digital signatures shall be sufficient for purposes of executing this Contract and shall be deemed originals.
171 E-mail notices shall be deemed valid and received by the addressee when delivered by e-mail and opened by the recipient, provided that a copy of the e-mail notice is also sent by
172 regular mail to the recipient on the date of transmission.

173 **E. Disposition of Earnest Money.** In the event of default by Buyer, the Earnest Money, less expenses and commission of the listing broker, shall be paid to Seller. If Seller
174 defaults, the Earnest Money, at the option of Buyer, shall be refunded to Buyer, but such refunding shall not release Seller from the obligations of this Contract. In the event of any
175 default, Escrowee shall give written notice to Seller and Buyer indicating Escrowee's intended disposition of the Earnest Money and request Seller's and Buyer's written consent to the
176 Escrowee's intended disposition of the Earnest Money within 30 days after the notice. However, Seller and Buyer acknowledge and agree that if Escrowee is a licensed real estate
177 broker, Escrowee may not distribute the Earnest Money without the joint written direction of Seller and Buyer or their authorized agents. If Escrowee is not a licensed real estate
178 broker, Seller and Buyer agree that if neither Party objects, in writing, to the proposed disposition of the Earnest Money within 30 days after the date of the notice, then Escrowee shall
179 proceed to dispense the Earnest Money as previously noticed by Escrowee. If either Seller or Buyer objects to the intended disposition within the 30 day period, or if Escrowee is a
180 licensed real estate broker and does not receive the joint written direction of Seller and Buyer authorizing distribution of the Earnest Money, then the Escrowee may deposit the
181 Earnest Money with the Clerk of the Circuit Court by the filing of an action in the nature of an Interpleader. Escrowee may be reimbursed from the Earnest Money for all costs,
182 including reasonable attorney's fees, related to the filing of the Interpleader and the Parties indemnify and hold Escrowee harmless from any and all claims and demands, including the
183 payment of reasonable attorneys' fees, costs, and expenses arising out of those claims and demands.

184 **F. Operational Systems.** Seller represents that the heating, plumbing, electrical, central cooling, ventilating systems, appliances, and fixtures on the Property are in
185 working order and will be so at the time of Closing and that the roof is free of leaks and will be so at the time of Closing. Buyer shall have the right to enter the Property during the 48-
186 hour period immediately prior to Closing solely for the purpose of verifying that the operational systems and appliances serving the Property are in working order and that the Property
187 is in substantially the same condition, normal wear and tear excepted, as of the Acceptance Date.

188 **G. Insulation Disclosure Requirements.** If the Property is new construction, Buyer and Seller shall comply with all insulation disclosure requirements as provided by the
189 Federal Trade Commission, and Rider 13 is attached.

190 **H. Code Violations.** Seller warrants that no notice from any city, village, or other governmental authority of a dwelling code violation that currently exists on the Property
191 has been issued and received by Seller or Seller's agent ("*Code Violation Notice*"). If a Code Violation Notice is received after the Acceptance Date and before Closing, Seller shall
192 promptly notify Buyer of the Notice.

193 **I. Escrow Closing.** At the written request of Seller or Buyer received prior to the delivery of the deed under this Contract, this sale shall be closed through an escrow with a
194 title insurance company, in accordance with the general provisions of the usual form of deed and money escrow agreement then furnished and in use by the title insurance company,
195 with such special provisions inserted in the escrow agreement as may be required to conform with this Contract. Upon the creation of an escrow, payment of Purchase Price and
196 delivery of deed shall be made through the escrow, this Contract and the Earnest Money shall be deposited in the escrow, and the Broker shall be made a party to the escrow with
197 regard to commission due. The cost of the escrow shall be divided equally between Buyer and Seller.

198 **J. Survey.** At least 5 days prior to the Closing Date, Seller shall provide Buyer with a survey by a licensed land surveyor dated not more than six months prior to the date of
199 Closing, showing the present location of all improvements. If Buyer or Buyer's mortgagee desires a more recent or extensive survey, the survey shall be obtained at Buyer's expense.

200 **K. Affidavit of Title; ALTA.** Seller agrees to furnish to Buyer an affidavit of title subject only to those items set forth in this Contract, and an ALTA form if required by
201 Buyer's mortgagee, or the title insurance company, for extended coverage.

202 **L. Legal Description.** The Parties may amend this Contract to attach a complete and correct legal description of the Property.

203 **M. RESPA.** Buyer and Seller shall make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of
204 1974, as amended.

205 **N. 1031 Exchange.** The Parties agree that at any time prior to the Closing Date, Buyer and/or Seller may elect to effect a simultaneous or non-simultaneous tax-deferred
206 exchange pursuant to Section 1031, and the regulations pertaining thereto, of the Internal Revenue Code, as amended. Each party expressly agrees to cooperate with the other party in
207 connection with any such exchange in any manner which shall not impose any additional cost or liability upon the cooperating party, including without limitation by executing any
208 and all documents, including escrow instructions or agreements consenting to the assignment of any rights and obligations hereunder to an exchange entity, which may be necessary to
209 carry out such an exchange; provided, however, that any election to effect such an exchange shall not delay the Closing Date.

210 **O. Transfer Taxes.** Seller shall pay the amount of any stamp tax imposed by the state and county on the transfer of title, and shall furnish a completed declaration signed by
211 Seller or Seller's agent in the form required by the state and county, and shall furnish any declaration signed by Seller or Seller's agent or meet other requirements as established by
212 any local ordinance with regard to a transfer or transaction tax. Any real estate transfer tax required by local ordinance shall be paid by the person designated in that ordinance.

213 **P. Removal of Personal Property.** Seller shall remove from the Property by the Possession Date all debris and Seller's personal property not conveyed by Bill of Sale to
214 Buyer.

215 **Q. Surrender.** Seller agrees to surrender possession of the Property in the same condition as it is on the Acceptance Date, ordinary wear and tear excepted, subject to
216 Paragraph B of the General Provisions of this Contract. To the extent that Seller fails to comply with this Provision, Seller shall not be responsible for that portion of the total cost
217 related to this violation that is below \$250.00.

218 **R. Time.** Time is of the essence for purposes of this Contract.

219 **S. Number.** Wherever appropriate within this Contract, the singular includes the plural.

220 **T. Flood Plain Insurance.** In the event the Property is in a flood plain and flood insurance is required by Buyer's lender, Buyer shall pay for that insurance.

221 **U. Business Days and Time.** Any reference in this Contract to "day" or "days" shall mean business days, not calendar days, including Monday, Tuesday, Wednesday,
222 Thursday, and Friday, and excluding all official federal and state holidays.

223 **V. Patriot Act.** Seller and Buyer represent and warrant that they are not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by
224 Executive Order or the United States Treasury Department as a Specially Designated National and Blocked Person, or other banned or blocked person, entity, nation or transaction
225 pursuant to any law, order, rule or regulation which is enforced or administered by the Office of Foreign Assets Control ("OFAC"), and that they are not engaged in this transaction
226 directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity, or nation. Each Party shall defend, indemnify, and
227 hold harmless the other Party from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees and costs) arising from or
228 related to any breach of the foregoing representation and warranty.

229 **W. Brokers.** The real estate brokers named in this Contract shall be compensated in accordance with their agreements with their clients and/or any offer of compensation
230 made by the listing broker in a multiple listing service in which the listing and cooperating broker both participate.

231 **X. Original Executed Contract.** The listing broker shall hold the original fully executed copy of this Contract.

Buyer Initials: _____ Buyer Initials: _____

Seller Initials: _____ Seller Initials: _____

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