ABOUT US

Your Team

MARIO GRECO

FOUNDER (773) 687-4696 mario@MGGroupChicago.com

Born and raised in Chicago, Mario Greco came to real estate by way of engineering and law. He graduated with honors from both Northwestern University (with degrees in Chemical Engineering and Environmental Engineering) and Boston University School of Law. He practiced law for several years at Jones Day and Kirkland & Ellis in Chicago in their Intellectual Property Litigation departments. While practicing law full time, he started his own real estate brokerage firm and sold an average of \$9M worth of real estate a year on a part-time basis. Since then, Mario's business has grown significantly while partnering with companies such as Century 21 Sussex & Reilly, Prudential Rubloff Properties and Berkshire Hathaway HomeServices KoenigRubloff Realty Group, now known as Berkshire Hathaway HomeServices Chicago.

Throughout his career, Mario has consistently proven to be a top producer. He has been recognized as being in the top 1% of Chicago Realtors® every year since he started selling real estate in 2002, and his total sales have already amounted to nearly \$2 BILLION. Mario and The MG Group have been ranked Top 50 in the Nation every year by The Wall Street Journal since 2011, have been recognized as a Notable Residential Broker of 2019 by Crain's Chicago Business, and awarded Best Team of 2019 by Chicago Agent Magazine. Mario has been



Chicago's top producer in key neighborhoods over the years such as Lincoln Park, Lakeview, Lincoln Square, Andersonville, Edgewater, Wrigleyville, Irving Park and Old Irving Park, Avondale, Sheridan Park, Buena Park, Uptown, Ravenswood, Roscoe Village, St. Ben's, North Center, and Bucktown/Wicker Park. As the founder and leader of The MG Group at Berkshire Hathaway HomeServices Chicago, Mario oversees all pricing strategy, marketing plans and buyer/seller negotiations for all Group clients, and ensures that the Group operates with market-leading expertise and optimum efficiency. He is proud of The MG Group's widespread recognition for their unique ability to deliver both speed and value to their clients throughout every real estate transaction.



HAAKON KNUTSON

DIRECTOR OF SALES (773) 330-9749 haakon@MGGroupChicago.com

J. Haakon Knutson has been a pivotal member of The MG Group since 2011 and has been instrumental in the Group's expansion and rise to the very top of the Chicago real estate market. He is a Chicago native with an extensive background in real estate sales. leasing, marketing and management. As the son of a residential architect, Haakon came to appreciate the tangible and personal aspects of real estate at an early age which have served him well throughout his professional career. Haakon graduated from DePauw University in Indiana and attended Loyola University School of Law where he received his law degree. Several years after law school he started a fullservice real estate management company for both residential and commercial properties.

Haakon is a licensed IL attorney and is still active in the management field, bringing a wide breadth of real estate experience and knowledge to the table. As a result, he is The MG Group's Director of Sales and works closely with the Group's Sales and Marketing agents to continually provide clients with a streamlined and unparalleled selling/buying experience. Haakon and his wife live in Lincoln Park and enjoy traveling and spending time with family and friends.





LEHIGH COHEN

SALES CONSULTANT
(312) 502-1100
lehigh@MGGroupChicago.com

Lehigh is a graduate of the University of Illinois and Chicago-Kent Law School, and for several years worked as a Real Estate attorney and then segued into real estate brokerage and investment. Lehigh has developed several residential condominium projects as well as commercial developments in the Chicagoland area. He and his family recently purchased and renovated a home in Glencoe, and as a result realized how difficult it was to convey the needs of people moving from the City to some suburban agents. In addition, Lehigh found that many of the best deals were not necessarily publicly available and that knowing the ins and outs of the individual suburbs' markets was more than just finding properties on the MLS.

It only made sense for Lehigh to join The MG Group in order to fulfill the Group's city clients' needs when making the move to the suburbs. He uses his deep contacts in these suburban markets – as well as his bank relationships – to find the right home (or the right buyer for the Group's listings) for clients moving to the suburbs.



The MG Group

Our mission is to lead every client's real estate transaction with unparalleled levels of expertise and efficiency. Our impressive talent, team structure, streamlined operations, and depth of experience uniquely enable us to go above and beyond for every client and at each step in the process.

THE MG GROUP

1800 N. Clybourn Chicago, IL 60614 www.MGGroupChicago.com

Mario F. Greco, QSC Founder mario@MGGroupChicago.com

> Office: 773.687.4696 Cell: 773.255.6562

OFFICE STAFF

office @MGGroup Chicago.com

Vivienne Frow
Operations Manager
773.572.6537
vivienne@MGGroupChicago.com

Laura de Luna New Business Manager 773.572.4403 laura@MGGroupChicago.com

Katie Spurlock
Listing Concierge
773.572.4144
katie@MGGroupChicago.com

Marisa Sanchez Marketing Manager 312.602.5790 marisa@MGGroupChicago.com

Kim Smith Contracts & Closings Manager 312.602.5793 kim@MGGroupChicago.com

Scheduling Desk & Office Coordinators 773.572.6505 scheduler@MGGroupChicago.com



SALES AGENTS

sales@MGGroupChicago.com

J. Haakon Knutson Director of Sales 773.330.9749 haakon@MGGroupChicago.com

Alice Jordan Senior Sales Consultant 312.925.0216 alice@MGGroupChicago.com

Anand Puthanpurayil
Sales Consultant
312.966.6223
anand@MGGroupChicago.com

Cyrus Seraj Senior Sales Consultant 773.502.1100 cyrus@MGGroupChicago.com

Fred Merritt
Sales Consultant
773.355.0767
fred@MGGroupChicago.com

Gian Dasdelen Sales Consultant 773.349.5427 gian@MGGroupChicago.com

Jay Elsberry Sales Consultant 773.669.7734 jay@MGGroupChicago.com

Jesus Villanueva Sales Consultant 312.988.0127 jesus@MGGroupChicago.com

John Dasdelen Senior Sales Consultant 312.208.0004 john@MGGroupChicago.com Kim Smith Senior Sales Consultant 773.318.6905 kim@MGGroupChicago.com

Peter Xantheas Senior Sales Consultant 773.272.9131 peter@MGGroupChicago.com

Sam Stewart Senior Sales Consultant 773.930.8101 sam@MGGroupChicago.com

Shani Shtern
Sales Consultant
847.691.5242
shani@MGGroupChicago.com

Alex Nettey Senior Sales Consultant 630.267.1437 alex@MGGroupChicago.com

Michelle Maro Sales Consultant 312.213.6916 michelle@MGGroupChicago.com

SUBURBAN SPECIALIST

Lehigh Cohen
Sales Consultant - Northern Suburbs
312.502.1100
lehigh@MGGroupChicago.com

Dave Adams
Sales Consultant - Western Suburbs
773.531.8707
dave@MGGroupChicago.com

Accolades & Press

#1 CITY BROKER IN LISTINGS SOLD IN CHICAGO

Real Data: Chicagoland & Cook County Top Producers | 2018 & 2019

CRAIN'S 2019 NOTABLE RESIDENTIAL

REAL ESTATE BROKERS

Crain's Chicago Business | 2019

WHO'S WHO IN CHICAGO REAL ESTATE

Chicago Agent Magazine | 2011, 2015-2016, 2018-2019

BEST TEAM: THE MG GROUP

Chicago Magazine | 2019

FIVESTAR PROFESSIONAL REAL ESTATE AGENT

Chicago Magazine | 2013-2015, 2017-2019

#2 RESIDENTIAL REAL ESTATE AGENT IN ILLINOIS

Real Trends The Thousand as advertised in The Wall Street Journal | 2014 & 2017

#1 RESIDENTIAL REAL ESTATE AGENT IN ILLINOIS

Real Trends The Thousand as advertised in The Wall Street Journal | 2011 & 2013

TOP 100 TEAMS BY TRANSACTIONS & VOLUME

Real Trends The Thousand as advertised in The Wall Street Journal | 2011-Present

RANKED #1 OF CHICAGOLAND TOP 20 AGENTS

Real Data: Chicagoland & Cook County Top Producers | 2011 & 2013

TOP 5 BROKER IN RESIDENTIAL SALES

VOLUME IN CHICAGO

Real Data: Chicagoland & Cook County Top Producers | 2011-Present

100 MOST INFLUENTIAL REAL ESTATE AGENTS

Real Estate Mastermind & Real Estate Executive Magazine | 2006-Present



Accolades & Press

TOP 25 LUXURY BROKER

Luxe Home 25

RANKED #8 IN NATIONWIDE NETWORK

Berkshire Hathaway HomeServices KoenigRubloff Realty Group | 2019

QUALITY SERVICE CERTIFIED GOLD STATUS AWARD

QSC & RatedAgent.com | 2017-2018

ANGIE'S LIST SUPER SERVICE AWARD WINNER

Angie's List | 2017

5 CHICAGO AGENTS WHO CAN SELL YOUR HOME FAST

US News & World Report | 2016

BEST OF TRULIA TOP AGENT AWARD

Zillow / Trulia | 2014-Present

NEA TOP 500 REAL ESTATE MARKETERS IN THE WORLD

NEA | 2014

ADVISORY BOARD MEMBER OF TOP AGENT NETWORK

Top Agent Network

40 UNDER 40

Metro Chicago Real Estate | 2008

COVER STORY: MARIO GRECO

CLIENT-FOCUSED PHILOSOPHY LEADS TO SUCCESS

Real Estate Executive Magazine | 2006

FREQUENT CONTRIBUTOR

Chicago Business | Curbed Chicago | WGN Radio | Fox News in the Morning











Our Network



As a part of the Berkshire Hathaway HomeServices Chicago, you can count on us for personal service and integrity that will translate into results.

Here at Berkshire Hathaway HomeServices Chicago, previously named Berkshire Hathaway HomeServices KoenigRubloff Realty Group, we pride ourselves at being on the forefront of the real estate industry by leading in customized approaches and technology.

Starting in 1930, the Koenig and Rubloff names have been a part of the Chicago area real estate landscape consistently providing high quality representation and outstanding service to generations of home buyers and sellers. Utilizing a business model of strong, local leadership backed by national resources, has created a brokerage that precisely meets the needs of our market. Our affiliation with the

Berkshire Hathaway HomeServices network gives us international alliances with pre-eminent brokerages. The Berkshire Hathaway name stands for unquestioned financial strength and smart business decisions.

Combined with market knowledge and hard work, our brokers utilize an impressive array of sophisticated technology tools to achieve your goals. Additionally, our brokers have access to a comprehensive suite of real estate services including Fort Dearborn Title, Fort Dearborn Insurance, and Wells Fargo Home Mortgage. We look forward to serving your needs and giving you the luxury of personalized service every step of the way.





Brookfield Relocation is one of the largest relocation service providers with offices on 5 continents. They offer a full suite of domestic and international services for corporate and government clients.

FORTDEARB®RN

Fort Dearborn Title, a division of Berkshire Hathaway HomeServices Realty Group, provides title services to ensure a smooth closing. T 847.853.6000 CustomerCare@FDTitle.co.



Home Services Lending loan professionals excel at listening to your goals so they can help you select the best financing solution to meet your needs.

T 312.867.1465

Homeservices

Relocation

HomeServices Relocation a whollyowned subsidiary of HomeServices of America, a Berkshire Hathaway affiliate and the second largest provider of integrated real estate services and premier family of relocation experts, real estate sales associates and brokerages in the nation.



Fort Dearborn Insurance, a division of Berkshire Hathaway HomeServices Group, offers an extensive array of products and services to protect you. T 847.853.5300 CustomerCare@FDInsurance.com



American Home Shield ® founded the home warranty industry in 1971 and remains an industry leader.

THE VALUE OF A REALTOR



What Your Realtor® Does For You

Based on a list prepared by Belton Jennings, CEO of the Orlando Regional REALTORS® Association.

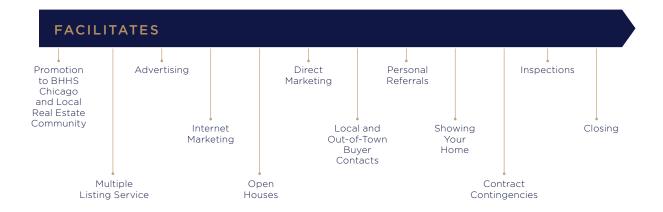
Surveys show that many homeowners and homebuyers are not aware of the true value a REALTOR® provides during the course of a real estate transaction. The list here is just a baseline since the services may vary within each brokerage and each market. Many REALTORS® routinely provide a wide variety of additional services that are as varied as the nature of each transaction.

By the same token, some transactions may not require some of these steps to be equally successful. However, most would agree that given the unexpected complications that can arise, it's far better to know about a step and make an intelligent, informed decision to skip it, than to not know the possibility even existed.

Your agent has a fiduciary responsibility to you at all times and will service your specific real estate needs. You can expect expertise when selling your home, guidance when buying your home, responsiveness, loyalty, disclosure and accounting.







THE REAL ESTATE TRANSACTION

The Real Estate Transaction

There are 160 typical actions, research steps, procedures, processes and review stages in a successful residential real estate transaction that are normally provided by full service real estate brokerages in return for their sales commission. Depending on the transaction, some may take minutes, hours, or even days to complete, while some may not be needed.

More importantly, they reflect the level of skill, knowledge and attention to detail required in today's real estate transaction, underscoring the importance of having help and guidance from someone who fully understands the process – a REALTOR®.



THE PROCESS

We're here to help through every step of the home selling process, but here's a simple breakdown on what to expect through typical transactions:



PRE-LISTING ACTIVITIES

- 1. Make appointment with seller for listing presentation
- 2. Send seller an e-mail confirmation of listing appointment
- 3. Review pre-appointment questions
- 4. Research all comparable currently listed properties
- 5. Research sales activity for past 12 months from MLS and public records databases
- 6. Research "Average Days on Market" for this property of this type, price range and location
- 7. Download and review property tax information
- 8. Prepare "Comparable Market Analysis" (CMA) to establish fair market value
- 9. Obtain copy of subdivision plat/complex lay-out
- 10. Research property's ownership & deed type
- 11. Research property's public record information for lot size & dimensions
- 12. Research and verify legal description
- 13. Research property's land use coding and deed restrictions
- 14. Research property's current use and zoning
- 15. Verify legal names of owner(s) in county's public property records
- 16. Prepare listing presentation package with above materials and email seller prior to listing appointment
- 17. Perform exterior "Curb Appeal Assessment" of subject property
- 18. Compile and assemble formal file on property
- 19. Confirm current public schools and explain impact of schools on market value

MARKETING APPOINTMENT PRESENTATION

- 20. Give seller an overview of current market conditions and projections
- 21. Review agent's and company's credentials and accomplishments in the market
- 22. Present company's profile and position or "niche" in the marketplace
- 23. Present CMA Results To Seller, including Comparables, Solds, Current Listings & Expireds
- 24. Offer pricing strategy based on professional judgment and interpretation of current market conditions
- 25. Discuss Goals With Seller To Market Effectively
- 26. Explain market power and benefits of Multiple Listing Service
- 27. Explain market power of web marketing and social media
- 28. Explain the work the brokerage and agent do "behind the scenes" and agent's availability on weekends



- 29. Explain agent's role in taking calls/emails to screen for qualified buyers and protect seller from curiosity seekers
- 30. Present and discuss strategic master marketing plan
- 31. Explain different agency relationships and determine seller's preference
- 32. Review and explain all clauses in Listing Contract & Addendum and obtain seller's signature

ONCE PROPERTY IS UNDER LISTING AGREEMENT

- 33. Take additional photos for upload into MLS and use in flyers. Discuss efficacy of panoramic photography
- 34. Review current title information
- 35. Measure overall and heated square footage
- 36. Measure interior room sizes
- 37. Confirm lot size via owner's copy of certified survey, if available
- 38. Note any and all unrecorded property lines, agreements, easements
- 39. Obtain house plans, if applicable and available
- 40. Review house plans and make copy
- 41. Order plat map for retention in property's listing file
- 42. Prepare showing instructions for buyers' agents and agree on showing time window with seller
- 43. Obtain current mortgage loan(s) information: companies and & loan account numbers
- 44. Verify current loan information with lender(s)
- 45. Check assumability of loan(s) and any special requirements
- 46. Discuss possible buyer financing alternatives and options with seller
- 47. Review current appraisal if available
- 48. Identify Home Owner Association manager if applicable
- 49. Verify Home Owner Association Fees with manager mandatory or optional and current annual fee
- 50. Order copy of Homeowner Association bylaws, if applicable
- 51. Research electricity supplier's name and phone number
- 52. Calculate average utility usage from last 12 months of bills
- 53. Research and verify city sewer/septic tank system

- 54. Natural Gas: Research/verify availability and supplier's name and phone number
- 55. Verify security system, current term of service and whether owned or leased
- 56. Verify if seller has transferable Termite Bond
- 57. Ascertain need for lead-based paint disclosure
- 58. Prepare detailed list of property amenities and assess market impact
- 59. Prepare detailed list of property's "Inclusions & Conveyances with Sale"
- 60. Compile list of completed repairs and maintenance items
- 61. Send "Vacancy Checklist" to seller if property is vacant
- 62. Explain pros and cons of Home Owner Warranty to seller
- 63. Assist sellers with completion and submission of Home Owner Warranty Application (if applicable)
- 64. When received, place Home Owner Warranty in property file for conveyance at time of sale
- 65. Have extra key made for lockbox (if applicable)
- 66. Verify if property has rental units involved. And if so:
 - Make copies of all leases for retention in listing file
 - · Verify all rents & deposits
 - · Inform tenants of listing and discuss how showings will be handled
- 67. Arrange for installation of sign (if applicable)
- 68. Assist seller with completion of Seller's Disclosure form
- 69. "New Listing Checklist" Completed
- 70. Review results of Curb Appeal Assessment with seller and provide suggestions to improve salability
- 71. Review results of staging assessment and suggest changes to shorten time on market
- 72. Load listing into transaction management software program

ENTERING PROPERTY IN MULTIPLE LISTING SERVICE DATABASE

- 73. Prepare MLS listing sheet -- Agents is responsible for "quality control" and accuracy of listing data
- 74. Enter property data from Profile Sheet into MLS Listing Database
- 75. Proofread MLS database listing for accuracy including proper placement in mapping function
- 76. Add property to company's Active Listings list
- 77. Provide seller with signed copies of Listing Agreement and MLS Profile Sheet Data Form within 48 hours



MARKETING THE LISTING

- 78. Create print and Internet ads with seller's input
- 79. Coordinate showings with owners, tenants, and other Realtors®. Return all calls weekends included
- 80. Prepare mailing and contact list for direct mail marketing
- 81. Order "Just Listed" labels & reports
- 82. Review comparable MLS listings regularly to ensure property remains competitive in price, terms, conditions and availability
- 83. Prepare property marketing brochure for seller's review
- 84. Arrange for printing or copying of supply of marketing brochures or fliers
- 85. Email marketing brochures to all city agents
- 86. Upload listing to company and agent Internet site
- 87. Mail out targeted "Just Listed" notice to all neighborhood residents
- 88. Advise Network Referral Program of listing
- 89. Provide marketing data to buyers coming through international relocation networks
- 90. Provide marketing data to buyers coming from referral network
- 91. Provide "Special Feature" cards for marketing, if applicable
- 92. Submit ads to company's participating Internet real estate sites
- 93. Price changes conveyed promptly to all Internet groups
- 94. Reprint/supply brochures promptly as needed
- 95. Loan information reviewed and updated in MLS as required
- 96. Feedback e-mails sent to buyers' agents after showings
- 97. Review weekly Market Study
- 98. Discuss feedback from showing agents with seller to determine if changes will accelerate the sale
- 99. Place regular update calls to seller to discuss marketing & pricing
- 100. Promptly enter price changes in MLS listing database

THE OFFER AND CONTRACT

- 101. Receive and review all Offer to Purchase contracts submitted by buyers or buyers' agents
- 102. Evaluate offer(s) and prepare a "net sheet" on each for the owner for comparison purposes
- 103. Counsel seller on offers. Explain merits and weakness of each component of each offer
- 104. Contact buyers' agents to review buyer's qualifications and discuss offer
- 105. Email Seller's Disclosure to buyer's agent or buyer upon request and prior to offer if possible

- 106. Confirm buyer is pre-approved by calling Loan Officer
- 107. Obtain pre-approval letter for buyer from Loan Officer
- 108. Negotiate all offers on seller's behalf, setting time limit for loan approval and closing date
- 109. Prepare and convey any counteroffers, acceptance or amendments to buyer's agent
- 110. Email copies of contract and all addendums to closing attorney
- 111. When Offer to Purchase Contract is accepted and signed by seller, deliver to buyer's agent
- 112. Record and promptly deposit buyer's earnest money in escrow account.
- 113. Disseminate "Under-Contract Showing Restrictions" as seller requests
- 114. Deliver copies of fully signed Offer to Purchase contract to seller
- 115. Email copies of Offer to Purchase contract to Selling Agent
- 116. Email copies of Offer to Purchase contract to lender
- 117. Provide copies of signed Offer to Purchase contract for office file
- 118. Advise seller in handling additional offers to purchase submitted between contract and closing
- 119. Change status in MLS to "Sale Pending"
- 120. Update transaction management program to show "Sale Pending"
- 121. Assist buyer with obtaining financing, if applicable and follow-up as necessary
- 122. Coordinate with lender on Discount Points being locked in with dates
- 123. Deliver unrecorded property information to buyer
- 124. Verify termite inspection ordered (if applicable)
- 125. Verify mold inspection ordered (if required)

TRACKING THE LOAN PROCESS

- 126. Follow Loan Processing Through To The Underwriter
- 127. Add lender and other vendors to MLS transaction management system so agents, buyer and seller can track progress of sale
- 128. Contact lender weekly to ensure processing is on track
- 129. Relay final approval of buyer's loan application to seller

HOME INSPECTION

- 130. Coordinate buyer's professional home inspection with seller
- 131. Review home inspector's report



- 132. Enter completion into transaction management tracking software program
- 133. Explain seller's responsibilities with respect to loan limits and interpret any clauses in the contract
- 134. Ensure seller's compliance with Home Inspection Clause requirements
- 135. Recommend or assist seller with identifying and negotiating with trustworthy contractors to perform any required repairs
- 136. Negotiate payment and oversee completion of all required repairs on seller's behalf, if needed

THE APPRAISAL

- 137. Schedule Appraisal
- 138. Provide comparable sales used in market pricing to Appraiser
- 139. Follow-Up On Appraisal
- 140. Enter completion into transaction management program
- 141. Assist seller in questioning appraisal report if it seems too low

CLOSING PREPARATIONS AND DUTIES

- 142. Contract Is Signed By All Parties
- 143. Coordinate closing process with buyer's agent and lender
- 144. Update closing forms & files
- 145. Ensure all parties have all forms and information needed to close the sale
- 146. Work with buyer's agent in scheduling and conducting buyer's Final Walk-Thru prior to closing
- 147. Research all tax, HOA, utility and other applicable prorations
- 148. Request final closing figures from closing agent (attorney or title company)
- 149. Provide "Home Owners Warranty" for availability at closing (if applicable)
- 150. Forward closing documents to absentee seller as requested
- 151. Review documents with closing agent (attorney)
- 152. Provide earnest money deposit check from escrow account to closing agent
- 153. Coordinate this closing with seller's next purchase and resolve any timing problems
- 154. Have a "no surprises" closing so that seller receives a net proceeds check at closing
- 155. Refer sellers to one of the best agents at their destination, if applicable

156. Change MLS status to Sold. Enter sale date, price, selling broker and agent's ID numbers, etc.

157. Close out listing in MLS transaction management system

FOLLOW UP AFTER CLOSING

158. Answer questions about filing claims with Home Owner Warranty company if requested

159. Attempt to clarify and resolve any conflicts about repairs if buyer is not satisfied

160. Respond to any follow-up calls and provide any additional information required from office files

MARKETING PLAN & COMMISSION



A Comprehensive Marketing Plan

Berkshire Hathaway HomeServices Chicago offers the best and most comprehensive marketing package of any brokerage in Chicago.

- Listing in the Multiple Listing Service of Illinois
- Individual feature newsprint advertisements including quarter, half or full-page spreads
- Individual spot advertisements in other selected newsprint and special marketing media (e.g., Chicago Magazine)
- Chicago Social, Crain's Chicago Business, Wall Street Journal, New York Times, etc.)
- Professional, four-color marketing and sales brochures (print and digital) highlighting the listing and containing information about floor plans, pricing, amenities and finishes

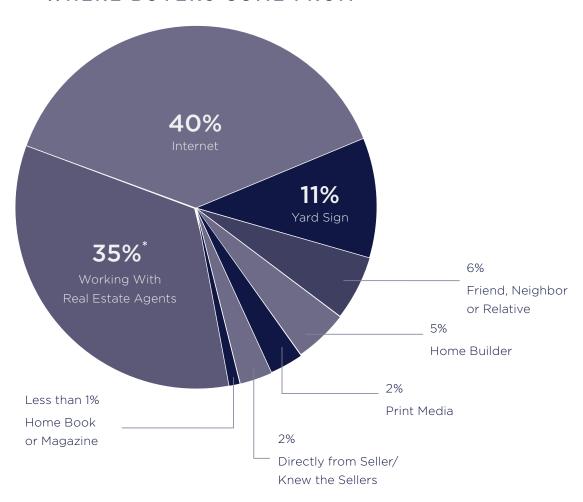
- Targeted flyers, postcards and mailers
- Inclusion of your home on the Top Agent Network website which markets to the top 10% of agents in Chicago (if applicable)
- Periodic Brokers' open houses
- Inclusion of your listing on BHHSchicago.com, BerkshireHathaway.com, MGGroupChicago.com, ChicagoTribune.com, Realtor.com, Zillow.com, Homes.com and countless others
- Hyperlinking of Matterport 3D tours, virtual tours, photo tours, and floorplans to all of the above websites

COMMISSION STRUCTURE

- 90-day listing agreement set to expire at the end of the month within which the 90th day falls
- Commission is 5% (total) with a buyer represented by an agent not part of The MG Group
- · Commission reduced to 4% (total) if an agent from The MG Group is the buyer's agent
- Commission is 2.5% (total) for an unrepresented buyer
- · Cancel without cost



WHERE BUYERS COME FROM

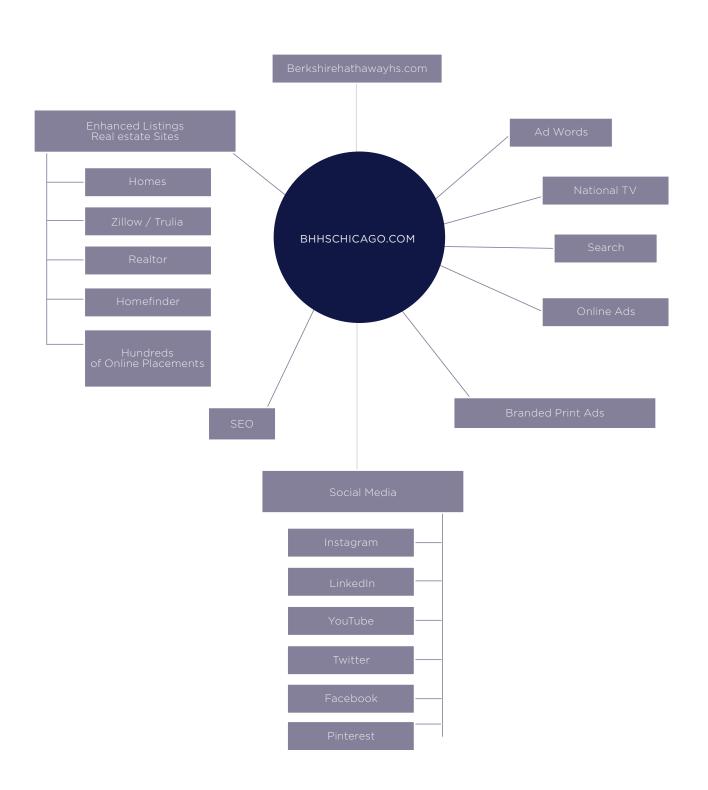


^{*} Source: The National Association of Realtors' Profile of Home Buyers and Sellers.

Aggressive Exposure

Comprehensive marketing exposure means your listing is well-advertised:





Online Advertising

SOME OF THE WEBSITES WE ADVERTISE ON

PROPERTY WEBSITES

- Zillow.com
- Realtor.com
- ChicagoTribune.com
- Trulia.com
- MRED
- BHHSChicago.com
- MGGroupChicago.com
- Redfin.com
- DailyHerald.com
- Homes.com
- Homeseekers.com
- ReloHomeSearch.com
- Google Base
- · Yahoo! Real Estate
- Oodle.com
- HomeGain
- Real Estate Advisor
- YouTube
- WallStreetJournal.com
- Propbot.com
- Roost.com
- ListingBook.com
- Chicago Sun-Times
- Enormo.com (international)
- HotPads.com
- Facebook.com
- · Backpage.com
- Kijiji
- Move.com

- ZipRealty.com
- Homescape.com
- Homefinder.com
- Home-listings.org
- DuPontRegistry.com
- ReelDigs.com
- FrontDoor.com by HGTV
- DotHomes.com
- iList.com
- NewHomeListings.com
- CribChatter.com
- Realestate.msn.com
- Realtytrac.com
- AJCHomeFinder.com
- ATT.net
- BobVila.com
- HouseLocator.com
- LivingChoices.com
- OLX.com
- Properazzi.com
- RealEstateBook.com
- Condo.com
- OpenHouses.com
- Pad4Pad.com
- Postlets.com
- RealRentals.com
- Domu.com
- · Craig's List

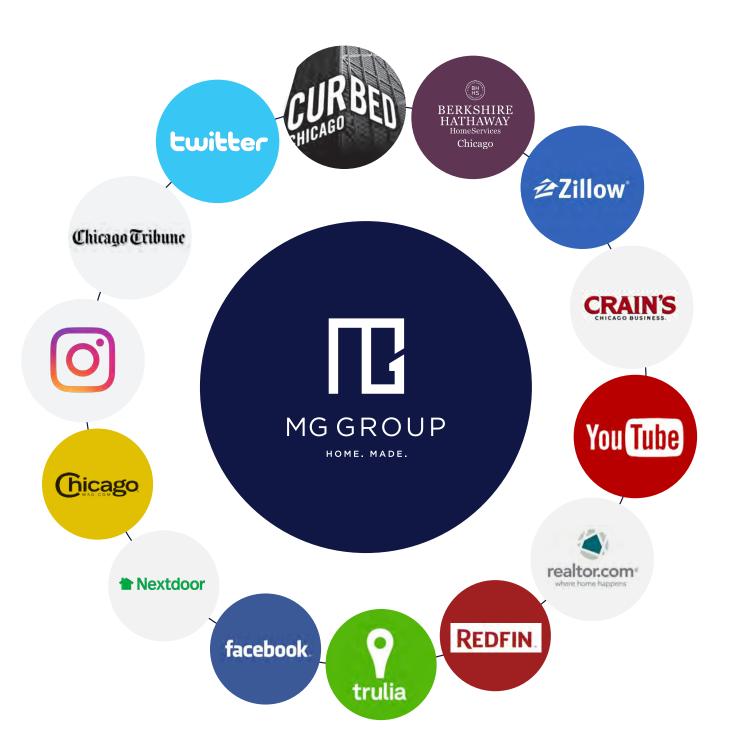
LUXURY SITES

- NYTimes Great Homes
- UniqueGlobalEstates.com
- NCI Home Design Magazines
- · Fine Homes International
- LuxuryRealEstate.com
- Lux-Residence.com
- NYTimes.com

NEWS/BLOG SITES

- RealTown.com
- Medill Reports
- ChicagoMag.com
- · Deal Estate Blog
- ModernistDwellings.com
- CityCribs
- Edgeio.com
- LiveDeal.com
- Propertyline.com (commercial)
- ActiveRain.com (real estate blog)
- Twitter.com
- Digg.com
- · YoChicago.com
- Urbanturf.com
- CurbedChicago.com
- Pinterest





Our Exclusive Tools



BERKSHIRE HATHAWAY CHICAGO EDGE REPORT

Keeping track of what's happening with your listing online is easy with the Berkshire Hathaway HomeServices Chicago Edge Report. This convenient summary of traffic on the top sites is automatically sent to you each week.





PRE-MARKETING NETWORK BHHS CONNECTION

BHHS Connection gives you easy access to a company-wide database of pre-MLS or exempt properties.

Exclusively for Berkshire Hathaway HomeServies agents, the online search works on your desktop, laptop, tablet or smartphone.



DAILY ALL-COMPANY HOT SHEETS

Print Advertising

TYPES OF PLACEMENTS

- Paid ad via Berkshire Hathaway HomeServices
- Paid ad via The MG Group
- Editorial Content

LOCAL PUBLICATIONS

- Weekly Sunday Chicago Tribune
- Chicago Tribune Supplemental Ads
- · Chicago Agent Magazine
- Crain's Chicago Business
- Chicago Social

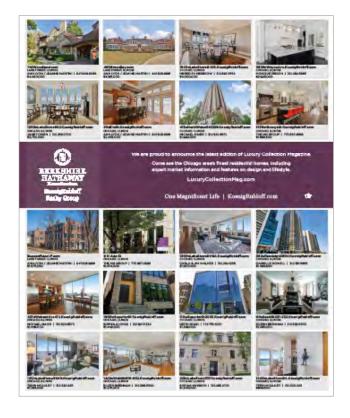
LUXURY PUBLICATIONS

- Wall Street Journal
- Distinctive Homes and Condominiums
- Chicago Tribune Ultimate Address
- Who's Who in Luxury Real Estate
- Town & Country
- Departures
- DuPont Registry
- Unique Homes
- Architectural Digest
- Robb Report
- Michigan Avenue Magazine

PUBLICATION | CHICAGO SOCIAL





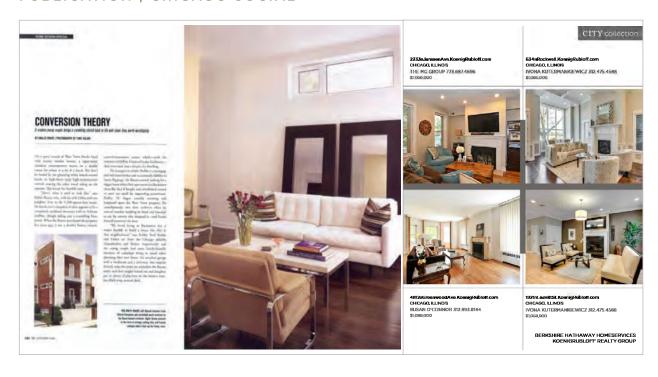


PUBLICATION | CHICAGO TRIBUNE





PUBLICATION | CHICAGO SOCIAL





CRAIN'S CHICAGO BUSINESS

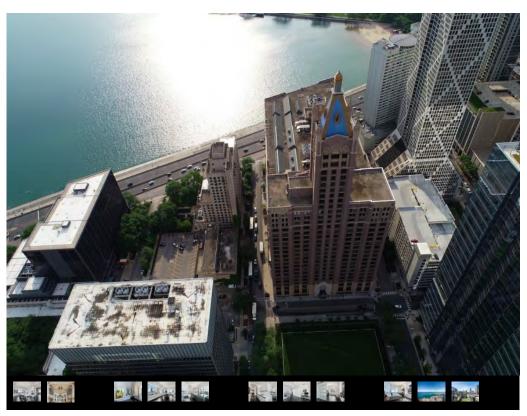
You may not reproduce, display on a website, distribute, sell or republish this article or data, or the information contained therein, without prior written consent. This printout and/or PDF is for personal usage only and not for any promotional usage. © Crain Communications Inc.

June 20, 2018 07:00 AM

On Lake Shore Drive, all the views

DENNIS RODKIN

4



A pair of design consultants gutted a condo in the old American Furniture Mart and made a minimalist space that lets the views dominate. It's for sale for just under \$1.25 million.

Click on the photo above for a tour.

Two stories below the blue spire of the old American Furniture Mart on Lake Shore Drive, Michael and Anne McMillan created a condo that lets the four-sided views of Lake Michigan, high-rises and Navy Pier get all the attention. The condo is surrounded by maximum views, so "we went with minimalism inside," said Michael McMillan, who, with his wife, is a design consultant. A dozen years ago, after gutting the 2,350-square-foot full-floor condo, they turned the space into a two-bedroom home with one large living space that can be divided with sliding glass panels, a taut kitchen with a stainless steel island, and white walls and ceilings that showcase original architectural details like hefty ceiling braces. Now planning a move to the far northwest suburbs to be near their grandchildren, the McMillans are putting their 28th-floor condo on the market at a lower price than they paid for it. The condo goes on the market June 25 at just under \$1.25 million and represented by Mario Greco of Berkshire Hathaway HomeServices KoenigRubloff Realty Group.



EDITORIAL FEATURE | DREAM HOMES



Lakeview East home with custom kitchen: \$1.5M

JUN 18, 2020

Kitchen: 4-bedroom Chicago home



731 W. Melrose St. Unit 2 in Chicago: \$1,495,000 | Listed on May 11, 2020

This 2,900-square-foot Lakeview East home has private elevator access, four bedrooms and 3.5 bathrooms. A custom kitchen with appliances from Wolf and Subzero, an island and a dining area opens to a living room with custom built-ins and a fireplace. The master bedroom includes a walk-in closet and bathroom with Rohl fixtures, a steam shower, air tub and heated flooring. Outdoor spaces include a nearly 300-square-foot heated deck off the living room and a 600-square-foot deck above the garage. The home also includes walnut flooring, 8-foot doors and garage parking for one car.

Agent: Mario Greco of Berkshire Hathaway HomeServices, 773-687-4696

*Some VHT Studios photos are "virtually staged," meaning they have been digitally altered to represent different furnishing or decorating options.

To feature your luxury listing of \$800,000 or more in Chicago Tribune's Dream Homes, send listing information and high-res photos to ctc-realestate@chicagotribune.com.

(Kasondra Van Treeck)

HELPFUL RESOURCES



Preferred Partners

ATTORNEYS

James Zazakis 773.348.1635 james@zazakis.com

Matthew Rich 773.360.1032 mrich@myreallaw.com

Kim Freeland 312.560.0320 kim@kimberlyfreeland.com

HOME INSPECTORS

Chuck Ryan Precision Property Inspections 773.447.5598 ryancharle@gmail.com

Pete Arndt House Hold Inspection Team 773.388.9000 info@weinspect.com

MORTGAGE LENDERS

Matt Tierney Guaranteed Rate 773.290.0365 matt@guaranteedrate.com

Michael Giganti HomeServices Lending 312.475.4193 michaelgiganti@ homeserviceslending.com

Alex Margulis Perl Mortgage 312.651.5352 amargulis@perlmortgage.com

INSURANCE

Marc Jacobson Marc Jacobson & Associates 847.498.7181 marc.jacobson@prudential.com

Byron Simpson HomeServices Insurance 847.853.6621 byrons@homeservices-ins.com

RENTAL PROPERTY MANAGEMENT

Mike Kravitz 312.485.9868 kebiz@aol.com

Nicholas Apostal OWL Management 773.516.0661 napostal@owlmanagement.com

Brett Huelat CL3 Property Management 773.227.2388 bhuelat@cl3pm.com

CONTRACTORS

Moses Ille CD Construction 847.980.9857 moses.cdconstruction@gmail. com

Michael Valente MV Construction & Development 773.301.9125 michael@mvconstruction.net mvconstruction.net

Tom Patton The Fix it People 312.898.9300 fixitpeople.com

Ron Graham Northshore Homeworks 847.409.5507 rongraham1956@yahoo.com

HARDWOOD FLOORS

Ambrose Flooring 773.668.2129

WINDOWS

Metro Heating 773.736.1400 hvacjedi.com

ROOFERS

Bryan Langguth Matthews Roofing 773.276.4100 bryan@matthewsroofing.com matthewsroofing.com

MASONRY

Marcin Zubrycki BrickWork Experts 773.216.5132 brickworkexperts@gmail.com

Star Tuckpointing 773.286.3560 startuckpointing@gmail.com

HOME STAGING

Katy Anastos Glam House 630.430.5418 glamhousestaging@gmail.com glamhousestaging.com

Brad Pierce Haven Home Staging and Redesign, Inc. 773.531.4469 bpierce@havenhomestager.com havenhomestager.com

Mona Winningham Mod Creative Group 312.618.2893 mona@modcreativegroup.com

HVAC

Fabian and Sons 773.671.8460 fabian.son.heating@mac.com

Walter Arzet Arzet Heating and Cooling 312.719.6721 arzethvac@gmail.com

PLUMBING

John Baethke Baethke and Sons 773.570.9759 jbaethke@baethkeplumbing.com

First National Plumbing 773.775.7777 info@firstnationalplumbing.com

MOVERS

Golan's Moving & Storage 800.439.8515 golansmoving.com

Moving Day Survival Kit

The following items should be set aside in a couple of boxes that you can make readily available once you arrive at your new home.

CLEANING SUPPLIES

- Detergent
- · Kitchen cleanser
- Dish soap
- Paper towers and sponges
- · Dish clothes and towels
- All purpose cleanser
- Glass cleaner
- Broom and dust pan
- Vacuum
- Step stool or ladder

KITCHEN SUPPLIES

- Trash bags
- Plastic wrap/tin foil
- Paper plates/plastic silverware
- Small saucepan

FOOD

- Instant coffee, tea, pop
- Milk
- Fresh fruit
- · Cheese spread
- Crackers
- Dry cereal
- Your favorite snacks

BATHROOM SUPPLIES

- · Toilet paper
- Kleenex
- Bath and hand towels
- Soap
- Toothpaste/toothbrushes
- Aspirin
- Bandages
- Razors

CHILDREN

- Coloring books/crayons
- Blankets/pillows
- Favorite toys
- Books/puzzles
- Videos
- Hand-held computer games

MISCELLANEOUS

- Tool kit
- Light bulbs
- Old newspapers
- WD-40
- String/rope
- · Pencils and paper
- · List of local fast food restaurants
- Other:_____

REFERENCES & MATERIALS

REFERENCES

Seth & Jessica Traxler
479 Greenwood, Glencoe

Karan & Divya Arora 830 Oak, Glencoe

Craig & Anne Leavell
130 Whitebridge, Glencoe

Eric Belin & Loredana Lungana 950 Eastwood, Glencoe

Jane & Michael Goldman 359 Washington, Glencoe James & Beth Sharpe 926 Forestway Dr, Glencoe

Eric & Vanessa Zoerb 344 South Ave, Glencoe 90 Estate Dr, Glencoe
440 Drexel, Glencoe

Matt & Erica Anderson
1177 Oak Ridge, Glencoe

Richard & Sara Williamson 440 Drexel, Glencoe

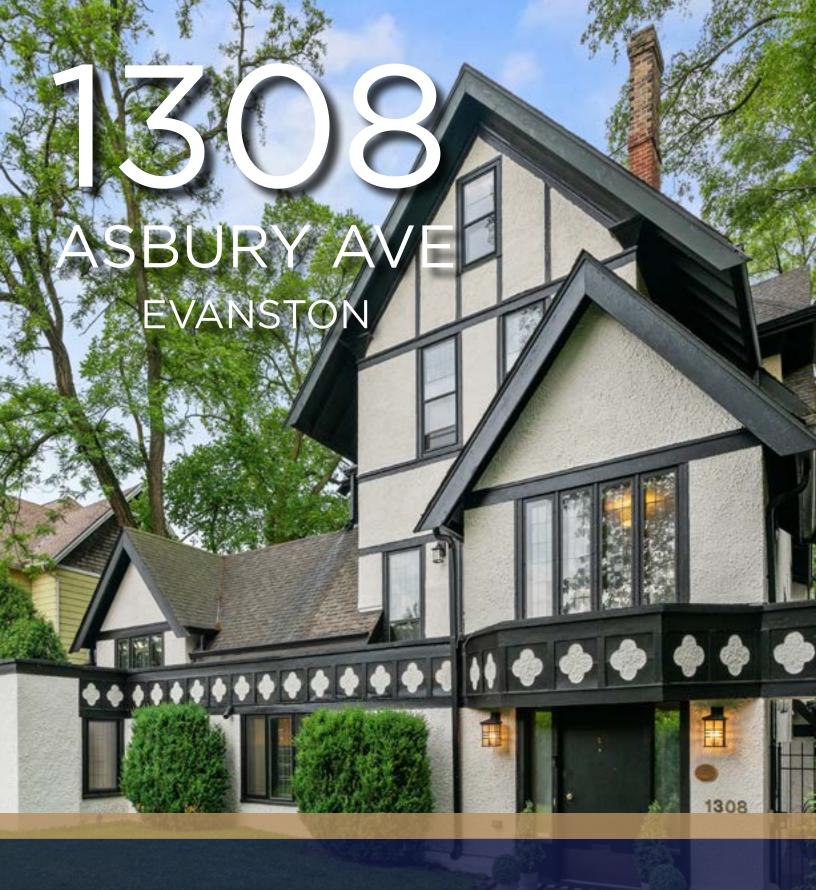
Nate Iden & Miriam Rutz 346 Jefferson, Glencoe

Chris & Alice Van Pelt 415 Lincoln, Glencoe

Nicholas & Christina Gazos 1130 Oak Ridge, Glencoe

Ankur & Radhika Mathur 147 Lake St, Glencoe





Exclusively Listed by The MG Group homes.mggroupchicago.com/1308Asbury

















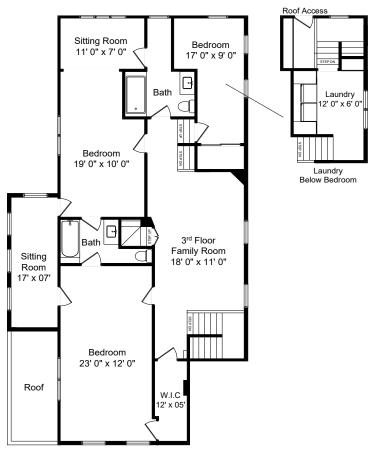




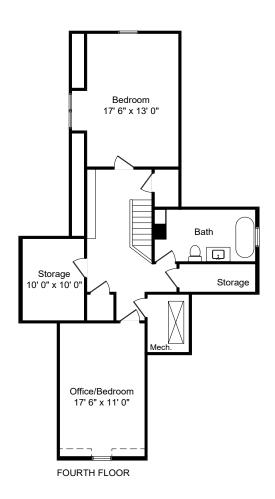
FLOOR PLAN



FLOOR PLAN



THIRD FLOOR





HOMES.MGGROUPCHICAGO.COM/1308Asbury



© BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. * Equal Housing Opportunity. Plans, materials and specifications are based on availability and subject to change without notice. Architectural, structural, mechanical, electrical and other assemblies may be revised, as deemed necessary by the developer, architect or as may be required by law. Floor plans are approximate and are for marketing purposes only.



COMPARATIVE MARKET ANALYSIS

Comparative Market Analysis

Property At:

Prepared For: SVETLANA VINOKUR

Prepared By:
Lehigh Cohen
Berkshire Hathaway HomeServices Chicago



Office Phone: (312) 642-1400 Direct Line: (312) 502-1100

Personal Fax Number:

Email: lehigh@mggroupchicago.com

Market Analysis Summary

Recently Sold

Comparables

MLS #	Stat	Address	List Price	Sold Pr	Clsd Dt	# Rms	Beds	Baths	LMT	MT
10778912	CLSD	715 Valley Rd	\$720,000	\$700,000	09/23/2020	9	4	3	8	8
10815264	CLSD	470 Madison Ave	\$739,000	\$700,000	10/28/2020	13	4	4.1	26	62
10728230	CLSD	436 Jefferson Ave	\$870,000	\$870,000	08/07/2020	9	4	3.1	6	10
10753272	CLSD	473 Vernon Ave	\$875,000	\$875,000	08/26/2020	12	4	3.1	24	24
10666133	CLSD	241 Linden Ave	\$1,000,000	\$925,000	07/10/2020	10	4	4.1	1	1
10746848	CLSD	466 Adams Ave	\$1,059,000	\$925,000	09/23/2020	12	4	4.1	58	58
10798234	CLSD	465 Madison Ave	\$949,000	\$935,000	09/22/2020	13	4	3.2	23	28
10757286	CLSD	531 South Ave	\$979,900	\$979,900	08/17/2020	11	5	3.1	4	4
10759344	CLSD	362 Jackson Ave	\$975,000	\$980,000	09/18/2020	10	4	2.2	5	5
10723733	CLSD	392 Adams Ave	\$1,075,000	\$1,070,000	07/21/2020	10	4	4.1	4	4

Statistics Total Properties: 10

	List Price	Sold Pr	ASF	Beds	Baths	LMT	MT	
Minimum	\$720,000	\$700,000	2806	4	2.2	1	1	
Maximum	\$1,075,000	\$1,070,000	3636	5	4.1	58	62	
Average	\$924,190	\$895,990	3211	4	3	16	20	

Sold properties closed averaging 96.95% of their Final List Price (FLP). This reflects a 3.05% difference between property sale prices and their FLP's.

Market Analysis Summary (continued)

Currently for Sale

Comparables

MLS #	Stat	Address	List Price	# Rms	Beds	Baths	LMT	MT	
10916072	ACTV	360 WASHINGTON Ave	\$927,500	10	3	3.1	33	76	

Statistics Total Properties: 1

	List Price	ASF	Beds	Baths	LMT	MT
Minimum	\$927,500	3200	3	3.1	33	76
Maximum	\$927,500	3200	3	3.1	33	76
Average	\$927,500	3200	3	3	33	76



Detached Single MLS #: 10778912 List Price: \$720,000 Status: CLSD List Date: 07/10/2020 Orig List Price: \$720,000 Area: 22 List Dt Rec: 08/04/2020 Sold Price: \$700,000

Address: 715 Valley Rd , Glencoe, IL 60022 Directions: Green Bay to Park, West to Valley

Lst. Mkt. Time:8 09/23/2020 Closed: Contract: 07/17/2020 Concessions: Off Market: 07/17/2020 Financing: Conventional Contingency: Blt Before 78:Yes 1956 Year Built: Curr. Leased: 90X200 Dimensions:

Subdivision: Fee Simple Ownership: Corp Limits: Glencoe Township:

County: **New Trier** Cook Coordinates: # Fireplaces:

Model:

3/0Rooms: Bathrooms Parking: Garage (full/half): Bedrooms: Master Bath: Full # Spaces: Gar:2 Basement: Bsmnt. Bath: No Parking Incl. Yes In Price:

Mobility Score: 38 - Minimal Mobility.

Remarks: Glencoe Ranch available! This 4 bedroom home sits on a fantastic 90X190, .41 acre lot. Awesome location close to town and great bones to work with. Come make this your dream home in hot Glencoe! New washer/dryer, 2 new sump pumps and Perma Seal Basement Defender system installed 2019. Can show now!

Miscellaneous School Data Assessments Tax Elementary: (35) Amount: Amount: \$16,921 Waterfront: No Junior High: (35) Frequency: Not PIN: **05071080270000** Appx SF: 2806

High School: New Trier Twp H.S. Northfield/Winnetka (203) Applicable Mult PINs: SF Source: **Appraiser** Tax Year: 2018 Bldg. Assess. SF: Special Assessments: No Tax Exmps: Homeowner Acreage: 0.427

Special Service Area: No Master Association: Master Assc. Freq.:

Square Footage Comments:

Room Name Size Level Flooring Win Trmt Room Name Size Level Flooring Win Trmt Living Room 24X17 **Main Level** Master Bedroom 15X15 **Main Level** Dining Room 12X12 **Main Level** 2nd Bedroom 16X13 **Main Level** Kitchen 16X10 Main Level 3rd Bedroom 14X13 **Main Level** Family Room 23X16 **Main Level** 4th Bedroom 13X12 **Main Level** Laundry Room 10X09 **Main Level** Breakfast Room 12X10 **Main Level**

Interior Property Features: Exterior Property Features:

Age: 61-70 Years Laundry Features: Roof:

Additional Rooms: Breakfast Room Type: 1 Story Sewer: Sewer-Public Style: Garage Ownership: Owned Water: Lake Michigan Exterior: Aluminum Siding, Brick Garage On Site:Yes Const Opts:

Air Cond: Central Air Garage Type: Attached General Info: School Bus Service, Commuter

Train Heating: Gas, Forced Air Garage Details: Amenities: Parking Ownership: Kitchen: Parking On Site: Asmt Incl: None Appliances: HERS Index Score: Parking Details: Dining: Green Discl: Attic: Driveway: Green Rating Source: Basement Details: Unfinished Foundation: Green Feats: Bath Amn: Exst Bas/Fnd:

Sale Terms: Fireplace Details: Disability Access: No Possession: Closing Fireplace Location: Disability Details: Occ Date:

Electricity: Exposure: Rural: Equipment: Lot Size:.25-.49 Acre Addl. Sales Info.: None Other Structures: Lot Size Source: Broker Owned/Interest:No Door Features: Lot Desc:

Relist: Window Features: Zero Lot Line:

Copyright 2020 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.

MLS #: 10778912 Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM



 Detached Single
 MLS #:
 10815264

 Status:
 CLSD
 List Date:
 08/12/2020

 Area:
 22
 List Dt Rec:
 08/12/2020

 Address:
 470 Madison Ave Classes
 11 60032

Address: 470 Madison Ave , Glencoe, IL 60022
Vernon to Madison, West to house

Closed: 10/28/2020 Contract: 09/06/2020 Off Market: 09/06/2020 Financing: Conventional Year Built: 1981 Blt Before 78: No

Dimensions: 54 X 182
Ownership: Fee Simple Subdivision:
Corp Limits: Glencoe Township: New Trier

Coordinates:
Rooms: 13 Bathrooms 4 / 1 (full/half):

Bedrooms: 4+1 bsmt Master Bath: Full
Basement: Full Bsmnt. Bath: Yes

Lst. Mkt. Time: 26 Concessions: Contingency: Curr. Leased:

Orig List Price: \$739,000

\$739,000

\$700,000

List Price:

Sold Price:

Model: County: Cook

Fireplaces: 2
Parking: Garage

Spaces: Gar:2 Parking Incl. Yes

In Price:

Virtual Tour Mobility Score: 40 - Fair Mobility!

Remarks: The original architect built this outstanding solid modern home for his own. Positioned on a quiet tree lined street near town, this home combines clean lines and open design. The large entry hall with beamed ceiling offers great flow and is ideal for entertaining. The kitchen features a center island and connecting breakfast room. Floor to ceiling sidling glass doors can be found throughout the home to bring the outside in. The spacious dining room opens to the South facing living room flooding the home with light. The large family room with exposed brick fireplace and raised stone hearth is one of the special features of the first floor. Sliding doors from the living room and family room give you easy access to the deck that spans the entire length of the home. The highlight of the second floor is the two room master suit with high ceilings, walk in closet, in-suit bath, fireplace and balconies off both rooms. Three additional bedrooms and a hall bath completes this level. A full finished basement offers a recreation room two additional bedrooms (could be gym or media room) and two additional full baths. Ample storage space, a mudroom / laundry room off the attached two car garage and the private back yard completes the wonderful home.

School Data Assessments Miscellaneous Elementary: South (35)
Junior High: Central (35) Amount: \$16,690.95 Waterfront: Amount: No 05074160400000 Appx SF: 2960 Frequency: Not PIN: Applicable Mult PINs: High School: New Trier Twp H.S. Northfield/Winnetka (203) SF Source: Assessor

Special Assessments: No
Special Service Area: No
Master Association:

Tax Year: 2019
Tax Exmps: Homeowner,
Senior

Bldg. Assess. SF:
Acreage: 0.2256

Square Footage Comments:

Room Name Size Flooring Win Trmt Room Name Size Win Trmt Level Level Flooring Living Room 19X12 Main Level **Parquet** Master Bedroom 16X12 2nd Level Carpet 14X11 Hardwood 2nd Bedroom 15X13 2nd Level Dining Room Main Level Carpet Kitchen 15X12 Hardwood 3rd Bedroom 13X11 Main Level 2nd Level Carpet Family Room 21X14 Main Level Hardwood 4th Bedroom 12X10 2nd Level Carpet Laundry Room 13X6 Main Level Breakfast Room 12X9 Main Level Hardwood 15X5 Main Level **Ceramic Tile** Fover 19X14 Hardwood 5th Bedroom 14X14 Office 2nd Level **Basement** Carpet Exercise Room 15X14 14X14 **Basement** Carpet Recreation **Basement** Carpet

Master Assc. Freq.:

Interior Property Features: Vaulted/Cathedral Ceilings, Skylight(s), Hardwood Floors

Exterior Property Features:

Age: 31-40 Years

Laundry Features:

Roof:

Type: 2 Stories

Additional Rooms: Breakfast Room, Foyer, Office, Style: Contemporary

Exterior: Cedar

Air Cond: Central Air

Heating: Gas. Forced Air

Garage Type: Attached

Amenities:

Roof:

Sewer: Sewer-Public

Water: Lake Michigan

Const Opts:

General Info: None

Amenities:

Heating: Gas, Forced AirGarage Type: AttachedAmenities:Kitchen: IslandGarage Details:Asmt Incl: NoneAppliances: Oven/Range, Dishwasher,
Refrigerator, Washer, Dryer, DisposalParking Ownership:HERS Index Score:Dining: SeparateParking On Site:Green Discl:Parking Details:Green Rating Source:

Attic: Driveway: Asphalt Green Feats:
Basement Details: Finished Foundation: Sale Terms:
Bath Amn: Exst Bas/Fnd: Possession: Closing
Fireplace Details: Disability Access: No Occ Date:
Fireplace Location: Family Room, Master Disability Details: Rural:

Fireplace Location: Family Room, Master

Bedroom

Electricity: 200+ Amp Service

Disability Details:

Exposure:

Addl. Sales Info.: None

Parker Owned (Interest No.)

Electricity: 200+ Amp Service

Equipment:

Other Structures:

Door Features:

Lot Size: Less Than .25 Acre

Lot Size Source:

Lot Desc: Mature Trees

Broker Owned/Interest: No
Relist:

Zero Lot Line:

Window Features:

Copyright 2020 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.

MLS#: 10815264 Detached Single 470 Madison AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10815264 Detached Single 470 Madison AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10815264 Detached Single 470 Madison AVE Glencoe IL 60022

Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM



Detached Single MLS #: 10728230 Status: List Date: 05/28/2020 CLSD List Dt Rec: 05/28/2020 Area: 22

436 Jefferson Ave , Glencoe, IL 60022 Address: Directions: Vernon Ave to Jefferson, west to house.

06/02/2020 Closed: 08/07/2020 Contract:

Off Market: 06/02/2020 Financing: Conventional Contingency: 1969 Blt Before 78: Yes Year Built: Curr. Leased:

List Price:

Sold Price:

Concessions:

Model:

County:

In Price:

Fireplaces:

Lst. Mkt. Time: 6

\$870,000

\$870,000

Cook

Garage

Miscellaneous

3636

Waterfront:

Gar:2

Exp:07/31/2020

Orig List Price: \$870,000

Dimensions: 72X182 Fee Simple Subdivision: Ownership:

New Trier Corp Limits: Glencoe Township: Coordinates:

Rooms: Bathrooms Parking: (full/half): Bedrooms: Master Bath: Full # Spaces: Basement: Full Bsmnt. Bath: Yes Parking Incl.

Roof:

Mobility Score: 40 - Fair Mobility!

Get more for your money with this amazing home located on Glencoe's fabled "Presidents Streets" ideally located close to town and train. Conveniently adjoined to a quiet private park provides more light and space for entertainment and recreation. This remodeled colonia exudes charm and craftsmanship with a large eat in kitchen, abundant cabinet and storage space, open family room, mud room, and cozy sunroom. Spacious family room offers a workstation, room to play or watch TV, quiet time in front of the fireplace and only 2 steps from the kitchen. Finished basement and bathroom offer more space options. Hardwood floors. First floor laundry and attached 2 car garage. Glencoe has top rated schools, golf course, outdoor tennis and easy access to Botanic Gardens.

School Data Assessments Tax Elementary: South (35) Amount: Amount: \$22,624.58 Junior High: West (35) Frequency: Not PIN: **05074120310000** Appx SF:

High School: New Trier Twp H.S. Northfield/Winnetka (203) Applicable Mult PINs: SF Source: Assessor Tax Year: 2018 Bldg. Assess. SF: 3636 Tax Exmps: Acreage: 0.301

Special Assessments: No Special Service Area: No Master Association: Master Assc. Freq.:

Square Footage Comments:

Room Name Size Flooring Win Trmt Room Name Size Flooring Win Trmt Level Level Living Room 21X16 **Main Level** Hardwood Master Bedroom 22X15 2nd Level Carpet Dining Room 19X13 **Main Level** Hardwood 2nd Bedroom 15X12 2nd Level Kitchen 27X16 **Main Level** Hardwood 3rd Bedroom 14X12 2nd Level Family Room 21X15 **Main Level** Hardwood 4th Bedroom 12X12 2nd Level Laundry Room 9X4 Main Level Sun/Florida 17X14 Main Level Recreation 21X16 Basement Room Room

Interior Property Features: **Exterior Property Features:**

Age: 51-60 Years, Rehab in 1980 Laundry Features: In Unit

Type: 2 Stories Additional Rooms: Sun/Florida Room, Recreation Sewer: Sewer-Public Room Style:

Water: Lake Michigan Garage Ownership: Owned Exterior: Aluminum Siding, Brick Const Opts: Garage On Site:Yes Air Cond: Central Air General Info: School Bus Service, Commuter

Garage Type: Attached **Bus, Commuter Train** Heating: Gas, Forced Air Garage Details: Amenities Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Pantry-Butler Parking Ownership: Asmt Incl: None

Parking On Site: Appliances: HERS Index Score: Dining: Separate Green Discl: Parking Details: Driveway: Asphalt, Circular Green Rating Source: Attic:

Basement Details: Partially Finished Foundation: Green Feats: Bath Amn: Exst Bas/Fnd: Sale Terms: Disability Access: No Fireplace Details: Possession: Closing Fireplace Location: Family Room Disability Details: Occ Date:

Electricity: Exposure: Rural: Equipment: Lot Size:.25-.49 Acre Addl. Sales Info.: None

Lot Size Source: Other Structures: Broker Owned/Interest: No

Door Features: Lot Desc: Relist: Window Features: Zero Lot Line:

Copyright 2020 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.

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM MLS #: 10728230

MLS#: 10728230 Detached Single 436 Jefferson AVE Glencoe IL 60022





Family Room

Large bright family room just 2 steps down from kitchen area and steps from laundry room and garage







1/2 Bath

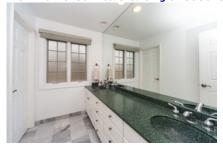




Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10728230 Detached Single 436 Jefferson AVE Glencoe IL 60022







Extra storage space with pantry off kitchen



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM



Detached Single MLS #: 10753272 06/19/2020 Status: CLSD List Date: List Dt Rec: 06/19/2020 Area: 22 Address: 473 Vernon Ave , Glencoe, IL 60022

Vernon between Washington and Adams Directions:

Closed: 08/26/2020 Contract: Off Market: 07/12/2020 1997 Financing: Year Built: Blt Before 78: No

100 X 78 Dimensions: Fee Simple Ownership: Subdivision: Corp Limits: Glencoe Township:

Coordinates: Rooms: 12 Bathrooms 3 / 1 (full/half):

Bedrooms: 4+1 bsmt Master Bath: Full Bsmnt. Bath: Yes Basement: Full

Lst. Mkt. Time: 24 Concessions: Contingency: Curr. Leased: No

Orig List Price: \$914,125

\$875,000

\$875,000

Miscellaneous

Win Trmt

3609**

Waterfront:

List Price:

Sold Price:

07/12/2020

Conventional

New Trier

Model:

County: Cook # Fireplaces: Parking: Garage

Spaces: Gar:2 Parking Incl. Yes

In Price:

Mobility Score: 40 - Fair Mobility! Video

Remarks: COMPELLING NEW PRICE! Did you ever dream of living in the heart of down town Glencoe in a home with a white picket fence? Look no further~ welcome home. Hardwood floors, high ceilings, sun-filled rooms, an open floor plan and \$172,000 of RECENT HOME IMPROVEMENTS! Wonderful first floor for entertaining inside and outside. Beautiful new eat-in cook's kitchen (2018) with high-end stainless steel Thermador appliances and a large breakfast area. Conveniently located right off the kitchen is a great brick paver patio and lovely fenced-in backyard for appliances and a large breakfast area. Conveniently located right off the kitchen is a great brick paver patio and lovely fenced-in backyard for spending time with family and friends. The kitchen opens to the spacious family room with a fireplace. Generously sized dining room with new lighting and built-in dry bar with a beverage cooler (2018). Office with bay windows. A gracious living room. First floor laundry/mudroom with new flooring, newer LG washer/dryer and a sink (2018). Newer powder room (2017) complete the main floor. The 2nd floor features a grand master suite with high tray ceilings, a large walk-in closet and a spa like master bathroom with a soaking tub, double vanities, marble floors and wainscot and a marble surround shower (2016). Three additional spacious and sunny bedrooms with tray ceilings and walk-in closets and a hall bath with double vanities complete this floor. Fully finished lower level with a 5th bedroom, bathroom, big rec room and 2 adjoining game rooms complete the this area. This is an A+ location. Walk to everything~town, schools, parks, transportation, the beach, Writer's Theater and more! Additional noteworthy improvements include: New Roof (2020) with transferable warranty) New Exterior Lighting (2019) Hunter Douglas Window treatments~kitchen, dining room and master bedroom (2019) Exterior House Paint (2016) Trane Air conditioning unit (2015) New Water Heater and Sump Pump (2014) Truly a wonderful opportunity and attractively priced to sell! Heater and Sump Pump (2014) Truly a wonderful opportunity and attractively priced to sell!

School Data Elementary: South (35) 2nd/Alternate: West Junior High: Central (35)

High School: New Trier Twp H.S. Northfield/Winnetka (203)

Assessments Amount: Amount: \$13,565 PIN: 05074060130000 Frequency: Not Applicable Mult PINs:

Appx SF: SF Source: No Assessor Tax Year: 2019 Bldg. Assess. SF Tax Exmps: Homeowner 0.1791 Acreage:

Special Assessments: No Special Service Area: No Master Association: No. Master Assc. Freq.:

Square Footage Comments:

**Level Square Footage Details: Upper Sq Ft: 1376, Main Sq Ft: 1086, Finished Lower Sq Ft: 1147, Above Grade Total Sq Ft: 3609, Aprox. Total Finished Sq Ft: 3609, Total Finished/Unfinished Sq Ft: 3609

Room Name Size		Level	Flooring	Win Trmt	Room Name Size		Level	Flooring
Living Room	15X12	Main Level	Hardwood		Master Bedrooi	m 17X15	2nd Level	Carpet
Dining Room	16X14	Main Level	Hardwood		2nd Bedroom	15X13	2nd Level	Carpet
Kitchen	18X10	Main Level	Hardwood		3rd Bedroom	11X13	2nd Level	Carpet
Family Room	17X14	Main Level	Hardwood		4th Bedroom	13X14	2nd Level	Carpet
Laundry Room	11X6	Main Level						
5th Bedroom	14X13	Basement	Carpet					

Room Eating Area 22X10 **Main Level** Hardwood Office 8X10 Main Level Hardwood 10X14 **Main Level** Hardwood Foyer

Interior Property Features: Vaulted/Cathedral Ceilings, Skylight(s), Bar-Dry, Hardwood Floors, 1st Floor Laundry, Built-in Features, Walk-In Closet(s)

Exterior Property Features: Patio, Brick Paver Patio, Storms/Screens

Carpet

Basement

Age: 21-25 Years, Rehab in 2017 Type: 2 Stories Style: Colonial Exterior: Frame Air Cond: Central Air

26X35

Heating: Gas

Recreation

Kitchen: Eating Area-Table Space, Pantry-Closet Appliances: Oven-Double, Microwave,

Dishwasher, High End Refrigerator, Freezer, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Cooktop, Range Hood Dining: Separate Attic: Pull Down Stair

Basement Details:Finished Bath Amn: Separate Shower, Double Sink, Soaking Tub

Fireplace Details: Gas Logs Fireplace Location: Family Room

Electricity:

Equipment: Ceiling Fan, Sump Pump, Backup Sump Pump, Multiple Water Heaters

Other Structures: Door Features: Window Features: Laundry Features: Sink Roof: Asphalt/Glass (Shingles) Additional Rooms: 5th Bedroom, Recreation Room,

Eating Area, Office, Foyer Garage Ownership: Owned Const Opts: Garage On Site:Yes

Garage Type: Attached Garage Details: Garage Door Opener(s)

Parking Ownership: Parking On Site: Parking Details: Driveway: Asphalt Foundation: Concrete Exst Bas/Fnd: Disability Access: No Disability Details:

Exposure: Lot Size:Less Than .25 Acre

Lot Size Source: Lot Desc: Fenced Yard

Sewer: Sewer-Public Water: Public

General Info: School Bus Service, Commuter Bus, Commuter Train

Amenities: Park/Playground, Sidewalks, Street Lights, Street Paved

Asmt Incl:None HFRS Index Score: Green Discl: Green Rating Source: Green Feats: Sale Terms:

Possession: Closing Occ Date:

Addl. Sales Info.: List Broker Must Accompany

Broker Owned/Interest:No

Relist: Zero Lot Line:

Copyright 2020 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.

MLS#: 10753272 Detached Single 473 Vernon AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10753272 Detached Single 473 Vernon AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10753272 Detached Single 473 Vernon AVE Glencoe IL 60022











Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM



Detached Single MLS #: 10666133 03/31/2020 Status: CLSD List Date: List Dt Rec: 03/31/2020 Area: 22 Address:

241 Linden Ave , Glencoe, IL 60022

Greenbay Rd to Harbor. West on Harbor to Linden. South on Linden. Directions: 1 st. Mkt. Time: 1

03/31/2020 Closed: 07/10/2020 Contract: Off Market: 03/31/2020 Financing: Conventional 2007 Year Built: Blt Before 78: No

0.19 Dimensions: Fee Simple Ownership: Subdivision: Township: Glencoe **New Trier**

Coordinates: Rooms: 10 Bathrooms 4/1 (full/half):

Bedrooms: 4+1 bsmt Master Bath: Full Basement: Bsmnt. Bath: Yes

Model:

List Price:

Sold Price:

Concessions:

Contingency:

County: Cook # Fireplaces: Parking: Garage

Orig List Price: \$1,000,000

Curr. Leased: Yes Exp:MTM

\$1,000,000

\$925,000

No

3354**

Spaces: Gar:2 Parking Incl. In Price:

Mobility Score: 40 - Fair Mobility!

This spectacular five-bedroom brick colonial gem features a well-designed floor plan and high-end finishes. A stunning kitchen boasts maple cabinetry, stainless steel appliances (Viking range, KitchenAid refrigerator), ample cabinet space and is located adjacent to a butler's pantry and charming breakfast nook. A welcoming family room is complete with wood-burning fireplace (gas starter) and oversized windows, providing abundant natural light. Spacious first floor office has custom millwork and hardwood flooring. All four 2nd floor bedrooms built with volume ceilings, generous walk-in closets and have been freshly painted. An impressive basement provides an additional bedroom, wraparound recreational room with fireplace, wet bar, full bath and room for wine cellar. Brand new washer & dryer, water heater, dishwasher and sump pump. Seconds from South School, Watts Park and Downtown Glencoe.

School Data Elementary: South (35) 2nd/Alternate: West Junior High: Central (35)

High School: New Trier Twp H.S. Northfield/Winnetka (203)

Miscellaneous Assessments Tax \$25,340.55 Amount: Waterfront: Not PIN: **05083160180000** Appx SF:

Applicable Mult PINs: SF Source: Assessor Tax Year: 2018 Bldg. Assess. SF: Tax Exmps: None Acreage: 0.19

Special Assessments: No Special Service Area: No Master Association: Master Assc. Freq.:

Square Footage Comments:

*Level Square Footage Details: Upper Sq Ft: 1430, Main Sq Ft: 1410, Above Grade Total Sq Ft: 2840, Total Basement Sq Ft: 1448, Aprox. Total Finished Sq Ft: 2840, Total Finished / Unfinished Sq Ft: 4288

Amount:

Frequency:

	Thistica Sq T it 2040, Total Thistica, Oliminstica Sq T it 4200									
Room Name Size		e Size	Level	Flooring	Win Trmt	Room Name	e Size	Level	Flooring	Win Trmt
	Living Room		Not Applicable			Master Bedroom	16X13	2nd Level	Carpet	Blinds
	Dining Room	13X12	Main Level	Hardwood	Blinds	2nd Bedroom	14X13	2nd Level	Carpet	Blinds
	Kitchen	14X13	Main Level	Hardwood	None	3rd Bedroom	13X12	2nd Level	Carpet	Blinds
	Family Room	23X14	Main Level	Hardwood	Blinds	4th Bedroom	13X13	2nd Level	Carpet	Blinds
	Laundry Room	13X5	Main Level	Hardwood	None					
	5th Bedroom	15X12	Basement	Carpet	Blinds	Breakfast Room	10X9	Main Level	Hardwood	Blinds
	Office	13X12	Main Level	Hardwood	Blinds					

Interior Property Features: Bar-Wet, Hardwood Floors, 1st Floor Laundry, Built-in Features, Walk-In Closet(s)

Exterior Property Features:

Age: 11-15 Years Type: 2 Stories Style: Colonial Exterior: Brick

Air Cond: Central Air, Zoned Heating: Gas, Zoned

Kitchen: Eating Area-Breakfast Bar, Island

Appliances: Oven-Double, Oven/Range, Microwave, Dishwasher, Refrigerator, High End Parking Ownership: Refrigerator, Refrigerator-Bar, Freezer Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Wine Cooler/Refrigerator, Cooktop, Oven/Built-in, Range Hood

Dining: Separate

Attic:

Basement Details:Finished

Bath Amn:

Fireplace Details: Gas Starter

Fireplace Location: Family Room, Basement

Electricity: 200+ Amp Service Equipment: Sump Pump

Other Structures: Door Features: Window Features: Laundry Features: Gas Dryer Hookup, Laundry

Closet

Additional Rooms: 5th Bedroom, Breakfast Room,

Garage Ownership: Owned

Garage On Site:Yes Garage Type: Detached

Garage Details: Parking On Site: Parking Details:

Driveway: Asphalt Foundation: Concrete Exst Bas/Fnd: Disability Access: No

Disability Details: Exposure:

Lot Size: Less Than .25 Acre

Lot Size Source: Lot Desc:

Roof: Asphalt/Glass (Shingles)

Sewer: Sewer-Public Water: Lake Michigan

Const Opts:

General Info: School Bus Service, Commuter Bus,

Commuter Train, Interstate Access

Amenities: Park/Playground, Curbs/Gutters, Sidewalks, Street Lights, Street Paved

Asmt Incl: None HERS Index Score: Green Discl: Green Rating Source: Green Feats: Sale Terms: Possession: Closing

Occ Date: Rural:

Addl. Sales Info.: None Broker Owned/Interest:No

Relist: Zero Lot Line:

Copyright 2020 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.

MLS #: 10666133 Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM MLS#: 10666133 Detached Single 241 Linden AVE Glencoe IL 60022



Foyer Kitchen



Breakfast Room Kitchen **Family Room**



Family Room Dining Room

Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10666133 Detached Single 241 Linden AVE Glencoe IL 60022







Master Bedroom

Master Bath







2nd Bedroom

3rd Bedroom

4th Bedroom





Bathroom

Bathroom

Recreation Roon

Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10666133 Detached Single 241 Linden AVE Glencoe IL 60022











Exterior Back





Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM



Detached Single MLS #: 10746848 List Price: \$1,059,000 Orig List Price: \$1,179,500 Status: 06/14/2020 CLSD List Date: List Dt Rec: 06/14/2020 Area: 22 Sold Price: \$925,000

Address: 466 Adams Ave , Glencoe, IL 60022

Vernon Ave to Adams west. Between Greenwood and Grove. Directions: Lst. Mkt. Time: 58 09/23/2020 08/10/2020 Concessions: Closed: Contract: Off Market: Financing: Contingency: 08/10/2020 Conventional 2001 Year Built: Blt Before 78: No Curr. Leased:

50 X 182 Dimensions: Ownership: Fee Simple Subdivision:

Township: Coordinates: # Fireplaces: Rooms: 12 Bathrooms 4/1 Parking:

(full/half): Bedrooms: 4+1 bsmt Master Bath: Full # Spaces: Gar:2 Bsmnt. Bath: Yes Parking Incl. Basement: Full In Price:

Mobility Score: 40 - Fair Mobility!

Glencoe

Remarks: Newer construction with high ceilings on a favorite Presidential Street! Brick exterior, terrific curb appeal combined with desirable floor plan make this a solid choice. Formal living room and dining room with crown moldings. Open kitchen with custom painted cabinetry, Thermador double ovens, SubZero frig and center island open to large Family Room with gas fireplace and bright sunny southern exposure. Master Suite with vaulted ceiling, private bath with double sinks and walk-in-closet. Bedroom 2 with its own ensuite bath. Bedrooms 3 & 4 feature high ceilings and share hall bath with skylight. Lower level features large recreation area with wet bar, 5th bedroom, full bath, exercise room and large laundry room with chute and storage cabinets. Truly a terrific location just a few blocks to EVERYTHING.... town, Central School, Watts Park, train and Skokie CC.

School Data Assessments Tax Miscellaneous \$26,902.09 Elementary: South (35) Amount: Amount: Waterfront: No 2nd/Alternate: West Not PIN: **05074070060000** Appx SF: 3200 Frequency: Junior High: Central (35) Applicable Mult PINs: SF Source: Assessor High School: New Trier Twp H.S. Northfield/Winnetka (203) Tax Year: 2018 Bldg. Assess. SF:

Master Assc. Freq.:

Special Assessments: No Special Service Area: No Master Association: No

Tax Exmps: Homeowner Acreage: 0.2101

Commuter Train

New Trier

Model:

County:

Cook

Garage

Square Footage Comments:

Window Features:

Room Name Size Win Trmt Room Name Size Win Trmt Flooring Level Flooring Living Room 13X15 **Main Level** Hardwood Master Bedroom 17X19 2nd Level Carpet Dining Room 13X15 **Main Level** Hardwood 2nd Bedroom 12X13 2nd Level Carpet Kitchen 9X17 **Main Level** Hardwood 3rd Bedroom 11X15 2nd Level Carpet Family Room 15X23 **Main Level** Hardwood 4th Bedroom 12X16 2nd Level Carpet Laundry Room 8X11 **Basement** Eating Area 10X12 **Main Level** Hardwood Recreation 19X28 **Basement** Room Exercise Room 12X12 5th Bedroom Basement 14X14 **Basement** Carpet Marble Foyer 6X11 **Main Level**

Interior Property Features: Bar-Wet, Hardwood Floors, Walk-In Closet(s)

Exterior Property Features: Deck, Porch

Age: 16-20 Years Laundry Features: Laundry Chute, Sink Roof: Asphalt/Glass (Shingles) Type: 2 Stories Additional Rooms: Eating Area, Recreation Room, Sewer:Sewer-Storm Exercise Room, 5th Bedroom, Foyer Style: Water: Lake Michigan Garage Ownership: Owned Exterior: Brick Const Opts: Garage On Site:Yes Air Cond: Central Air General Info: School Bus Service, Commuter Bus,

Heating: Gas, Forced Air Garage Details: Amenities: Kitchen: Eating Area-Table Space, Island Parking Ownership: Asmt Incl: None Appliances: Oven-Double, High End Refrigerator, Washer, Dryer, Cooktop Parking On Site: HERS Index Score: Parking Details: Dining: Separate Green Discl:

Garage Type: Detached

Attic: Driveway: Asphalt, Brick Green Rating Source: Basement Details: Finished Foundation: Concrete Green Feats: Bath Amn: Whirlpool, Separate Shower, Double Exst Bas/Fnd: Sale Terms:

Sink Disability Access: No Possession: Closing Fireplace Details: Gas Starter Disability Details: Occ Date: Fireplace Location: Family Room Rural:

Exposure:

Electricity: Lot Size:Less Than .25 Acre Addl. Sales Info.: None

Equipment: Humidifier, Security System, Sump Pump, Backup Sump Pump Broker Owned/Interest:No Lot Size Source: Lot Desc: Relist: Other Structures: Zero Lot Line: Door Features:

Copyright 2020 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.

MLS#: 10746848 Detached Single 466 Adams AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10746848 Detached Single 466 Adams AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10746848 Detached Single 466 Adams AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM



Some photos may be virtually staged

Detached Single MLS #: **10916072** List Price: \$927,500 10/24/2020 Orig List Price: \$927,500 Status: List Date: **ACTV**

List Dt Rec: 10/24/2020 Sold Price: Area: 22 Address:

360 Washington Ave , Glencoe, IL 60022 GREEN BAY TO WASHINGTON, WEST TO HOME or VERNON Directions:

TO WASHINGTON EAST TO HOME Lst. Mkt. Time: 33 Contract: Concessions:

Closed: Off Market: Financing: Contingency: 1992 Blt Before 78: No Year Built: Curr. Leased: Dimensions: 60 X 183

Subdivision: Model: Ownership: Fee Simple

Corp Limits: Glencoe Township: **New Trier** County: Cook Coordinates: N:17 W:6 # Fireplaces: Rooms: 10 Bathrooms Parking: Garage

(full/half):

3+1 bsmt Master Bath: Full Bedrooms: # Spaces: Gar:2 Bsmnt. Bath: Yes Parking Incl. Basement: Full

In Price:

Mobility Score: 40 - Fair Mobility!

Great 4BR, 3.5BTH home. Superb location 2 blks to town, on a huge oversized lot. Seller will custom paint the house exterior to buyer's color choice! Featuring 1st floor: spacious open floor plan, oversized large rooms, 1st floor private office, big kitchen w/island and large eat in area, huge family room w/fireplace skylights, volume ceilings & 2 sets of french doors opening to huge private yard, big dining room, 1st floor laundry. 2nd floor includes: huge primary bedroom w/fireplace, 2 spacious walk in closets, huge master bath, 2 large bedrooms w/hall bath, super bright house, room to spread out! Also a large 2 car+ ATTACHED garage, BBQ deck, plus Incredible Screened in large Gazebo w/fan & soaring ceiling overlooking large fab yard and veggie garden. An easy 5 block walk to the lake and Glencoe's beach park! Bring your buyers they will be excited to live close to town in Glencoe!

School Data Assessments Miscellaneous Amount: Elementary: (35) Amount: \$23,515.95 Waterfront: Junior High: (35) **Not Applicable** 05074060420000 Appx SF: 3200 Frequency: PIN: High School: (203) Mult PINs: SF Source: No **Estimated** Tax Year: Special Assessments: No 2019 Bldg. Assess. SF:

Special Service Area: No Tax Exmps: Homeowner Acreage: 0.2507

Master Association: **Not Required** Master Assc. Freq.:

Square Footage Comments: Room Name Size Room Name Size Level Flooring Win Trmt Level Flooring Win Trmt Living Room 25X18 Master Bedroom 21X14 Hardwood Main Level Hardwood 2nd Level Dining Room 16X13 Main Level 2nd Bedroom 19X15 2nd Level Hardwood Hardwood 20X12 2nd Level 14X14 Main Level 3rd Bedroom Hardwood Kitchen Hardwood Family Room **Not Applicable** 10X10 Basement Carpet 4th Bedroom

Laundry Room 16X08 Main Level Hardwood Breakfast 12X12 Main Level Hardwood Fover

Room 16X15 Main Level Screened Porch 20X14 Main Level Library Hardwood Recreation 35X33 Basement Carpet Utility Room-1st8X10 Main Level

Room Floor

Window Features:

Interior Property Features: **Exterior Property Features:**

Age: 26-30 Years Laundry Features: Roof: Asphalt/Glass (Shingles) Additional Rooms: Breakfast Room, Foyer, Sewer:Sewer-Public Type: 2 Stories Library, Screened Porch, Recreation Room, Style: Victorian Water: Lake Michigan Utility Room-1st Floor Const Opts: Exterior: Frame Garage Ownership: Owned

Air Cond: Central Air General Info: None Garage On Site:Yes Heating: Gas, Forced Air Amenities: Garage Type: Attached Kitchen: Eating Area-Table Space Asmt Incl:None Garage Details: Appliances: HERS Index Score:

Parking Ownership: Dining: Separate Green Discl: Parking On Site:

Green Rating Source: Attic: Parking Details: Basement Details: Finished Green Feats:

Driveway: Asphalt Bath Amn: Whirlpool, Separate Shower, Sale Terms: Foundation: Concrete **Double Sink** Possession: Closing Exst Bas/Fnd: Fireplace Details:

Occ Date: Disability Access: No Fireplace Location: Living Room, Master

Disability Details: Addl. Sales Info.: None Electricity: 200+ Amp Service Exposure:

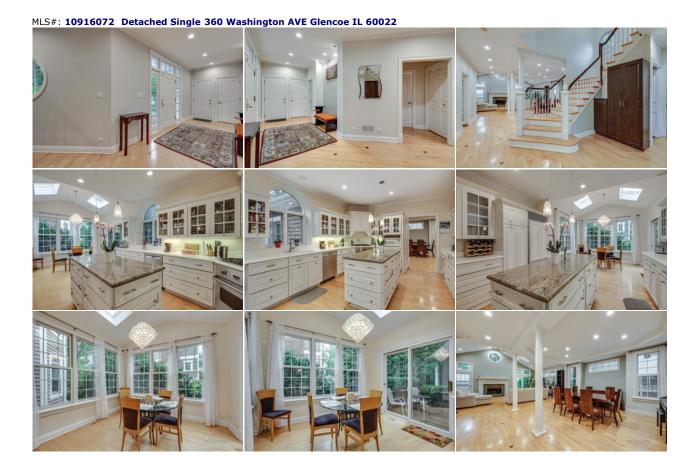
Broker Owned/Interest: No Equipment: Lot Size:.25-.49 Acre Relist:

Other Structures: Lot Size Source: Zero Lot Line: Door Features: Lot Desc:

Copyright 2020 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.

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM MLS #: 10916072



Large kitchen eat in area with sliders to deck and screened in Gazebo enjoy dinner outside all summer long! Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

Copyright 2020 - MRED LLC

MLS#: 10916072 Detached Single 360 Washington AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

walk into screened in Gazebo from family room.

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10916072 Detached Single 360 Washington AVE Glencoe IL 60022



















Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10916072 Detached Single 360 Washington AVE Glencoe IL 60022

Huge back yard southern exposure with Gazebo and garden

Screened in Gazebo soaring ceilings, with fan and lights. Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM



Detached Single List Price: MLS #: 10798234 \$949,000 List Date: 07/28/2020 Orig List Price: \$949,000 Status: CLSD List Dt Rec: 07/28/2020 Area: 22 Sold Price: \$935,000

465 Madison Ave , Glencoe, IL 60022 Address:

Vernon South of Park to Madison - West to Home Directions:

Lst. Mkt. Time: 23 08/19/2020 Closed: 09/22/2020 Concessions: Contract: Off Market: 08/19/2020 Financing: Conventional Contingency: 1923 Year Built: Blt Before 78: Yes Curr. Leased: No

Township:

62 X 182.30 Dimensions: Fee Simple Ownership: Subdivision:

Coordinates: N:17 W:5 # Fireplaces: Rooms: 13 Bathrooms 3/2 Parking: Garage

New Trier

Model:

County:

Cook

(full/half): Bedrooms: Master Bath: Full # Spaces: Gar:2 Bsmnt. Bath: Yes Parking Incl. Basement: Full In Price:

Mobility Score: 40 - Fair Mobility!

Glencoe

Corp Limits:

Remarks: Curb appeal plus in this stately, brick & stone, beautifully updated three story home on an oversized lot 1/2 block from the largest park in Glencoe, 7 blocks to town, train, near schools and less than a mile to beach! Hardwood Floors thru-out 1st & 2nd Floors. First floor features big, light-filled LR w/high, beamed ceiling, built-in shelves & arched fplc. Generous Dining Room offers plenty of space for dinner parties. Bright, white, island eat-in Kitchen, plus breakfast bar features abundant, high-quality KraftMaid cabinetry, Sub-Zero fridge, double ovens, Bosch stainless DW, open to large family room addition with vaulted, beamed ceiling, skylights, built-in cabinets surrounding gas fireplace & sliding doors leading to generous stone patio and grassy, landscaped yard. 2nd fir has delightful primary suite w/sitting rm (11x10), huge en-suite compartmentalized bath w/double-sink vanity, deep tub & separate shower, big walk-in closet plus other closets. 2 other large bedrooms and hall bath. 3rd fir retreat w/4th bedroom, full bath & large, sky-lit sitting room. Basement w/rec room, play room & 1/2 bth. 2 1/2 car garage. This charming home offers the complete package in the finest of locations.

School Data Assessments Tax Miscellaneous Elementary: South (35) Amount: \$21,935.17 Waterfront: No Amount: 2nd/Alternate: West Not PIN: 05074120260000 Appx SF: 3526** Frequency: Applicable Mult PINs: Central (35) SF Source: Junior High: Other

New Trier Twp H.S. Northfield/Winnetka (203) Tax Year: 2019 Bldg. Assess. SF: High School: Special Assessments: No Tax Exmps: Homeowner 0.259 Acreage:

Special Service Area: No Master Association: No Master Assc. Freq.:

Square Footage Comments:

**Level Square Footage Details: Upper Sq Ft: 1937, Main Sq Ft: 1589, Finished Lower Sq Ft: 654, Above Grade Total Sq Ft: 4180, Aprox. Total Finished Sq Ft: 4180, Total Finished/Unfinished Sq Ft: 4180

Room Name Size Level Flooring Win Trmt Room Name Size Level Flooring Win Trmt Hardwood Living Room 20X14 Main Level Master Bedroom 17X14 2nd Level Hardwood 16X11 Dining Room **Main Level** Hardwood 2nd Bedroom 18X15 2nd Level Hardwood Kitchen 18X12 **Main Level** Hardwood 3rd Bedroom 20X12 2nd Level Hardwood Family Room 17X16 **Main Level** Hardwood 4th Bedroom 17X10 3rd Level Laundry Room 09X09 Hardwood Sitting Room 11X10 Hardwood Office **Main Level** 2nd Level Other 20X11 3rd Level Carpet Recreation 15X10 **Basement** Carpet Room Play Room 20X08 **Basement** Carpet Breakfast Room 14X11 Main Level Hardwood Mud Room 08X07 **Main Level** Hardwood

Interior Property Features: Skylight(s) Exterior Property Features: Patio

Age: 91-100 Years, Rehab in 2000

Type:3 Stories Style: Traditional Exterior: Brick, Stone Air Cond: Central Air Heating: Gas, Forced Air

Kitchen: Eating Area-Table Space, Island,

Pantry-Closet

Appliances: Oven-Double, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal

Dining: Separate

Attic:

Basement Details:Finished

Bath Amn: Whirlpool, Separate Shower

Fireplace Details:

Fireplace Location: Family Room, Living Room

Equipment: Security System, Sprinkler-Lawn

Other Structures: Door Features: Window Features: Laundry Features:

Additional Rooms: Office, Sitting Room, Other, Recreation Room, Play Room, Breakfast Room, Mud Room

Garage Ownership: Owned Garage On Site:Yes Garage Type: Detached

Garage Details: Garage Door Opener(s), Transmitter(s)

Parking Ownership: Parking On Site: Parking Details: Driveway: Asphalt

Foundation: Concrete Exst Bas/Fnd: Disability Access: No Disability Details:

Exposure: Lot Size:.25-.49 Acre

Lot Size Source:

Lot Desc: Landscaped Professionally

Roof: Asphalt/Glass (Shingles)

Sewer: Sewer-Storm Water: Lake Michigan

Const Opts: General Info:None Amenities: Asmt Incl:None HERS Index Score: Green Discl: Green Rating Source: Green Feats:

Possession: Negotiable

Occ Date: Rural:

Sale Terms:

Addl. Sales Info.: None Broker Owned/Interest:No

Relist: Zero Lot Line:

Copyright 2020 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.

MLS#: 10798234 Detached Single 465 Madison AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10798234 Detached Single 465 Madison AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10798234 Detached Single 465 Madison AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM



 Detached Single
 MLS #:
 10757286

 Status:
 CLSD
 List Date:
 06/22/2020

 Area:
 22
 List Dt Rec:
 06/30/2020

Address: 531 South Ave , Glencoe, IL 60022

Vernon to South, then West to home

Closed: 08/17/2020 Contract: 06/25/2020
Off Market: 06/25/2020 Financing: Conventional
Year Built: 1936 Blt Before 78: Yes

Dimensions: **76X160X79X120**Ownership: **Fee Simple** Subdivision:

Corp Limits: Glencoe Township: New Trier

Coordinates:
Rooms: 11 Bathrooms 3 / 1 (full/half):

Bedrooms: 5 Master Bath: Full
Basement: Partial Bsmnt. Bath: No

Model: County:

List Price:

Sold Price:

Lst. Mkt. Time: 4 Concessions: 7500

Contingency:

Curr. Leased:

County: Cook # Fireplaces:

Orig List Price: \$979,900

\$979,900

\$979,900

Parking: **Garage**

Spaces: Gar:1
Parking Incl. Yes
In Price:

Acreage:

0.025

Mobility Score: 38 - Minimal Mobility.

Remarks: Stunning renovation of this bright & sunny classic Nantucket beach home nestled on a private lot. Walk to town, train, schools and Skokie Country Club. Once you step onto the inviting front porch and enter the gracious foyer, you know this is a special home. This is the kitchen of your dreams with oversized brushed oak island, custom white cabinets, white marble countertops, high-end appliances, wood whitewashed ceiling and large windows looking out over the very private back-yard with room for outdoor play & BBQs. The kitchen also spills into a 4-season sunroom with gas fireplace and dining room. Working from home? Many options here: huge walk-in pantry/office off kitchen, first floor office with built-ins and 1/2 bath (can also function as playroom) and 3rd floor options. The sun-filled expansive family room with wood beam ceilings, tons of windows and fireplace is perfect for entertaining. Primary bedroom suite is generously sized and includes gorgeous renovated spa like bathroom with dual vanities & closets. 2nd floor also has 3 more good sized bedrooms and a beautifully designed hall bath. 3rd floor includes large 5th en suite bedroom, playroom, loft area good for exercise equipment and tons of storage. Enjoy sunshine and fresh air from every room in this home. Large mudroom off attached garage with lots of windows and built-ins make laundry more pleasant. Now's the time to build memories in this sunny home!

School Data Assessments Tax Miscellaneous
Elementary: (35) Amount: Amount: \$16,666 Waterfront: No
Junior High: (35) Frequency: Not PIN: 05071130240000 Appx SF: 3185

High School: New Trier Twp H.S. Northfield/Winnetka (203)

Applicable Mult PINs: SF Source: Assessor Tax Year: 2018

Bldg. Assess. SF:

Special Assessments: **No** Special Service Area: **No** Master Association: Master Assc. Freq.:

Square Footage Comments:

Room Name Size Flooring Win Trmt Room Name Size Level Flooring Win Trmt Level Living Room 14X13 **Main Level** Master Bedroom 17X15 2nd Level Dining Room 15X12 Main Level 2nd Bedroom 14X12 2nd Level Kitchen 18X15 Main Level 3rd Bedroom 14X11 2nd Level Family Room 24X20 Main Level 4th Bedroom 11X11 2nd Level Laundry Room 07X03 Main Level 23X08 Office 18X10 Main Level Fover Main Level Pantry 11X07 **Main Level** 5th Bedroom 21X14 3rd Level Recreation 20X13 3rd Level Room

Interior Property Features: Exterior Property Features:

Age:**81-90 Years, Rehab in 2017**

Style: Exterior: Cedar Air Cond: Central Air Heating: Gas, Forced Air

Kitchen: Eating Area-Breakfast Bar Appliances: Oven/Range, Microwave, Dishwasher, High End Refrigerator, Freezer, Washer, Dryer, Disposal, Cooktop

Dining: Separate

Type: 2 Stories

Attic:

Basement Details: Unfinished

Bath Amn:
Fireplace Details:
Fireplace Location:
Electricity:
Equipment:
Other Structures:
Door Features:

Laundry Features:

Additional Rooms: Office, Foyer, Pantry, 5th Bedroom, Recreation Room
Garage Ownership: Owned

Garage On Site:**Yes**Garage Type:**Attached**Garage Details:
Parking Ownership:
Parking On Site:

Parking Details:
Driveway:
Foundation:
Exst Bas/Fnd:
Disability Access: No
Disability Details:
Exposure:

Lot Size:.25-.49 Acre
Lot Size Source:

Lot Desc:

Roof:

Tax Exmps:

Sewer: Sewer-Public
Water: Lake Michigan

Const Opts:

General Info:School Bus Service

Amenities: Asmt Incl:**None** HERS Index Score: Green Discl: Green Rating Source: Green Feats: Sale Terms:

Possession: **Closing** Occ Date: Rural:

Addl. Sales Info.: None Broker Owned/Interest: No

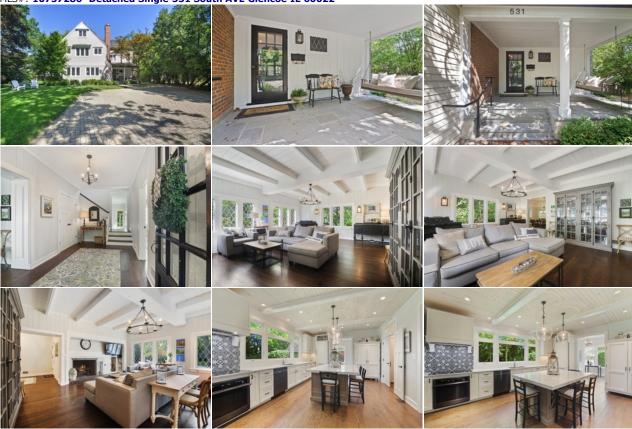
Relist: Zero Lot Line:

Copyright 2020 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.

Window Features:

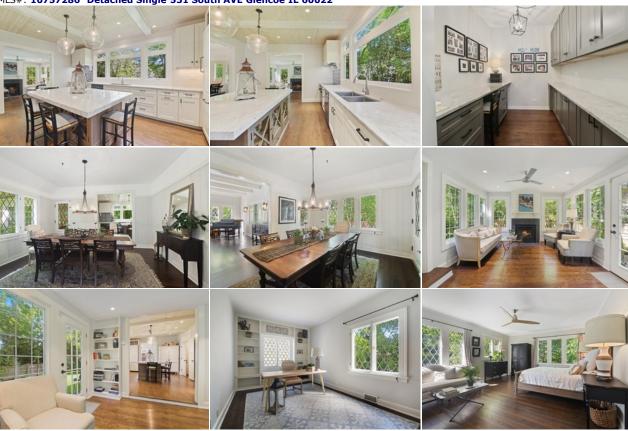
MLS#: 10757286 Detached Single 531 South AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10757286 Detached Single 531 South AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10757286 Detached Single 531 South AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10757286 Detached Single 531 South AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | $11/25/2020\ 11:45\ AM$





Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM



Detached Single MLS #: 10759344 List Price: \$975,000 Orig List Price: \$975,000 List Date: 06/25/2020 Status: CLSD List Dt Rec: 06/25/2020 Sold Price: Area: 22 \$980,000 Address:

362 Jackson Ave , Glencoe, IL 60022

North on Green Bay Rd, turn left onto Jackson to 362 Directions: Lst. Mkt. Time: 5 06/29/2020 Closed: 09/18/2020 Concessions: Contract: Off Market: Financing: Conventional Contingency:

06/29/2020 1927 Year Built: Blt Before 78: Yes 50X140 Dimensions: Ownership: Fee Simple Subdivision:

Corp Limits: **New Trier** Glencoe Township: Coordinates: 10 Bathrooms 2/2

(full/half): Bedrooms: Master Bath: Full # Spaces: Gar:2 Bsmnt. Bath: Yes Parking Incl. Basement: Full Yes In Price:

Mobility Score: 40 - Fair Mobility!

Remarks: This stunning Nantucket shingle style home will blow you away with it's charm and high-end luxurious finishes. Expanded by two additions and completely renovated throughout, there is nothing left to do but move your furniture in! Located on the sought-after presidential streets in Glencoe, walkable to everything. Featuring a midwestern garden in the front and back yard that makes for a beautiful setting while enjoying the front screened in porch. The main level has an open floor plan with a spacious living room and limestone wood burning fireplace, home office with built-ins, dining room and stunning kitchen with island open to the family room. This expansive kitchen provides ample storage with custom inset cabinetry including a built-in butler's pantry, Blanco double sink with Roehl faucet, Caesarstone countertops, enlarged island with seating and high-end Subzero, Wolf and Miele appliances. The family room and kitchen open to the gorgeous bluestone paver patio perfect for entertaining. The second level features 4 bedrooms and 2 full newly renovated bathrooms, including the master suite with a balcony and spa-like bathroom, heated floors, skylight, double vanity, and rain shower. The basement includes a spacious bathroom, large recreational space and media area, laundry and storage room. Some of the many improvements include, a new oversized 2-car garage, new water heater, AC condenser, boiler, new washer/dryer, roof, and windows. This house is one of a kind and stands out from the rest. Centrally located, just steps to school, town, train, parks, lake and across from the Wildflower Sanctuary. Great low taxes -under \$13k. This is a must see! taxes -under \$13k. This is a must see!

School Data Miscellaneous Assessments Tax Elementary: (35) Amount: Amount: \$12,383 Waterfront: No Junior High: (35) PIN: **05171000040000** Appx SF: 2830 Frequency: Not High School: New Trier Twp H.S. Northfield/Winnetka (203) Applicable Mult PINs: SF Source: **Plans**

Tax Year: Bldg. Assess. SF Special Assessments: No Tax Exmps: Homeowner, Acreage: 0.1618

Special Service Area: No Senior Master Association: Master Assc. Freq.:

Square Footage Comments:

equal c . ootag.									
Room Name Size		Level	Flooring	Win Trmt	Room Name Size		Level	Flooring	Win Trmt
Living Room	20X14	Main Level	Hardwood	Window Coverings	Master Bedroom 17X15		2nd Level	Carpet	Window Coverings
Dining Room	12X15	Main Level	Hardwood	Window Coverings	2nd Bedroom	14X11	2nd Level	Carpet	Window Coverings
Kitchen	11X23	Main Level	Hardwood	Window Coverings	3rd Bedroom	17X13	2nd Level	Carpet	Window Coverings
Family Room	21X15	Main Level	Hardwood	Window Coverings	4th Bedroom	10X20	2nd Level	Carpet	Blinds
Laundry Room	15X17	Basement	Other	_					
Office	12X13	Main Level	Hardwood	Blinds	Recreation Room	23X29	Basement	Carpet	
Foyer Balcony	5X5 12X7	Main Level 2nd Level	Hardwood Other		Enclosed Porch Walk In Closet		Main Level 2nd Level	Other Carpet	

Interior Property Features: Skylight(s), Hardwood Floors, Heated Floors, Built-in Features, Walk-In Closet(s)

Exterior Property Features:

6X11

Age: 91-100 Years, Rehab in 2015

Main Level

Type: 2 Stories Style:

Deck

Exterior: Cedar

Air Cond: Space Pac, Zoned

Heating: Hot Water/Steam, Baseboard,

Radiant, Radiators, Zoned

Kitchen: Eating Area-Breakfast Bar, Island,

Pantry-Butler, Pantry-Closet

Appliances: Oven/Range, Microwave, Dishwasher, High End Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen

Appliances Dining: Separate

Attic:

Basement Details:Finished Bath Amn: Double Sink

Fireplace Details: Wood Burning Fireplace Location: Living Room

Electricity: Equipment: Other Structures: Door Features: Window Features: Laundry Features: Laundry Chute

Additional Rooms: Office, Recreation Room, Foyer, Enclosed Porch, Balcony, Walk In Closet, Deck

Other

Garage Ownership: Owned Garage On Site:Yes Garage Type: Detached

Garage Details: Garage Door Opener(s),

Transmitter(s) Parking Ownership: Parking On Site: Parking Details: Driveway: Gravel

Foundation: Exst Bas/Fnd: Disability Access: No Disability Details:

Exposure: N (North), S (South), E (East), W (West)

Lot Size:Less Than .25 Acre

Lot Size Source: Lot Desc:

Roof: Asphalt/Glass (Shingles)

Sewer: Sewer-Public Water: Lake Michigan

Const Opts:

General Info: School Bus Service, Commuter

Curr. Leased:

Fireplaces:

Cook

Garage

Model:

County:

Parking:

Bus Amenities: Asmt Incl:None HERS Index Score: Green Discl:

Green Rating Source: Green Feats: Sale Terms:

Possession: Closing Occ Date:

Rural: Addl. Sales Info.: List Broker Must Accompany

Broker Owned/Interest:No

Relist: Zero Lot Line:

Copyright 2020 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.

MLS#: 10759344 Detached Single 362 Jackson AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10759344 Detached Single 362 Jackson AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10759344 Detached Single 362 Jackson AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10759344 Detached Single 362 Jackson AVE Glencoe IL 60022







Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | $11/25/2020\ 11:45\ AM$



Detached Single MLS #: 10723733 05/23/2020 Status: CLSD List Date: List Dt Rec: 05/23/2020 Area: 22 Address: 392 Adams Ave , Glencoe, IL 60022

Southeast corner of Vernon and Adams Directions:

Closed: 07/21/2020 Contract: Off Market: 05/26/2020 Financina: 1995 Year Built: Blt Before 78: No 50 X 179.5 Dimensions:

Fee Simple Ownership: Subdivision: Corp Limits: Glencoe Township:

Coordinates: Rooms: 10 Bathrooms 4/1 (full/half): Bedrooms: 4+1 bsmt Master Bath: Full

Full Mobility Score: 40 - Fair Mobility!

Basement:

List Price: \$1,075,000 Orig List Price: \$1,075,000 Sold Price: \$1,070,000

Lst. Mkt. Time: 4 Concessions: Contingency: Curr. Leased:

Model:

County: Cook # Fireplaces: Parking: Garage

Spaces: Gar:2 Parking Incl. Yes In Price:

Acreage:

0.104

Remarks: Ideally located only a couple of blocks from downtown Glencoe, and between two parks, this home offers the best combination of intown and private space living. This home, which is only 25 years old, has been updated with a fresh, new kitchen with all new appliances and an over-sized island, new laundry room and mudroom, updated master bathroom, new roof, and all new hardscape and landscaping, creating the perfect entertaining space or oasis. The fabulous, vaulted great room is the heart of the home with a dramatic fireplace and two openings to the yard. With four generous bedrooms upstairs, two of them ensuite, and another ensuite bedroom in the lower level, this home offers so much flexible space for family living and working or studying from home. The attached two-car garage, which is fairly rare in the north shore, is also an obvious benefit making life so much easier. This is a home not to be missed and offering so many lifestyle luxuries.

School Data Elementary: South (35) 2nd/Alternate: West

Junior High: Central (35) New Trier Twp H.S. Northfield/Winnetka (203) High School:

Assessments Miscellaneous \$22,447.57 Amount: Amount: Waterfront: No Frequency: Not PIN. 05074090020000 Appx SF: 3000 Applicable Mult PINs: Yes SE Source: **Estimated** 2018 Tax Year: Bldg. Assess. SF: 2948

Tax Exmps: Homeowner

05/26/2020

Conventional

New Trier

Bsmnt. Bath: Yes

Special Assessments: No Special Service Area: No Master Association: Master Assc. Freq.:

Square Footage Comments:

Room Name Size Level Flooring Win Trmt Room Name Size Level Flooring Win Trmt Living Room **Not Applicable** Master Bedroom 14X15 2nd Level Carpet Dining Room 12X14 Main Level Hardwood 2nd Bedroom 11X11 2nd Level 14X27 Kitchen Main Level Hardwood 3rd Bedroom 10X13 2nd Level 14X18 Hardwood Family Room Main Level 4th Bedroom 14X15 2nd Level Laundry Room 8X8 **Main Level** Hardwood 11X13 5th Bedroom 12X13 Office Main Level **Basement** Recreation 27X39 **Basement** Room

Interior Property Features: Exterior Property Features

Age: 21-25 Years Type: 2 Stories

Exterior: Brick Air Cond: Central Air Heating: Gas

Kitchen: Eating Area-Breakfast Bar

Appliances: Oven-Double, Dishwasher, High End Refrigerator, Washer, Dryer, Disposal, Cooktop

Dining: Separate Attic:

Style:

Basement Details: Finished

Bath Amn: Fireplace Details:

Fireplace Location: Family Room Electricity: 200+ Amp Service

Equipment: Other Structures: Door Features: Window Features: Laundry Features:

Additional Rooms: Office, 5th Bedroom, Recreation Sewer: Sewer-Public

Garage Ownership: Owned

Garage On Site:Yes Garage Type: Attached

Garage Details: Parking Ownership:

Parking On Site: Parking Details: Driveway: Foundation: Exst Bas/Fnd:

Disability Access: No Disability Details: Exposure: W (West)

Lot Size:.25-.49 Acre Lot Size Source: Lot Desc:

Roof:

Water: Lake Michigan

General Info: School Bus Service, Commuter Bus,

Commuter Train Amenities: Asmt Incl: None HERS Index Score: Green Discl:

Green Rating Source: Green Feats: Sale Terms:

Possession: Closing Occ Date:

Rural: Addl. Sales Info.: None Broker Owned/Interest:No

Relist: Zero Lot Line:

Copyright 2020 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.

MLS #: 10723733

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10723733 Detached Single 392 Adams AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

MLS#: 10723733 Detached Single 392 Adams AVE Glencoe IL 60022







© VHT STUDIOS



© VHT STUDIOS

Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM

© VHT STUDIOS

MLS#: 10723733 Detached Single 392 Adams AVE Glencoe IL 60022



Copyright 2020 - MRED LLC

Prepared By: Lehigh Cohen | Berkshire Hathaway HomeServices Chicago | 11/25/2020 11:45 AM



PHOTO CHECKLIST

OUTSIDE:

. Front/rear yard is neat, the grass mowed and the leaves swept away (where applicable).

KITCHEN:

- . Island and countertops clear to emphasize counter space.
- . Clean countertops of small appliances and clutter. (Small appliances can make counter space disappear.)
- . Refrigerator clear of sports schedules, school lunch menus and magnets. (They can distract buyers and make the room seem cluttered.)
- . Remove kitchen garbage can.
- . Empty the sink, put the soap, dishes and sponges away.

BATHROOMS:

- . Shower/bath items should be placed under the sink for the photoshoot.
- . Clear counters of electric toothbrushes, pill bottles, soaps, etc.
- . Toilet lids down.

ALL ROOMS:

- . Photos Remove all pictures of people and substitute with landscape or art.
- Books, etc. Remove all books, diplomas, etc. that disclose potential political views, religion, occupation, alma mater, etc.
- . Counters Only the bare necessities should be on counters.
- . Windows Clear off all ledges.
- . Make sure all the light bulbs are working properly (EVERYWHERE including ALL CLOSETS). Ideally, environmental bulbs are replaced with full wattage ones.
- . Items not included in the sale of the home should be out of view. (This naturally includes cash, jewelry and valuables.)
- . Open window blinds and drapes to reveal the view unless advised otherwise.
- . Turn all inside lights on. (This helps make the room feel clean and large.)
- . As much as possible, clear floors of stuff (mats, rugs, dog beds, toy tables, etc).
- . Make the beds, place clothes in the hamper and shoes in a closet.
- . Conceal garbage containers.
- . Remove pet food bowls, toys and conceal pets.
- . Conceal cords. (They can indicate a lack of outlets.)
- . Remove baskets of slip-on shoe cover.
- . In addition to the above suggestions, please remove all hand towels from counters or stoves and have counters cleared of all toiletries and appliances. Plungers, litter boxes, and kids' toys should be completely hidden from view.



MOVING CHECKLIST

Before you move in:

- . Obtain price estimates from professional movers
- Purchase all materials needed for packing (various size boxes, bubble wrap, packing tape, packing peanuts, and newspaper)

Measure your furniture:

 Decide where each piece of furniture will be placed in your new home and create floor plans

Inventory your possessions:

- . Take inventory of everything that is being placed into boxes
- . Decide what you will take with you vs. what you will sell or donate
- . Have a Garage Sale

Address change notification:

- . Post Office: What address should they forward to?
- . Credit cards and other accounts
- . Magazine subscriptions (NOTE: May take several weeks so plan ahead)
- . Friends and Family

Utilities:

- Arrange for utilities to be shut off in your current location
- . Obtain any refunds or deposits
- Arrange for connections in new location and transfer accounts

Insurance:

. Notify insurance of your move: auto, life, health, fire

Banking:

. Arrange for a checking account in new community and transfer accounts

Medical:

- Ask for referrals and transfer prescriptions
- . Obtain medical records
- . Have prescriptions filled

School:

. Obtain copies of school records

Pets:

- . Arrange for transportation to new home
- . Change information on tags, licenses, etc.



Cabinet painting before & after

3906 N. Kenneth





Before After

2253 N. Greenview





Before After

Staging & Remodeling

2107 N. Magnolia #1B

Tour @ homes.mggroupchicago.com/Renovate2107nMagnolia1B





Before After





Before After





Hene Staging on a Budget

Staging is a very important, and cost effective, part of the home selling process. Staging your home to show off its qualities can only add to your final selling price. On average, people receive

\$2 in increased sale price for every

\$1 they put into staging a home.

()

When staging your home for sale there are

5 GOLDEN RULES

to take into consideration as you work your way through each room of your home.





CLOSETS





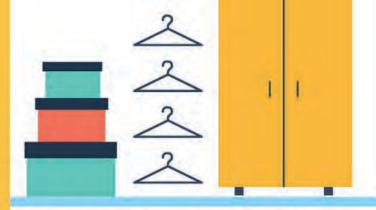
GOLDEN RULE: 1 DE-PERSONALIZE

Buyers need to picture themselves in the house – not you. That wedding photo may mean the world to you, but to the buyer it's a distraction that prevents them from seeing a home for their family.





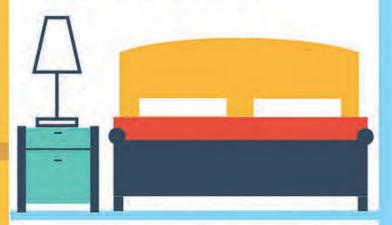
GOLDEN RULE: 2



Clear closets of unnecessary clutter, and organize to maximize the amount of open storage space you are showing off to potential buyers. Use boxes stacked together to hold and hide the clutter.

Use matching hangers for clothes – hangers are inexpensive, so splurging on higher quality hangers to replace free wire hangers from the dry cleaners will modernize your closets with visual impact and a more luxurious feel.

BEDROOMS



A quick and inexpensive way to improve the appeal of your bedroom is to use gender neutral colors when touching up paint jobs and re-accessorizing in order to have the widest possible appeal. Color coordinate

MAXIMIZE

Declutter and maximize the space in your home.
Closets packed tight with all your clothes make a place look like it lacks closet space.
Consider temporarily storing the overflow offsite.

where possible, walls, bedspread, curtains, etc. should have a clear theme to their colors if possible.

Adding a headboard to the bed provides a visual focal point and add sophistication, without necessarily breaking the bank.

Adding a few decorative items creates focal points to the room, especially at eye level on top of dressers.



Bedrooms should appear to be a place of relaxation and comfort, with a clear purpose. Remove televisions and anything else (office furniture, power strips, etc.) that might take away from the central purpose of the bedroom.

BATHROOMS





SANITIZE

This golden rule is the easiest and cheapest way to stage your

If walls are grimy, spray them using a common spray bottle filled with a mixture of one part bleach and one part water, follow up with a fresh coat of paint

Clear countertops of everything but the essentials (soap dish, hand towel, etc.) to make the space look more open and larger.

Putting white bath and hand towels on

SANITIZE

This golden rule is the easiest and cheapest way to stage your home – just clean it. A sink full of dirty dishes is as unappealing to you as it would be to a buyer. It is well worth the elbow grease in cleaning floors, walls, baseboards, ceiling fans and windows.

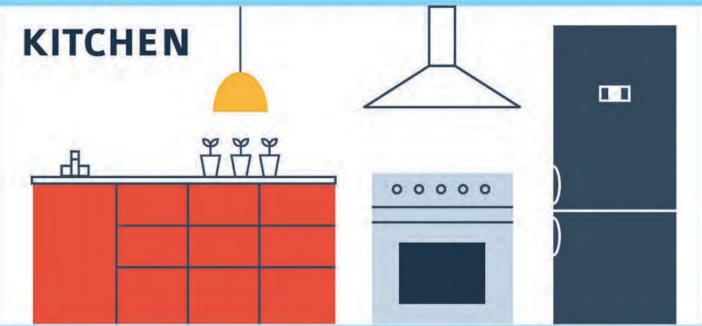
essentials (soap dish, hand towel, etc.) to make the space look more open and larger.

Putting white bath and hand towels on display can give the bathroom an open, spa-like feel at very little cost.

Don't replace grimy shower doors – scour them with a solution of one part muriatic acid (available at hardware stores) and 10 parts water to make them look like new and save some money.



Bathrooms and kitchens are essential spaces in the home and, therefore, are often the places where potential buyers are won over – or lost. Sellers spend an average of \$1957 on renovating their kitchens and bathrooms with an ultimate benefit of \$3254, a return of 66% on the investment.





Modernize your dated cabinets, they can be touched up for less than \$200 with a coat of new wood stain and or even a good sanding a coat of paint. Replacing brass or wooden cabinet hardware with brushed silver or stainless steel is an effective way of

GOLDEN RULE: 4

MODERNIZE

Unless your home has exceptional period built-ins, all home could benefit from some updating. If someone feels the home is dated, they will reflect that feeling in a lower offer.

Consider simple simple changes like swapping out gold fixtures for nickel or chrome. updating dated cabinets as well.

Clean your refrigerator, sink, inside of your oven and declutter the kitchen cabinets and drawers, buyers are looking. And yes, they will open your cupboards and drawers and inspect the space.

Rugs, such as those people like to put in front of their sink, tend to stop the eye and break up a space: when staging a kitchen, you will make the floor space appear larger by removing rugs.



Flat appliances such as dishwashers and refrigerators can be updated quickly, and often for little more than about \$20, using stainless steel stick-on coverings or speciality appliance paints.



GOLDEN RULE: 5

NEUTRALIZE

Color can make or break a buyers interest in your home. You may love that shocking red wall, but all the potential buyer sees is a great deal of painting in their future because red clashes with their style. Painting is one of the most inexpensive ways to

DINING ROOM



Set the table! This creates points of visual interest in a room that can easily be boring after the usual depersonalizing and decluttering. Be careful of over staging: you don't need to set out every piece of china.

Create a focal point by adding a vase with

GOLDEN RULE: 5

NEUTRALIZE

Color can make or break a buyers interest in your home. You may love that shocking red wall, but all the potential buyer sees is a great deal of painting in their future because red clashes with their style. Painting is one of the most inexpensive ways to change a look of a home.

Set the table! This creates points of visual interest in a room that can easily be boring after the usual depersonalizing and decluttering. Be careful of over staging: you don't need to set out every piece of china.

Create a focal point by adding a vase with fresh flowers to the center of the table and remove any extra leaves from the table to maximize available space.



Window treatments can be used to make a room feel bigger.
On low ceiling rooms, hang drapes all the way up to the
ceiling on either side of a window frame which will make
windows seem larger and visually make ceilings appear taller.
Use neutral color curtains and thin rods to hold them.

LIVING ROOM





Lightness is a major source of living room appeal for buyers: make sure the shades are open before potential buyers come through and, where possible, stage the room with light colored furniture to enhance the effect and make the space look larger.





Lightness is a major source of living room appeal for buyers: make sure the shades are open before potential buyers come through and, where possible, stage the room with light colored furniture to enhance the effect and make the space look larger.

In especially large and/or empty living rooms, a strategically placed plant can create a focal point that draws the eye.

If your living room has hardwood flooring in need of updating, consider replacing only the damaged boards, and updating the rest with a sander and a coat of hardwood stain, rather than pulling up the entire floor.

SOURCES:

www.hgtv.com/real-estate/30-cant-miss-staging-tips • stagingandredesign.com/2012/kitchen-updates-on-a-budget • vīrtuallystagingproperties.com/top-5-affordable-kitchen-staging-ideas • realtormag.realtor.org/home-and-design/feature/article/2009/03/staging-budget • parade. condenast.com/275765/leahingram/11-frugal-ideas-for-staging-a-home-for-sale • homebuying.about.com/od/sellingahouse/qt/Staging-a-bathroom • freshome.com/2011/03/10/how-to-stage-your-home-on-a-tight-budget • www.frontdoor.com/photos/room-by-room-stagingstrategies • virtuallystagingproperties.com/6-quick-easy-dining-room-staging-tips • www.huffingtonpost.com/laura-mcholm/get-your-housesold-five-_b_3861099 • tagingandredesign.com/2013/5-things-your-homes-closets-might-be-telling-buyers • home. howstuffworks.com/real-estate/selling-home/10-staging-home

Single Family Home Listing Information Sheet

Name(s) of Seller(s):
Property Address:
Current Mailing Address:
Home Phone:
Business Phone:
Cell Phone:
Email Address:
II. Showing Information/Instructions

Are there any bad times for showings?

Does the property have a security system?

Please provide code and any specific instructions, if yes.

- Best person(s) to contact to schedule showings (please include name/number/email)?
- If there are tenants, please provide all contact and lease information (lease price, lease expiration, etc).
- We will assume a showing time is acceptable if we give you at least 24 hours' notice without having to wait
 for you to "approve" the showing. In other words, you don't have to say "yes" to a showing but will say "NO"
 if the time doesn't work. IS THIS OK?
- Are signs allowed? If yes, where is the best place to install a sign?

III. Pet Information

I. Personal Information

- Do you have pets?
- If yes, please provide names and any specific handling instructions.

IV. Property Information

- When was the building last tuckpointed/sealed?
- How old is the roof?
- How old are the windows?
- How old is the furnace?
- How old is the water heater?
- How old is the A/C?

- Utilities Please provide your People's Gas account number and ComEd account number. We will enter them into the MLS to show average utility costs. No one will see the account number, just the average utility bill amounts over an annual basis.
 - People's Gas Account Number:
 - ComEd Account Number:
- Property PIN#:

Property Tax Amount: \$

- Where is parking located? If no parking, what/where is the nearest rental parking option?
- Do you have additional storage? If yes, where is storage located?
- Describe any improvements or upgrades made and provide details, so we have the information for showings.
- Have you had any work/repairs done for water infiltration of any kind in basement, through windows, roof or otherwise? If yes, please describe in detail in the next section.
- Describe ANY REPAIRS made to the property INCLUDING:
 - What was the issue that was fixed (i.e., water intrusion through the ceiling, in basement, windows, etc)?
 - What was done to repair the issue (i.e., new roof, foundation cracks sealed, lintels replaced, etc)?
 - When was the issue discovered (i.e., MARCH 2013) AND when was it fixed (i.e., APRIL 2013) (provide a YEAR at least but MONTH and YEAR is best)?
 - Was a warranty provided for the work?
 - o Is the warranty transferable to the new buyer?
 - Did you make an insurance claim for any of the issues above? If so, for which one(s)?
 - Please provide us a PDF of any receipts/invoices or insurance claims related to the diagnosis and repair of the issue.

***NOTE: If you reasonably believe to have resolved the issue, it does not necessarily need to be disclosed on the official disclosure paperwork included herein but having all of the above information will help us answer any questions during showing and/or during attorney review or inspection once we're under contract

- Is there any personal property you wish to EXCLUDE from the sale (e.g. light fixtures, appliances, furniture, etc.)?
- Any other information we should know about the property?



Exclusive Sales Agreement

1.	Exclusive Right to Sell: In consideration of the services provided under this Exclusive Sales Agreement, the undersigned sellers grant Berkshire Hathaway HomeServices Chicago ("Broker") and Designated Agent MARIO GRECO ("Agent") with the exclusive right to sell the property described below. Pursuant to Illinois law, Broker names Mario Greco as Sellers' Designated Agent. Mr. Greco, as well as other agents of Broker, may also represent other buyers and sellers.			
2.	Property Address:			
3.	Price:, or such amount as Sellers agree to accept.			
4.	•			
5.	Designated Agent and Broker Agree: to compile and have available all sales information, to schedule appointments for prospective buyers, display signs, advertise, to submit information to appropriate multiple listing services, to cooperate with and compensate other brokers in an amount no greater than 50% of the percentage or monthly rental commission, and to assist in negotiations. Agent will accept delivery of and present to you all offers to buy or lease the property, assist in developing, communicating, negotiating, and presenting all offers and counteroffers and any notices that relate to the transaction until a purchase or lease is executed and consummated, or waived. Agent will answer questions relating to the transaction unless not permitted to do so by law. Broker assumes no liability for any failure of any technological or mechanical systems. The sole duty of Broker and Designated Agent is to market the property, and they have no duty to inspect, manage, maintain, or repair the property.			
6.	Sellers Agree: to cooperate fully with Broker and Designated Agent, promptly inform Designated Agent of any inquiries, and conduct all negotiations through Designated Agent. It is Sellers' legal duty to complete the Residential Real Property Report and to notify Designated Agent of any changes in the condition of the property, taxes, assessments, etc. Sellers agree to safeguard or remove valuables now in or on the property and to properly insure them, as Broker and Designated Agent will not be responsible for real or alleged damage or disappearance. Sellers will provide lead-based paint disclosures for any structure on the property built before 1978. Sellers agree that Designated Agent may install a lock box to store a key for use in showing. Sellers agree to provide any changes in taxes, assessments, etc. to Designated Agent as soon as they are known to Seller.			
7.	Termination/Modification: This Agreement is irrevocable, binding, and valid fromuntil 11:59 P.M. on			
8.	Fair Housing: THE PARTIES UNDERSTAND AND AGREE THAT IT IS ILLEGAL FOR EITHER OF THE PARTIES TO REFUSE TO DISPLAY OR SELL SELLERS' PROPERTY TO ANY PERSON ON THE BASIS OF RACE, COLOR, RELIGION, NATION ORIGIN, SEX, ANCESTRY, AGE, MARITAL STATUS, PHYSICAL OR MENTAL HANDICAP, MILITARY STATUS, SEXUAL ORIENTATION, GENDER IDENTITY, UNFAVORABLE DISCHARGE FROM THE MILITARY SERVICE, FAMILIAL STATUS, SOURCE OF INCOME, ORDER OF PROTECTION STATUS OR ANY OTHER CLASS PROTECTED BY ARTICLE 3 OF THE ILLINOIS HUMAN RIGHTS ACT. THE PARTIES AGREE TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL FAIR HOUSING LAWS.			
9.	Dispute Resolution: All disputes and controversies regarding this Agreement will be submitted to binding arbitration through the facilities of the American Arbitration Association in Chicago in accord with their rules, with each party to be responsible for its own costs and fees.			
10.	Special Assessments: Seller is not aware of any special assessment other than			
	Home Warranty: Sellers will purchase a home warranty plan. Yes No Initials			
	Title Insurance: The choice of title insurance provider is yours. Fort Dearborn Title is a title insurance provider affiliated with Broker (as disclosed in the previously-provided Affiliated Business Arrangement Disclosure) and is available to provide title insurance in your transaction. If you have chosen a provider, please note your intent below. By selecting an option below you are simply indicating your intent and are not committing to make a purchase of title insurance. For title insurance on my transaction I intend to use:			
13.	Real Estate Taxes: Tax Year Homeowners' Exemption: Yes No PIN:			
1.4	Senior Citizen's Homestead Exemption:YesNo Monthly Condo Assessment:			
14.	Copyright. Broker owns all copyrights, patents, trade secrets and other intellectual property rights in anything created or developed in conjunction with the marketing of this Property. Seller specifically authorizes Broker to use for any purposes any and all information obtained by or provided to us pursuant to this Agreement, including contained in this Agreement, and any publicly available information concerning the price and terms of the sale of the Property, length of time the Property is on the market, and any other information relating to the Property, before and after the sale or, in the event there is not a sale, after this Agreement has terminated. Exclusive Sales Agreement 5%—Mario Greco Page 1 of 2 08202020			

15. **Dual Agency:** Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the clients' respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction. Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- 1. Treat all clients honestly
- 2. Provide information about the property to the buyer or tenant
- 3. Disclose all latent material defects in the property that are known to Licensee
- 4. Disclose financial qualification of the buyer or tenant to the seller orlandlord
- 5. Explain real estate terms
- 6. Help the buyer or tenant to arrange for property inspections
- 7. Explain closing costs and procedures
- 8. Help the buyer compare financing alternatives
- 9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- 1. Confidential information that Licensee may know about the clients, without that client's permission. No other licensee will be able to reveal the other party's confidential information to you.
- 2. The price or terms the seller or landlord will take, other than the listing price, without permission of the seller or landlord. No other licensee will be able to reveal this information to you.
- 3. The price or terms the buyer or tenant is willing to pay without permission of the buyer or tenant. No other licensee will be able to reveal this information to you.
- 4. A recommended or suggested price or terms the buyer or tenant should offer
- 5. A recommended or suggested price or terms the seller or landlord should counter with or accept

 Yes, I accept Dual Agency _____No, I do not accept Dual Agency ______Initials

 Seller acknowledges that attached to this Agreement and made a part hereof are the following disclosures which
- 16. **Disclosures**. Seller acknowledges that attached to this Agreement and made a part hereof are the following disclosures which Seller agrees to sign: Affiliated Business Arrangement Disclosure, Residential Real Property Disclosure Report, Anti-Fraud Disclosure, Lead-Based paint Disclosure (if the subject property was built before 1978), and Radon Disclosure.
- 17. **Marketing Disclosure**, BHHS Chicago and its affiliated HomeServices of America family of companies are providing this Notice. BHHS Chicago has title insurance, mortgage, personal lines insurance and home warranty affiliates that are committed to the highest quality of service. To enable you to receive information from these excellent companies, BHHS Chicago makes your contact information available to them. Rest assured we do not share your financial information with anyone. If you choose, however, you may limit these companies' marketing their products or services to you unless and until you tell us to change your choice. To limit marketing offers, contact us at DoNotContact@BHHSChicago.com.
- 18. **Recordings**. You understand that your recording or transmitting of any audio via your recording devices in your Property may result in violation of Illinois and/or federal wiretapping laws. You hereby release, hold harmless, and indemnify Broker, Designated Agent, and Broker's agents and employees from any liability which may result from your recording or transmitting in the Property. Further, you understand that while potential buyers should not photograph or videotape in the Property without your prior written permission, such recordings or transmissions may occur. You agree to remove all personal items you do not wish to have recorded or transmitted. You hereby release, hold harmless, and indemnify Broker, Designated Agent, and Broker's agents and employees from any liability with may result from potential buyers' recordings or transmissions of the Property.

Accepted and Agreed as of this	day of, 20		
Print Seller's Name		MARIO GRECO Print Designated Agent's Name	
Seller's Signature	Date	Designated Agent's Signature	Date
Print Seller's Name		Managing Broker Signature	Date
Seller's Signature	Date	Print Seller Attorney's Name	
Seller's Phone	Email	Seller's Attorney Phone	Email

Affiliated Business Arrangement Disclosure Statement

To:		Property:
From:		Date:
Group ("Berkshire Hathaway HomeS HomeServices Insurance, Inc. ("HSI" Title") are part of a family of compani HomeServices KoenigRubloff Realty each wholly owned by HomeServices	ervices KoenigRubloff Realt c), and Fort Dearborn Land T ies (the "Affiliated Companie Group, HomeServices Reloc of America, Inc., either dire by any of the Affiliated Comp	ring business as Berkshire Hathaway HomeServices KoenigRubloff Realty ty Group"), HomeServices Relocation, LLC, HomeServices Lending, LLC, Title Company, LLC doing business as Fort Dearborn Title ("Fort Dearborn es"), and each may refer to you the services of another. Berkshire Hathaway eation, LLC, HomeServices Lending, LLC, HSI and Fort Dearborn Title are ctly or through one or more subsidiaries. Because of these relationships, the panies to another may provide the referring company, its affiliates, and/or their
Set forth below is the estimated charg providers as a condition of the sale of		ch of the services listed. You are NOT required to use any of these service tain access to any settlement service.
		VICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU DU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE
Service Provider	Service Provided	Charge or Range of Charges
Berkshire Hathaway HomeServices KoenigRubloff Realty Group	Broker's Commission	\$495 plus a percentage of the sales price, ranging from 6% to 10%
HomeServices Relocation, LLC	Relocation Services	Fees paid by real estate broker
HomeServices Lending, LLC	Loan Origination	\$545 - \$1,595
	Discount Points	0.0% - 4.0% of loan amount (optional)
	Appraisal	\$395 - \$1,000 (fees may significantly exceed this range due to
	C. P. D.	complexity of appraisal and/or property)
	Credit Report	\$9.75 - \$114.50
	Tax Service Fee	\$65 - \$110
	Flood Certification Fee	\$10 - \$30
Fort Dearborn Title (IL)	Lender's Policy	\$500 for each mortgage plus \$125 for protection between issuance of the title commitment and closing. Endorsements are \$175 each; chain of title is \$250; Predatory Lending Certification (if required) is \$50.
	Owner's Policy	\$1,500 for policies \$100,000 and under, plus \$20 for each additional \$10,000 or less of coverage up to \$500,000. \$2,345 for policies \$500,001 to \$510,000, plus \$20 for each additional \$10,000 or less of coverage up to \$1,000,000. For policies over \$1,000,000, \$3,325 plus \$2 for each additional \$1,000 of coverage over \$1,000,000. A \$125 commitment update fee is charged on all owner's policies.
	Closing Fee	\$1,270 to \$1,570 for purchase price up to \$500,000. Add \$50 per each additional \$50,000, or part thereof, in purchase price over \$500,000; plus expenses incurred and \$40 for each wire, \$25 for each overnight package sent, and \$40 for each loan package received. \$225 will be added to the closing fee for each additional mortgage.
HomeServices Insurance, Inc.*	Homeowner's Insurance	\$200 - \$2,000 annual premium, depending on product and associated risk assessments (e.g., age of home, credit score, past claims of the insured, etc.)
	from one another and that a	nd understand that the Affiliated Companies may refer me/us to purchase the any such referrals may provide the referring company, its affiliates, and/or

Signature

(Date)

(Date)

Signature

HSOA-00009545.13 KRG (IL) Rev. 3/15/18

^{*} In rare cases, your insurance policy may instead be issued by Trident Insurance Agency Company LP, an affiliate of HSI, or under another of its trade names. HSI's trade names include: Edina Realty Insurance Agency, HomeServices Insurance Agency, HomeServices Insurance Georgia, HomeServices Insurance Maryland, InsuranceSouth, Long Insurance Group, PCG Agencies, and PCG Insurance Agency.



ANTI-FRAUD DISCLOSURE TO CONSUMERS

We provide you with this disclosure to alert you to a serious nationwide threat of fraud in real estate transactions.

EMAILS ATTEMPTING TO INDUCE FRAUDULENT WIRE TRANSFERS OF YOUR FUNDS ARE COMMON AND MAY APPEAR TO COME FROM A TRUSTED SOURCE. Such requests, even if they seem legitimate, may be part of a scheme to defraud you.

Electronic communications, such as email, text messages and social media messaging, are neither secure nor confidential. While Berkshire Hathaway HomeServices Koenig Rubloff Realty Group ("KRG") has adopted policies and procedures to aid in avoiding fraud, even the best security protections can still be bypassed by unauthorized parties. Therefore, by this Disclosure, KRG is providing you with information on what to do if you receive instructions to transfer funds.

NEVER TRANSFER FUNDS BASED ON EMAILED WIRE INSTRUCTIONS <u>WITHOUT</u> <u>VERIFYING THE INSTRUCTIONS BY PHONE</u> AS SPECIFIED BELOW.

If you receive any electronic communication providing wire instructions for the transfer of funds, EVEN IF THE COMMUNICATION APPEARS TO BE FROM KRG OR YOUR REAL ESTATE AGENT, **do not respond unless you have verified the information as follows:**

- To verify instructions related to wiring earnest money, call the KRG Accounting Department at 847-853-4030.
- To verify instructions related to wiring closing funds to Fort Dearborn Title, call the Fort Dearborn Title at 847-853-6050.
- To verify instructions related to wiring closing funds to any other title company, call that company using a phone number you look up yourself, not a phone number in the email.

I/we have read this Anti-Fraud Disclosure Statement and understand that if I receive any electronic

ACKNOWLEDGMENT:

communication appearing to come I will verify the validity of the infor		estate agent with instructions to transfer funds, ng the instructions.	
Acknowledged as of this	day of	, 20	
Print Name		Print Name	-

Signature

Signature





Illinois REALTORS® RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT (765 ILCS 77/35)

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 THE SELLER CREATES LEGAL OBLIGATIONS ON THE SELLER; THEREFORE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

Property Address:

City, State & Zip Code:

Selle	er's Nar	ne:		
the s defecthe h	that da eller or In this et' mea ealth or The se pective The sel orrect),	Act. The te or in any perform, "ns a coor safety ller dis buyers ller repror "not or "	is informating rson replan awardition of future closes to may characters to applicate the application of the control of the co	losure of certain conditions of the residential real property listed above in compliance with the Residential Real Property mation is provided as of
	YES	NO	N/A	
1.	ILS	NO	1 1 ///A	Seller has occupied the property within the last 12 months. (No explanation is needed.)
2.				I am aware of flooding or recurring leakage problems in the crawl space or basement.
3.				I am aware that the property is located in a flood plain or that I currently have flood hazard insurance on the property.
4.				I am aware of material defects in the basement or foundation (including cracks and bulges).
5.				I am aware of leaks or material defects in the roof, ceilings, or chimney.
6.				I am aware of material defects in the walls, windows, doors, or floors.
7.				I am aware of material defects in the electrical system.
8.		—		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.				I am aware of material defects in the well or well equipment.
10.				I am aware of unsafe conditions in the drinking water.
11.				I am aware of material defects in the heating, air conditioning, or ventilating systems.
12.				I am aware of material defects in the fireplace or wood burning stove.
13.				I am aware of material defects in the septic, sanitary sewer, or other disposal system.
14.				I am aware of unsafe concentrations of radon on the premises.
15.				I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises.
16.				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.				I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises.
18.				I am aware of current infestations of termites or other wood boring insects.
19.				I am aware of a structural defect caused by previous infestations of termites or other wood boring insects.
20.				I am aware of underground fuel storage tanks on the property.
21.				I am aware of boundary or lot line disputes.
22.				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.				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.

Check here if additional pages used:		
Seller certifies that seller has prepared this statement and certifies that the the seller without any specific investigation or inquiry on the part of the s this transaction to provide a copy of this report, and to disclose any in anticipated sale of the property.	eller. The seller hereby authorize	es any person representing any principal in
Seller:		Date:
Seller:		Date:
THE PROSPECTIVE BUYER IS AWARE THAT THE PARTIES MATHE PROPERTY SUBJECT TO ANY OR ALL MATERIAL DEFECTION AS SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES OBTAIN OR NEGOTIATE. THE FACT THAT THE SELLER IS NOT GUARANTEE THAT IT DOES NOT EXIST. THE PROSPECTIVE BUY PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.	IS DISCLOSED IN THIS REPOSE THAT THE PROSPECTIVE IT AWARE OF A PARTICULA	ORT ("AS IS"). THIS DISCLOSURE IS BUYER OR SELLER MAY WISH TO AR CONDITION OR PROBLEM IS NO
Prospective Buyer:	Date:	Time:
Prospective Buyer:	Date:	Time:
A COPY OF ARTICLE 2 OF THE RESIDENTIAL REAL PROPER REVIEWED BY PROSPECTIVE BUYER.	RTY DISCLOSURE ACT IS A	FFIXED HERETO AND SHOULD BE

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

RESIDENTIAL REAL PROPERTY DISCLOSURE ACT

ARTICLE 2: DISCLOSURES

765 ILCS 77/5 et seq.

Section 5. Definitions: 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. The term includes a manufactured home as defined in subdivision (53) of Section 9-102 of the Uniform Commercial Code that is real property as defined in the Conveyance and Encumbrance of Manufactured Homes as Real Property and Severance Act.

"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 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. Applicability. 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. Applicability; Exceptions. The provisions of this 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 mortgager to a mortgager by deed in lieu of foreclosure or consent judgment, 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 mortgager or a successor in interest to the mortgager's secured position or a beneficiary under a deed in trust who has acquired the real property by deed in lieu of foreclosure, consent judgment 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. Disclosure Report; Completion; Time of Delivery. 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 this 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. . . . [omitted]

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 this 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. Effect of Act on Other Statutes or Common Law. 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.

Section 50. Disclosure Report; Method of Delivery. 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 this Act, delivery to one prospective buyer is deemed delivery to all prospective buyers. Delivery to an 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 this 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. Limitation of Action. No action for violation of this 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.

Section 65. Disclosure Report Form; Contents; Copy of Act. A copy of this Act, excluding Section 35, must be printed on or as a part of the Residential Real Property Disclosure Report form.

Date provided to Buyer:	
Seller:	



ILLINOIS REALTORS® DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS



Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property A	ddr	ess:			
Seller's Dis	sclo	sure (initial)			
(a)	Pres	sence of lead-based	l paint and/or lead-b	ased paint hazards (check one	e below):
☐ Known lead-based paint and/or lead-based paint hazards are			ased paint hazards are present	in the housing (explain):	
		Seller has no know	ledge of lead-based	l paint and/or lead-based paint	hazards in the housing.
(b)	Rec	ords and Reports a	vailable to the seller	(check one below):	
		Seller has provided lead-based paint ha	I the purchaser with azards in the housin	all available records and report g (list documents below):	ts pertaining to lead-based paint and/or
		Seller has no repor housing.	ts or records pertair	ning to lead-based paint and/or	lead-based paint hazards in the
Purchaser ^b	's A	cknowledgment (in	nitial)		
(c)	Pur	chaser has received	copies of all informa	ation listed above.	
(d) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.					
(e)	Pur	chaser has (check o	ne below):		
				tually agreed upon period) to o lead-based paint hazards; or	conduct a risk assessment or inspection
		Waived the opport and/or lead-based		risk assessment or inspection	n for the presence of lead-based pain
Agent's Ac	kno	wledgment (initial))		
(f)		ent has informed t ponsibility to ensure		eller's obligations under 42 L	J.S.C. 4852d and is aware of his/her
Certification	n o	f Accuracy			
		arties have reviewed s true and accurate.		ove and certify to the best of the	neir knowledge, that the information they
Seller			Date	Purchaser	Date
Seller			Date	Purchaser	Date

Date _____

Date

Agent _____



ILLINOIS 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 (are known to be present within the	(above EPA or IEMA recommended Radon Action Level he dwelling. (Explain).	
(b)	Seller has provided the purchase elevated radon concentrations w	er with the most current records and reports pertaining within the dwelling.	
(c)		of elevated radon concentrations in the dwelling or prinave been mitigated or remediated.	
(d)	Seller has no records or reports dwelling.	es pertaining to elevated radon concentrations within the	
Purchaser's A	Acknowledgment (initial each of	the following which applies)	
(e)	Purchaser has received copies of	of all information listed above.	
(f)	Purchaser has received the IEM	IA approved Radon Disclosure Pamphlet.	
Agent's Ackn	owledgement (initial IF APPLICA	ABLE)	
(g)	(g) Agent has informed the seller of the seller's obligations under Illinois law.		
Certification of	of Accuracy		
	parties have reviewed the informa , that the information he or she ha	ation above and each party certifies, to the best of his as provided is true and accurate.	
Seller		Date	
Seller		Date	
Purchaser		Date	
Purchaser		Date	
Agent		Date	
Agent		Date	
Prope	rty Address:		
City, S	State, Zip Code:		