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.



JOHN DASDELEN

SENIOR SALES CONSULTANT (312) 208-0004 john@MGGroupChicago.com

John received his Bachelor of Science Degree in Finance from Northeastern Illinois University and his MBA with a Concentration in Real Estate from Roosevelt University. John was a branch manager for a local bank for over 4 years before switching his career to real estate in 2007. John has worked in residential sales, leasing, development and management with his former brokerage prior to joining The MG Group in November 2012.

John was born and raised in Chicago in the North Center neighborhood. He currently lives in River West and enjoys spending time with his wife and family – along with attending sporting events, working out and enjoying the city's restaurants.





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

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> Office: 773.687.4696 Cell: 773.255.6562

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Scheduling Desk & Office Coordinators 773.572.6505 scheduler@MGGroupChicago.com



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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

SUBURBAN SPECIALISTS

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

Bill O'Hare Sales Consultant - Northern Suburbs 312.485.6921 bill@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 | 2019 & 2020

CRAIN'S NOTABLE RESIDENTIAL REAL ESTATE BROKERS

Crain's Chicago Business | 2018 - 2022

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, 2017-2021

#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



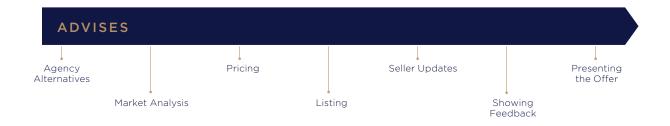
What Your Realtor® Does For You

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

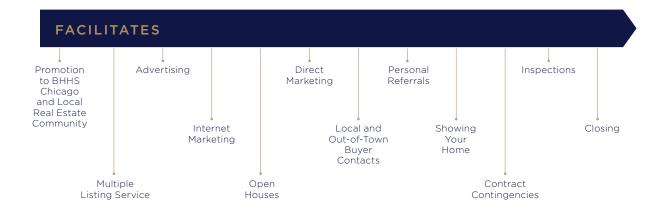
Surveys show that many homeowners and homebuyers are not aware of the true value a REALTOR® provides during the course of a real estate transaction. The list here is just a baseline since the services may vary within each brokerage and each market. Many REALTORS® routinely provide a wide variety of additional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

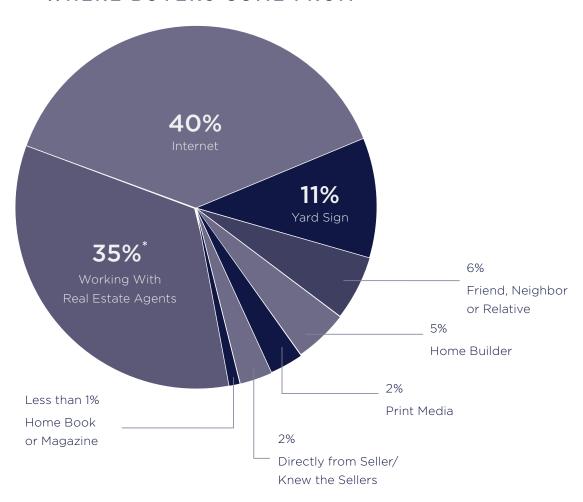
- Targeted flyers, postcards and mailers
- Inclusion of your home on the Top Agent Network website which markets to the top 10% of agents in Chicago (if applicable)
- Periodic Brokers' open houses
- Inclusion of your listing on BHHSchicago.com, BerkshireHathaway.com, MGGroupChicago.com, ChicagoTribune.com, 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:

Social Media Reach



The MG Group's social media strategy and far-reaching footprint includes tens of thousands of followers and continues to grow exponentially. Each member of the MG Group's sales team has both personal and professional presences on all of the major social channels including Meta (Facebook), Instagram, TikTok, Twitter and LinkedIn – adding another significant marketing tool to our already industry-leading arsenal. Our progressive social media strategy, managed & curated by a local professional branding company, includes creating and utilizing featured novel artwork that promotes our properties on all social media channels from listing through closing.

> Read more about our agents and locate their social accounts at homes.mggroupchicago.com/about-us

OUR FOLLOWERS KEEP GROWING!











@mggroupchicago

@TheMGGroup

@TheMGGroup

@TheMGGroup

@mggroupchicago

10,000+ 20,000+

3,000+

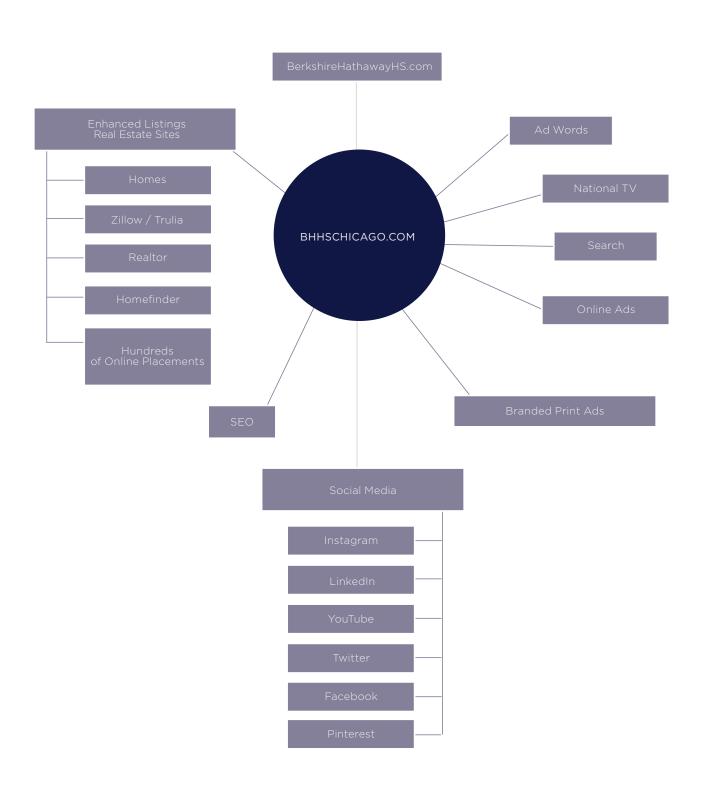
1,000+











Online Advertising

SOME OF THE WEBSITES WE ADVERTISE ON

PROPERTY WEBSITES

- Zillow.com
- Realtor.com
- Trulia.com
- BHHSChicago.com
- MGGroupChicago.com
- Redfin.com
- Homes.com
- · Homeseekers.com
- HomeGain 0<:
- RealEstateAdvisor 0<:
- HotPads.com
- Move.com
- , 6=\$2-9AF0<:
- · Homefinder.com
- DotHomes.com
- NewHomeListings.com
- CribChatter.com
- · Realtytrac.com
- BobVila.com
- Ol X.com
- · RealEstateBook.com
- Condo.com
- Postlets.com
- RealRentals.com
- Domu.com

LUXURY SITES

- WSJ.com
- LuxuryRealEstate.com
- Lux-Residence.com
- HomeandDesign.com
- NYTimes.com
- Dwell.com
- ChicagoTribune.com/real-estate/dream-homes

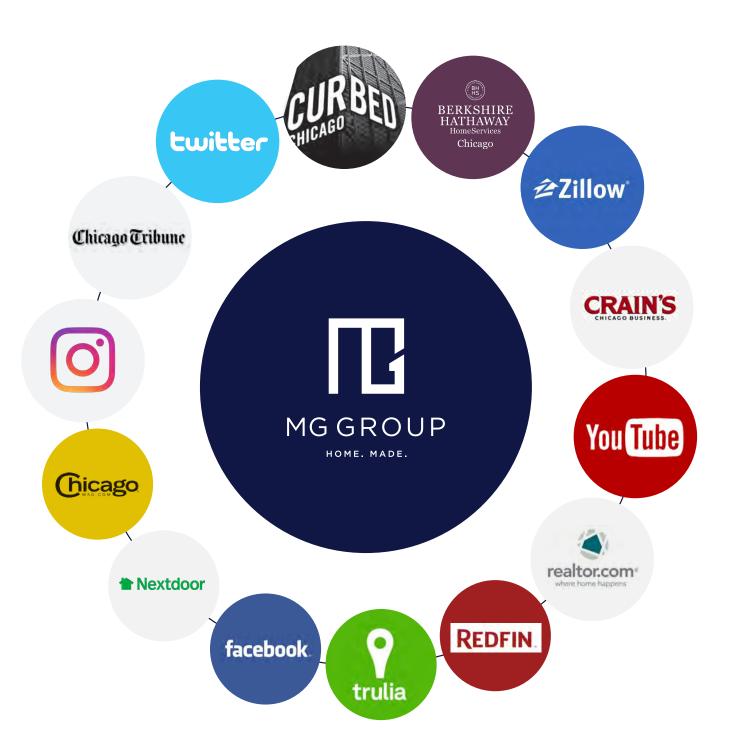
LOCAL & OTHER NEWS SITES

- ChicagoMag.com
- Chicago.SunTimes.com
- Curbed.com
- ChicagoTribune.com
- ChicagoBusiness.com
- Crain.com
- MLChicagoSocial.com
- · YoChicago.com
- DailyHerald.com
- RealTown.com
- New.Yahoo.com
- · Realestate.msn.com
- ActiveRain.com
- Digg.com

COMMERCIAL SITES

- CoStar
- Loopnet
- Crexi
- Propertyline.com





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

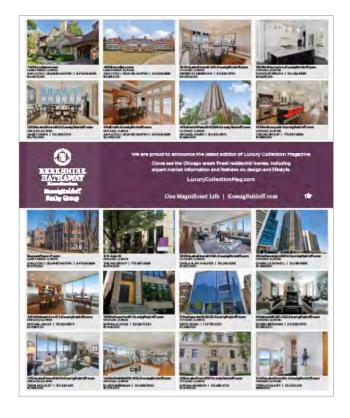
LUXURY PUBLICATIONS

- 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





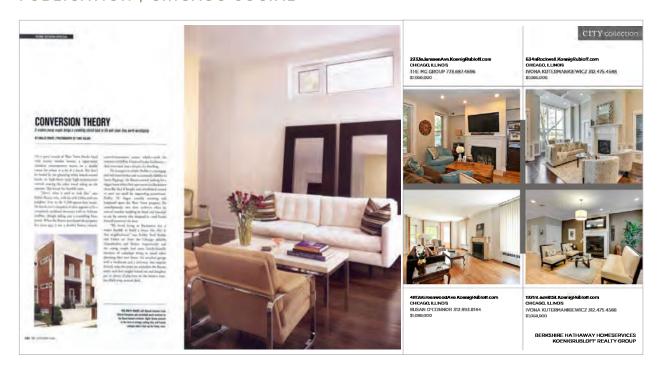


PUBLICATION | CHICAGO TRIBUNE





PUBLICATION | CHICAGO SOCIAL





CRAIN'S CHICAGO BUSINESS

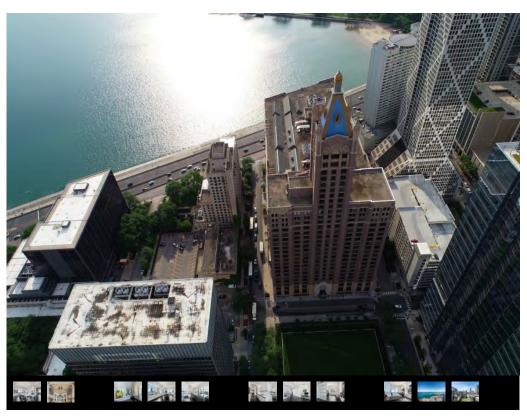
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June 20, 2018 07:00 AM

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



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Mathew Nitu M&N Flooring 773.817.8651 mnflooring@ymail.com

Andres Carpet & Vinyl Flooring 773-406-6668

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

Metro Heating 773.736.1400 hvacjedi.com

ROOFERS

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Matthews Roofing
773.276.4100
bryan@matthewsroofing.com
matthewsroofing.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

Jeff Gallichio 5243 W. Berenice

(708) 307-4844 3339 N. Albany

2939 N. Dawson

5153 W. Warwick

2240 N. Karlov

4568 N. Mulligan

5133 N. Nottingham

5647 W. Roscoe

2611 W. Summerdale (under contract)

3712 N. Lowell (under contract)

5212 W. Grace (under contract)

3830 N. Christiana (in construction)

9424 Oketo (in construction)

635 Kaspar (in construction)

Adam Pudlo 4925 W. Cornelia

(847) 313-0324 1821 S. Crescent





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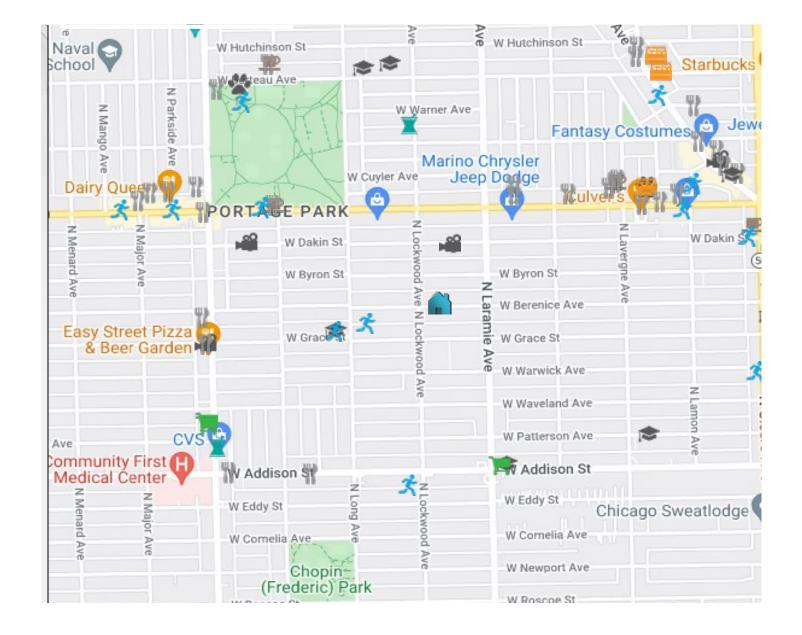






FLOOR PLAN





ABOUT & AROUND PORTAGE PARK

Named for the nearby park of the same name, Portage Park is bordered by Montrose Avenue to the north, Narragansett Avenue to the west, Roscoe Street to the south, and Cicero Avenue to the east. In the early 1800s, the area was a "portage" used by Native Americans to transport canoes between the Chicago and Des Plaines Rivers. The land was officially given the name Portage Park in 1912.

Portage Park is served by the CTA Blue Line which has two train stops at nearby Montrose and Irving Park and connects riders to O'Hare, the Loop, and the rest of the CTA system. In addition, a number of CTA bus routes serve the area and the Milwaukee District North Line of the Metra train is located close to the Montrose Blue Line stop.

Portage Park's famous "Six Corners," at the intersection of Irving Park Road, Cicero Avenue, and Milwaukee Avenue, is a shopping district where most of the area's commercial activity takes place. Portage Park is a 36.5 acre park with many amenities including an Olympic-size pool, a bike path, five baseball fields, two combination football/soccer fields, a gymnasium and a cultural arts building. Youth activities include sports and music.



HOMES.MGGROUPCHICAGO.COM/5243wBerenice







COMPARATIVE MARKET ANALYSIS

Comparative Market Analysis

Property At: 5155 W. ROSCOE

Prepared For:
David Guggenhei & Bonnie Zagora

Prepared By: John Dasdelen The MG Group





Office Phone: (773) 687-4619
Direct Line: (312) 208-0004
Personal Fax Number: (773) 687-4639

Email: JOHN@MGGroupChicago.com

This is a broker price opinion/comparative market analysis, not an appraisal of the market value of the real estate, and was prepared by a licensed real estate broker or managing broker who was not acting as a State certified real estate appraiser. Prepared by: John Dasdelen License No.:

Market Analysis Summary

Recently Sold

Comparables

MLS #	Stat	Address	List Price	Sold Pr	Clsd Dt	# Beds in Bldg	Baths	LMT	MT
11242333	CLSD	5907 W Waveland Ave	\$675,000	\$683,700	11/30/2021	6	4	8	8
11337384	CLSD	5421 W Giddings St	\$499,000	\$565,000	04/22/2022	6	4	5	5
11340497	CLSD	4733 W Byron St	\$474,500	\$572,000	04/08/2022	4	0	3	3
11353204	CLSD	5440 W Warwick Ave	\$525,000	\$542,000	05/05/2022	4	0	11	11
11351801	CLSD	4720 N Melvina Ave	\$719,900	\$725,000	04/25/2022	8	5	23	23
11345576	CLSD	4532 N Lockwood Ave	\$595,000	\$581,600	05/13/2022	6	0	17	64
11347291	CLSD	5548 W Leland Ave	\$599,999	\$599,999	04/22/2022	6	3	10	10

Statistics Total Properties: 7

	List Price	Sold Pr	# Beds in Bldg	Baths	LMT	MT	
 Minimum	\$474,500	\$542,000	4	0	3	3	_
Maximum	\$719,900	\$725,000	8	5	23	64	
Average	\$584,057	\$609,900	6	2	11	18	

Sold properties closed averaging 104.42% of their Final List Price (FLP). This reflects a 4.42% difference between property sale prices and their FLP's.

Market Analysis Summary (continued)

Pending Sale

Comparables

MLS #	Stat	Address	List Price	# Beds in Bldg	Baths	LMT	MT
11395839	СТС	5713 W Giddings St	\$609,900	5	0	27	27
11371313	PEND	5559 W Giddings St	\$609,900	8	0	27	108
11354374	CTG	5831 W Lawrence Ave	\$599,900	8	3	72	72
11379093	CTG	5508 W Berenice Ave	\$599,000	6	0	43	130

Statistics Total Properties: 4

	List Price	# Beds in Bldg	Baths	LMT	MT
Minimum	\$599,000	5	0	27	27
Maximum	\$609,900	8	3	72	130
Average	\$604,675	7	1	42	84

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Market Analysis Summary (continued)

Currently for Sale

Comparables

MLS #	Stat	Address	List Price		# Beds in Bldg	Baths	LMT	MT
11340940	ACTV	5062 W Agatite Ave	\$750,000	6		6	86	86
11406224	ACTV	4637 N MELVINA Ave	\$629,500	9		0	16	16
11405551	ACTV	5117 W Cullom Ave	\$619,000	7		0	17	57
11392392	ACTV	5408 W Berteau Ave	\$599,000	7		0	29	29
11347500	ACTV	5245 W WARWICK Ave	\$599,900	6		4	79	79

Statistics Total Properties: 5

	List Price	# Beds in Bldg	Baths	LMT	MT
Minimum	\$599,000	6	0	16	16
Maximum	\$750,000	9	6	86	86
Average	\$639,480	7	2	45	53

Prepared By: John Dasdelen The MG Group



Two to Four Units MLS #: 11242333 List Date: 10/08/2021 Status: CLSD Area: 8015 List Dt Rec: 10/08/2021 Address: 5907 W Waveland Ave , Chicago, IL 60634

Directions: Austin N of Addison to Waveland E to home Closed: 11/30/2021 Contract: 10/15/2021

Financing: FHA

Blt Before 78: No

Year Built: 2021 Dimensions: 25 X 125

Ownership: Fee Simple Subdivision: Corp Limits: Chicago Township: Jefferson

Coordinates: N:3700 W:5907

Off Mkt: 10/15/2021

Total Units: 2 Acreage:

Total Baths 4/0 Total Rooms: 13 (Full/Half): Total Bedrooms: 6 Basement: None

Utility Costs:

Mobility Score: 71 - Good Mobility! ?

List Price: \$675,000 Orig List Price: \$675,000 Sold Price: **\$683,700** Contingency Flag:

Lst. Mkt. Time: 8 Concessions: 2 Contingency: County: Cook Model: 2-flat

Parking: Garage, Exterior Space(s) # Spaces: Gar:2 Ext:1

Parking Incl. **Yes** In Price: 3 BR Unit: Yes

Zoning: Multi-Family

Waterfront: No

Financial Info

Total Rental Income:

Remarks: WOW! Describes this beautiful quality construction and fine craftsmanship. New Portage Park 2-Flat with each unit approximately 1400 sq. ft.. First and second floor unit has private entrance. Each have open concept modern style kitchen with quartz countertops and breakfast bar. Living / dining area with 9ft and 10ft ceilings (second floor with skylights) for today's demanding buyers / tenants. . Each unit has 3-bedrooms with ample closet space and 2-full baths, that includes Master Suite with private bath on each level. Hardwood floors throughout, central air, in unit laundry and Cat-5 cable and speaker wiring throughout the units. From the back each unit has a private and spacious deck / balcony for that family enjoyment. The exterior of the building is covered with extremely durable fiber cement panels. 2-car garage plus a car port for that third additional parking space. Custom fencing and exterior lighting. Use this building as your home or investment or both.

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

Taxes/Assessments
PIN: 13202240160000 Mult PINs: Tax Amount: \$12,530 Tax Year: **2020** Exemptions: None

Net Operating Income: Gross Income: Other Income: Special Assessments: No

Unit #1 Unit #2 Unit #3 Unit #4	Floor Level 1 2	<u>Sq Ft.</u> 1400 1400	Rooms 7 6	Bedrooms 3 3	Bathrooms 2/0 2/0 / /	<u>Master Bath</u> Full Full	<u>Sec Deposit</u> 0 0	<u>Rent</u> 0 0	<u>Lease Exp</u> 0 0
Age: NEW Ready for Occupancy Type-Multi Unit: 2 Flat				Garage Ownership: Garage On Site: Ye			Tenancy Type: Tenant Pays (1):	Electric, Gas, He	at, Parking

Style: Const Opts: General Info: None

Amenities: Curbs/Gutters, Sidewalks, Street Lights,

Street Paved

Ext. Bldg. Type: Fiber Cement Lot Size: Standard Chicago Lot

Lot Size Source: Lot Desc: Fenced Yard Roof: Asphalt/Glass (Shingles)

Foundation: Exst Bas/Fnd:

Ext Prop Feats: Balcony, Deck

Janitor Expense (\$/src): /

Water Expense (\$/src): /

Repairs/Decor Expense (\$/src): /

Operating Expense Includes:

Conversion: Deconversion: Relist:

Garage Type: **Detached** Garage Details: Garage Door Opener(s), Transmitter(s)

Special Service Area: No

Parking Ownership: Owned Parking On Site: Yes

Parking Details: Side Apron Appliances/Features (1): Stove, Refrigerator, Washer, Dryer, Dishwasher, Microwave, Disposal, Central Air Conditioner, Garage/Space, Laundry Hook-Up,

Hardwood Floors

Appliances/Features (2): Stove, Refrigerator, Washer, Dryer, Dishwasher, Microwave, Disposal, Central Air Conditioner, Garage/Space, Laundry Hook-Up, Hardwood Floors

Appliances/Features (3): Appliances/Features (4): Bath Amn: Double Sink

Basement Details: Crawl

Additional Rooms: Utility Room-1st Floor Building Unit Info: No Units Furnished

Tenant Pays (2): Electric, Gas, Heat, Parking Tenant Pays (3):

Tenant Pays (4): Water: Lake Michigan Sewer: Sewer-Public

Heating: Gas, Forced Air, 2+ Sep Heating Systems, Indv Controls

Equipment: Humidifier, CO Detectors, Multiple Water Heaters

HERS Index Score: Green Disc: Green Rating Srce: Green Feats: Possession: Closing

Sale Terms: Conventional, FHA, VA, Cash Only

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

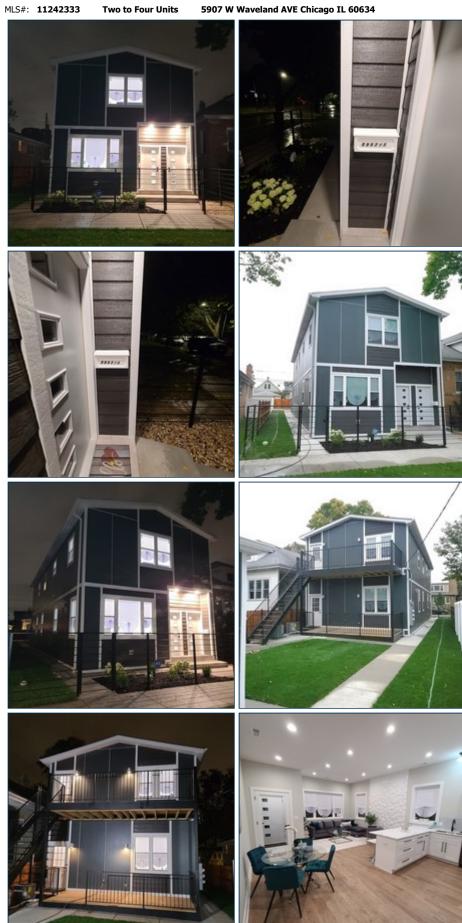
Fuel Expense (\$/src): / Electricity Expense (\$/src): / Trash Expense (\$/src/yr): // Insurance Expense (\$/src): Manager Expense (\$/src): / Other Expense (\$/src): /

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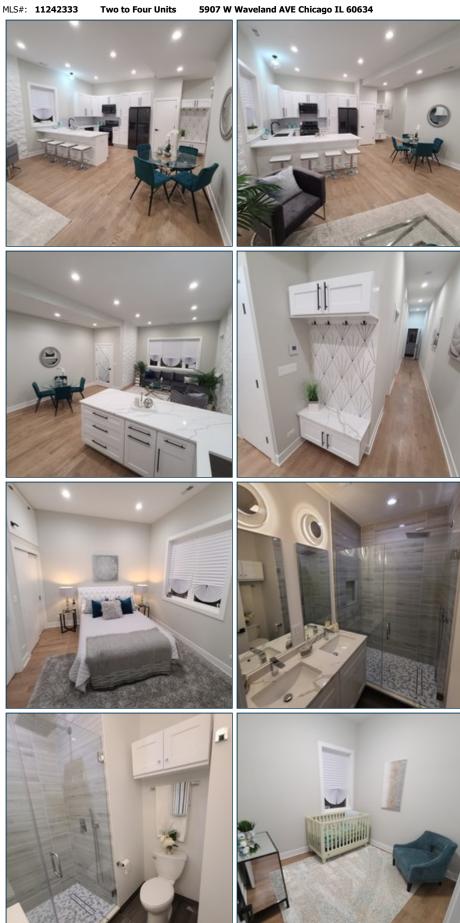
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MLS #: 11242333

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🧘 3D Tour

3D Tour

Two to Four Units Status: CLSD

Year Built: 1905

Dimensions: 50X125 Ownership: Fee Simple

Corp Limits: Chicago

Acreage:

Total Rooms: 15

Area: 8015

Closed: 04/22/2022

Off Mkt: 03/07/2022

Coordinates: N:4700 W:5421

MLS #: 11337384 List Date: 03/03/2022 List Dt Rec: 03/03/2022 Address: 5421 W Giddings St , Chicago, IL 60630

List Price: \$499,000 Orig List Price: \$499,000 Sold Price: **\$565,000**

Contingency Flag:

Directions: East of Central on Lawrence - 1 block South to Giddings Contract: 03/07/2022 Lst. Mkt. Time: 5 Concessions: 20000

Financing: Cash Blt Before 78: Yes Contingency: Subdivision:

Model: Parking: Garage # Spaces: Gar:2 Parking Incl. **Yes** In Price:

County: Cook

Total Baths 4/0 (Full/Half):

Total Units: 2

Basement: Full

Township: Jefferson

3 BR Unit: Yes Zoning: Waterfront: No

Utility Costs: Mobility Score: -

Remarks: Amazing Opportunity to own this Two Flat with Finished Lower Level on a Double Wide Lot which provides for Extra Wide Units ~ Live in One Unit and Earn Rental Income on the Others! Unit 1 (currently Tenant occupied) offers 2 Bedrooms, 1 Full Bathroom, Hardwood Floors, Living Room, Dining Room with Original Built-in Cabinets, Den or Work-from-Home Space and an Updated Kitchen with Large Island and a Custom Backsplash. Unit 2 is a Duplex Up Unit and offers 4 Bedrooms, 2 Full Bathrooms, Hardwood Floors, Separate Living and Dining Rooms, a Chef's Kitchen with Large Breakfast Bar Island, Granite Countertops with Coordinating Backsplash, and 42" Cabinets with Undermount Lighting. Unit 2 also offers a Convenient In-Unit Washer and Dryer. The Finished Lower Level treats you to Additional Living Space with its Family Room, Game Room, Bar Area, Bathroom and Storage Space. When warmer weather arrives, you'll love to relax on the Large Back Deck that overlooks the Fenced Backyard with Private Above Ground Pool! Convenient Garage Parking included too. This Prime Location is moments to Jefferson Memorial Park, Football/Soccer Fields, Public Transportation, Shopping and Restaurants. *Multiple Offers Received - asking for Highest & Best by Sunday, March 5th at 6:00pm*

Taxes/Assessments
PIN: 13161080110000 School Data Elementary: (299) Junior High: (299) Mult PINs: High School: (299) Tax Amount: \$7,890.78 Tax Year: **2020** Exemptions: None

Financial Info Total Rental Income: Net Operating Income: Gross Income: Other Income:

Special Service Area: No Floor Level Bedrooms Sec Deposit 2800 Lease Exp 0/0 Sq Ft. **Bathrooms Master Bath** Rooms 5 Rent 1400 1/0 2/0 4 0 0/0

Style: Const Opts: General Info: None

Amenities: Sidewalks, Street Lights, Street Paved

Ext. Bldg. Type: Other Lot Size: Less Than .25 Acre Lot Size Source:

Age: 100+ Years

Type-Multi Unit: 2 Flat

Lot Desc: Fenced Yard, Level, Wood Fence Roof:

Foundation: Exst Bas/Fnd:

Ext Prop Feats: Deck, Pool Above Ground

Janitor Expense (\$/src): /

Water Expense (\$/src): /

Repairs/Decor Expense (\$/src): /

Operating Expense Includes:

Conversion: Deconversion: Relist:

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

Special Assessments: No

Garage Details: Parking Ownership: Parking On Site: Parking Details:

Appliances/Features (1): Stove, Refrigerator, Dishwasher, Microwave, Hardwood Floors Appliances/Features (2): Stove, Refrigerator, Dishwasher, Laundry Hook-Up, Hardwood Floors

Appliances/Features (3): Appliances/Features (4): Bath Amn:

Basement Details: Finished, Rec/Family Area, Storage Space

Additional Rooms: Family Room, Foyer, Laundry Room(s), Recreation Room **Building Unit Info:**

Fuel Expense (\$/src): / Trash Expense (\$/src/yr): // Manager Expense (\$/src): /

Tenancy Type: Month To Month

Tenant Pays (1): **Electric, Gas, Heat, Scavenger, Sewer, Water**

Tenant Pays (2): Other Tenant Pays (3): Tenant Pays (4): Water: Public Sewer: Sewer-Public

Heating: Gas, Forced Air Equipment: Ceiling Fan HERS Index Score: Green Disc: Green Rating Srce: Green Feats:

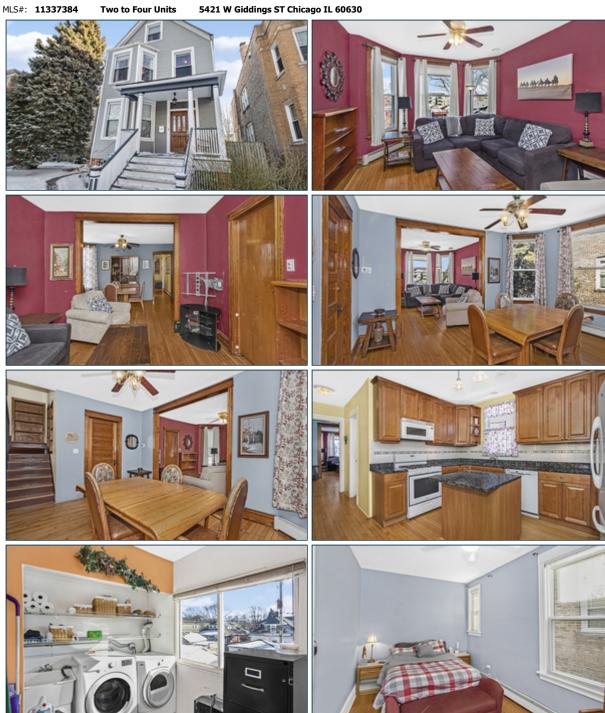
Possession: Closing Sale Terms: Addl. Sales Info.: None

Broker Owned/Interest: No Electricity Expense (\$/src): / Insurance Expense (\$/src): Other Expense (\$/src): /

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MLS #: 11337384

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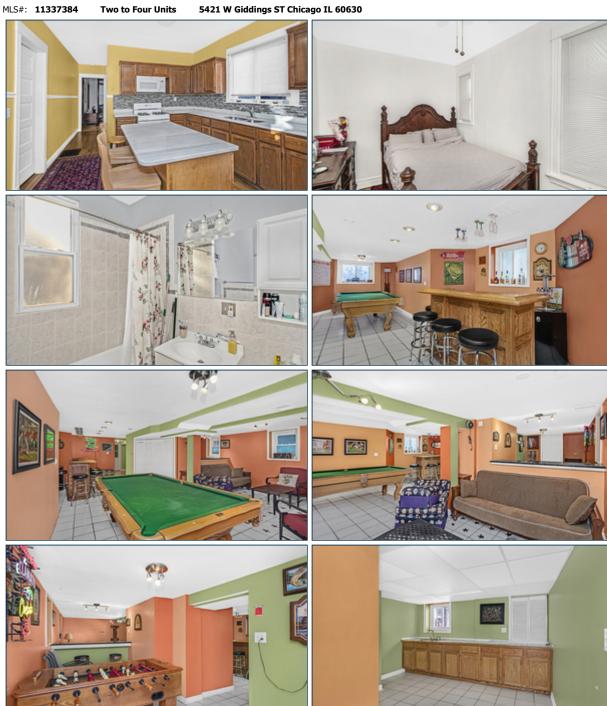
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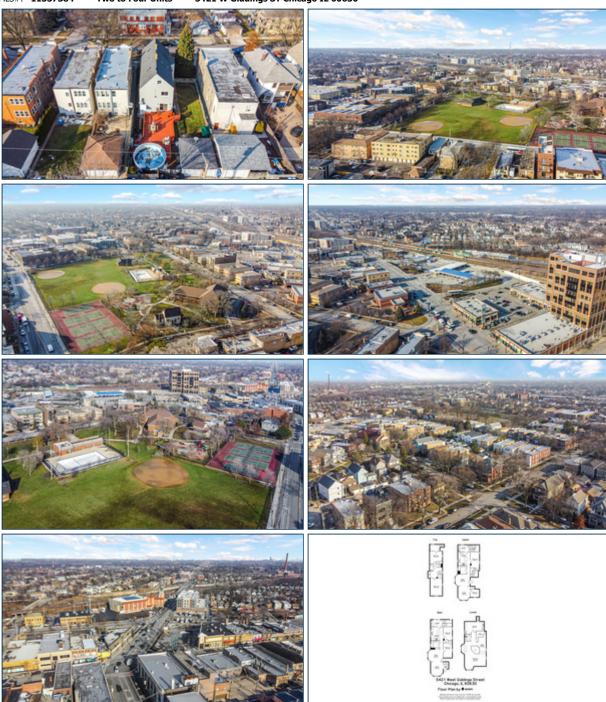
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MLS #: 11340497 Two to Four Units List Date: 03/07/2022 Status: CLSD List Dt Rec: 03/07/2022 Area: 8015 Address: 4733 W Byron St , Chicago, IL 60641

Directions: Irving Park to Cicero, south to Byron, east to 4733 Contract: **03/09/2022** Financing: Cash Blt Before 78: Yes

Ownership: Fee Simple Subdivision: Corp Limits: Chicago Township: North Chicago Coordinates: N:3900 W:4733

Total Units: 2 Acreage: Total Baths 2/0

(Full/Half): Total Bedrooms: 4

Closed: 04/08/2022

Off Mkt: 03/09/2022

Year Built: UNK

Dimensions: 37.5 X 123

Basement: Full, Walkout

Waterfront: No Utility Costs: Elec. - \$609.75/yr,\$50.81/mo; Gas - \$1095.48/yr,\$91.29/mo

Mobility Score: -

Total Rooms: 10

🗼 3D Tour 🧘 3D Tour

Remarks: MATTERPORT/3D VIRTUAL TOUR LINK AVAILABLE! WALK TO 6 CORNERS & ALL THAT OLD IRVING PARK/PORTAGE PARK HAVE TO OFFER FROM THIS RARELY AVAILABLE/IMMACULATE/BEAUTIFULLY RENOVATED 2-FLAT ON OVERSIZED 37.5' WIDE LOT W/HUGE BACK YARD & PRIVATE DECKS PERFECT FOR OWNER-OCCUPANT OR INVESTOR W/2 LARGE/BRIGHT/RENOVATED (2019) 2 BED / 1 BATH UNITS W/SUNNY LIVING ROOMS W/BAY WINDOWS, SEPARATE DINING AREAS, LARGE BEDROOMS, NEW WHITE/S/S KITCHENS W/PANTRIES, NEW CONTEMPORARY STONE BATHS & UPDATED FLOORING IN BOTH UNITS; INDEPENDENT CENTRAL HEAT/AIR/UTILITIES FOR EACH UNIT (UNIT 2 NEW HVAC 2019); UPDATED COPPER PLUMBING/ELECTRICAL; NEST THERMOSTATS; HUGE UNFINISHED/DRY BASEMENT W/LAUNDRY & GREAT CEILING HEIGHT PERFECT FOR DUPLEXING DOWN TO CREATE A MASSIVE OWNER'S UNIT OR KEEP AS ENDLESS STORAGE; FULL WALK-UP UNFINISHED ATTIC; LARGE PRIVATE DECK OFF KITCHENS LEADS TO HUGE FENCED PATIO/YARD; 2-CAR GARAGE PARKING!

School Data Elementary: Gray (299) Junior High: Gray (299) High School: Schurz (299)

Floor Level

Taxes/Assessments PIN: 13221060120000 Mult PINs:

Tax Amount: \$6,374.86 Tax Year: 2020 Exemptions: None

Special Assessments: No

Financial Info

List Price: \$474,500 Orig List Price: \$474,500

Sold Price: \$572,000

County: Cook

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

Parking: Garage

Zoning: Multi-Family

Model:

3 BR Unit: No

Contingency Flag:

Lst. Mkt. Time: 3

Concessions:

Contingency:

Total Rental Income: \$1,400 Net Operating Income: \$28,814 Gross Income: \$3.100 Other Income: Garage/s

Special Service Area: No <u>Bedrooms</u> Bathrooms 1/0 Master Bath Shared Sec Deposit N/A Rent OWN Lease Exp N/A 700 1400 04/23 Shared

<u>Unit #</u> Unit # Age: 100+ Years, Rehab in 2019 Garage Ownership: Owned Type-Multi Unit: 2 Flat Garage On Site: Yes Style: Garage Type: Detached Const Opts: Garage Details: Garage Door Opener(s), Transmitter(s) General Info: School Bus Service, Commuter Bus, Parking Ownership:

Rooms 5

Commuter Train, Interstate Access Parking On Site: Amenities: Curbs/Gutters, Sidewalks, Street Lights, Parking Details: Street Paved

Sq Ft.

Ext. Bldg. Type: Cedar, Frame Lot Size: Oversized Chicago Lot

Lot Size Source:

Lot Desc: Common Grounds, Fenced Yard

Roof: Asphalt/Glass (Shingles)

Foundation: Concrete

Exst Bas/Fnd:

Ext Prop Feats: Deck, Storms/Screens, Cable Access

Conversion: Deconversion: Relist:

Appliances/Features (1): Stove, Refrigerator, Dishwasher, Microwave, Disposal, Central Air Conditioner, Hardwood Floors

Appliances/Features (2): Stove, Refrigerator, Dishwasher, Microwave, Disposal, Central Air Conditioner

Appliances/Features (3): Appliances/Features (4):

Bath Amn: Soaking Tub

Basement Details: Unfinished, Exterior Access Additional Rooms: Foyer, Laundry Room(s)

Building Unit Info:

Tenancy Type:

Tenant Pays (1): Electric, Gas, Heat Tenant Pays (2): Electric, Gas, Heat

Tenant Pays (3): Tenant Pays (4): Water: Lake Michigan Sewer: Sewer-Public Heating: Gas, Forced Air

Equipment: Humidifier, CO Detectors, Sump Pump

HERS Index Score: Green Disc: Green Rating Srce: Green Feats:

Possession: Closing, Tenant's Rights

Sale Terms: Conventional

Addl. Sales Info.: List Broker Must Accompany

Broker Owned/Interest: No

Janitor Expense (\$/src): / Fuel Expense (\$/src): / Electricity Expense (\$/src): \$388/Actual Water Expense (\$/src): \$720/Actual Trash Expense (\$/src/yr): // Insurance Expense (\$/src): \$903/Actual Repairs/Decor Expense (\$/src): / Manager Expense (\$/src): / Other Expense (\$/src): /

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MLS #: 11340497

Operating Expense Includes:







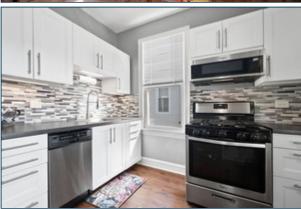






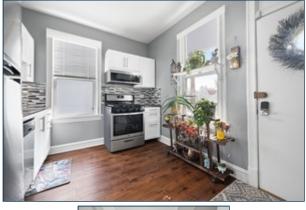






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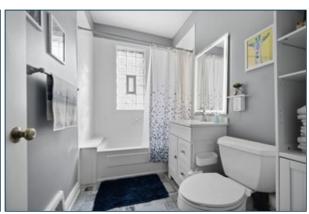
















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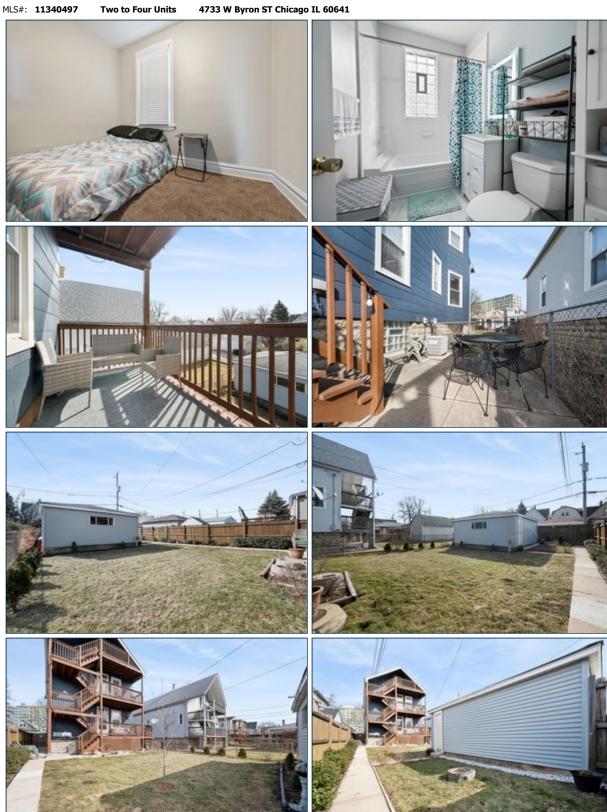






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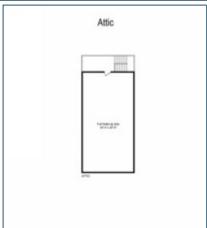


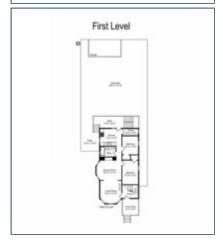














Some photos may be virtually staged

MLS #: 11353204 Two to Four Units List Date: 03/21/2022 Status: CLSD List Dt Rec: 03/21/2022 Area: 8015 Address: 5440 W Warwick Ave , Chicago, IL 60641

> Total Units: 2 Total Baths 3/0

(Full/Half):

Basement: Full

Sold Price: **\$542,000** Contingency

Directions: LONG AVE (5400W) TO WARWICK (3732N), WEST TO PROPERTY Closed: 05/05/2022 Contract: 03/31/2022 Lst. Mkt. Time: 11 Off Mkt: 03/31/2022 Financing: FHA Concessions:

Blt Before 78: Yes Contingency: County: Cook Subdivision: Model: Township: Jefferson Parking: Garage

Spaces: Gar:2 Parking Incl. **Yes** In Price: 3 BR Unit: No

Financial Info

Net Operating Income:

Total Rental Income:

Gross Income: Other Income:

Zoning: Multi-Family

List Price: \$525,000

Orig List Price: \$525,000

Waterfront: No

Remarks: Lovely, fully remodeled 2-flat on the best block in Portage Park! The building was gut renovated in 2019 and features two units with hardwood floors, sunny large living rooms, and modern kitchens with quartz countertops and stainless steel appliances in each. The first floor of unit 1 has a large full bathroom and two bedrooms. The kitchen opens to a large deck overlooking a sunny, fully fenced-in backyard with a garden area, a brick patio, and a two-car garage. The unit duplexes down to the basement, which features a full bathroom with a large spa-like shower, living room, and plenty of space for a rec area, in-law suite, or potential 3rd bedroom. Current owners often used the basement as an Airbnb for additional income pre-pandemic. The basement also includes front and back entrances, an office, and a shared laundry area with extra storage. The second floor upstairs unit is a 2Bd/1Ba apartment with hardwood floors, a sunny living room, and an extra-large kitchen, with all modern stainless steel appliances and quartz countertops. This unit is rented for \$1500 (currently month-to-month). The home is within walking distance to 38-acre Portage Park, with an Olympic size swimming pool, walking and biking paths, and wonderful farmers markets and music performances in the summer. The neighborhood is very family-friendly, with fun block parties and holiday activities for kids and adults! Walking distance to great neighborhood spots like Sutherland's, Easy Street Pizza, and Ninja Sushi. It is conveniently located to Six Corners, the Metra, and I-90. Must see! HIGHEST AND BEST DUE BY 5 P.M. 3/29

Year Built: 1916

Dimensions: 30 X 125

Corp Limits: Chicago

Acreage: 0.08

Total Rooms: 11

Total Bedrooms: 4

Utility Costs: Mobility Score: -

Ownership: Fee Simple

Coordinates: N:3732 W:5442

School Data Elementary: Gray (299) Junior High: Gray (299) High School: Schurz (299)

Taxes/Assessments PIN: 13211170260000 Mult PINs: No Tax Amount: **\$4,477**Tax Year: **2020** Exemptions: Homeowner

Special Assessments: No Special Service Area: No

Unit #1 Unit #2 Unit #3 Unit #4	Floor Level 1 2	<u>Sq Ft.</u>	Rooms 6 4	Bedrooms 2 2	Bathrooms 2/0 1/0 /	<u>Master Bath</u> None	<u>Sec Deposit</u> 0 0	Rent 00 0	<u>Lease Exp</u> 00/00 00/00
Age: 10	0+ Years, Rehal	in 2018	G	arage Ownership:	Owned		Tenancy Type:		
Type-Mul	ti Unit: 2 Story L	Init/s	(Garage On Site: Ye	ıs		Tenant Pays (1):	Electric, Gas	

Garage Type: Detached Tenant Pays (2): Electric, Gas Style: Const Opts: Garage Details: Garage Door Opener(s) Tenant Pays (3): General Info: Commuter Bus Parking Ownership: Tenant Pays (4): Amenities: Park/Playground, Curbs/Gutters, Parking On Site: Water: Lake Michigan Sidewalks, Street Lights, Street Paved Parking Details: Sewer: Sewer-Public Ext. Bldg. Type: Aluminum Siding, Vinyl Siding, Steel Appliances/Features (1): Stove, Refrigerator, Heating: Gas, Forced Air

Dishwasher, Central Air Conditioner, Hardwood Floors Equipment: TV-Cable, CO Detectors, Ceiling Fan Appliances/Features (2): Stove, Refrigerator, HERS Index Score: Microwave, Central Air Conditioner

Green Disc: Appliances/Features (3): Green Rating Srce: Appliances/Features (4): Green Feats: Bath Amn: Possession: Closing Basement Details: Partially Finished, Exterior Access

Ext Prop Feats: Deck, Storms/Screens Additional Rooms: 1st Floor Bedroom, Family Room, InLaw Arrangement, Laundry Room(s), Workroom Conversion: Building Unit Info:

Deconversion: Relist:

Janitor Expense (\$/src): / Fuel Expense (\$/src): / Water Expense (\$/src): / Trash Expense (\$/src/yr): // Repairs/Decor Expense (\$/src): / Manager Expense (\$/src): /

Sale Terms: Conventional, FHA, VA Addl. Sales Info.: None

Broker Owned/Interest: Yes

Electricity Expense (\$/src): /

Insurance Expense (\$/src): /

Other Expense (\$/src): /

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Siding

Lot Desc:

Lot Size Source:

Exst Bas/Fnd:

Foundation: Concrete

Operating Expense Includes:

Lot Size: Oversized Chicago Lot

Roof: Asphalt/Glass (Shingles)







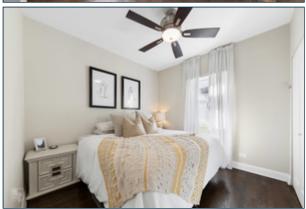






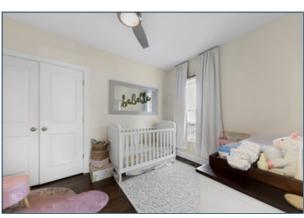






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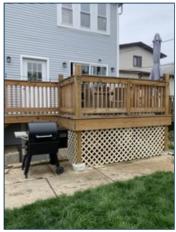












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Two to Four Units MLS #: 11351801 List Date: 03/19/2022 Status: CLSD Area: 8015 List Dt Rec: 03/19/2022 Address: 4720 N Melvina Ave , Chicago, IL 60630

Directions: Gunnison South to Melvina to property. Closed: 04/25/2022 Contract: 04/10/2022 Off Mkt: 04/10/2022 Financing: Cash

Blt Before 78: No

Total Units: 2 Total Baths **5/0** (Full/Half):

Basement: Full

Township: Jefferson

Subdivision:

Dimensions: 40X125 Ownership: Fee Simple Corp Limits: Chicago

Year Built: 1993

Coordinates: N:4727 W:6200

Acreage: 0.11

Total Rooms: 15 Total Bedrooms: 8

Utility Costs: Mobility Score: -

Sold Price: **\$725,000** Contingency

> Lst. Mkt. Time: 23 Concessions: Contingency: County: Cook Model: Parking: Garage # Spaces: Gar:2 Parking Incl. In Price:

> > 3 BR Unit: Yes

List Price: \$719,900

Orig List Price: \$719,900

Zoning: Multi-Family Waterfront: No

Remarks: PRISTINE CONDITION! Brick building in HIGHLY DESIRED Portage Park neighborhood. Perfectly situated on a quiet street located minutes from beautiful Dunham Park. EXTREMELLY WELL MAINTAINED building is now available. Units have condo QUALITY FINISHES. Great for investor or live-in and BUILD YOUR FINANCIAL FREEDOM. UNIT 1 and UNIT 2 are almost identical. 3 bedrooms, 2 bathrooms including FULL MASTER BATH and PRIVATE BALCONY on each floor. CENTRAL A/C AND HEAT. Gorgeous new Kitchen with custom cabinets, all new top-quality STAINLESS-STEEL APPLIANCES, granite countertops and glass backsplash. HARDWOOD FLOORS THROUGHOUT. Updated Master bathrooms with walk-in showers, new tiles, new fixtures, and vanities. Front and back staircase were recently carpeted. GARDEN APARTMENT - Very spacious and bright space with 2 bedrooms, 1 bath. SEPARATE LAUNDRY ROOM in the basement with 2 washers and 2 dryers. Detached 2 CAR GARAGE with a side drive, Fenced yard. ROOF 2014, 2x Furnace 2016, 2x AC 2016. Please see under "additional info" full list of updates. Market rent is total approximately \$5,500/ month. 7.5% CAP RATE.

School Data Elementary: (299) Junior High: (299) High School: Taft (299)

Taxes/Assessments PIN: **13171041060000** Mult PINs: No Tax Amount: \$7,041.48

Tax Year: 2020 Exemptions: Homeowner, Senior

Special Assessments: No pecial Service Area: No

Financial Info Total Rental Income: \$0 Net Operating Income: \$0 Gross Income: \$0 Other Income: Garage/s

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1	1300	6	3	2/0	Full	0	0	N/A
Unit #2	2	1300	6	3	2/0	Full	0	0	N/A
Unit #3					',				
Unit #4									

Age: 26-30 Years Garage Ownership: Owned Tenancy Type: None Type-Multi Unit: 2 Flat Tenant Pays (1): Electric, Gas Garage On Site: Yes Style: Garage Type: Detached Tenant Pays (2): Electric, Gas Garage Details: Garage Door Opener(s) Tenant Pays (3): Const Opts: General Info: None Parking Ownership: Tenant Pays (4): Amenities: Parking On Site: Water: Public Ext. Bldg. Type: Brick Parking Details: Sewer: Sewer-Public Lot Size: Less Than .25 Acre Appliances/Features (1): Stove, Refrigerator, Washer, Heating: Baseboard Dryer, Dishwasher, Microwave, Central Air Conditioner, Hardwood Floors Equipment: Humidifier, Sump Pump, Multiple Water Lot Size Source: Other Lot Desc: Heaters Appliances/Features (2): Stove, Refrigerator, Washer, HERS Index Score: Roof:

Dryer, Dishwasher, Microwave, Central Air Conditioner, Hardwood Floors Green Disc:

Green Rating Srce: Exst Bas/Fnd: Appliances/Features (3): Green Feats: Ext Prop Feats: Balcony Appliances/Features (4): Possession: Closing Conversion: Bath Amn: Separate Shower

Sale Terms: Deconversion: Basement Details: Finished Electric Supplier: Commonwealth Edison Relist: Additional Rooms: InLaw Arrangement

Building Unit Info: Janitor Expense (\$/src): \$0/

Water Expense (\$/src): \$900/Owner Projection

Fuel Expense (\$/src): \$1,200/Owner Projection Trash Expense (\$/src/yr): // Manager Expense (\$/src): /

Broker Owned/Interest: No Electricity Expense (\$/src): \$900/Owner Projection Insurance Expense (\$/src): \$1,200/Owner Projection Other Expense (\$/src): /

Repairs/Decor Expense (\$/src): / Operating Expense Includes:

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Addl. Sales Info.: None

Foundation:

















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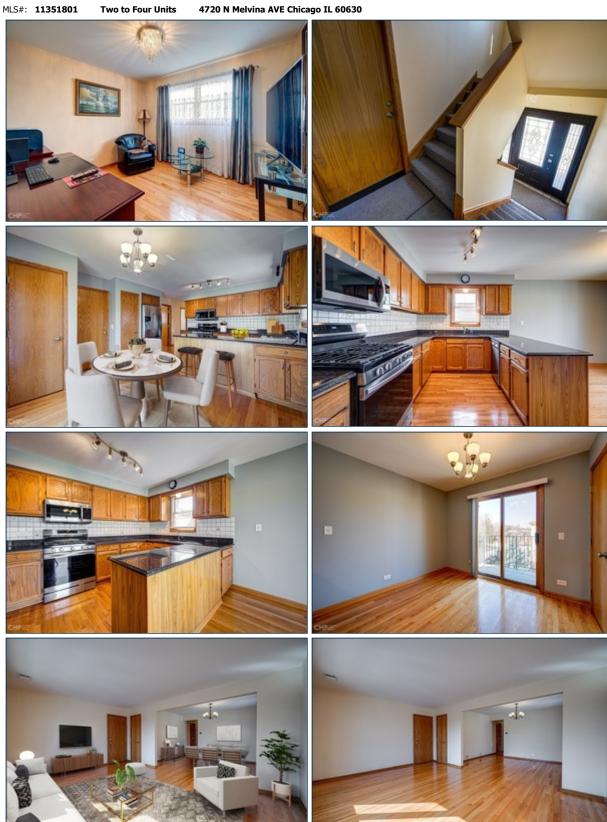






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Two to Four Units MLS #: 11345576 Status: CLSD List Date: 03/18/2022 List Dt Rec: 03/18/2022 Area: 8015 Address: 4532 N Lockwood Ave , Chicago, IL 60630

Directions: Montrose east of Central to Lockwood

Closed: 05/13/2022 Contract: 04/03/2022 Off Mkt: 04/03/2022 Financing: Conventional Year Built: 1956 Dimensions: 465X109 Blt Before 78: Yes

> Total Units: 2 Total Baths 3/2 (Full/Half):

Basement: Full

Ownership: Fee Simple Subdivision: Corp Limits: Chicago Township: Jefferson

Coordinates: N:5740 W:5300 Acreage: 0.11

Total Rooms: 12

Total Bedrooms: 6

Utility Costs: Mobility Score: -

List Price: \$595,000 Orig List Price: \$595,000 Sold Price: \$581,600 Contingency Flag:

Lst. Mkt. Time: 17 Concessions: Contingency: County: Cook Model: Parking: Garage

Spaces: Gar:2 Parking Incl. **Yes** In Price: 3 BR Unit: Yes

Zoning: Waterfront: No

Remarks: LOCATION, LOCATION! Must see this well kept Jefferson Park 2 flat with basement. Each bright and spacious unit offers 3 bedrooms, huge eat in kitchen, living room and 1.5 baths. Unit 1 features hardwood floors in the living room and bedrooms and unit 2 features a gas fireplace. The 3rd full bathroom, workroom, den, laundry, and bar area can be found in the finished lower level of this home. Outside you will find the 2-car detached garage, fenced in yard, private deck with your own personal Zen garden perfect for relaxing or entertaining. Home is conveniently located near shopping, restaurants, coffee shops, the Metra, 190 Tollway, 38-acre Portage Park as well as Jefferson and Wilson Park. Must see to appreciate the location and all that this home has to offer. Schedule your private showing today.

School Data Elementary: Portage Park (299) Junior High: (299) High School: Schurz (299)

Taxes/Assessments
PIN: 13161160290000 Mult PINs: Tax Amount: **\$6,434.55** Tax Year: 2020

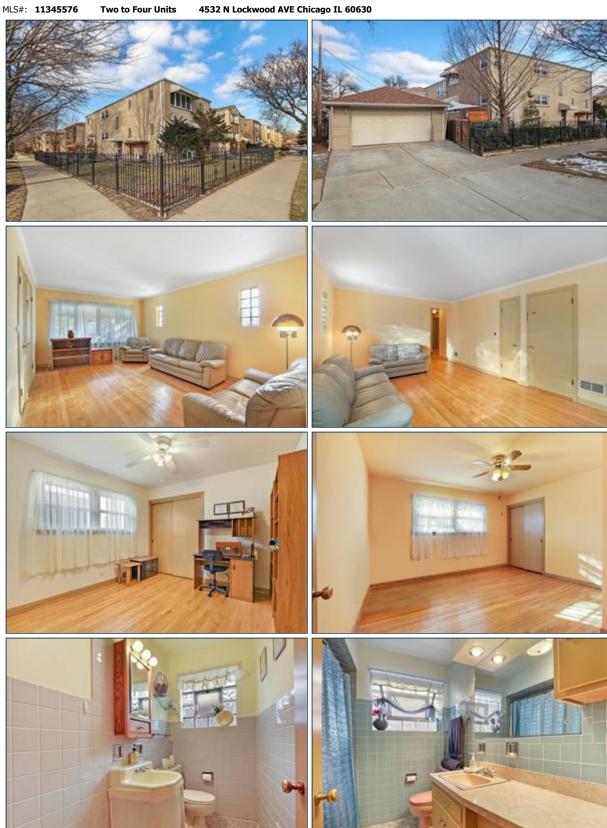
Exemptions: Homeowner Special Assessments: No Special Service Area: No

Financial Info Total Rental Income: Net Operating Income:

Gross Income: Other Income:

Unit #1 Unit #2 Unit #3 Unit #4	Floor Level 1 2	<u>Sq Ft.</u> 1351 1351	Rooms 5 5	Bedrooms 3 3	Bathrooms 1/1 1/1 /	<u>Master Bath</u> None None	<u>Sec Deposit</u> 0 0	Rent 0 0	<u>Lease Exp</u> 0 0
Age: 61 - Type-Mul- Style: Const Op General I Amenities Ext. Bldg, Lot Size: Lot Size: Lot Desc: Roof: As Foundation Exst Bas/	nfo: Commuter Type: Brick Less Than .25 / Source: Fenced Yard phalt/Glass (Shon: Fend: Feats: Deck, Stoon:	ningles)	Access	Dryer, Microwave Appliances/Features Dishwasher, Micro Appliances/Features Appliances/Features Bath Amn: Basement Details: I	(1): Stove, Refi, Hardwood Floo (2): Stove, Refiowave, Fireplace (3): (4):	rigerator, Washer, ors rigerator, e-Gas	Tenancy Type: Tenant Pays (1): Tenant Pays (2): Tenant Pays (3): Tenant Pays (4): Water: Public Sewer: Sewer-Pi Heating: Gas, Fo Equipment: TV-D Ceiling Fan, Sun HERS Index Score Green Pating Srce Green Feats: Possession: Closi Sale Terms: Addl. Sales Info.: Broker Owned/Int	other ublic rced Air ish, Security Sy np Pump : :	stem, CO Detectors,
V Repairs/D	nitor Expense (\$/ Vater Expense (\$/ Decor Expense (\$/ Expense Include:	src): / src): /		Fuel Expense (\$ Trash Expense (\$/sı Manager Expense (\$	c/yr): //		Electricity Expense Insurance Expense Other Expense	e (\$/src): /	

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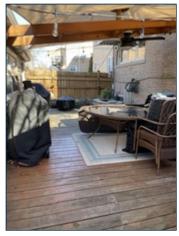












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Two to Four Units MLS #: 11347291 List Date: 03/14/2022 Status: CLSD List Dt Rec: 03/14/2022 Area: 8015

Address: 5548 W Leland Ave , Chicago, IL 60630

Directions: Central to Leland then East to the building.

Closed: 04/22/2022 Off Mkt: 03/23/2022 Financing: Conventional Blt Before 78: Yes

Year Built: **1906** Dimensions: **47.97X125** Ownership: Fee Simple Corp Limits: Chicago

Coordinates: N:4600 W:5550

Acreage:

Total Rooms: 19 Total Bedrooms: 6

Utility Costs: Mobility Score: -

Contract: 03/23/2022

Subdivision:

Township: Jefferson

Total Units: 2

Total Baths 3/0 (Full/Half): Basement: Full

List Price: \$599,999 Orig List Price: \$599,999 Sold Price: \$599,999 Contingency

Lst. Mkt. Time: 10 Concessions: Contingency: County: Cook Model: Parking: Garage # Spaces: Gar:2 Parking Incl. **Yes** In Price:

Zoning: Multi-Family

Financial Info

Net Operating Income: \$0

Total Rental Income: \$0

Gross Income: \$0

Other Income:

Waterfront: No

3 BR Unit: Yes

Remarks: GREAT LOOKING JEFFERSON PARK JUMBO 2 UNIT ON A SUPER WIDE LOT THAT IS ((48X125)). SIDE YARD & BACK YARD HAS BEEN MAINTAINED BEAUTIFULLY & METICULOUSLY AND HAS A GORGEOUS GARDEN! The first floor unit is a 3 bed 2 bath duplex down with tons of storage, ((beautiful hardwood floors throughout both units)), great looking kitchen with 42-in oak cabinets, beautiful granite countertops, all appliances are stainless steel, dishwasher is 4 years old. The duplex down comes with the washer and dryer and it is accessible from both units. The entire second floor was just painted in 2022. The second floor is a great looking unit with 3 bedrooms & 1 bathroom with ((beautiful hardwood floors throughout)), Stainless steel appliance. Beautiful 42-in cabinets and a good amount of storage for that unit as well. The back yard & side yard is absolutely gorgeous and has been maintained by the owners for the last 47 years they've owned it and there is a ton of pride of ownership in this property. The back patio is stamped concrete and there's a brick 2 car garage in the rear. ((Please see broker private remarks for ages of mechanicals and other items in the building.))

School Data Elementary: **Prussing (299)**Junior High: **(299)** High School: Taft (299)

Age: 100+ Years

Taxes/Assessments PIN: **13161070230000**

Mult PINs: Tax Amount: \$0 Tax Year: 2020

Exemptions: Homeowner, Senior, Senior Freeze

Special Assessments: No Special Service Area: No

Unit #1 Unit #2 Unit #3	Floor Level 1 2	<u>Sq Ft.</u>	Rooms 10 9	Bedrooms 3 3	Bathrooms 2/0 1/0 /	<u>Master Bath</u> None None	<u>Sec Deposit</u> OWN OWN	Rent OWN OWN	<u>Lease Exp</u> OWN OWNER
Unit #4					/				

Garage Ownership: Owned Type-Multi Unit: 2 Flat Garage On Site: Yes Style: Garage Type: Detached Tenant Pays (2): None Garage Details: Garage Door Opener(s), 7 Foot or more Tenant Pays (3): Const Opts: high garage door General Info: None Parking Ownership: Amenities: Curbs/Gutters, Sidewalks, Street Lights, Parking On Site: Street Paved Parking Details: Ext. Bldg. Type: Brick

Lot Size: Less Than .25 Acre Appliances/Features (1): Stove, Refrigerator, Washer, Dryer, Dishwasher, Microwave, Disposal, Central Air Lot Size Source: Survey Conditioner, Garage/Space, Hardwood Floors Lot Desc: Landscaped Professionally, Chain Link Appliances/Features (2): Stove, Refrigerator, Window

Fence, Garden, Outdoor Lighting, Partial Fencing, Sidewalks, Streetlights Air Conditioner, Garage/Space, Hardwood Floors Appliances/Features (3):

Roof: Rubber Appliances/Features (4): Foundation: Concrete Bath Amn: Soaking Tub Exst Bas/Fnd: Basement Details: Finished Ext Prop Feats: Porch, Stamped Concrete Patio

Additional Rooms: Conversion: Building Unit Info: No Units Furnished, Smoke/Alarm Deconversion: Detector, Storage/Locker Area Relist:

Janitor Expense (\$/src): / Fuel Expense (\$/src): / Water Expense (\$/src): / Trash Expense (\$/src/yr): // Repairs/Decor Expense (\$/src): / Manager Expense (\$/src): / Operating Expense Includes:

Tenancy Type: Owner Occupied Tenant Pays (1): None

Tenant Pays (4): Water: Lake Michigan Sewer: Sewer-Public Heating: Gas, Forced Air

Equipment: CO Detectors, Ceiling Fan, Multiple

Water Heaters HERS Index Score: Green Disc: Green Rating Srce: Green Feats: Possession: Closing Sale Terms:

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

Electricity Expense (\$/src): /

Insurance Expense (\$/src): /

Other Expense (\$/src): /

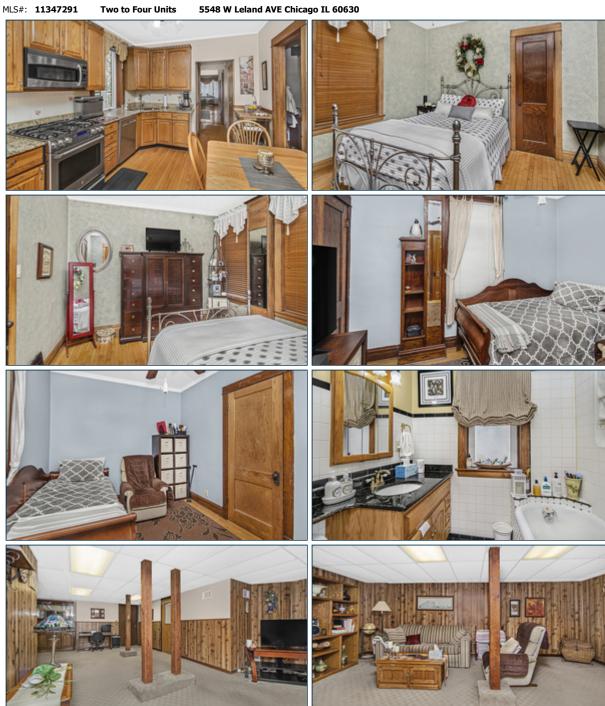
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MLS #: 11347291



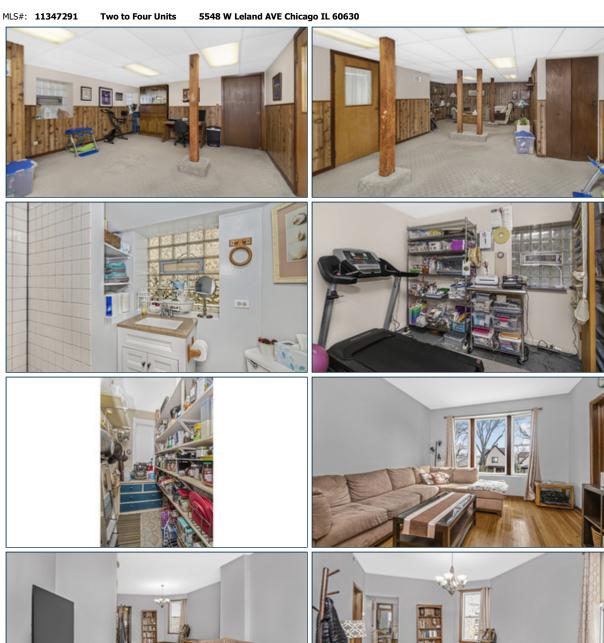
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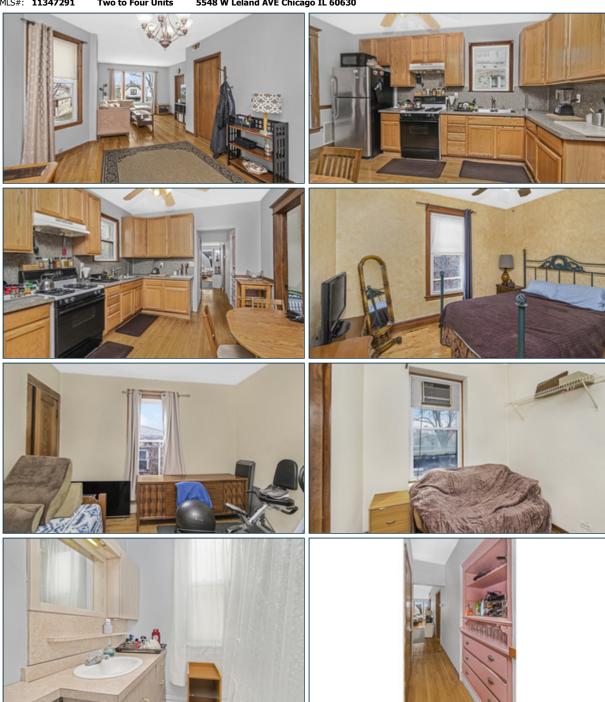






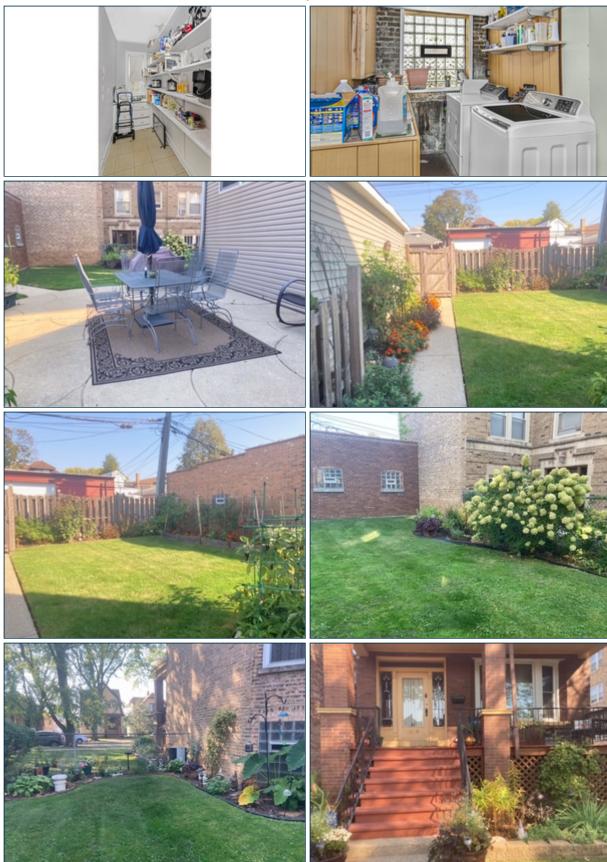
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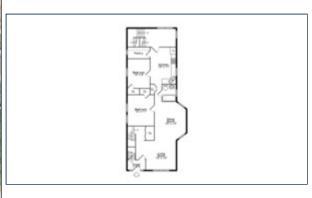
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MLS #: 11395839 List Price: \$609,900 Two to Four Units List Date: 05/05/2022 Orig List Price: \$609,900 Status: CTG List Dt Rec: 05/05/2022 Sold Price: Area: 8015 Address: 5713 W Giddings St , Chicago, IL 60630 Contingency **A/I** Flag:

Directions: Austin to Giddings east to 5713 W. Giddings

Subdivision:

Total Units: 3

(Full/Half):

Total Baths 3/0

Basement: Full, Walkout

Contract: 05/18/2022 Off Mkt: Financing: Year Built: 1915 Blt Before 78: Yes Dimensions: 45X123

Corp Limits: Chicago Township: Jefferson Coordinates: N:4700

W:5713 Acreage: 0.13

Ownership: Fee Simple

Total Rooms: 13

Total Bedrooms: 5

Utility Costs: Mobility Score: - Lst. Mkt. Time: 27 Concessions: Contingency: A/I County: Cook Model:

> Parking: Garage # Spaces: Gar:2

Parking Incl. **Yes** In Price: 3 BR Unit: No

Zoning: Multi-Family

Waterfront: No

Financial Info
Total Rental Income:

Net Operating Income:

Virtual Tour

Remarks: Beautiful Brick 3-Flat with 2 bedrooms in 1st & 2nd Floor and 1bdr/1bth in the garden unit. 2 & 1/2 car Garage and meticulously maintained landscaping on an oversized City lot. 2nd Flr unit features: 2 great size bdrs, living, dining room, refinished hardwood floors, updated Kitchen with SS appliances, updated ceramic bath, a full pantry and enclosed porch. Original woodwork, 9 feet high ceiling and a lot of natural light.1st Flr unit is maintained and has month to month long term tenant. Nicely maintained garden unit with brick exposure on hallway, one bdr, living, dining room and full bath. Separate entrances to each units. 2020 new roof. Two heating systems with separate thermostats. Rear patio for entertaining and nice size fenced side yard. Excellent Jefferson Park location: close to park, schools, shopping, restaurants, public transportation and major HWYs.

School Data Elementary: (299) Junior High: (299) High School: Taft (299) Taxes/Assessments PIN: 13172070180000

Mult PINs: Tax Amount: \$6,479 Tax Year: **2020 Exemptions: Homeowner**

Gross Income: Other Income:

Special Assessments: No Special Service Area: No Bedrooms 2

				эресіаі	Service Area. 110					
<u>Unit #1</u>	Floor Level 1	<u>Sq Ft.</u>	Rooms 5	Bedrooms 2	Bathrooms 1/0	Master Bath None	Sec Deposit 1000	Rent 1150	<u>Lease Exp</u> M/M	
Unit #2	2	1350	5	2	1/0		1300	1390	07/22	
Unit #3 Unit #4	G		4	1	1/0	None	1000	1000	M/M	
	0+ Years, Reha	b in 2020	(Garage Ownership:	Owned		Tenancy Type:			
Type-Mult	ti Unit: 3 Flat		(Garage On Site: Ye	es		Tenant Pays (1)	: None		
Style:			(Garage Type: Deta	ached		Tenant Pays (2)	: Electric, Gas, Hea	t, Parking	
Const Opt	ts:		(Garage Details: Ga	arage Door Ope	ner(s), Transmitter(s	Tenant Pays (3)	: None		
General I	nfo: None			Parking Ownership:	:		Tenant Pays (4)	:		
Amenities	s:			Parking On Site:			Water: Lake M	ichigan		
Ext. Bldg.	Type: Brick		1	Parking Details:			Sewer: Sewer-	-Public		
Lot Size:	Oversized Chic	ago Lot		Appliances/Features			Heating: Gas, I	Forced Air		
Lot Size S	Source:		I	Microwave, Wind	low Air Conditio	ner, Hardwood Floo	rs Equipment:			
Lot Desc:	Fenced Yard			Appliances/Feature			HERS Index Sco	re:		
Roof:				Microwave, Wind Hardwood Floors		ner, Garage/Space,	Green Disc:			
Foundatio	on:					frigerator, Window	Green Rating Srce:			
Exst Bas/	Fnd:			Air Conditioner	3 (3). 3.07C, RC	ingcrator, window	Green Feats:			
Ext Prop I	Feats:		,	Appliances/Features	s (4):		Possession: Clo	sing		
Conversion	n:		1	Bath Amn:	` '		Sale Terms:			
Deconver	sion:		1	Basement Details:	Partially Finish	ed, Exterior Access	Addl. Sales Info	.: None		
Relist:				Additional Rooms: Utility Room-Low		, Laundry Room(s),	Broker Owned/I	nterest: No		
			1	Building Unit Info:						
Ja	nitor Expense (\$/	/src): /		Fuel Expense (\$/src): /		Electricity Exper	nse (\$/src): /		
V	/ater Expense (\$/	/src): /		Trash Expense (\$/s			Insurance Exper	nse (\$/src): /		
Repairs/D	ecor Expense (\$/	/src): /	ı	Manager Expense (\$/src): /		Other Exper	nse (\$/src): /		

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MLS #: 11395839

Operating Expense Includes:



MLS#: **11395839**































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MLS #: 11371313 Two to Four Units List Date: 04/10/2022 Status: PEND

List Dt Rec: 04/10/2022 Area: 8015 Address: 5559 W Giddings St , Chicago, IL 60630

List Price: \$609,900 Orig List Price: \$609,900

Sold Price: Contingency Flag:

Directions: LAWRENCE TO LUNA ,SOUTH TO GIDDINGS AND WEST TO THE BUILDING!

Subdivision:

Total Units: 3

Contract: 05/12/2022 Off Mkt: **05/12/2022** Year Built: **1958** Financing: Blt Before 78: **Yes** Dimensions: 4375

Ownership: Fee Simple Corp Limits: Chicago

Coordinates: N:4800 W:5559 Acreage: 0.1

Total Rooms: 17

Total Bedrooms: 8 Utility Costs:

Mobility Score: -

Total Baths 3/1 (Full/Half): Basement: None

Sec Deposit

Township: Jefferson

Lst. Mkt. Time: 27 Concessions: Contingency: County: Cook Model:

Parking: Garage # Spaces: Gar:2 Parking Incl. In Price: 3 BR Unit: Yes

Zoning: Multi-Family

Lease Exp

Waterfront: No

O Virtual Tour

Remarks: Incredible opportunity for an investor or a live-in owner in Jefferson Park in one of the best close-to-everything locations around. First and second floor are very large units with 3 bedrooms and 1 bath. 1st floor apartment just renovated with new bath, new windows, new floors and much more. Ground floor unit apartment has huge windows and hosts 2 bedrooms and 1 bath. Receive additional income from the 2 1/2 brick car garage. Brand-new roof 2-years-ago. Boilers are in great shape, always maintained. 3 hot water tanks (one of them brand new). 3 Updated electric with circuit breakers, 3 gas meters, 4 washer and dryers. Fenced-in back yard has plenty of room for relaxing and gardening. Excellent prime Portage/Jefferson Park location. Easy access to Blue Line, the Metro, I-90/94. Close to bus stop, Starbucks, Jewel, Chase, Walgreens, Dunkin Donuts, CVS and many restaurants around. Won't last long. Truly amazing opportunity. Come see this wonderful property before it's gone.

Bathrooms 1/0

Master Bath

School Data Elementary: (299)

Rooms

Sq Ft.

Junior High: (299) High School: (299)

Floor Level

Taxes/Assessments PIN: 13161070010000 Mult PINs: Tax Amount: \$9,328 Tax Year: 2020

Exemptions: Special Assessments: No Special Service Area: **No** <u>Bedrooms</u>

Rent

<u>Financial Info</u> Total Rental Income: Net Operating Income: Gross Income:

Other Income: Garage/s

Unit #1 1 1500 Unit #2 2 1500 Unit #3 G 1300 Unit #4	5 3 6 3 5 2	1/0 None 1/0 None 1/0	1785 487	1250 925	08/21 09/21
Age: 61-70 Years, Rehab in 2020 Type-Multi Unit: Other Style: Const Opts: General Info: None Amenities: Ext. Bldg. Type: Brick Lot Size: Less Than .25 Acre Lot Size: Source: Lot Desc: Roof: Foundation: Exst Bas/Fnd: Ext Prop Feats: Conversion: Deconversion: Relist:	Dryer Appliances/Features	(1): Stove, Refrigerator, Washe (2): Stove, Refrigerator (3): Stove, Refrigerator, Washe (4):	Tenant Pays (3): Tenant Pays (4): Water: Lake M Sewer: Sewer- r, Heating: Gas Equipment: HERS Index Sco Green Disc: Green Rating Sro Green Feats: Possession: Clo	Electric, Gas, Heat Electric, Gas, Heat Electric, Gas, Heat ichigan Public re: ce: ssing nventional, Cash Onl None	y
Janitor Expense (\$/src): / Water Expense (\$/src): / Repairs/Decor Expense (\$/src): / Operating Expense Includes:	Fuel Expense (\$ Trash Expense (\$/sr Manager Expense (\$	c/yr): //	Electricity Expen Insurance Expen Other Expen	se (\$/src): /	

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List Price: \$599,900 Two to Four Units MLS #: 11354374 List Date: 03/21/2022 Orig List Price: \$599,900 Status: CTG List Dt Rec: 03/22/2022 Sold Price: Area: 8015 Address: 5831 W Lawrence Ave , Chicago, IL 60630 Contingency **A/I** Flag:

Directions: Lawrence East of Central on the South side of the Street

Financing: Year Built: 1960 Blt Before 78: Yes Dimensions: 30 X 125

Subdivision:

Total Units: 2 Total Baths 3/0

(Full/Half):

Basement: Full, Walkout

Corp Limits: Chicago Township: Jefferson Coordinates: N:4800

W:5831 Acreage:

Ownership: Fee Simple

Total Rooms: 14

Off Mkt:

Total Bedrooms: 8

Utility Costs: Mobility Score: - Contract: 03/30/2022 Lst. Mkt. Time: 72 Concessions:

Contingency: A/I County: Cook Model:

Parking: Garage # Spaces: Gar:3

Parking Incl. **Yes** In Price: 3 BR Unit: Yes

> Zoning: Waterfront: No

Remarks: Beautiful two unit brick in Jefferson Park. Interior features include, a completely remodeled first floor apartment with three large bedrooms and bath. Second floor features hardwood floors, natural woodwork throughout. Sunny & bright with three spacious bedrooms. 2 bedroom Garden unit is completely remodeled with new flooring, fixtures and freshly decorated. Exterior features include a large brick 3 car garage, fenced yard, maintenance free sided back porch and newer porch windows throughout back. Roof was a was completely redone in 2015. Mechanicals features, 3 Newer separate hot water boilers. 2 Newer hot water tanks. Appliances include range and refrigerator per apartment plus dishwashers in both first and second floor unit. Heat is separate, owner provides electric and hot water to garden. Ideally located near public transportation with minutes to the CTA blue line, Metra, O'HARE and Kennedy Expressway. Property meticulously kept in top-notch condition. Shows pride of ownership and is a pleasure to show. All units are in move in condition. NEITHER BROKER NOR OWNER REPRESENT TO THE LEGALITY OF THE GARDEN UNIT WAS BUILT BY ORIGINAL OWNER.

School Data Taxes/Assessments

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

PIN: 13172010650000 Mult PINs: No Tax Amount: **\$5,387.41**Tax Year: **2020**

Exemptions: Homeowner, Senior, Senior Freeze

Special Assessments: No Special Service Area: No

Bathrooms 1/0 1/0 Floor Level **Bedrooms** Master Bath Sq Ft. Sec Deposit 1700 Rooms 5 Lease Exp 8/22 Rent 1650 Unit # 3 None 0 OWNER

Age: 61-70 Years, Rehab in 2021 Type-Multi Unit: 3 Flat, 3 Story Unit/s Style:

Const Opts:

General Info: School Bus Service, Commuter Bus,

Commuter Train Amenities:

Ext. Bldg. Type: Brick Lot Size: Less Than .25 Acre

Lot Size Source:

Lot Desc: Fenced Yard, Sidewalks, Streetlights,

Wood Fence

Roof: Asphalt/Glass (Shingles)

Foundation: Concrete Exst Bas/Fnd:

Ext Prop Feats: Porch, Storms/Screens

Janitor Expense (\$/src): /

Conversion: Deconversion: Relist:

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:

Appliances/Features (1): Stove, Refrigerator, Dishwasher

Appliances/Features (2): Stove, Refrigerator, Dishwasher Appliances/Features (3):

Appliances/Features (4): Bath Amn: Soaking Tub Basement Details: Finished

Fuel Expense (\$/src): /

Lower Level

Additional Rooms: Laundry Room(s), Utility Room-

Building Unit Info:

Financial Info

Total Rental Income: Net Operating Income:

Gross Income: Other Income:

Tenancy Type: Leases Tenant Pays (1): Gas, Heat Tenant Pays (2): Gas, Heat Tenant Pays (3): Tenant Pays (4):

Water: Lake Michigan Sewer: Sewer-Public

Heating: Gas, Hot Water/Steam, Baseboard Equipment: CO Detectors, Ceiling Fan, Multiple

Water Heaters HERS Index Score: Green Disc: Green Rating Srce: Green Feats: Possession: Closing Sale Terms: Conventional

Addl. Sales Info.: List Broker Must Accompany

Broker Owned/Interest: No

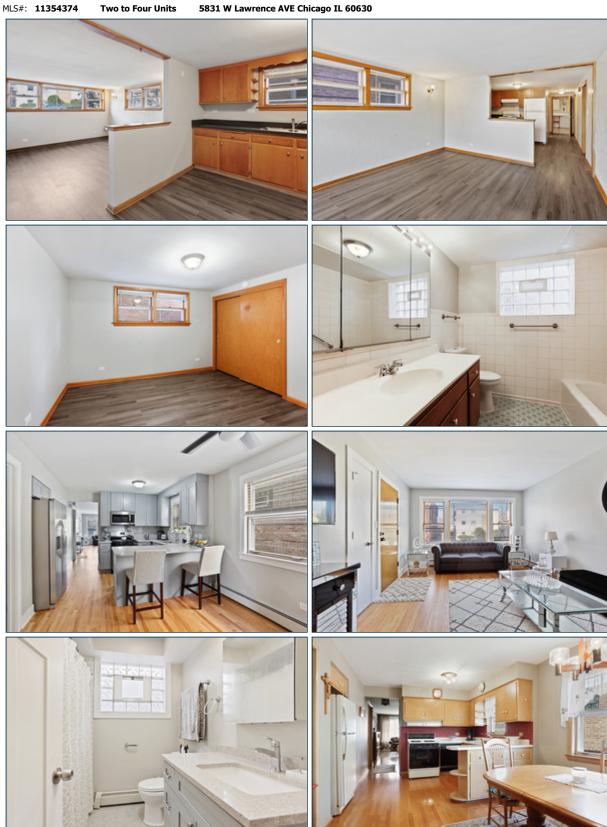
Electricity Expense (\$/src): \$847/Actual

Insurance Expense (\$/src): \$1,255/Actual
Other Expense (\$/src): / Water Expense (\$/src): \$1,284/Actual Trash Expense (\$/src/yr): \$0// Repairs/Decor Expense (\$/src): / Manager Expense (\$/src): / Operating Expense Includes:

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MLS #: 11379093 List Price: \$599,000 Two to Four Units List Date: 04/19/2022 Orig List Price: \$599,000 Status: CTG Area: 8015 List Dt Rec: 04/19/2022 Sold Price: Address: 5508 W Berenice Ave , Chicago, IL 60641 Contingency **A/I** Flag:

Township: Jefferson

Basement: Full

Directions: Irving Park East of Central Ave to Linder S to Berenice West to building. Contract: 05/04/2022

Off Mkt: Financing: Year Built: **1931**Dimensions: **30 X 123**Ownership: **Fee Simple** Blt Before 78: Yes Subdivision:

Total Units: 2 Acreage: Total Baths 3/0 Total Rooms: 15 (Full/Half):

Utility Costs: Mobility Score: -

Corp Limits: Chicago

Coordinates: N:3800 W:5508

Lst. Mkt. Time: 43 Concessions: Contingency: A/I County: Cook Model: Parking: Garage

Spaces: Gar:2 Parking Incl. **Yes** In Price: 3 BR Unit: Yes

Zoning: Waterfront: No

Remarks: Well maintained brick jumbo 2 flat in prime Portage Park location. Centrally located near public transportation, expressways, shopping, restaurants and local coffee shops. Large true 3 bedroom apartments with original woodwork and hardwood floors. Spacious kitchens and ceramic tile bathrooms. Beautiful basement with large new windows and exterior entrance. Enclosed back porch. Lower level laundry room. 2 separate heating units and hot water tanks. Nice property with fenced in back yard and 2 car garage. Maintenance free brick exterior. Building occupied-long term tenants with month to month leases. Located close to fabulous Portage Park with Olympic-Sized Pool and Diving, Field House, Running Track and Tennis Courts. Great building to live in or investment. A must

Taxes/Assessments PIN: 13211080380000 School Data **Financial Info** Elementary: (299) Total Rental Income: Junior High: (299) Mult PINs: Net Operating Income: Tax Amount: \$6,925.23 Tax Year: 2020 Exemptions: None High School: (299) Gross Income: Other Income:

Special Assessments: No Special Service Area: No

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		6	3	1/0		0,	1375	MO/MO
Unit #2	2		6	3	1/0		0	1300	MO/MO
Unit #3					Ί				•
Unit #4					Ï				

Age: 91-100 Years Tenancy Type: Garage Ownership: Owned Type-Multi Unit: 2 Flat Garage On Site: Yes Tenant Pays (1): Electric, Gas, Heat Style: Garage Type: Detached Tenant Pays (2): Electric, Gas, Heat Const Opts: Garage Details: Garage Door Opener(s), Transmitter(s) Tenant Pays (3):

General Info: Commuter Bus Parking Ownership: Tenant Pays (4): Amenities: Sidewalks, Street Lights, Street Paved Parking On Site: Water: Lake Michigan

Ext. Bldg. Type: Brick Parking Details: Sewer: Sewer-Public Lot Size: Less Than .25 Acre Appliances/Features (1): Refrigerator Heating: Gas, Hot Water/Steam, 2+ Sep Heating Appliances/Features (2): Refrigerator

Lot Size Source: Lot Desc: Fenced Yard Appliances/Features (3): Equipment: HERS Index Score: Appliances/Features (4): Roof: Green Disc: Foundation: Bath Amn: Green Rating Srce: Exst Bas/Fnd: Basement Details: Finished, Exterior Access Green Feats: Additional Rooms: Enclosed Porch, Utility Room-Lower Level Ext Prop Feats: Patio Conversion: Possession: Closing

Building Unit Info: Sale Terms: Conventional Deconversion: Addl. Sales Info.: List Broker Must Accompany Relist: Broker Owned/Interest: No

Janitor Expense (\$/src): / Fuel Expense (\$/src): / Electricity Expense (\$/src): / Trash Expense (\$/src/yr): // Manager Expense (\$/src): / Water Expense (\$/src): / Insurance Expense (\$/src): / Repairs/Decor Expense (\$/src): / Other Expense (\$/src): / Operating Expense Includes:

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MLS#: 11379093 Two to Four Units 5508 W Berenice AVE Chicago IL 60641





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MLS #: 11340940 List Price: \$750,000 Two to Four Units Orig List Price: \$750,000 List Date: 03/07/2022 Status: ACTV Area: 8015 List Dt Rec: 03/07/2022 Sold Price: Address: 5062 W Agatite Ave , Chicago, IL 60630 Contingency Flag:

Basement: None

Directions: Milwaukee ave north of Montrose 1 block. East on Agatite to building Lst. Mkt. Time: 86

Contract: Off Mkt: Financing: Year Built: UNK Blt Before 78: Yes Dimensions: 3300 Ownership: Condo Subdivision:

Corp Limits: Chicago Township: Jefferson Coordinates: N:4400

Acreage: Total Baths 6/0 Total Rooms: 12 (Full/Half):

W:5000

Utility Costs: Mobility Score: -

Parking: None # Spaces: 0 Total Units: 3 Parking Incl. In Price: 3 BR Unit: No

> Zoning: Waterfront: No

Concessions:

Contingency: County: Cook

Model:

Remarks: 3 out of 8 condo units in fabulously rehabbed building. All 8 units also available for 1,800,000 if desired for an arm chair investment. All units rented and building was completely rehabbed about 12 years ago. New water, sewer, electric, and gas service lines installed. Building was stripped to the brick shell, steel support beams and porch structure installed, drain tiles installed, new concrete slabs poured, and 2" of concrete poured between floors for sound and fire proofing. High efficiency HVAC units with central A/C in each unit. Finishes are high end, with cherry cabinetry throughout in kitchens and bathrooms, granite counter tops, 3-1/4" hardwood flooring throughout living areas, interior doors and trim are solid wood to give the building a vintage feel, stainless steel appliances, each unit has a stackable washer / dryer and power vent water heater. Many long term tenants. Units rent very quickly when needed, and are close to all major forms of transportation. Photos depict quality of all units. Building is fully tenant occupied. Initial showings will be of common areas and one unit. Full inspection of other units after executed contract. Please do not disturb tenants. This listing is for 5062-G, 5062-2nd floor, and 5062-3rd floor. Multiple PINs for taxes: Garden unit taxes - \$1,977.51 Assessments - \$178.72 2nd floor unit taxes - \$2,243.03 Assessments - \$204.90

Taxes/Assessments
PIN: 13162240511001
Mult PINs: Yes School Data Elementary: (299) Junior High: (299) High School: (299) Tax Amount: \$6,488.32

Tax Year: 2020 Exemptions: None Special Assessments: No Special Service Area: No

<u>Financial Info</u> Total Rental Income: **5050/MO** Net Operating Income: \$47,135 Gross Income: \$60,600 Other Income:

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	<u>Rent</u> 1600	Lease Exp
Unit #1	G	1200	4	2	2/0	Full	1600	1600	07/22
Unit #2	2	1200	4	2	2/0	Full	1500	1650	06/22
Unit #3	3	1200	4	2	2/0	Full	1800	1800	07/22
Unit #4					Ī				

Age: Unknown, Rehab in 2010, Rebuilt in 2010

Type-Multi Unit: Other

Style: Const Opts:

General Info: Commuter Bus, Commuter Train, Interstate Access

Ext. Bldg. Type: Brick Lot Size: Less Than .25 Acre Lot Size Source:

Lot Desc: Roof: Foundation: Exst Bas/Fnd: Ext Prop Feats: Conversion: Deconversion: Relist:

Garage Ownership: Garage On Site: Garage Type: Garage Details:

Parking Ownership: Parking On Site: Parking Details:

Appliances/Features (1): Stove, Refrigerator, Washer, Dryer, Dishwasher, Microwave, Disposal, Central Air Conditioner, Hardwood Floors, Walk-In Closet Appliances/Features (2): Stove, Refrigerator, Washer, Dryer, Dishwasher, Microwave, Disposal, Central Air Conditioner, Hardwood Floors, Walk-In Closet

Appliances/Features (3): Stove, Refrigerator, Washer, Dryer, Dishwasher, Microwave, Disposal, Central Air Conditioner, Hardwood Floors, Walk-In Closet

Appliances/Features (4): Bath Amn: Whirlpool, Separate Shower

Basement Details: None

Additional Rooms: **Building Unit Info:** Tenancy Type:

Tenant Pays (1): Electric, Gas, Heat, Other Tenant Pays (2): Electric, Gas, Heat, Other Tenant Pays (3): Electric, Gas, Heat, Other Tenant Pays (4):

Water: Public Sewer: Sewer-Public Heating: Gas Equipment: HERS Index Score: Green Disc: Green Rating Srce:

Green Feats: Possession: Closing Sale Terms:

Addl. Sales Info.: None Broker Owned/Interest: Yes

Janitor Expense (\$/src): / Fuel Expense (\$/src): / Electricity Expense (\$/src): / Water Expense (\$/src): / Trash Expense (\$/src/yr): // Insurance Expense (\$/src): / Repairs/Decor Expense (\$/src): / Manager Expense (\$/src): / Other Expense (\$/src): / Operating Expense Includes:

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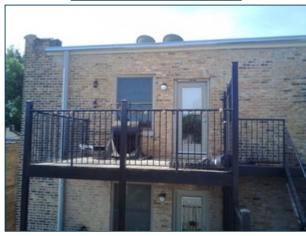














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List Price: \$629,500 Two to Four Units MLS #: 11406224 List Date: 05/16/2022 Orig List Price: \$629,500 Status: ACTV Sold Price:

List Dt Rec: 05/17/2022 Area: 8015 Address: 4637 N Melvina Ave , Chicago, IL 60630 Contingency

Directions: GUNNISON EAST OF NAGLE TO MELVINA SOUTH TO 4637

Contract: Lst. Mkt. Time: 16 Off Mkt: Financing: Concessions: Year Built: 1960 Blt Before 78: Yes Contingency: County: Cook Dimensions: 40 X 120

Ownership: Fee Simple Subdivision: Model: Newer Style 2 Flat + Garden Apt

Parking: Garage

Coordinates: N:4637 # Spaces: Gar:2 Total Units: 3 Parking Incl. Yes Acreage: In Price:

Township: Jefferson

Total Rooms: 17 Total Baths 3/0 3 BR Unit: Yes (Full/Half):

Basement: Full, Walkout Total Bedrooms: 9 Zoning: Multi-Family Waterfront: No

Utility Costs: Elec. - \$2635.38/yr,\$219.62/mo; Gas - \$1310.27/yr,\$109.19/mo Mobility Score: -

Remarks: WOW!! NEWER STYLE BRICK 2 FLAT PLUS NON CONFORMING 3 BEDROOM GARDEN APARTMENT WITH PICTURE WINDOWS OVERLOOKING DUNHAM PARK. WIDE LOT WITH SIDE DRIVE AND 2 CAR GARAGE. LARGE 6 ROOM 3 BEDROOM APARTMENTS. UPDATED CABINET KITCHENS WITH SEPERATE DINETTE AREAS. LIVING/DINING COMBO 23X12, KITCHENS 17X12, BEDROOMS 13X10,11X10, 10X10 PLUS EXTRA ROOM OFF PORCH 11X8. ALL TILED BATHS AND HARDWOOD FLOORS SEPERATE GHW BOILERS FOR 1ST AND 2ND FLOOR. RENTS 1ST 51825. INCLUDES GARAGE 2ND \$1625. GARDEN \$1115. OWNER PAYS FOR GAS AND ELECTRIC FOR 1ST AND GARDEN. LAUNDRY \$100. MONTHLY INCOME \$4665. YEARLY \$55,980. EXPENSES TAXES \$6107. INSURANCE \$1852. GAS \$1329. ELECTRIC \$1954 WATER/SEWER \$1752. TOTAL \$12994. NET INCOME \$42,986. GREAT PROPERTY IN A PERFECT LOCATION ACROSS FROM A PARK AND NEAR ALL KINDS OF SCHOOLS, SHOPPING AND TRANSPORTATION. SORRY NO FHA OR VA.

Corp Limits: Chicago

School Data Taxes/Assessments
PIN: 13171071520000 **Financial Info** Elementary: (299) Junior High: (299) High School: (299) Total Rental Income: \$4,565 Mult PINs: No Net Operating Income: \$42,986 Tax Amount: \$6,107 Gross Income: \$55,980 Tax Year: 2020 Other Income: Coin Laundry

Exemptions: None Special Assessments: No Special Service Area: No

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		6	3	1/0		0	1825	3/23
Unit #2	2		6	3	1/0		0	1625	3/23
Unit #3	В		5	3	1/0		0	1115	3/23
Unit #4					7				•

Age: 61-70 Years Garage Ownership: Owned Tenancy Type: Leases, Other Type-Multi Unit: 2 Flat Garage On Site: Yes Tenant Pays (1): None Style: Garage Type: Detached Tenant Pays (2): Electric, Gas, Heat

Const Opts: Garage Details: Garage Door Opener(s) Tenant Pays (3): None Parking Ownership: General Info: None Tenant Pays (4): Amenities: Park/Playground, Tennis Courts, Parking On Site: Water: Lake Michigan Curbs/Gutters, Sidewalks, Street Lights, Street Parking Details: Sewer: Sewer-Public

Appliances/Features (1): Stove, Refrigerator, Dishwasher, Microwave, Window Air Conditioner, Heating: Gas, Hot Water/Steam Ext. Bldg. Type: Brick Equipment: Lot Size: Oversized Chicago Lot Garage/Space HERS Index Score:

Lot Size Source: Survey Appliances/Features (2): Stove, Refrigerator, Dishwasher, Microwave, Window Air Conditioner Green Disc: Lot Desc: Fenced Yard Green Rating Srce: Appliances/Features (3): Stove, Refrigerator, Window Air Conditioner Roof: Asphalt/Glass (Shingles) Green Feats:

Foundation: Concrete Possession: Tenant's Rights Appliances/Features (4): Exst Bas/Fnd: Sale Terms: Conventional Bath Amn: Ext Prop Feats: Addl. Sales Info.: None Basement Details: Finished, Exterior Access Conversion: No Broker Owned/Interest: Yes Additional Rooms: Enclosed Porch Deconversion: No

Building Unit Info: Relist:

Janitor Expense (\$/src): \$0/Actual Fuel Expense (\$/src): \$1,329/Actual Electricity Expense (\$/src): \$1,954/Actual Water Expense (\$/src): \$1,752/Actual Trash Expense (\$/src/yr): \$0/Actual/2020 Insurance Expense (\$/src): \$1,852/Actual Repairs/Decor Expense (\$/src): / Manager Expense (\$/src): / Other Expense (\$/src): /

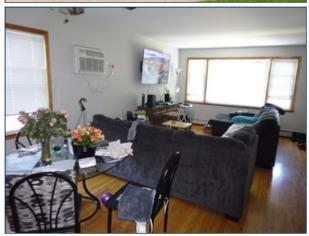
Operating Expense Includes: Insurance, Utilities, Water/Sewer, Electricity, Gas, Real Estate Tax

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Paved

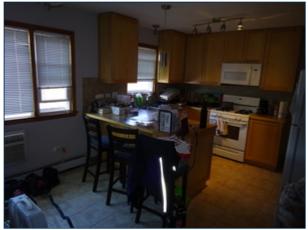










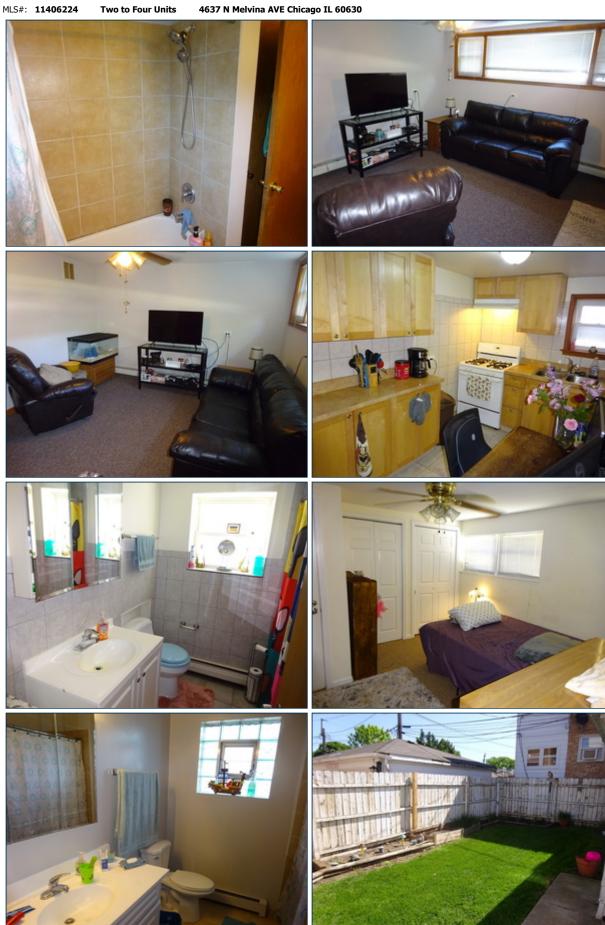






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MLS#: 11406224 Two to Four Units 4637 N Melvina AVE Chicago IL 60630





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List Price: \$619,000 Two to Four Units MLS #: 11405551 Orig List Price: \$619,000 List Date: 05/15/2022 Status: ACTV Area: 8015 Sold Price:

List Dt Rec: 05/16/2022 Address: 5117 W Cullom Ave , Chicago, IL 60641 Contingency

Subdivision:

Directions: LARAMIE SOUTH OF MONTROSE: TO CULLOM EAST TO PROPERTY. Lst. Mkt. Time: 17

Contract: Off Mkt: Financing: Year Built: 1915 Blt Before 78: Yes Dimensions: 30 X 125

Corp Limits: Chicago Township: Jefferson

Coordinates: N:4300 W:5117

Ownership: Fee Simple

Total Units: 2 Acreage: 0.08

Total Baths 3/0 Total Rooms: 17 (Full/Half):

Total Bedrooms: 7 Basement: Full

Utility Costs: Mobility Score: - 3 BR Unit: Yes

Parking: Garage

Spaces: Gar: 2.5

Zoning: Multi-Family

Waterfront: No

Concessions:

Contingency: County: Cook

Parking Incl. In Price:

Model:

Remarks: MUST SEE!! PORTAGE PARK BRICK 2 FLAT All Units Complete Rehabbed Brick 2 Flat in Portage Park. 2.5 Detached Car Garage. 1st Floor Unit - 2 Bedrooms, 1 Bathroom Plus Bonus Room, Separate Living and Dining Rooms, Hardwood Floors, 9' Ceilings and 1 Car Garage Parking. 2nd Floor Unit - 3 Bedrooms, 1 Bathroom Plus Bonus Room, Separate Living and Dining Rooms, Hardwood Floors, 9' Ceilings and 1 Car Garage Parking. Garden Unit - 2 Bedrooms, 1 Bathroom, 7' Ceilings and Tiled Flooring throughout. All Units Rehabbed Approx 3 years ago with Stainless Steel Appliances, Granite Counter Tops, Microwave, Dishwasher and Central Heat/AC. ALL NEW - 3 Separate Rheem 40 Gallon Hot Water Heaters, Rheem Central HVAC, Roof, Tuck Pointing, Drywall, Windows, Electric and Service from ComEd, Plumbing and Fenced Shared Back Yard. Shared Coin Laundry in Basement for all Unit. Minutes from Portage Park Swimming Pool, Baseball Diamond, Tennis and more. Close to Metra and 90 Expressway.

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

Taxes/Assessments
PIN: 13164070150000 Mult PINs: Tax Amount: \$7,056

Tax Year: **2020** Exemptions: None Special Assessments: Unknown Special Service Area: No

Financial Info Total Rental Income: Net Operating Income: Gross Income: Other Income:

Unit #1 Unit #2 Unit #3 Unit #4	Floor Level 1 2	<u>Sq Ft.</u> 1000 1100	<u>Rooms</u> 6 7	Bedrooms 2 3	Bathrooms 1/0 1/0 / /	<u>Master Bath</u> None None	<u>Sec Deposit</u> 0 0	Rent 1600 1500	<u>Lease Exp</u> 5/23 MTM		
Age: 100+ Years, Rehab in 2019			G	arage Ownership:	Owned	Tenancy Type:					
Type-Multi Unit: 2 Flat			G	Garage On Site: Yes			Tenant Pays (1): Electric, Gas, Heat				
Style:			G	Garage Type: Detached			Tenant Pays (2): Electric, Gas, Heat				
Const Opt	s:		G	arage Details:		Tenant Pays (3):					

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

Ext. Bldg. Type: Brick Lot Size: Less Than .25 Acre Lot Size Source:

Lot Desc: Roof: Foundation: Exst Bas/Fnd:

General Info: None

Ext Prop Feats: Porch Conversion:

Deconversion: Relist:

Parking Ownership: Parking On Site: Parking Details:

Appliances/Features (1): Stove, Refrigerator, Dishwasher, Microwave, Central Air Conditioner,

Garage/Space, Hardwood Floors Appliances/Features (2): Stove, Refrigerator,
Dishwasher, Microwave, Central Air Conditioner,

Garage/Space, Hardwood Floors Appliances/Features (3): Appliances/Features (4):

Bath Amn: Soaking Tub

Basement Details: Finished, Exterior Access Additional Rooms: Laundry Room(s), Utility Room-Lower Level **Building Unit Info:**

Tenant Pays (4): Water: Lake Michigan Sewer: Sewer-Public

Heating: Gas, Forced Air, Indv Controls Equipment: TV-Cable, CO Detectors, Ceiling Fan, Sump Pump, Multiple Water Heaters

HERS Index Score: Green Disc: Green Rating Srce: Green Feats:

Possession: Negotiable

Sale Terms: Conventional, FHA, VA

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

Janitor Expense (\$/src): / Water Expense (\$/src): / Repairs/Decor Expense (\$/src): / Operating Expense Includes:

Fuel Expense (\$/src): / Trash Expense (\$/src/yr): // Manager Expense (\$/src): /

Electricity Expense (\$/src): / Insurance Expense (\$/src): / Other Expense (\$/src): /

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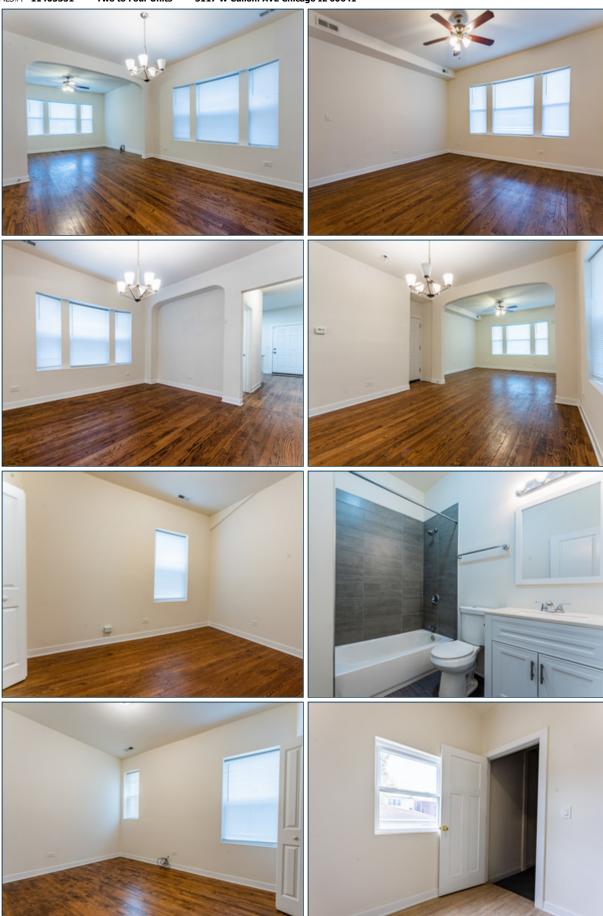
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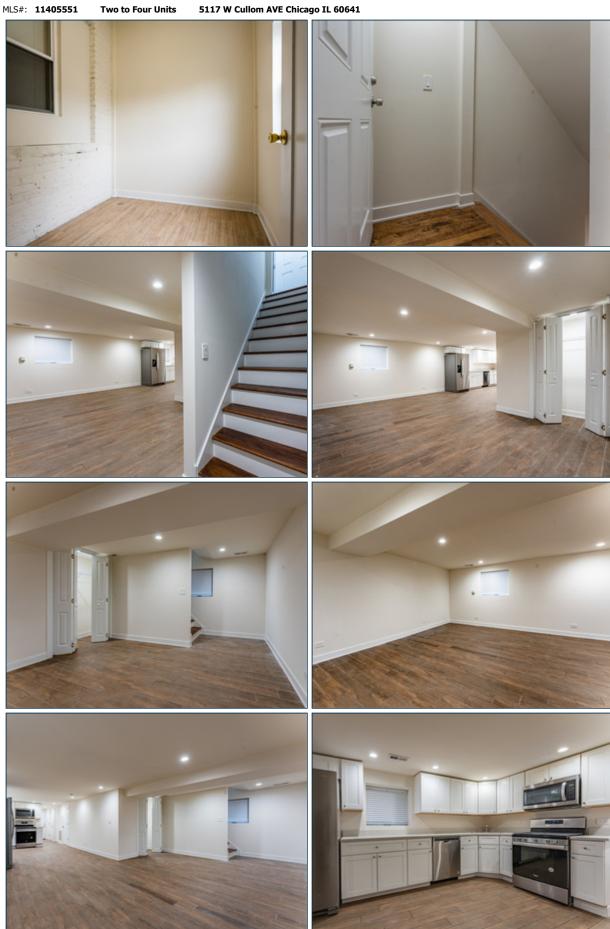
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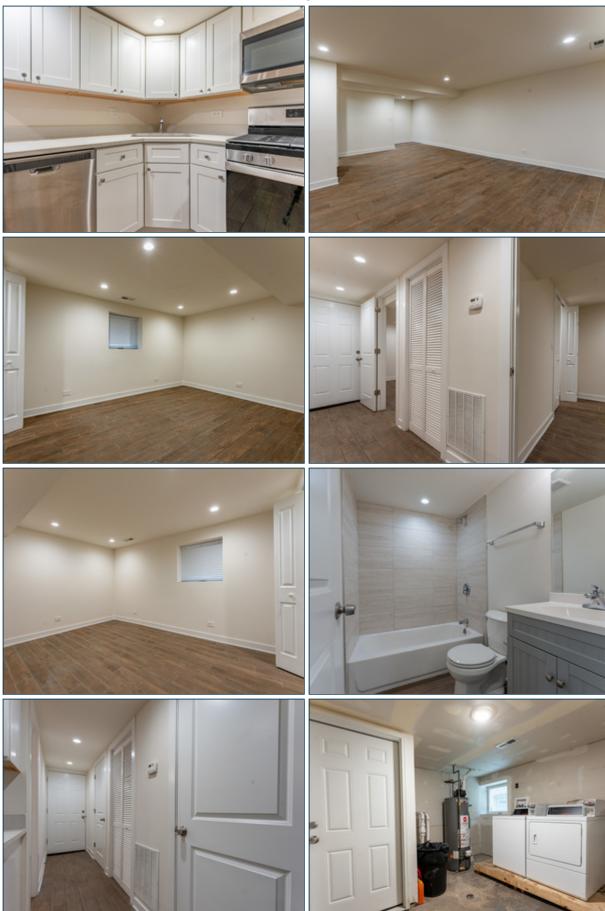
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Some photos may be virtually staged

 Two to Four Units
 MLS #: 11392392
 List Price: \$599,000

 Status: ACTV
 List Date: 05/03/2022
 Orig List Price: \$599,000

 Area: 8015
 List Dt Rec: 05/03/2022
 Sold Price:

Area: **8015** List Dt Rec: **05/03/2022** Sold Price: Address: **5408 W Berteau Ave , Chicago, IL 60641** Contingency Flag:

Directions: Irving Park (4000N) to Long (5400W) North to Berteau (4200N)
Closed: Contract: Lst. Mkt. Time: 29

Off Mkt: Financing: Concessions:
Year Built: 1959 Blt Before 78: Yes Contingency:
Dimensions: 125.23 X 30
Ownership: Fee Simple Subdivision: Model:

Corp Limits: Chicago Township: Jefferson Parking: Garage Coordinates: N:4200 # Spaces: Gar:2

Acreage: Total Units: 3 Parking Incl. Yes In Price:

Total Rooms: 13 Total Baths 3/0 (Full/Half): 3 BR Unit: Yes

Total Bedrooms: 7 Basement: Full Zoning:
Waterfront: No
Utility Costs:

(n) Virtual Tour

Operating Expense Includes:

Remarks: Amazing opportunity to own a great income-producing, LEGAL 3 flat on an EXTRA WIDE lot (30') with southern exposure in HOT Portage Park. This property has one of the best locations DIRECTLY ACROSS THE STREET from Portage Park with Portage Park Elementary School in the next block! Easy to rent, this building has two 3 bedroom, 1 bath units with hardwood floors and decks on the first and second level, and a TOTALLY REHABBED 1 bedroom, 1 bath garden unit with high ceilings, quartz kitchen with stainless steel appliances, refinished flooring and updated bath. Shared laundry in basement, 2 car garage (could be rented separately for extra income) and fenced rear yard, great for tenants who have pets, plus easy street parking. Beautiful 38 acre Portage Park out the front door, which offers Olympic size pool and diving, field house, tennis courts, running track, dog park and nature walk - one of the best parks for amenities on the Northwest side of Chicago! Locally-loved neighborhood restaurants and shops nearby! Great income building for an owner or investor with huge potential to update the first floor unit to maximize rents. This is a must-see building in a fantastic location!

Mobility Score: -

School DataTaxes/AssessmentsFinancial InfoElementary: Portage Park (299)PIN: 13163130360000Total Rental Income: \$50,400Junior High: Portage Park (299)Mult PINs: NoNet Operating Income: \$40,400

Junior High: Portage Park (299)

High School: Schurz (299)

Tax Amount: \$7,662.16

Tax Year: 2020

Exemptions: None

Net Operating Income: \$40,400

Other Income: \$50,400

Other Income: Parking Space/s

Special Assessments: **No** Special Service Area: **No**

Unit #1 G Unit #2 1 Unit #3 2 Unit #4	<u>Sq Ft.</u> 743 1326 1242	Rooms 3 5 5	Bedrooms 1 3 3	Bathrooms 1/0 1/0 1/0 /	Master Bath None None None	Sec Deposit 0 1000 0	Rent 1100 1300 1500	<u>Lease Exp</u> VAC MTM 7/22	
Age: 61-70 Years		(Garage Ownership:	Owned		Tenancy Type:			
Type-Multi Unit: 3 Flat			Garage On Site: Ye	es		Tenant Pays (1): None			
Style:			Garage Type: Deta	ched		Tenant Pays (2): Electric			
Const Opts:			Garage Details:			Tenant Pays (3): Electric, Gas			
General Info: Commuter Bus, Commuter Train,			Parking Ownership:			Tenant Pays (4):			
Interstate Access			Parking On Site:			Water: Lake Michigan, Public			

Amenities: Park/Playground, Pool, Tennis Courts Parking Details: Sewer: Sewer-Public Ext. Bldg. Type: Brick Appliances/Features (1): Stove, Refrigerator Heating: Baseboard Lot Size: Less Than .25 Acre Appliances/Features (2): Stove, Refrigerator Equipment: Lot Size Source: Appliances/Features (3): Stove, Refrigerator HERS Index Score: Lot Desc: Appliances/Features (4): Green Disc: Roof: Bath Amn: Green Rating Srce: Foundation: Basement Details: Finished Green Feats: Exst Bas/Fnd: Additional Rooms: Possession: Closing Ext Prop Feats: **Building Unit Info:** Sale Terms: Conversion:

Conversion:

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

Broker Owned/Interest: No
Relist:

Janitor Expense (\$/src): / Fuel Expense (\$/src): / Electricity Expense (\$/src): / Water Expense (\$/src): / Trash Expense (\$/src/yr): // Insurance Expense (\$/src): / Repairs/Decor Expense (\$/src): / Manager Expense (\$/src): / Other Expense (\$/src): /

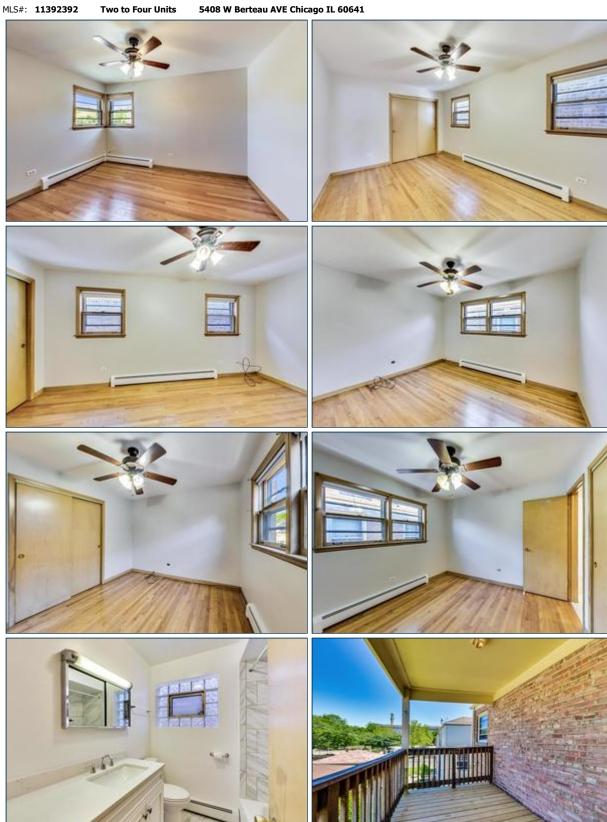
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Two to Four Units Status: ACTV

Area: 8015

MLS #: 11347500 List Date: 03/14/2022

List Dt Rec: 03/15/2022

List Price: \$599,900 Orig List Price: \$599,900 Sold Price:

County: Cook

Parking: None

Model:

Spaces: 0

Lst. Mkt. Time: 79

Concessions:

Contingency:

Address: 5245 W Warwick Ave , Chicago, IL 60641 Contingency Flag: Directions: LARAMIE SOUTH OF ADDISON THEN WEST ON WARWICK

Contract: Off Mkt: Financing: Blt Before 78: Yes Year Built: 1923 Dimensions: 25X125

Master Rath

Ownership: Fee Simple Corp Limits: Chicago Coordinates: N:3700 W:5245

Subdivision: Township: Jefferson

Sec Denosit

Total Units: 3 Parking Incl. In Price: Total Baths 4/0 3 BR Unit: Yes (Full/Half):

Basement: Full, Walkout Zoning: Waterfront: No

Utility Costs:

Acreage:

Total Rooms: 14

Mobility Score: -

Remarks: PORTAGE PARK GREAT INVESTMENT OPPORTUNITY. LEGAL 3 FLAT IN GREAT NEIGHBORHOOD IN FRONT OF GRAMMER SCHOOL. PROPERTY HAS 2 UNITS PLUS FINISHED BSMT AND A 1BRM AND 1BATH COACH HOUSE. 2ND FLOOR UNIT HAS 3BRM 1 BATH AND HARDWOOD FLRS, ELECTRICAL, CERAMIC TILE , BATHROOM WITH JACUZZI AND CENTRAL AIR. SOLD AS IS .

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

Sa Ft

Floor Level

Taxes/Assessments PIN: 13211230060000 Mult PINs: Tax Amount: \$6,993.21 Tax Year: **2020** Exemptions: Special Assessments: No

Rathrooms

Special Service Area: No

Financial Info Total Rental Income: Net Operating Income: Gross Income: Other Income:

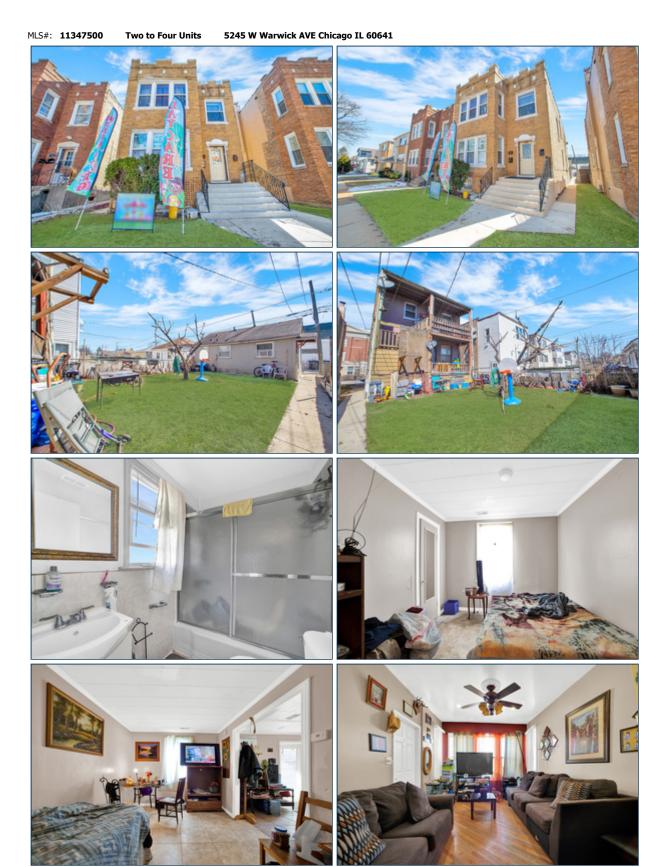
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Unit #1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	<u>rt. kooms</u> 5 6 3	<u>Bearooms</u> 2 3 1	1/0 1/0 1/0 1/0	<u>Master Bath</u>	1200 1100 1100 650	1200 1100 650	MO/MO M/M M/M M/M	
Unit #4			1				,	
Age: 91-100 Years		Garage Ownership:			Tenancy Type:			
Type-Multi Unit: 3 Flat		Garage On Site:			Tenant Pays (1):	Electric, Gas		
Style:		Garage Type:			Tenant Pays (2):	Electric, Gas		
Const Opts:		Garage Details:			Tenant Pays (3):	Electric, Gas		
General Info: None		Parking Ownership:			Tenant Pays (4):			
Amenities:		Parking On Site:			Water: Lake Mic	higan, Public		
Ext. Bldg. Type: Brick		Parking Details:			Sewer: Sewer-P	ublic		
Lot Size: Less Than .25 Acre		Appliances/Features	(1): None		Heating: Gas			
Lot Size Source:		Appliances/Features	(2): None		Equipment:			
Lot Desc:		Appliances/Features	(3): None		HERS Index Score:			
Roof:		Appliances/Features	s (4):		Green Disc:			
Foundation:		Bath Amn:			Green Rating Srce:			
Exst Bas/Fnd:		Basement Details:	Finished		Green Feats:			
Ext Prop Feats:		Additional Rooms:	Laundry Room(s)	Possession: Clos	ing		
Conversion:		Building Unit Info:			Sale Terms: Conv	ventional, Cash Only		
Deconversion:					Addl. Sales Info.:	None		
Relist:					Broker Owned/Int	erest: No		
Janitor Expense (\$/src): /		Fuel Expense (9	s/src): /		Electricity Expense	e (\$/src): /		
Water Expense (\$/src): /		Trash Expense (\$/s			Insurance Expense (\$/src): /			
Repairs/Decor Expense (\$/src): / Operating Expense Includes:		Manager Expense (\$/src): /		Other Expense	e (\$/src): /		

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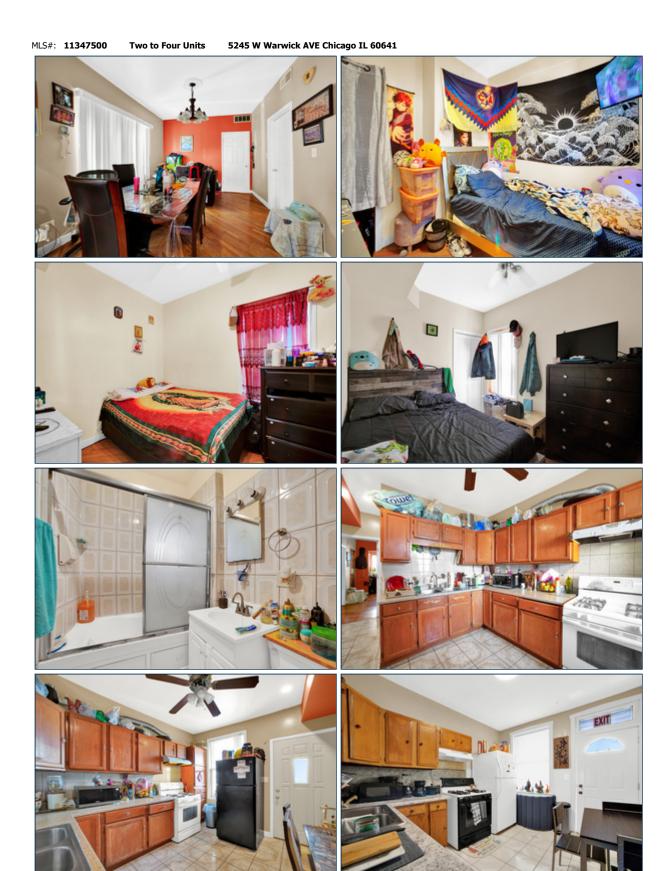
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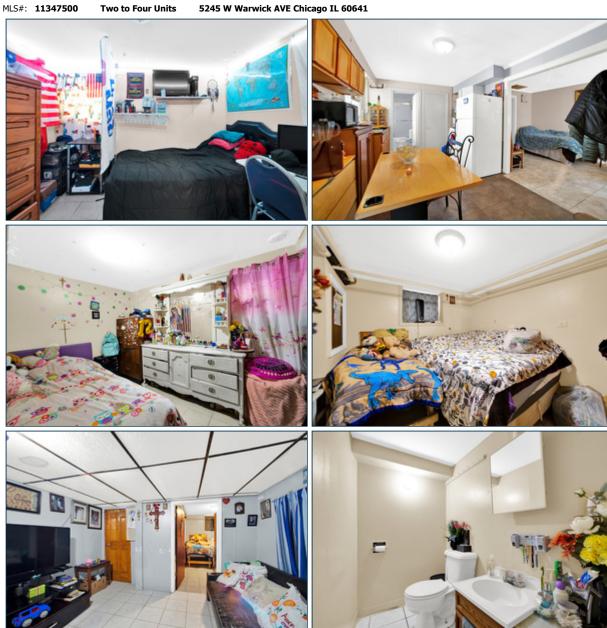






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PHOTO CHECKLIST

Please see our list of suggestions below to make your home look its best for photos/showings.

Please read this in its entirety and let us know if you have any questions.

LIVING/FAMILY ROOMS:

- Keep furniture and tables free of clutter
- Fluff pillows, fold blankets, and remove all personal items

KITCHEN/DINING ROOM/BAR AREA:

- · Clear island and countertops to emphasize counter space; clean countertops of small appliances (toasters, coffee makers, blenders, etc.) and clutter (paper towels, cutting boards, spices, etc.)
- · Clear refrigerator of sports schedules, lunch menus and magnets (they can distract buyers and make the room seem cluttered)
- Clean/wipe-down the face of all appliances so they are spot-free
- Empty sinks, and put the soap, dishes and sponges away
- Remove kitchen garbage can and any cleaning supplies
- · Remove kitchen towels

BATHROOMS:

- Shower/bath items (soaps, shampoo/conditioner bottles, loofahs) should be placed under the sink or out of view
- · Clear counters of all toiletries including electric toothbrushes, pill bottles, soaps, razors, etc.
- Remove plungers, toilet brushes, and trash cans
- Remove any mats or rugs or place out of site
- Keep mirrors and glass-enclosed showers wiped-down and spot-free
- · Keep towels fresh and to a minimum
- · Keep toilet lids down

BEDROOMS:

- · Make the beds and clear any items from under the bed
- · Keep clothes in the hamper and shoes in closet
- Organize closets to show the best use of space to buyers
- · Hide all personal items

LAUNDRY (if applicable):

- · Keep laundry rooms free of clothes piles
- Organize all laundry items

WINDOWS/LIGHTING:

- · Windows Clear off all ledges and keep windows clean/streak-free
- · Open window blinds and drapes to reveal the view unless advised otherwise
- Make sure all the light bulbs are working properly (EVERYWHERE including ALL CLOSETS). Ideally, environmental bulbs are replaced with full wattage bulbs.
- · Turn all inside lights on (this helps make the room feel clean and large)

ALL ROOMS:

- Items not included in the sale of the home should be out of view (this naturally includes cash, jewelry and valuables)
- Photos Remove all pictures of people (personal photos, etc.) and substitute with landscape or art
- Books, etc. Remove all books, diplomas, etc. that disclose potential political views, religion, occupation, alma mater, etc.
- · Clear rooms and floors of stuff like garbage cans, mats, rugs, dog beds, litter boxes, toys, tv tables, remote controls, papers, etc. These items should be completely hidden from view.
- · Conceal all cords (they can indicate a lack of outlets). Use zip ties, command hooks, or nail hooks to help keep cords off the furniture, off the floor, or visible around a TV.
- · Keep floors vacuumed and clean. Dusty/dirty floors are very visible in photos.

OUTDOOR (if applicable):

- Keep front door and all outdoor areas swept and free of debris
- · Clean patio furniture and remove any moss/mold
- · Remove flags, chimes, and colorful ornamentals
- For homes with landscaping, be sure to keep grass and landscape trimmed, edged and free of weeds
- Power wash/clean all moss/mildew from the exterior of the home, from driveways, patios, decks and balconies

The above items are important to provide the best possible photo, virtual tour, and showing experience for buyers. Photos can be edited (i.e. virtually painted cabinets, virtually adding fire to fireplaces, etc.) and we can make minor visual adjustments if needed. Virtual tours cannot be edited, and because of the technology capture ability they are treated like a showing - everything should be in place and ready to show. While you prepare your home, if you find items need repair (repairs in addition to what we already have scheduled for your listing, for example paint, water damage, caulking, etc.) please let us know right away so we can prep your home PRIOR to your photo/virtual appointment. Our goal is to present your home in the best possible light to buyers. If you need cleaning services, either in preparation for your listing or during the listing period to help maintain cleanliness, we can arrange this for you.



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.



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.

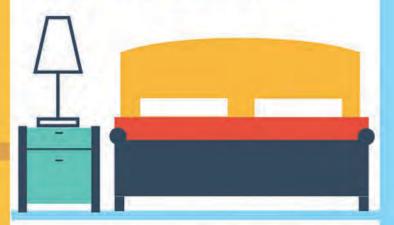
Use matching hangers for clothes – hangers are inexpensive, so splurging on higher quality hangers to replace free wire hangers from the dry cleaners will modernize your closets with visual impact and a more luxurious feel.





GOLDEN RULE: 2

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.

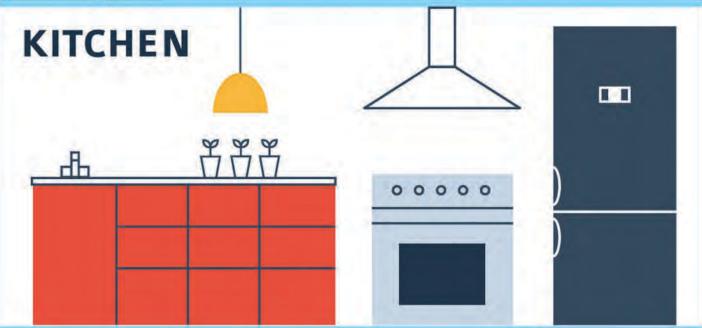
essentials (soap dish, hand towel, etc.) to make the space look more open and larger.

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

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NEUTRALIZE

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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.





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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)?
 - o 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?