



**Attached Single**  
 Status: **CLSD**  
 Area: **8007**

MLS #: **10738307**  
 List Date: **06/09/2020**  
 List Dt Rec: **06/09/2020**

List Price: **\$638,500**  
 Orig List Price: **\$638,500**  
 Sold Price: **\$620,000**  
 SP Incl. Parking: **Yes**

Address: **1622 N Orchard St Unit G, Chicago, IL 60614**  
 Directions: **North Ave. to Orchard North to property. Orchard is a oneway North**  
 Sold by: **Carl Johnson (887031) / Century 21 S.G.R., Inc.** Mkt. Time (Lst./Tot.): **49/49 (14210)**

Closed: **09/25/2020** Contract: **07/27/2020** Concessions: **10000**  
 Off Mkt: **07/27/2020** Financing: **Conventional** Contingency:  
 Year Built: **1987** Blt Before 78: **No** Curr. Leased:

Dimensions: **61 X 18** Ownership: **Fee Simple** Subdivision: Model:  
 Corp Limits: **Chicago** Township: **Lake View** County: **Cook**  
 Coordinates: **N:1622 W:700** Rooms: **6** Bathrooms: **2/0** (Full/Half): # Fireplaces: **1**  
 Bedrooms: **3** Master Bath: **Shared** Bsmnt. Bath: **Yes** Appx SF: **1800** # Spaces: **Gar:1**  
 Basement: **Full, English** Bldg. Assess. SF: Unit Floor Lvl.: **1** % Cmn. Own.:  
 Waterfront: **No** % Own. Occ.: Utility Costs: Fees/Approvals:

Mobility Score: **72 - Good Mobility!**

Remarks: **Want to live in a home in Lincoln Park without neighbors above and below you, a home that feels like a single-family home, with outdoor space and a garage, and without the 2 million dollars plus price tag? Look no further. 1622 N Orchard is the place you have been looking for. With a large private deck on top of the garage and 2 living spaces or a 3rd bedroom, you will enjoy the feel of this single-family like home in the heart of Lincoln Park. Walking in, you will notice this home feels wider than your typical townhome. The first floor has a large family room or use as a 3rd bedroom, full bathroom, and laundry room. Second floor is open with a large kitchen and a good size dining room, living room combo. What is neat is there is an exit from the family room to the outside area. Walk a few stairs up to your private roof top deck or descend a few stairs to your private patio. Third floor has 2 decent size bedrooms. Located in Oscar Mayer Elementary School District and Lincoln Park High School District. Steps away from the redline or brown line and all the fun, food, and shops Lincoln Park has to offer.**

School Data	Assessments	Tax	Pet Information
Elementary: <b>Oscar Mayer (299)</b> Junior High: <b>Oscar Mayer (299)</b> High School: <b>Lincoln Park (299)</b>	Amount: <b>\$97</b> Frequency: <b>Monthly</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: Master Assc. Freq.:	Amount: <b>\$9,797.08</b> PIN: <b>14333140811003 /</b> <b>Mult PINs:</b> Tax Year: <b>2018</b> Tax Exmpts: Coop Tax Deduction: Tax Deduction Year:	Pets Allowed: <b>Cats OK, Dogs OK</b> Max Pet Weight: <b>999</b>

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X15	Main Level	Hardwood		Master Bedroom	15X12	2nd Level		
Dining Room	8X12	Main Level	Hardwood		2nd Bedroom	12X10	2nd Level		
Kitchen	14X10	Main Level	Hardwood		3rd Bedroom	17X14	Lower		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	10X8	Lower			Deck	17X20	Main Level		
Foyer	4X7	Lower							

Interior Property Features: **Vaulted/Cathedral Ceilings, Hardwood Floors, 1st Floor Bedroom, 1st Floor Laundry, 1st Floor Full Bath, Laundry Hook-Up in Unit**  
 Exterior Property Features: **Deck, Patio, Roof Deck, Private Entrance, End Unit**

Age: <b>31-40 Years, Rehab in 2005</b>	Laundry Features: <b>Gas Dryer Hookup, In Unit</b>	Sewer: <b>Sewer-Public</b>
Type: <b>Townhouse 3+ Stories, Townhouse-TriLevel</b>	Garage Ownership:	Water: <b>Public</b>
Exposure:	Garage On Site: <b>Yes</b>	Const Opts:
Exterior: <b>Brick, Limestone</b>	Garage Type: <b>Detached</b>	General Info: <b>None</b>
Air Cond: <b>Central Air</b>	Garage Details:	Amenities:
Heating: <b>Gas</b>	Parking Ownership:	Asmt Incl: <b>Water, Common Insurance, Scavenger</b>
Kitchen:	Parking On Site:	HERS Index Score:
Appliances:	Parking Details:	Green Disc:
Dining:	Parking Fee (High/Low): <b>/</b>	Green Rating Source:
Bath Amn: <b>Whirlpool, Separate Shower, Double Sink</b>	Driveway:	Green Feats:
Fireplace Details:	Basement Details: <b>Finished, Exterior Access</b>	Sale Terms:
Fireplace Location: <b>Living Room</b>	Foundation:	Possession: <b>Closing</b>
Electricity:	Exst Bas/Fnd:	Est Occp Date:
Equipment:	Roof:	Management:
Additional Rooms: <b>Deck, Foyer</b>	Disability Access: <b>No</b>	Rural:
Other Structures:	Disability Details:	Vacant:
Door Features:	Lot Desc:	Relist:
Window Features:	Lot Size Source:	Zero Lot Line:

Broker Private Remarks: **See www.1622orchard.com for more information and photos.**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>Yes</b>	VOW Comments/Reviews: <b>Yes</b>	Lock Box:
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>Yes</b>	Special Comp Info: <b>None</b>
Coop Comp: <b>2.5% - \$350 (on Net SP)</b>	Additional Sales Information: <b>None</b>	Broker Notices:
Showing Inst: <b>Call/text Steve 773 580 2907 with any showing requests or questions or email: steve@312estates.com</b>	Cont. to Show?:	Expiration Date: <b>12/31/2020</b>
Mgmt. Co:	Contact Name:	Phone:
Owner: <b>OOR</b>	Ph #:	Broker Owned/Interest: <b>No</b>
Broker: <b>312 Estates LLC (86201) / (312) 599-1300</b>		
List Broker: <b>Steven Jurgens (113405) / (773) 580-2907 / steve@312estates.com</b>		
CoList Broker:		More Agent Contact Info: Owner Can Rent:

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