

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 full-service 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.



SAM STEWART

SALES CONSULTANT

(773) 930-8101

sam@MGGroupChicago.com

Sam was born and raised in Chicago and the near western suburbs. He joined the MG Group in 2015 bringing over 5 years of commercial and residential sales and leasing experience. Working in a wide range of roles in the real estate industry gives Sam great insight as to how to best assist clients. Sam graduated from Clemson University with a degree in Financial Management with a concentration in real estate.

Sam lives with his wife and dog in Lincoln Park, just a few blocks from the house he grew up in. In his free time he enjoys taking advantage of the many restaurant options the city has to offer.



The MG Group

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

THE MG GROUP

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

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

Office: 773.687.4696
Cell: 773.255.6562

OFFICE STAFF

office@MGGroupChicago.com

Vivienne Frow
Operations Manager
773.572.6537
vivienne@MGGroupChicago.com

Marisa Sanchez
Marketing Manager
312.602.5790
marisa@MGGroupChicago.com

Katie Spurlock
Listing Concierge
773.572.4144
katie@MGGroupChicago.com

Rania Idan
Contracts & Closings Manager
224.713.5371
rania@MGGroupChicago.com

Scheduling Desk & Office Coordinators
773.572.6505
scheduler@MGGroupChicago.com

SALES AGENTS

sales@MGGroupChicago.com

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

Alice Jordan
Senior Sales Consultant
312.925.0216
alice@MGGroupChicago.com

Cyrus Seraj
Senior Sales Consultant
773.495.3303
cyrus@MGGroupChicago.com

Fred Merritt
Sales Consultant
773.355.0767
fred@MGGroupChicago.com

Gian Dasdelen
Sales Consultant
773.349.5427
gian@MGGroupChicago.com

Jay Elsberry
Senior Sales Consultant
773.669.7734
jay@MGGroupChicago.com

Jeb Davis
Sales Consultant
312.282.7072
jeb@MGGroupChicago.com

Jenna Bulger
Sales Consultant
312.458.5851
jenna@MGGroupChicago.com

John Dasdelen
Senior Sales Consultant
312.208.0004
john@MGGroupChicago.com

Peter Xantheas
Senior Sales Consultant
773.766.7864
peter@MGGroupChicago.com

Sam Stewart
Senior Sales Consultant
773.930.8101
sam@MGGroupChicago.com

Shani Shtern
Sales Consultant
847.691.5242
shani@MGGroupChicago.com

Alex Nettey
Senior Sales Consultant
630.267.1437
alex@MGGroupChicago.com

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 & 2022

BEST WEBSITE: THE MG GROUP

Chicago Magazine | 2020 & 2021

TOP 5 BROKER IN RESIDENTIAL SALES VOLUME IN CHICAGO

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

#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

100 MOST INFLUENTIAL REAL ESTATE AGENTS

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

RANKED #1 OF CHICAGOLAND TOP 20 AGENTS

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



Accolades & Press

TOP 25 LUXURY BROKER

Luxe Home 25

FIVESTAR PROFESSIONAL REAL ESTATE AGENT

Chicago Magazine | 2013-2015, 2017-2022

QUALITY SERVICE CERTIFIED GOLD STATUS AWARD

QSC & RatedAgent.com | 2017-2018

RANKED #8 IN NATIONWIDE NETWORK

Berkshire Hathaway HomeServices KoenigRubloff Realty Group | 2019

ANGIE'S LIST SUPER SERVICE AWARD WINNER

Angie's List

BEST OF ZILLOW TOP AGENT AWARD

Zillow / Trulia | 2014-Present

5 CHICAGO AGENTS WHO CAN SELL YOUR HOME FAST

US News & World Report | 2016

NEA TOP 500 REAL ESTATE MARKETERS IN THE WORLD

NEA | 2014

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





ANDY BISHOP
Contracts and Closings Manager

LAURA DE LUNA
New Business Manager

THE MG GROUP
Berkshire Hathaway HomeServices Koenig Rubloff Realty Group

From the times she turned 21, Laura de Luna's father, a Denver Realtor, encouraged her to earn a real estate license, even though she worked in hospitality. Thirteen years later, after she moved to Chicago with her husband and purchased a home through Mario Greco, founder of The MG Group, she took her father's advice and then some. "I asked Mario

for advice about the industry, and he sold me on joining his group," says New Business Manager de Luna. The veteran has varied backgrounds, which Greco credits as a key to its strength. Greco has worked as an attorney and an engineer, while Director of Sales Haakon Knutson, also an attorney, worked in marketing and

advertising. "I find the tangible and personal nature of real estate to be very satisfying," Knutson says. Contracts and Closings Manager Andy Bishop first honed his customer service skills working as a laundress. "Strong communication and organizational skills are required for smooth closings," Bishop says. The only teammate who has always worked

SAM STEWART
Senior Sales Consultant

in real estate is Senior Sales Consultant Sam Stewart. "I think anytime you get to know your client and what makes them tick, it makes your job easier," Stewart says. The backgrounds and talents of the team members have combined to make Greco and The MG Group the city's top team in various areas, from Lakeview to Bucktown and

MARIO GRECO
Founder

throughout more than a dozen neighborhoods over the years. Since 2002, Greco has ranked in the top 1 percent of Chicago Realtors. "Our clients love the attention to detail and responsiveness we provide," he says. "They often describe us as a 'well-oiled machine.'" Despite a declining market, his group increased its average sale price in 2018 and

HAAKON KNUTSON
Director of Sales

ended the year as the top full-service team in Chicago in number of transactions. Extremely organized and able to quickly prioritize and delegate, Greco has an innate ability to read people and anticipate. "That's an underrated skill that all successful business owners possess," he says.



SHANI SHTERN
Broker

CYRUS SERAJ
Broker

J. HAAKON KNUTSON
Director of Sales

MARIO GRECO
Founder

THE MG GROUP
Berkshire Hathaway HomeServices Koenig Rubloff Realty Group

What do you get when you form a team with four lawyers and one marketing manager, all turned Realtors? You get a team that has closed more than \$1.5 billion in deals since 2002. The MG Group consists of more than two dozen successful attorneys working around the clock throughout the Chicagoland area. Pictured are lawyers-turned-brokers Mario

Greco, Cyrus Seraj, J. Haakon Knutson, as well as former marketing manager Shani Shtern. They serve everyone from first-time homebuyers to empty-nesters seeking new construction, luxury homes, condos, single-family homes, rentals, and investment properties. Leading his team to success, Greco ended 2017 as the No. 2 agent in all of

Chicagoland placed in the top 5 in multiple neighborhoods. "Our clients love the attention to detail and responsiveness that my group and I provide," Greco says. Extremely organized, Greco is able to quickly prioritize and delegate tasks. "I also have an innate ability to read people and quickly

adapt my interaction with them based on my initial impression," he says. "I think that is an underrated skill that is successful in business ownership. Without the first two, one cannot run a successful business." As founder of The MG Group, Greco oversees strategy, negotiations, and ensures that they operate with market-leading expertise. Greco is a board member of the Chicago Top Agent Network and a member of a CEO Certified Broker. He also supports the Evans Schickel Foundation.

Knutson's law degree has been a differentiator in his real estate career. "From negotiating contracts to navigating complex transactions, having a legal background has proved invaluable on all fronts," he says. An innate empathy for others has been instrumental to Seraj's success. "The ability to place myself into the shoes of my clients allows me to connect with them on a meaningful level and truly protect their interests," he says. What's more, his background in law and finance enables him to relate well with other parties that represent his clients.

Shtern was a top-4 marketing manager for a Fortune 500 company before becoming a Realtor. "Real estate is not for me," she says. "I am more of a self-starter and come from a family of entrepreneurs." The MG Group has sold numerous properties and represented scores of buyers throughout the Chicagoland area. Their mission? To lead every client transaction with unparalleled levels of expertise and efficiency. Boasting a wealth of different backgrounds, they aim to go "above and beyond" for every client.

**LEIHGH COHEN**

Sales & Marketing North Suburbs

The MG Group

Berkshire Hathaway HomeServices KenichRuhoff Realty Group

The Wall Street Journal has perennially ranked The MG Group No. 1 in Illinois for team transactions and placed it among the Top 50 in the U.S. since 2011. With more than \$1.1 billion in sales since its founding, The MG Group was also recognized as a Top 25 Luxury Broker in Chicago by *Merchandise Mart's LUXEHOME* 25. "Our goal is to serve all of our clients' needs, be it the price point, location or timeframe," says founder Mario Greco, an attorney-turned Realtor who launched his real estate career in 2002.

A Chicago native, Mario specialized in intellectual property litigation before establishing a part-time brokerage. Today, The MG Group has 25 professionals – including dedicated office staff – representing buyers and sellers of all property types. Annually recognized among Chicago's Top 1

MARISA SANCHEZ

Online Marketing & Social Media Manager

percent of Realtors since 2002, Mario explains why the team's approach is unrivaled. "Our clients come before everything – including our personal interests – except our families," he says. "Although all agents pay lip service to customer service, we actually provide it with exemplary market knowledge, consistent pricing accuracy, organization, attention to detail, and a 'smile' work ethic. That is why we stand out in the industry."

Director of Sales J. Haakon Knutson agrees. "Clients trust me to handle one of the largest transactions in their life, which means I owe them 24/7 dedication and attention." Also an attorney, he leverages his negotiation skills and knowledge of contracts to his clients' advantage. "Clients often focus on putting a property under contract without understanding all of the steps involved, but I always take time to discuss the inner workings of a

MARIO GRECO

Founder

transaction to make sure they're comfortable with our strategy," he explains.

Leigh Cohen also practiced law before transitioning careers. A former real estate attorney, his additional experience in property development and management prepared him for his current role as the brokerage's sales and marketing specialist in the North Suburbs. His clients typically include families looking to move from the city to a suburb nearby. "It's important that my buyers find the single-family home that fits their lifestyle," Leigh says. "I believe in treating clients like family."

Broker Peter Xantheas' background in design is useful in helping buyers and sellers value space in city dwellings. A former lawyer, he excels at educating clients throughout each transaction. "It's a problem solver and I believe every challenge can have a successful outcome," he says, adding

that his clients appreciate his negotiating skills and deep understanding of market trends. Peter considers the victory in his everyday experiences the "sense of life." He is an avid supporter of HIV/AIDS charities.

Online Marketing and Social Media Manager Marisa Sanchez brings The MG Group to the online. "My purpose is twofold," she says. "I strategically market our listings to new markets and to attract potential buyers, and I also give exposure to the array of services our talented team provides." Marisa publishes and markets MG's weekly blog posts, promotes the company on social media, and maintains website content. "All of us here at The MG Group want to leave a lasting impression," she says, "and I love that I get to create one for us that's positive and transformative."

J. HAAKON KNUTSON

Director of Sales

MARIO GRECO, J. HAAKON KNUTSON, JOHN DASDELE, ALICE JORDAN & KEVIN FITZGERALD
The MG Group
Berkshire Hathaway HomeServices KenichRuhoff

With more than \$1 billion in sales since its founding, The Wall Street Journal has perennially ranked The MG Group #1 in Illinois in team transactions and among the Top 40 in the U.S. since 2011. Recognized as a Top 25 Luxury Broker in Chicago by *Merchandise Mart's LUXEHOME* 25, the firm and its people strategically execute each transaction to ensure a streamlined process from start to finish. "Our goal is to serve all of our clients' needs, no matter the price point, location or timeframe," says founder Mario Greco, an attorney-turned Realtor who uniquely used his legal and engineering expertise to launch his real estate career in 2002.

A Chicago native, Mario specialized in intellectual property litigation before deciding to establish a part-time brokerage. Today, The MG Group boasts a team of 25 professionals – including dedicated office staff – who specialize in representing buyers and sellers of all types of property. Annually recognized among Chicago's Top 1% of Realtors since 2002, Mario explains that the value he and his colleagues attribute to every client makes their approach to the industry unrivaled. "Our clients come before everything – including our personal interests – except our families," he says. "Although all agents pay lip service to customer service, we actually provide it with exemplary market knowledge, consistent pricing accuracy, impeccable organization, ardent attention to detail and a 'smile' work ethic – this is why we stand out in the industry."

Director of Sales J. Haakon Knutson agrees. "A client entrusts me to handle one of the largest transactions in their life, which means I owe them 24/7 dedication and attention." Also a lawyer, he leverages his ability to understand and effectively negotiate contracts to his clients' advantage. "Clients often focus on putting a property under contract without understanding all of the steps involved, but I always take time to discuss the inner workings of a transaction to make sure they're comfortable with our strategy," he explains. In addition, his leadership role provides the ideal opportunity to successfully coach MG Group agents so that they, their clients and the Group realize the kind of winning results they all desire.

John Dasdele, an MG Group Sales & Marketing professional, draws on his management experience to both deliver results for his clients and build lasting relationships. He has successfully managed numerous sales teams, conducted showings and negotiated offers, all of which contributed to the MG Group's success since 2011. This included what he describes as his greatest professional achievement: building for a developer, which led us to sell out the entire building in less than a year.

Colleague Alice Jordan, following in the footsteps of her family's success in real estate, decided to pursue a real estate career in 2010 when the industry was in the depths of a recession. She accomplished her goals by winning numerous sales contests, awards and client loyalty. Most importantly, she understands both the business and human elements of real estate. "Being an effective negotiator is a Realtor's can't-have-it," she points out, adding that a sense of humor helps bridge communication gaps. Kevin Fitzgerald, a former real estate investor, dedicates his talents exclusively to buyers, who he represents with the same level of care and expertise as he would a seller. "It's a privilege to help someone realize their dreams," he describes his greatest professional achievement as a client's decision to come back again and again, like the current client for whom he led both his first MG Group transaction, and closed his first short sale transaction. While he realizes that a property purchase can be as complex as it is stressful, he recognizes that everyone involved in a real estate transaction plays a pivotal role in its ultimate outcome. "We have a goal to get the job done, to get it done well and to help make everyone involved happy. If we all work well together, then everyone wins."

Our Network



BERKSHIRE HATHAWAY HomeServices Chicago

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.

Homeservices Relocation

HomeServices Relocation a wholly-owned 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 Title, a division of Berkshire Hathaway HomeServices Realty Group, provides title services to ensure a smooth closing.
T 847.853.6000
CustomerCare@FDTtitle.co.



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



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



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

What Your Realtor® Does For You

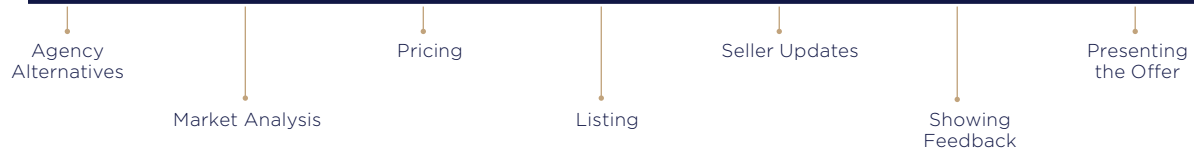
**Based on a list prepared by Belton
Jennings, CEO of the Orlando Regional
REALTORS® Association.**

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.

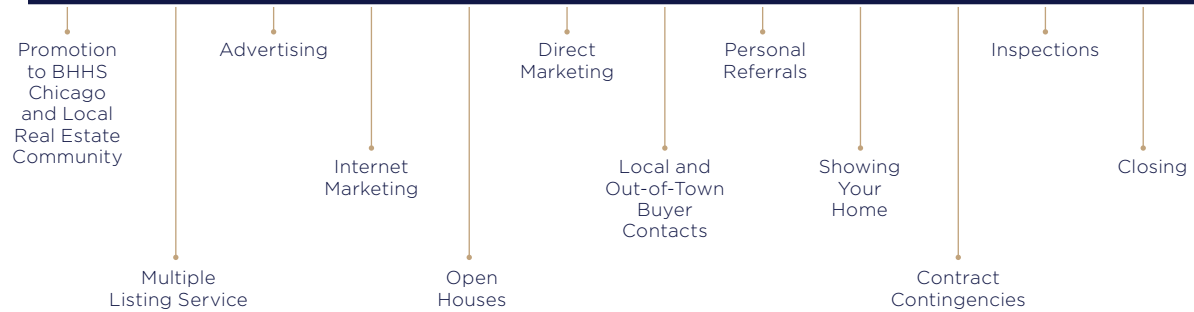
ADVISES



NEGOTIATES



FACILITATES



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:



The Real Estate Transaction In 160 Steps

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

The Real Estate Transaction In 160 Steps (cont.)

- 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

The Real Estate Transaction In 160 Steps (cont.)

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

The Real Estate Transaction In 160 Steps (cont.)

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

The Real Estate Transaction In 160 Steps (cont.)

- 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

The Real Estate Transaction In 160 Steps (cont.)

- 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

The Real Estate Transaction In 160 Steps (cont.)

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

A Comprehensive Marketing Plan

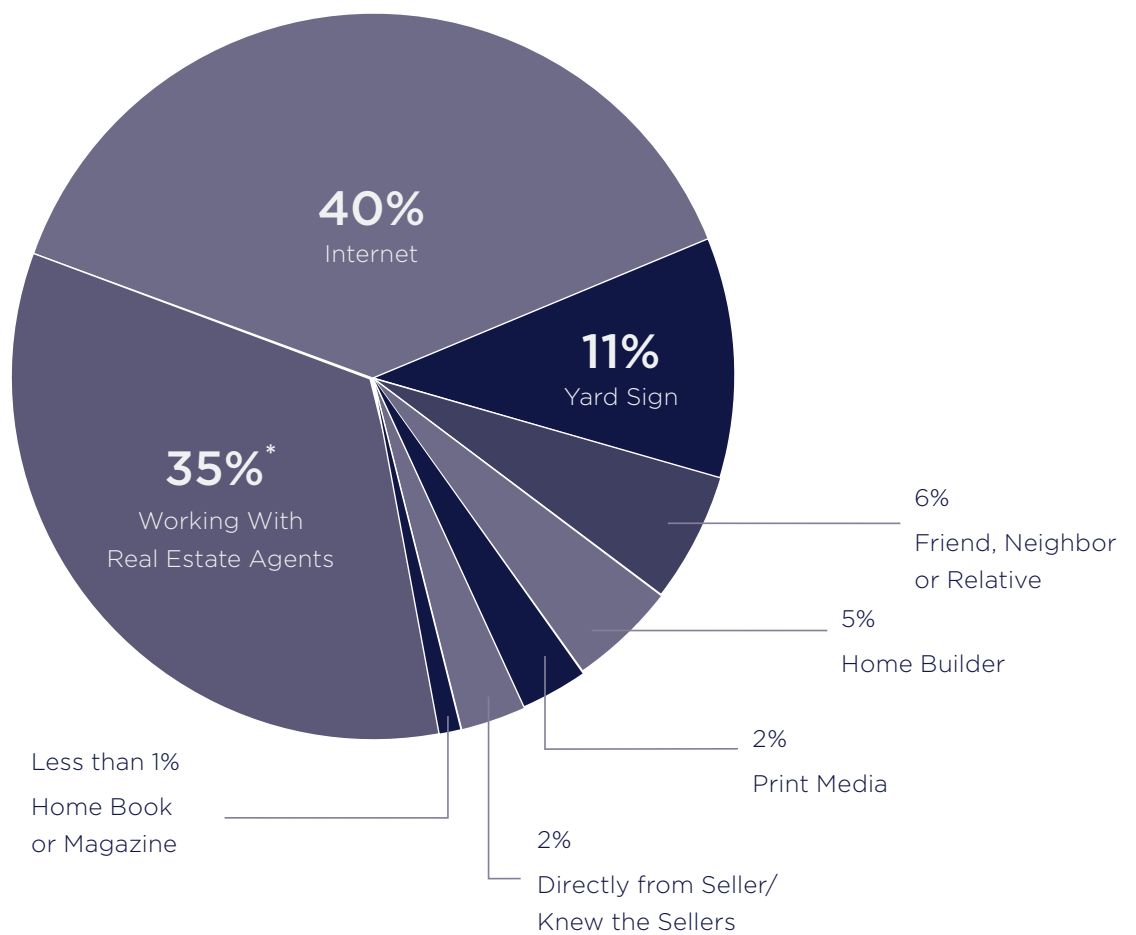
Berkshire Hathaway HomeServices Chicago offers the best and most comprehensive marketing package of any brokerage in Chicago.

- 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



MG GROUP
CHICAGO

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

3,000+



@TheMGGroup

10,000+



@TheMGGroup

20,000+



@TheMGGroup

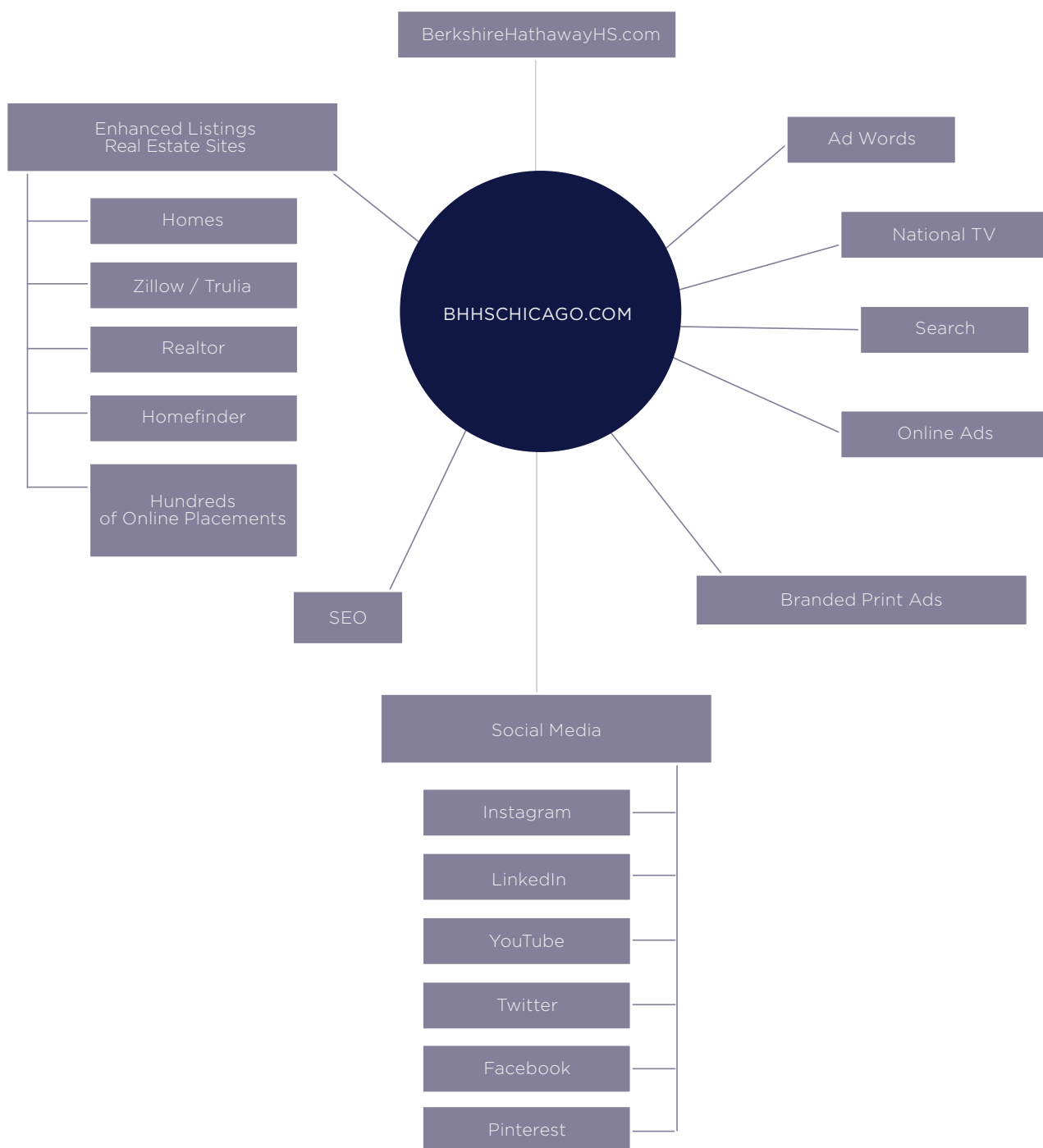
3,000+



@mggroupchicago

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- 9F 0<:
- Homefinder.com
- DotHomes.com
- NewHomeListings.com
- CribChatter.com
- Realtytrac.com
- BobVila.com
- OLX.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



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.

KRGConnection

Promote Your Exempt & Pre-Market Listings



Get the benefit of the KoenigRubloff network of agents. Promote your Exempt and Exempt listings via KRGConnection. It's easy to share your property, complete the KRGConnection form and submit it to your MLS input coordinator.


Available exclusively for KoenigRubloff agents





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 HomeServices agents, the online search works on your desktop, laptop, tablet or smartphone.

ALL COMPANY *HotSheet*




Berkshire Hathaway KoenigRubloff Realty Group's Newest Listings!



2843 Brighton Court
Westchester

\$229,900
Bedrooms: 3
Bathrooms: 2.1


[View Details >](#)



1119 Grangery Court
Carol Stream

\$229,900
Bedrooms: 3
Bathrooms: 2.1


[View Details >](#)



1460 North Sandborn Terrace #2704
Chicago-Near North Side

\$149,900
Bedrooms: 0
Bathrooms: 1

[View Details >](#)



3534 West Diversey Avenue
Chicago-Avondale

\$125,000
Bedrooms: 0
Bathrooms: 0

[View Details >](#)

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




525 N SHERIDAN RD, LAKE BLUFF
Great live-a-little opp to build within Crab Tree Farm
acres, on 26.65 acres, the most prestigious & beautiful
piece of Lakeview land available. \$5,900,000
Ann Lynn / Joanne Marcia 847.828.9091



1400 LAKES RD, LAKE FOREST
Spectacular estate in west L.F. on Lake Road. 6 bedroom, 6.5
bath, newer Christopher Peacock kitchen, great hall with 2
hvs, 25-ft. mahogany railing. \$3,000,000
Ann Lynn / Joanne Marcia 847.828.9091



2826 N MOHAWK ST, CHICAGO
Great Lincoln Park 4 Bedroom home, one-way, tree-lined
street close to Oak Children's Park, Lincoln Park, Lake
Michigan. Full vintage farmhouse. \$3,490,000
Joanne Owen 312.268.6700



840 WALDEN LN, LAKE FOREST
Stunning 6 Bedroom, 5.5 bath newer home in a superb west
L.F. close to Lake Michigan. Perfect location to entertain with
detached workshop, hardwood floors. \$1,895,000
Ann Lynn / Joanne Marcia 847.828.9091



664 FOREST AVENUE, GLEN ELLYN
All brick 6 br, 4.5 ba Georgian in the heart of town. Just 2
blocks to Lake Ellyn & 4 to town center. Recently updated.
8 expanded on approx half-acre. \$1,940,000
Amy Beutler 630.649.8906



833-847 N MCKINLEY RD, LAKE FOREST
Desired Place offers elegant 4 bedroom, 4.5 bath homes
with an in-town location, manicured lawns, large
\$1,675,000 - \$1,875,000
Ann Lynn / Joanne Marcia 847.828.9091

Get Noticed.

World-Class Marketing that moves
your home from Listed to Sold.

BERKSHIRE HATHAWAY | **KoenigRobb**
The McGraw-Hill Companies Real Estate Group



KoenigRobb.com • 866.799.3030



3077 N DAMEN AVE 3, CHICAGO
Astonishing school district. Two-year
new construction. Immaculate 4 bedroom
+ bath, main 3.5 bath, 3,000+ sq ft of
perfection. Includes up. Storage parking.
\$1,149,000
The McGraw-Hill Companies 773.687.4636



2442 N BUELL ST, CHICAGO
Modern living in E. Loop Park. Sophisticated & contemporary
finishes, master bedroom, women's cottage area & modern
kitchen of design & pedigree. \$1,225,000
Kath. Lynch 773.793.2811



180 S PEARSON ST 302, CHICAGO
Water Tower residences. Exceptional, renovated, rustic
finishes. 1,776 sq ft of 2,342 sq ft. Theater, swimming, view of
Lake Michigan and the skyline. \$1,595,000
Michael Rosenblatt 312.959.8162



4112 N DAMEN AVE, CHICAGO
Fully renovated 4 bedroom, 3.5 bath luxury home in
Lincoln Square on approx. 42' x 125' lot. Complete rehab in
2004. Close to Lytle Park. \$1,179,000
Kath. Lynch 773.719.5281



4806 DEER TRAIL, NORTHBROOK
Spacious and sun-drenched 4 bedroom, 2 1/2 bath home with
hardwood floors and open, flowing floorplan. Sharp
updates, kitchen. Finished lower level. \$980,000
Linda Lincoln 847.719.8410



712 N LAWLER AVE, WILMETTE
Sun-drenched 3 bedroom, 2 bath. Stunning, recently
renovated hardwood floors, hardwood open floorplan.
Kitchen, both baths updated. Fin lower level. \$1,680,000
Linda Lincoln 847.719.8410

ONE MAGNIFICENT LIFE | KOENIGROBB.COM



10000 N. LINCOLN AVE, CHICAGO
Luxury 5 bedroom, 3.5 bath home in Lincoln Square.
\$1,199,000
Ann Lynn / Joanne Marcia 847.828.9091



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\$1,199,000
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BERKSHIRE HATHAWAY
The McGraw-Hill Companies Real Estate Group

We are proud to announce the latest edition of **Luxury Collection Magazine**.
Come see the Chicago's most beautiful homes, including
expert market information and features on design and lifestyle.
LuxuryCollectionMag.com

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money & real estate

Chicago Tribune SUNDAY, OCTOBER 18, 2009 SECTION 7

SELL IT TO ME



The dining and living room on the upper level in a condo at 1001 N. Dearborn St. in Chicago has double-height ceilings, hardwood floors and a view of the city.



For empty-nesters, less is more when it comes to floors: here are 3 homes



By Sharon Thompson
When it comes to floors, less is more. It's a concept that's been around for a long time, and it's one that's becoming increasingly popular in the real estate market. Here are three homes that are perfect for empty-nesters.

Top condo
1001 N. Dearborn St., Unit 1001, \$375,000
This modern condo features a double-height living room, hardwood floors, and a view of the city.



CONVERSION THEORY

A creative group might bring a building almost back to life and show they aren't kidding.

BY BRUCE GIBBS, PHOTOGRAPHY BY TONY GILLES

It's a great example of how these kinds of old houses can be turned into a modern, stylish home. The group has a vision, and they're not kidding.



The group has a vision, and they're not kidding. They want to turn this old building into a modern, stylish home. They have a plan, and they're not kidding.



CITY collection	
<p>2236 N. Lawrence Ave. KoenigRubbloff.com CHICAGO, ILLINOIS THE MC GROUP 773.687.4696 \$1,500,000</p>	<p>634 N. Rockwell KoenigRubbloff.com CHICAGO, ILLINOIS IVONA KUTERMANBIEWICZ 312.475.4588 \$1,000,000</p>
<p>4012 Greenwood Ave. KoenigRubbloff.com CHICAGO, ILLINOIS SUSAN O'CONNOR 312.893.8144 \$1,000,000</p>	<p>1927 N. Euclid KoenigRubbloff.com CHICAGO, ILLINOIS IVONA KUTERMANBIEWICZ 312.475.4588 \$1,000,000</p>
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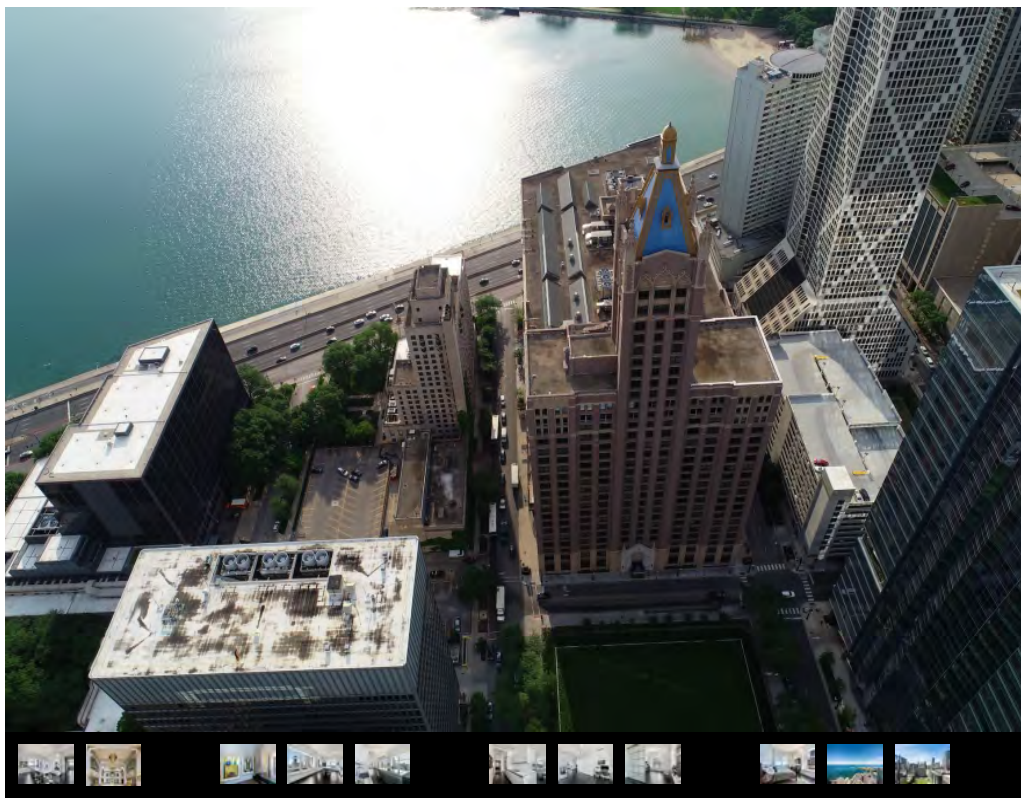
CRAIN'S CHICAGO BUSINESS

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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)

Preferred Partners



ATTORNEYS

James Zazakis
773.348.1635
james@zazakis.com

Matthew Rich
773.360.1032
mrich@myreallaw.com

Kim Freeland
312.560.0320
kim@kimberlyfreeland.com

Dan Stern (Sellers Only)
312.201.0333
dan.stern@homelight.com

HOME INSPECTORS

Chuck Ryan
Precision Property Inspections
773.447.5598
ryancharle@gmail.com

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

MORTGAGE LENDERS

Matt Tierney
Guaranteed Rate 773.290.0365
matt@guaranteedrate.com

Michael Giganti HomeServices
Lending 312.475.4193
michaeltgiganti@homeserviceslending.com

Alex Margulis
Perl Mortgage
312.651.5352
amargulis@perlmortgage.com

INSURANCE

Marc Jacobson
Marc Jacobson & Associates
847.498.7181
marc@mjateam.com

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

RENTAL PROPERTY MANAGEMENT

Mike Kravitz
312.485.9868
kebiz@aol.com

Nicholas Apostol
OWL Management
773.516.0661
napostol@owlmanagement.com

Brett Huelat
CL3 Property Management
773.227.2388
bhuelat@cl3pm.com

CONTRACTORS

Nick Kerins
773.879.5736
cviewnick@outlook.com

Vicente Fernandez
773-818-1309
mojicav19@hotmail.com

Michael Valente
773.301.9125
michael@renovationsells.com
renovationsells.com

Tom Patton
312.898.9300
fixitpeople.com

FLOORING

Ambrose Flooring
773.668.2129

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

Andres
Carpet & Vinyl Flooring
773-406-6668

PLUMBING

John Baethke
Baethke and Sons
773.570.9759
jbaethke@baethkeplumbing.com

First National Plumbing
773.775.7777
info@firstnationalplumbing.com

MASONRY

Marcin Zubrycki
BrickWork Experts
773.216.5132
brickworkexperts@gmail.com

Star Tuckpointing
773.286.3560
startuckpointing@gmail.com

HOME STAGING

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

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

Mona Winningham
Mod Creative Group
312.618.2893
mona@modcreativegroup.com

HVAC

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

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

Metro Heating
773.736.1400
hvacjedi.com

ROOFERS

Bryan Langguth
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 towels 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: _____

1802N.

SEDGWICK OLD TOWN

Exclusively Listed by The MG Group
homes.mggroupchicago.com/1802nSedgwick



MG GROUP
HOME. MADE.











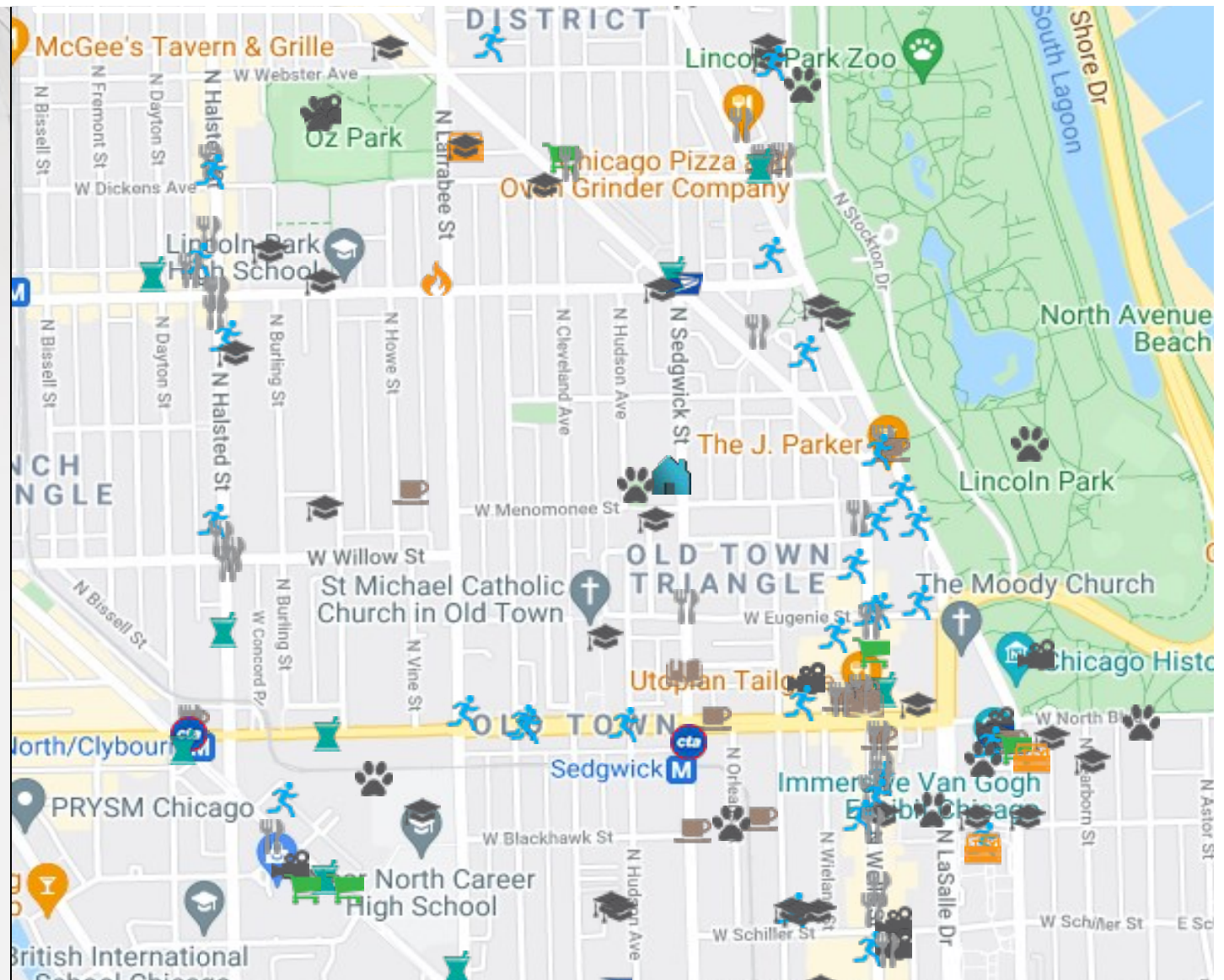






FLOOR PLAN





ABOUT & AROUND OLD TOWN

Spanning the eastern parts of Lincoln Park and the Near North area, Old Town is a vibrant community that is considered both affluent and historic. Its boundaries are Clark Street on the east, Division Street on the south, Larrabee Street on the west and North Avenue on the north. The Old Town Triangle starts north of North Avenue and is formed by connecting the points of Sedgwick Street on the west, Armitage Avenue on the north and Lincoln Avenue and Clark Street on the east.

With Lincoln Park, Lincoln Park Zoo, the Alfred Caldwell Lily Pond and the lakefront less than 10 minutes away by foot, individuals looking for outdoor activities will find many options.



MARIO GRECO
773.687.4696 | mario@MGGroupChicago.com

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#1 City Broker in Listings Sold
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1802 N. SEDGWICK

OLD TOWN | \$949,500

LINCOLN SCHOOL DISTRICT!

METICULOUSLY MAINTAINED RECENTLY RENOVATED
NEARLY 2400SQFT 3BED/2.1BATH EXTRA-WIDE
SMART TOWNHOME WITH LUXE FINISHES, MULTIPLE
OUTDOOR SPACES INCLUDING PRIVATE TERRACE AND
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JUST CLOSED

1802 N. Sedgwick
Old Town



Mario Greco

***SOLD IN JUST
3 DAYS AT
99% OF LIST PRICE!***

Comparative Market Analysis

Property At: 2671 N. Greenview #F

Prepared For:
Spencer Roman

Prepared By:
Sam Stewart
Berkshire Hathaway HomeServices Chicago



Office Phone: (312) 642-1400

Direct Line: (773) 930-8101

Personal Fax Number:

Email: sam@mgroupchicago.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: Sam Stewart License No.: 475124825

Prepared By: Sam Stewart Berkshire Hathaway HomeServices Chicago

Market Analysis Summary

Recently Sold

Comparables

MLS #	Stat	Address	List Price	Sold Pr	Clsd Dt	# Rms	Beds	Baths	LMT	MT
11235590	CLSD	2675 N Greenview Ave F	\$785,000	\$770,000	04/04/2022	7	3	3	18	18
11347325	CLSD	2671 N Greenview Ave B	\$825,000	\$836,000	04/29/2022	6	3	3	4	4
11458731	CLSD	2669 N Greenview Ave H	\$834,500	\$839,500	09/30/2022	7	3	3	50	50
11457551	CLSD	2611 N Greenview Ave G	\$849,000	\$825,000	10/11/2022	6	3	3	62	62
11218367	CLSD	2718 N Southport Ave A	\$845,000	\$840,000	02/01/2022	9	4	3	83	147
11372792	CLSD	2501 N Wayne Ave 20	\$825,000	\$830,000	06/16/2022	7	3	2.1	30	30
11311495	CLSD	2658 N Southport Ave F	\$865,000	\$850,000	03/18/2022	6	3	3	6	6
11304731	CLSD	2673 N Greenview Ave D	\$925,000	\$945,000	03/03/2022	7	3	2.1	28	28

Statistics

Total Properties: 8

	List Price	Sold Pr	ASF	Beds	Baths	LMT	MT
Minimum	\$785,000	\$770,000	0	3	2.1	4	4
Maximum	\$925,000	\$945,000	3200	4	3	83	147
Average	\$844,188	\$841,938	2129	3	3	35	43

Sold properties closed averaging 99.73% of their Final List Price (FLP).
This reflects a 0.27% difference between property sale prices and their FLP's.



Attached Single
 Status: **CLSD**
 Area: **8007**
 MLS #: **11235590**
 List Date: **10/15/2021**
 List Dt Rec: **10/15/2021**
 List Price: **\$785,000**
 Orig List Price: **\$785,000**
 Sold Price: **\$770,000**
 SP Incl: **Yes**
 Parking: **Yes**
 Address: **2675 N Greenview Ave Unit F, Chicago, IL 60614**
 Directions: **S of Diversey and N of Wrightwood on Greenview - Arch entrance, street parking, walk to unit**
 Closed: **04/04/2022**
 Off Mkt: **11/01/2021**
 Year Built: **1994**
 Dimensions: **22.35 X 95.88**
 Ownership: **Fee Simple w/ HO Assn.**
 Corp Limits: **Chicago**
 Coordinates: **N:2675 W:1500**
 Rooms: **7**
 Bedrooms: **3**
 Basement: **None**
 Waterfront: **No**
 Total Units: **150**
 # Stories: **3**
 % Own. Occ.:
 Utility Costs: **Elec. - \$793.34/yr, \$66.11/mo; Gas - \$1185.08/yr, \$98.76/mo**
 Contract: **11/01/2021**
 Financing: **Conventional**
 Blt Before 78: **No**
 Subdivision: **Tamerlane**
 Township: **Lake View**
 County: **Cook**
 # Fireplaces: **1**
 Bathrooms (Full/Half): **3/0**
 Master Bath: **Full**
 Bsmnt. Bath: **No**
 Appx SF: **2155**
 Bldg. Assess. SF: **2082**
 Unit Floor Lvl.: **1**
 % Cmn. Own.:
 Lst. Mkt. Time: **18**
 Concessions:
 Contingency:
 Curr. Leased: **No**
 Model:
 # Spaces: **Gar:1**
 Parking Incl: **Yes**
 In Price:
 SF Source: **Estimated**
 # Days for Bd Apprvl: **0**
 Fees/Approvals:
 Mobility Score: **74 - Good Mobility!**

Remarks: **Beautiful private garden patio, within a peaceful treed, park-like setting! Immaculately kept 3 bed, 3 bath townhouse with attached garage - Move in ready! Low assessments. Short walk to Wrightwood park and closeby restaurants.**

School Data	Assessments	Tax	Pet Information
Elementary: Prescott (299)	Amount: \$235	Amount: \$14,936.40	Pets Allowed: Cats OK, Dogs OK
Junior High: (299)	Frequency: Monthly	PIN: 14293023320000 /	Max Pet Weight: 30
High School: Lincoln Park (299)	Special Assessments: No	Mult PINs: 2020	
	Special Service Area: No	Tax Year: 2020	
	Master Association: No	Tax Exmps: Homeowner	
	Master Assoc. Freq.: Not Required	Coop Tax Deduction: 	
		Tax Deduction Year: 	

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	24X20	Main Level	Hardwood	Window Treatments	Master Bedroom	13X12	2nd Level	Hardwood	Window Treatments
Dining Room	COMBO	2nd Level	Hardwood	Window Treatments	2nd Bedroom	10X9	2nd Level	Hardwood	Window Treatments
Kitchen	14X13	2nd Level	Hardwood	None	3rd Bedroom	10X10	2nd Level	Hardwood	Window Treatments
Family Room	16X11	Main Level	Hardwood	Window Treatments	4th Bedroom	Not Applicable			
Laundry Room	7X3	Main Level							

Interior Property Features: **Skylight(s), Hardwood Floors, 1st Floor Laundry, Laundry Hook-Up in Unit, Walk-In Closet(s), Some Carpeting, Dining Combo, Some Storm Doors**

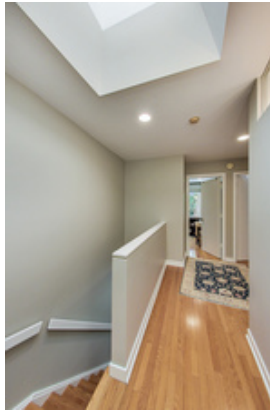
Exterior Property Features: **Patio, Storms/Screens, Outdoor Grill, Private Entrance**

Age: 26-30 Years	Laundry Features: In Unit	Sewer: Sewer-Public
Type: Townhouse 3+ Stories	Garage Ownership: Owned	Water: Lake Michigan
Exposure: N (North), S (South), Park	Garage On Site: Yes	Const Opts:
Exterior: Brick	Garage Type: Attached	General Info: Interstate Access
Air Cond: Central Air	Garage Details: Garage Door Opener(s)	Amenities: Park/Playground, Receiving Room, Curbs/Gutters, Sidewalks, Street Lights, Street Paved, Privacy Fence, Skylights
Heating: Gas	Parking Ownership: 	Asmt Incl: Common Insurance, Exterior Maintenance, Scavenger, Snow Removal
Kitchen: Eating Area-Breakfast Bar, Island, Granite Counters	Parking On Site: 	HERS Index Score:
Appliances: Oven-Double, Oven/Range, Dishwasher, Refrigerator, Disposal, All Stainless Steel Kitchen Appliances, Oven/Built-in, Range Hood, Range Hood, Wall Oven	Parking Details: 	Green Disc:
Dining: Combined w/ LivRm	Parking Fee (High/Low): /	Green Rating Source:
Bath Amn: Double Sink	Driveway: Asphalt	Green Feats:
Fireplace Details: Gas Starter	Basement Details: None	Sale Terms: Conventional
Fireplace Location: Living Room	Foundation: 	Possession: Closing
Electricity: Circuit Breakers	Exst Bas/Fnd: 	Est Occp Date:
Equipment: Ceiling Fan	Roof: 	Management: Manager Off-site
Additional Rooms: No additional rooms	Disability Access: No	Rural: No
Other Structures: 	Disability Details: 	Addl. Sales Info.: List Broker Must Accompany
Door Features: Sliding Glass Door(s)	Lot Desc: 	Broker Owned/Interest: No
Window Features: Drapes, Skylight(s), Window Treatments	Lot Size Source: Deed	Relist:
Gas Supplier: Nicor Gas		Zero Lot Line:
Electric Supplier: Commonwealth Edison		







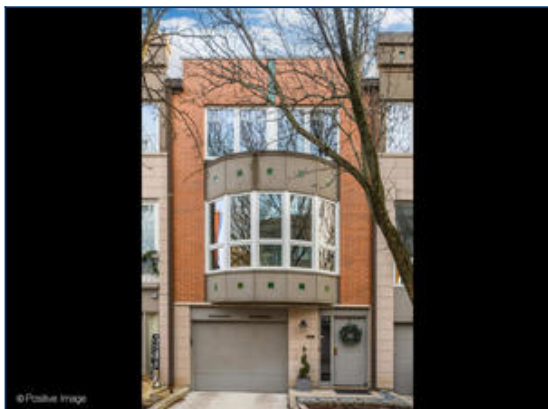


MLS#: 11235590 Attached Single 2675 N Greenview AVE Unit #: F Chicago IL 60614



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Attached Single
 Status: **CLSD**
 Area: **8007**
 Address: **2671 N Greenview Ave Unit B, Chicago, IL 60614**
 Directions: **DIVERSEY TO GREENVIEW SOUTH TO THE "TAMERLING" GATED COMMUNITY ENTRANCE**
 Closed: **04/29/2022**
 Off Mkt: **03/20/2022**
 Year Built: **1994**
 Dimensions: **2100**
 Ownership: **Fee Simple w/ HO Assn.**
 Corp Limits: **Chicago**
 Coordinates: **N:2671 W:1500**
 Rooms: **6**
 Bedrooms: **3**
 Basement: **None**
 Waterfront: **No**
 Total Units: **64**
 # Stories: **3**
 % Own. Occ.:
 Utility Costs: **Elec. - \$1354.84/yr, \$112.90/mo; Gas - \$1327.91/yr, \$110.66/mo**
 Mobility Score: -

MLS #: **11347325**
 List Date: **03/17/2022**
 List Dt Rec: **03/17/2022**
 List Price: **\$825,000**
 Orig List Price: **\$825,000**
 Sold Price: **\$836,000**
 SP Incl. **Yes**
 Parking:
 Lst. Mkt. Time: **4**
 Concessions:
 Contingency:
 Curr. Leased:
 Model: **Lake View**
 Township: **Lake View**
 County: **Cook**
 # Fireplaces:
 Bathrooms (Full/Half): **3/0**
 Master Bath: **Full**
 Bsmnt. Bath: **No**
 Appx SF: **2100**
 Bldg. Assess. SF: **2082**
 Unit Floor Lvl.: **1**
 % Cmn. Own.:
 Parking: **Garage, Exterior Space(s)**
 # Spaces: **Gar:1 Ext:1**
 Parking Incl. In Price: **Yes**
 SF Source: **Other**
 # Days for Bd Apprvl: **0**
 Fees/Approvals:

Remarks: **Gorgeous 3 bed, 3 bath townhome in sought after Tamerlane community offers single family home-style living with amazing Lincoln Park location. Recently renovated (200k+) with no detail left untouched! High end finishes throughout, large bedroom sizes and flooded with North and South facing light. A custom Murphy bed with built-ins was added to the third bedroom on the main floor to allow the transition from office space to bedroom to be a breeze. On the second floor of the home the kitchen flows seamlessly into the dining and living spaces. The third floor is where you can find the second bed/bath as well as the primary suite-- which boasts an amazing walk-in closet as well as an updated bath with separate soaking tub. In addition to outdoor space, the home also has parking for two cars- one garage and one outdoor.**

School Data	Assessments	Tax	Pet Information
Elementary: (299)	Amount: \$235	Amount: \$13,944.60	Pets Allowed: Cats OK, Dogs OK
Junior High: (299)	Frequency: Monthly	PIN: 14293023220000 /	Max Pet Weight: 999
High School: (299)	Special Assessments: No	Mult PINs: 2020	
	Special Service Area: No	Tax Year: 2020	
	Master Association: No	Tax Exmps:	
	Master Assc. Freq.: Not Required	Coop Tax Deduction:	
		Tax Deduction Year:	

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	25X18	2nd Level			Master Bedroom	16X14	3rd Level		
Dining Room	COMBO 2nd Level				2nd Bedroom	16X10	3rd Level		
Kitchen	18X13	2nd Level			3rd Bedroom	18X11	Main Level		
Family Room	Not Applicable				4th Bedroom	Not Applicable			
Laundry Room									

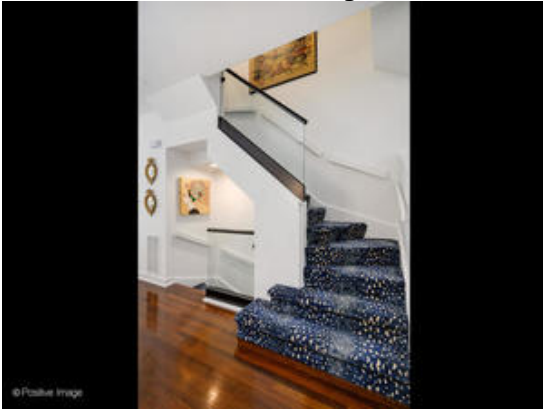
Interior Property Features:

Exterior Property Features:

Age: 26-30 Years	Laundry Features:	Sewer: Sewer-Public
Type: Townhouse 3+ Stories	Garage Ownership:	Water: Lake Michigan
Exposure: N (North), S (South)	Garage On Site: Yes	Const Opts:
Exterior: Brick	Garage Type: Attached	General Info: None
Air Cond: Central Air	Garage Details:	Amenities:
Heating: Gas	Parking Ownership:	Asmt Incl: Water, Common Insurance, Scavenger, Snow Removal, Other
Kitchen:	Parking On Site: Yes	HERS Index Score:
Appliances:	Parking Details: Driveway	Green Disc:
Dining:	Parking Fee (High/Low): /	Green Rating Source:
Bath Amn:	Driveway:	Green Feats:
Fireplace Details:	Basement Details: None	Sale Terms:
Fireplace Location:	Foundation:	Possession: Closing
Electricity:	Exst Bas/Fnd:	Est Occp Date:
Equipment:	Roof:	Management:
Additional Rooms: No additional rooms	Disability Access: No	Rural:
Other Structures:	Disability Details:	Addl. Sales Info.: List Broker Must Accompany
Door Features:	Lot Desc:	Broker Owned/Interest: No
Window Features:	Lot Size Source:	Relist:
		Zero Lot Line:

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









Attached Single	MLS #:	11458731	List Price:	\$834,500
Status: CLSD	List Date:	07/08/2022	Orig List Price:	\$850,000
Area: 8007	List Dt Rec:	07/08/2022	Sold Price:	\$839,500
			SP Incl:	Yes
			Parking:	
Address:	2669 N Greenview Ave Unit H, Chicago, IL 60614			
Directions:	PARK NEAR ARCHWAY ON GREENVIEW. Walk thru archway, take RT, quick LFT, then RT to end of cul-de-sac.			
Closed:	09/30/2022	Contract:	08/26/2022	Lst. Mkt. Time: 50
Off Mkt:	08/26/2022	Financing:	Conventional	Concessions: 3000
Year Built:	1991	Blt Before 78:	No	Contingency:
Dimensions:	19X56			Curr. Leased: No
Ownership:	Fee Simple	Subdivision:		Model:
Corp Limits:	Chicago	Township:	Lake View	County: Cook
Coordinates:	N:2675 W:1500			# Fireplaces: 1
Rooms:	7	Bathrooms (Full/Half):	3/0	Parking: Garage, Exterior Space(s)
Bedrooms:	3	Master Bath:	Full	# Spaces: Gar:1 Ext:1
Basement:	None	Bsmnt. Bath:	No	Parking Incl. Yes
			In Price:	
Waterfront:	No	Appx SF:	2200	SF Source: Landlord/Tenant/Seller
Total Units:	64	Bldg. Assess. SF:		# Days for
# Stories:	3	Unit Floor Lvl.:	1	Bd Apprvl: 0
% Own. Occ.:		% Cmn. Own.:		Fees/Approvals:
Utility Costs:				

Mobility Score: -

Remarks: Rarely available and highly upgraded three bedroom, three bath end unit townhome on private cul-de-sac in Lincoln Park's sought after Tamerlane featuring extra-wide, wraparound patio and side yard, HGTV quality finishes, and attached garage plus three season parking pad. Tamerlane is one of the city's most desirable communities, walking distance to award-winning public and private schools, sprawling parks, eclectic dining, Southport Corridor shopping and public transportation. This sun-drenched home with east/south/west exposures offers a spacious layout that lives like a single family home and beautiful design features including gleaming marble foyer, walnut hardwood floors, Norman plantation shutters, organized closets and neutral palette throughout. The open concept living and dining rooms, perfect for entertaining, have floor-to-ceiling windows, a Juliet balcony and stunning gas log fireplace with remote control that can be converted to wood burning. The recently updated eat-in kitchen is bathed in sunlight from the eastern and southern exposures, with a bay window, classic wainscoting, high-end stainless steel appliances including double ovens and gas cooktop, a large island with counter seating, Shaker style cabinets with under-cabinet lighting, quartz counters and backsplash, and ample-sized pantry. Three bedrooms and two baths on the same floor includes a primary suite with 14 foot long, walk-in closet and a spa-like bath with quartz vanity with plumbing in place to easily convert to dual sinks. The first floor boasts access to the attached garage, full bath, laundry with newer side-by-side Maytag appliances, and a bright, generous sized family room/gym/office/4th bedroom with huge storage closets and sliding doors leading to the enclosed, professionally landscaped perennial garden with irrigation system, blue stone patio, gas line and pad for a grill, and dog run with artificial turf. Welcome home to the best Lincoln Park has to offer!

School Data	Assessments		Tax	Pet Information	
Elementary: Prescott (299)	Amount:	\$235	Amount:	\$13,945	Pets Allowed: Cats OK
Junior High: Prescott (299)	Frequency:	Monthly	PIN:	14293023480000	Dogs OK
High School: Lincoln Park (299)	Special Assessments:	No	Tax Year:	2020	Max Pet Weight: 999
	Special Service Area:	No	Tax Exmps:	Homeowner	
	Master Association:	No	Coop Tax Deduction:		
	Master Assc. Freq.:	Not Required	Tax Deduction Year:		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	18X13	2nd Level	Hardwood		Master Bedroom	14X12	3rd Level	Hardwood	
Dining Room	15X10	2nd Level	Hardwood		2nd Bedroom	11X9	3rd Level	Hardwood	
Kitchen	18X13	2nd Level	Hardwood		3rd Bedroom	11X9	3rd Level	Hardwood	
Family Room	16X12	Main Level	Hardwood		4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **Skylight(s), Hardwood Floors, 1st Floor Laundry, Laundry Hook-Up in Unit**

Exterior Property Features: **Patio, Dog Run, Private Entrance, End Unit**

Age: 31-40 Years	Laundry Features: In Unit	Sewer: Sewer-Public
Type: Townhouse 3+ Stories	Garage Ownership: Owned	Water: Lake Michigan
Exposure: S (South), E (East), W (West)	Garage On Site: Yes	Const Opts:
Exterior: Brick, Other	Garage Type: Attached	General Info: Commuter Bus
Air Cond: Central Air	Garage Details: Garage Door Opener(s)	Amenities:
Heating: Gas, Forced Air	Parking Ownership: Owned	Asmt Incl: Common Insurance, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal
Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Island	Parking On Site: Yes	HERS Index Score:
Appliances: Oven-Double, Microwave, Dishwasher, Refrigerator, Washer, Dryer, All Stainless Steel Kitchen Appliances, Cooktop	Parking Details: Driveway	Green Disc:
Dining: Combined w/ LivRm	Parking Fee (High/Low): /	Green Rating Source:
Bath Amn: Separate Shower	Driveway: Concrete, Shared	Green Feats:
Fireplace Details: Gas Logs, Gas Starter	Basement Details: None	Sale Terms:
Fireplace Location: Living Room	Foundation: Concrete	Possession: Closing
Electricity: Circuit Breakers, 200+ Amp Service	Exst Bas/Fnd:	Est Occp Date:
Equipment: Humidifier, TV-Cable	Roof:	Management:
	Disability Access: No	Rural:
	Disability Details:	Addl. Sales Info.: None
	Lot Desc: Cul-de-sac, Fenced Yard	
	Lot Size Source:	

Additional Rooms:**No additional rooms**

Other Structures:

Door Features:

Window Features:

Broker Owned/Interest:**No**

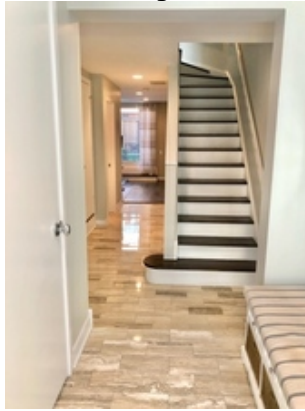
Relist:

Zero Lot Line:

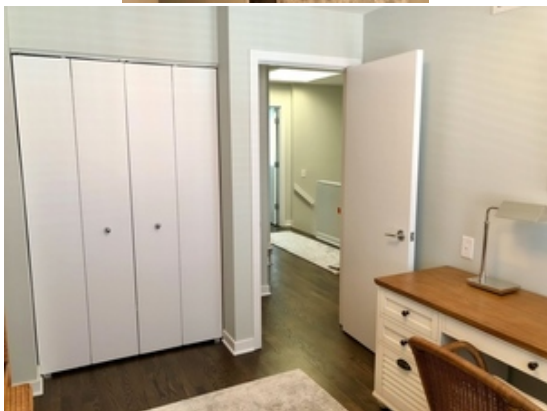
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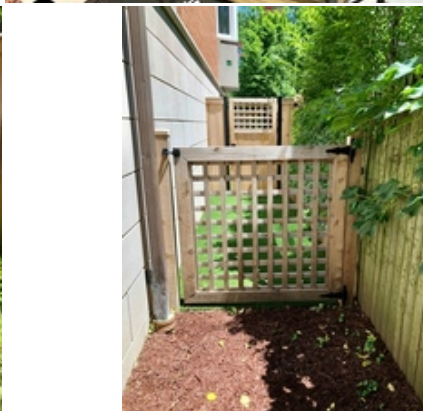
MLS #: 11458731

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MLS#: **11458731** Attached Single 2669 N Greenview AVE Unit #: H Chicago IL 60614



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Some photos may be virtually staged

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

MLS #: **11457551**
 List Date: **07/07/2022**
 List Dt Rec: **07/07/2022**

List Price: **\$849,000**
 Orig List Price: **\$863,790**
 Sold Price: **\$825,000**
 SP Incl: **Yes**
 Parking: **Yes**

Address: **2611 N Greenview Ave Unit G, Chicago, IL 60614**
 Directions: **ENTER OFF GREENVIEW, GO TO UNIT G Between Wrightwood and Diversey**

Closed: **10/11/2022**
 Off Mkt: **09/06/2022**
 Year Built: **1990**
 Dimensions: **1300**
 Ownership: **Fee Simple w/ HO Assn.**
 Corp Limits: **Chicago**

Contract: **09/06/2022**
 Financing: **Conventional**
 Blt Before 78: **No**
 Subdivision: **Embassy Club**
 Township: **North Chicago**

Lst. Mkt. Time: **62**
 Concessions: **Yes**
 Contingency: **No**
 Curr. Leased: **No**
 Model: **Model**
 County: **Cook**

Coordinates: **N:2611 W:1500**
 Rooms: **6**
 Bedrooms: **3**
 Basement: **None**
 Waterfront: **No**
 Total Units: **120**
 # Stories: **3**
 % Own. Occ.: **100**
 Utility Costs: **Elec. - \$1597.70/yr, \$133.14/mo; Gas - \$1397.46/yr, \$116.46/mo**

Bathrooms (Full/Half): **3/0**
 Master Bath: **Full**
 Bsmnt. Bath: **No**
 Appx SF: **2200**
 Bldg. Assess. SF: **2200**
 Unit Floor Lvl.: **1**
 % Cmn. Own.: **0**
 Mobility Score: **-**

Fireplaces: **1**
 Parking: **Garage, Exterior Space(s)**
 # Spaces: **Gar:1 Ext:1**
 Parking Incl. In Price: **Yes**
 SF Source: **Assessor**
 # Days for Bd Apprvl: **0**
 Fees/Approvals: **0**

Remarks: **Wonderful 3bed/3bath lives like a single family home. Located within the desirable Embassy Club community in Lincoln Park. This unit is ready for you to make it your own. Custom mudroom with beautiful slate floor invites you into this light-filled unit. East/West exposures create a warm, sunny, and quiet oasis within the city. A large bedroom/den, updated full bath and under stairs storage complete the lower level of unit. Second story has living and dining space with dual fireplace and beautiful newer windows. Dedicated light-filled kitchen space has large island, hidden laundry, and two large pantries. Granite counters and newer SS appliances complete the kitchen. Large deck off the kitchen is perfect for relaxing, grilling, dining, and entertaining. Two extra large bedrooms located on 3rd floor. Primary suite has en-suite bath with dual vanities, shower with built-in seating, and large soaking tub. Secondary bedroom can be divided into 2 smaller rooms, to create 3 bedrooms on this floor! Additional patio space on lower level is perfect for quiet nights and relaxing while overlooking lush landscaped back yard. Fresh paint inside and out. Closets and storage space galore accentuate the space. Professionally installed garage shelving and storage within heated garage. Unit also has parking pad outside garage for additional vehicle, plus guest parking within Embassy Club. Do not miss your opportunity to own this thoughtfully maintained and updated unit. Walking distance to great neighborhood restaurants, coffee shops, 3 local parks, grocery, award-winning schools, public transportation, and more.**

School Data	Assessments	Tax	Pet Information
Elementary: (299)	Amount: \$225	Amount: \$14,510	Pets Allowed: Cats OK, Dogs OK
Junior High: (299)	Frequency: Monthly	PIN: 14293022530000 /	Max Pet Weight: 100
High School: (299)	Special Assessments: No	Mult PINs: 2020	
	Special Service Area: No	Tax Year: 2020	
	Master Association: No	Tax Exmps: Homeowner	
	Master Assc. Freq.: Not Required	Coop Tax Deduction: 0	
		Tax Deduction Year: 0	

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	19X14	Main Level	Hardwood		Master Bedroom	17X12	2nd Level	Carpet	
Dining Room	16X11	Main Level	Hardwood		2nd Bedroom	17X12	2nd Level	Carpet	
Kitchen	19X14	Main Level	Hardwood		3rd Bedroom	19X12	Lower	Hardwood	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

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

Exterior Property Features: **Deck, Storms/Screens, Private Entrance**

Age: 31-40 Years	Laundry Features:	Sewer: Public
Type: Townhouse 3+ Stories, Townhouse-TriLevel	Garage Ownership:	Water: Lake Michigan, Public
Exposure: E (East), W (West)	Garage On Site: Yes	Const Opts:
Exterior: Brick	Garage Type: Attached	General Info: None
Air Cond: Central Air	Garage Details:	Amenities:
Heating: Gas, Forced Air	Parking Ownership:	Asmt Incl: Water, Scavenger, Snow Removal
Kitchen: Eating Area-Breakfast Bar, Island, Pantry-Closet	Parking On Site: Yes	HERS Index Score:
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal	Parking Details:	Green Disc:
Dining: Combined w/ LivRm	Parking Fee (High/Low): /	Green Rating Source:
Bath Amn: Whirlpool, Separate Shower, Double Sink	Driveway:	Green Feats:
Fireplace Details:	Basement Details: None	Sale Terms:
Fireplace Location: Living Room	Foundation:	Possession: Closing
Electricity:	Exst Bas/Fnd:	Est Occp Date:
Equipment:	Roof:	Management:
	Disability Access: No	Rural:
	Disability Details:	Addl. Sales Info.: None
	Lot Desc:	Broker Owned/Interest: No
	Lot Size Source: County Records	Relist:

Additional Rooms:**No additional rooms**

Other Structures:

Zero Lot Line:

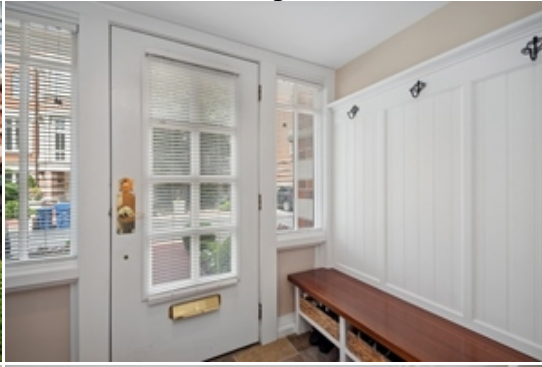
Door Features:

Window Features:

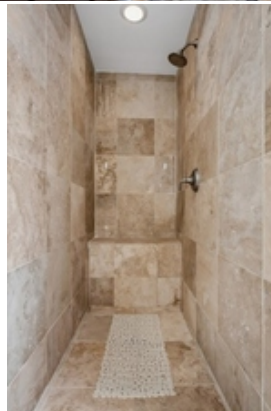
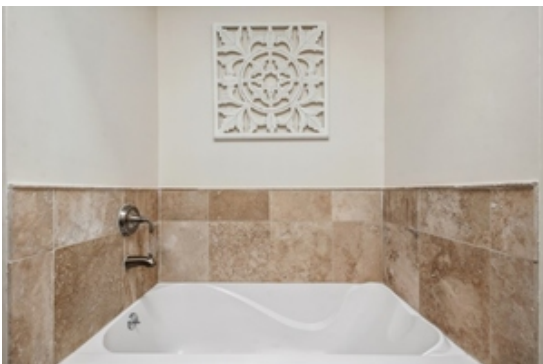
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MLS #: 11457551

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MLS#: **11457551** Attached Single **2611 N Greenview AVE** Unit #: **G** Chicago IL 60614



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Attached Single
 Status: **CLSD**
 Area: **8007**
 MLS #: **11218367**
 List Date: **09/14/2021**
 List Dt Rec: **09/14/2021**
 List Price: **\$845,000**
 Orig List Price: **\$849,500**
 Sold Price: **\$840,000**
 SP Incl. **Yes**
 Parking: **Yes**
 Address: **2718 N Southport Ave Unit A, Chicago, IL 60614**
 Directions: **East of Ashland Ave; West of Racine Ave; North of Wrightwood Ave. and South of Diversey Pkwy.**
 Closed: **02/01/2022**
 Off Mkt: **12/05/2021**
 Year Built: **1993**
 Dimensions: **158994**
 Ownership: **Fee Simple w/ HO Assn.**
 Corp Limits: **Chicago**
 Coordinates: **N:2718 W:1409**
 Rooms: **9**
 Bedrooms: **4**
 Basement: **None**
 Waterfront: **No**
 Total Units: **86**
 # Stories: **4**
 % Own. Occ.: **97**
 Utility Costs: **Elec. - \$812.03/yr, \$67.67/mo; Gas - \$817.72/yr, \$68.14/mo**
 Contract: **12/05/2021**
 Financing: **Conventional**
 Blt Before 78: **No**
 Subdivision: **Lake View**
 Township: **Lake View**
 County: **Cook**
 # Fireplaces: **1**
 Bathrooms (Full/Half): **3/0**
 Master Bath: **Full**
 Bsmnt. Bath: **No**
 Appx SF: **2700**
 Bldg. Assess. SF: **2700**
 Unit Floor Lvl.: **1**
 % Cmn. Own.: **0**
 Lst. Mkt. Time: **83**
 Concessions: **Yes**
 Contingency: **No**
 Curr. Leased: **No**
 Model: **Garage, Exterior Space(s)**
 # Spaces: **Gar:1 Ext:2**
 Parking Incl. In Price: **Yes**
 SF Source: **Estimated**
 # Days for Bd Apprvl: **30**
 Fees/Approvals: **Estimated**
 Mobility Score: **77 - Good Mobility!**

Remarks: **Beautiful, classic Park Lane townhome is available to make your new home in the city! This expansive, extra wide open floor plan features 2700 sqft over four levels of living space, 4 full bedrooms, 3 full baths, private patio, private roof top deck, attached garage parking and one additional outdoor space. Move right in, there is nothing to do but enjoy the summer in this gracious home! Love nature? Enjoy views of green trees and blue skies from every window. Features include excellent storage throughout, east and west exposure that allows for tons of natural light, extra wide layout, hardwood floors on the main level and primary bedroom, custom window treatments throughout, fireplace, vaulted ceilings, this home truly feels like a single family row house. Walk into your private entrance on the main level to a small foyer with excellent storage, a full bath, large open family room which walks out to a gated Bluestone patio, this is your first outdoor space. On the second level you have a brand new modern white kitchen with custom cabinetry, center island, Juliet balcony, breakfast nook with wine refrigerator and extra wide and open dining/living room with fireplace. On the third level you have 3 full bedrooms including a bright and airy primary suite with dramatic cathedral ceilings, full wall of closets, spa-like private bath with dual sinks, luxurious walk in shower with bench, linen closet and heated floors. On the top level is the 4th bedroom, currently used as a den/office, but could also make for a Peloton room or play area, and walks out to your private roof top deck! Wonderful association offers a beautiful courtyard setting with super rare guest parking! Prescott Elementary. Excellent location close to DePaul, Diversey brown line, Pequods, First Coast, Farm Bar, Batter & Berries, Whole Foods, Jewel, Target, Wrightwood Park, etc. We are ensuring a safe showing for everyone by following CDC guidelines. Contact-free, video, or in-person showings available. Click on the 3D tour and take a walk around before booking your private appointment.**

School Data	Assessments	Tax	Pet Information
Elementary: Prescott (299)	Amount: \$357	Amount: \$14,948.91	Pets Allowed: Cats OK, Dogs OK, Pet Count Limitation
Junior High: Prescott (299)	Frequency: Monthly	PIN: 14293021591032 / Mult PINs: No	Max Pet Weight: 999
High School: Lincoln Park (299)	Special Assessments: No	Tax Year: 2020	
	Special Service Area: No	Tax Exmps: Homeowner	
	Master Association: No	Coop Tax Deduction: None	
	Master Assc. Freq.: Not Required	Tax Deduction Year: None	

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	19X14	2nd Level	Hardwood		Master Bedroom	17X11	3rd Level	Hardwood	
Dining Room	16X11	2nd Level	Hardwood		2nd Bedroom	9X12	3rd Level	Carpet	
Kitchen	9X13	2nd Level	Hardwood		3rd Bedroom	9X11	3rd Level	Carpet	
Family Room	19X13	Main Level	Carpet		4th Bedroom	14X12	4th Level	Carpet	
Laundry Room					Breakfast Room	10X12	2nd Level	Hardwood	
Foyer	7X4	Main Level							
Deck	14X12	4th Level							

Interior Property Features: **Vaulted/Cathedral Ceilings, Hardwood Floors, Heated Floors, 1st Floor Laundry, Storage, Built-in Features**

Exterior Property Features: **Balcony, Patio, Roof Deck, Brick Paver Patio, Private Entrance**

Age: 26-30 Years, Rehab in 2020	Laundry Features: In Unit, Laundry Closet	Sewer: Sewer-Public
Type: Townhouse 3+ Stories	Garage Ownership: Owned	Water: Lake Michigan
Exposure: E (East), W (West), Park	Garage On Site: Yes	Const Opts:
Exterior: Brick, Frame, Marble/Granite	Garage Type: Attached	General Info: School Bus Service, Commuter Bus, Commuter Train, Interstate Access
Air Cond: Central Air	Garage Details: Transmitter(s), 7 Foot or more high garage door	Amenities: Curbs/Gutters, Street Lights, Street Paved
Heating: Gas, Forced Air	Parking Ownership:	Asmt Incl: Lawn Care, Scavenger, Snow Removal
Kitchen: Island, Breakfast Room, Custom Cabinetry, Granite Counters, Updated Kitchen	Parking On Site: Yes	HERS Index Score:
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, All Stainless Steel Kitchen Appliances, Wine Cooler/Refrigerator	Parking Details: Assigned Spaces, Unassigned, Off Street, Visitor Parking, Driveway	Green Disc:
Dining: Combined w/ LivRm	Parking Fee (High/Low): /	Green Rating Source:
	Driveway:	Green Feats:
	Basement Details: None	

Bath Amn:

Fireplace Details:**Attached Fireplace
Doors/Screen, Gas Logs**

Fireplace Location:**Living Room**

Electricity:**Circuit Breakers**

Equipment:**Humidifier, TV-Cable, CO
Detectors, Ceiling Fan**

Additional Rooms:**Breakfast Room, Foyer,
Deck**

Other Structures:

Door Features:

Window Features:

Foundation:

Exst Bas/Fnd:

Roof:

Disability Access:**No**

Disability Details:

Lot Desc:

Lot Size Source:

Sale Terms:

Possession:**Closing**

Est Occp Date:

Management:

Rural:**No**

Addl. Sales Info.:**None**

Broker Owned/Interest:**No**

Relist:

Zero Lot Line:

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MLS #: 11218367

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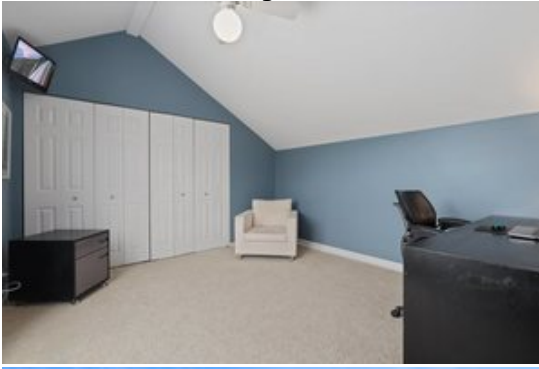




FIGURE 1

FIGURE 1

Matterport

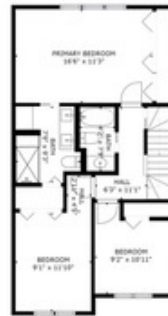


FIGURE 2

FIGURE 2

Matterport

FIGURE 3



Matterport

FIGURE 3

MLS#: **11218367 Attached Single 2718 N Southport AVE Unit #: A Chicago IL 60614**



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

MLS #: **11372792**
 List Date: **03/21/2022**
 List Dt Rec: **06/16/2022**

List Price: **\$825,000**
 Orig List Price: **\$825,000**
 Sold Price: **\$830,000**
 SP Incl: **Yes**
 Parking: **Yes**

Address: **2501 N Wayne Ave Unit 20, Chicago, IL 60614**
 Directions: **ALTGELD OR WRIGHTWOOD TO WAYNE (1300w) 2501 N WAYNE ENTRANCE AT THE CORNER OF WAYNE & ALTGELD**

Closed: **06/16/2022**
 Off Mkt: **04/19/2022**
 Year Built: **1989**
 Dimensions: **COMMON**
 Ownership: **Condo**
 Corp Limits: **Chicago**

Contract: **04/19/2022**
 Financing: **Conventional**
 Blt Before 78: **No**
 Subdivision: **North Chicago**
 Township: **North Chicago**

Model: **Cook**
 County: **Cook**
 # Fireplaces: **2**
 Parking: **Garage**
 # Spaces: **Gar:1**
 Parking Incl: **Yes**
 In Price: **Estimated**
 SF Source: **Estimated**
 # Days for Bd Apprvl: **0**
 Fees/Approvals:

Coordinates: **N:2501 W:1300**
 Rooms: **7**
 Bedrooms: **3**
 Basement: **None**
 Bathrooms (Full/Half): **2/1**
 Master Bath: **Full**
 Bsmnt. Bath: **No**
 Waterfront: **No**
 Total Units: **22**
 # Stories: **4**
 % Own. Occ.: **0**
 Utility Costs:

Appx SF: **2475**
 Bldg. Assess. SF: **4**
 Unit Floor Lvl.: **4**
 % Cmn. Own.: **0**

Mobility Score: -

Remarks: **Impeccably maintained, modern and bright four level town home in the coveted Oscar Mayer District. Enter from the beautifully landscaped gated courtyard with your keyless entry lock, or through your attached garage space into the first floor flex space with luxury engineered hardwood floor w/ Radiant Floor Heat w/ three closets, remote-start gas fireplace, and a half-bath. Currently an ideal play space, but could be a serene work from home office or dedicated media room. Come up the light filled staircase to the main living space w/ wonderfully on-trend hardwood floors in great condition and enjoy another cozy fireplace with modern surround, height adjustable TV mount and wall of west facing windows with access to a serene outdoor patio right off the living room. The attached dining room has ample dedicated space for all your large gatherings. Come around the corner into a perfectly styled modern kitchen with light quartz countertop, beautiful green glass backsplash, and white shaker cabinets. All kitchen appliances have been replaced since 2018 and are still within warranty. Sliding door on the Juliet balcony was replaced this year along with several other windows and doors throughout. Conveniently located stacking washer dryer on this second floor. Third floor is the bedroom level with two perfectly sized kids rooms, a full bath with a tub and new tile and vanity top, and then a lovely king-sized primary suite with full wall of western windows with updated walk-in shower, linen closet, newly updated custom double vanity, new shower floor and a skylight. Head up one more level to another great work from home office next to a wet bar, dedicated closet, and access to the private roof-top deck complete with skyline views, dedicated plumbed gas line and hose-bib connection. Too many upgrades to list, very proactive sellers maintained very actively, high-quality association. Situated in the coveted Oscar Meyer Elementary school district. Located in a prime Lincoln Park location with close proximity to the Fullerton El stop (brown, red, & purple trains), Whole Foods, Wrightwood & Jonquil Park, and a plethora of shopping/dining options in the area. Major Upgrades: Hot Water Heater new in 2017, New AC in 2019 w/ 4 year warranty. HVAC professionally maintained twice a year. All closets w/ upgraded ELFA storage, modern lighting throughout. All upgraded window coverings. Several new windows, 4 new sliding doors.**

School Data	Assessments	Tax	Pet Information
Elementary: (299)	Amount: \$330	Amount: \$7,844.31	Pets Allowed: Cats OK, Dogs OK
Junior High: (299)	Frequency: Monthly	PIN: 14293150941020 / Mult PINs:	Max Pet Weight: 999
High School: (299)	Special Assessments: No	Tax Year: 2012	
	Special Service Area: No	Tax Exmps: Homeowner	
	Master Association: No	Coop Tax Deduction:	
	Master Assc. Freq.: Not Required	Tax Deduction Year:	

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	21X20	2nd Level	Hardwood		Master Bedroom	17X13	3rd Level	Carpet	
Dining Room	COMBO	2nd Level	Hardwood		2nd Bedroom	10X9	3rd Level	Carpet	
Kitchen	13X11	2nd Level	Hardwood		3rd Bedroom	11X10	3rd Level	Carpet	
Family Room	14X14	Main Level	Carpet		4th Bedroom		Not Applicable		
Laundry Room					Foyer	8X7	Main Level		

Interior Property Features: **Bar-Wet, Hardwood Floors, 2nd Floor Laundry, Laundry Hook-Up in Unit**

Exterior Property Features:	Laundry Features:	Sewer:
Age: 31-40 Years	Laundry Features:	Sewer-Public
Type: Condo, Townhouse 3+ Stories	Garage Ownership: Owned	Water: Public
Exposure: E (East), W (West)	Garage On Site: Yes	Const Opts:
Exterior: Brick	Garage Type: Attached	General Info: None
Air Cond: Central Air	Garage Details:	Amenities:
Heating: Gas	Parking Ownership:	Asmt Incl: Common Insurance, Exterior Maintenance, Scavenger, Snow Removal
Kitchen:	Parking On Site:	HERS Index Score:
Appliances:	Parking Details:	Green Disc:
Dining: Combined w/ LivRm	Parking Fee (High/Low): /	Green Rating Source:
Bath Amn: Separate Shower, Soaking Tub	Driveway:	Green Feats:
Fireplace Details:	Basement Details: None	Sale Terms:
Fireplace Location: Family Room, Living Room	Foundation:	Possession: Closing
Electricity:	Exst Bas/Fnd:	Est Occp Date:
Equipment:	Roof:	Management:
	Disability Access: No	

Additional Rooms:**Foyer**

Other Structures:

Door Features:

Window Features:

Disability Details:

Lot Desc:

Lot Size Source:

Rural:

Addl. Sales Info.:**None**

Broker Owned/Interest:**No**

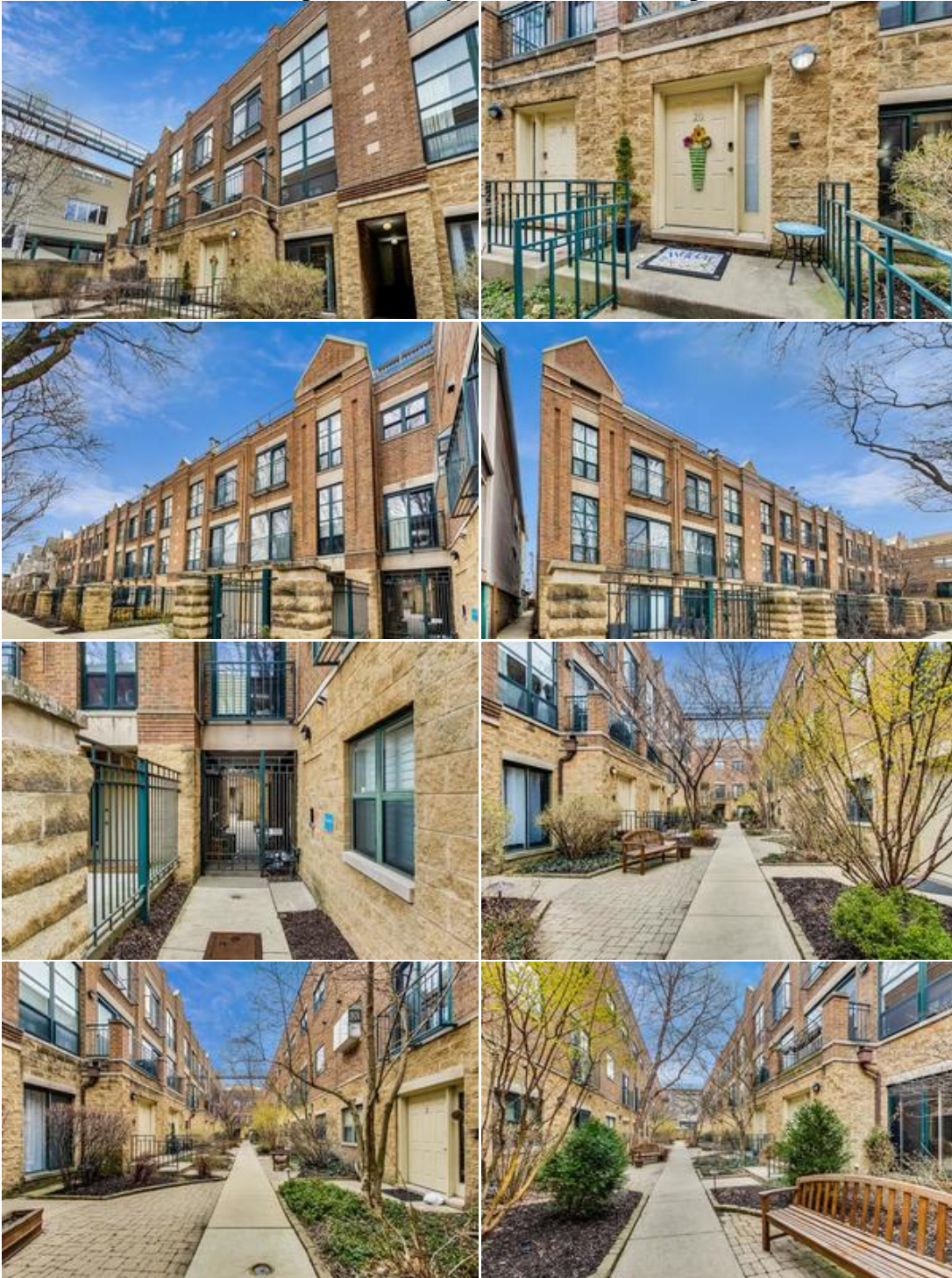
Relist:

Zero Lot Line:

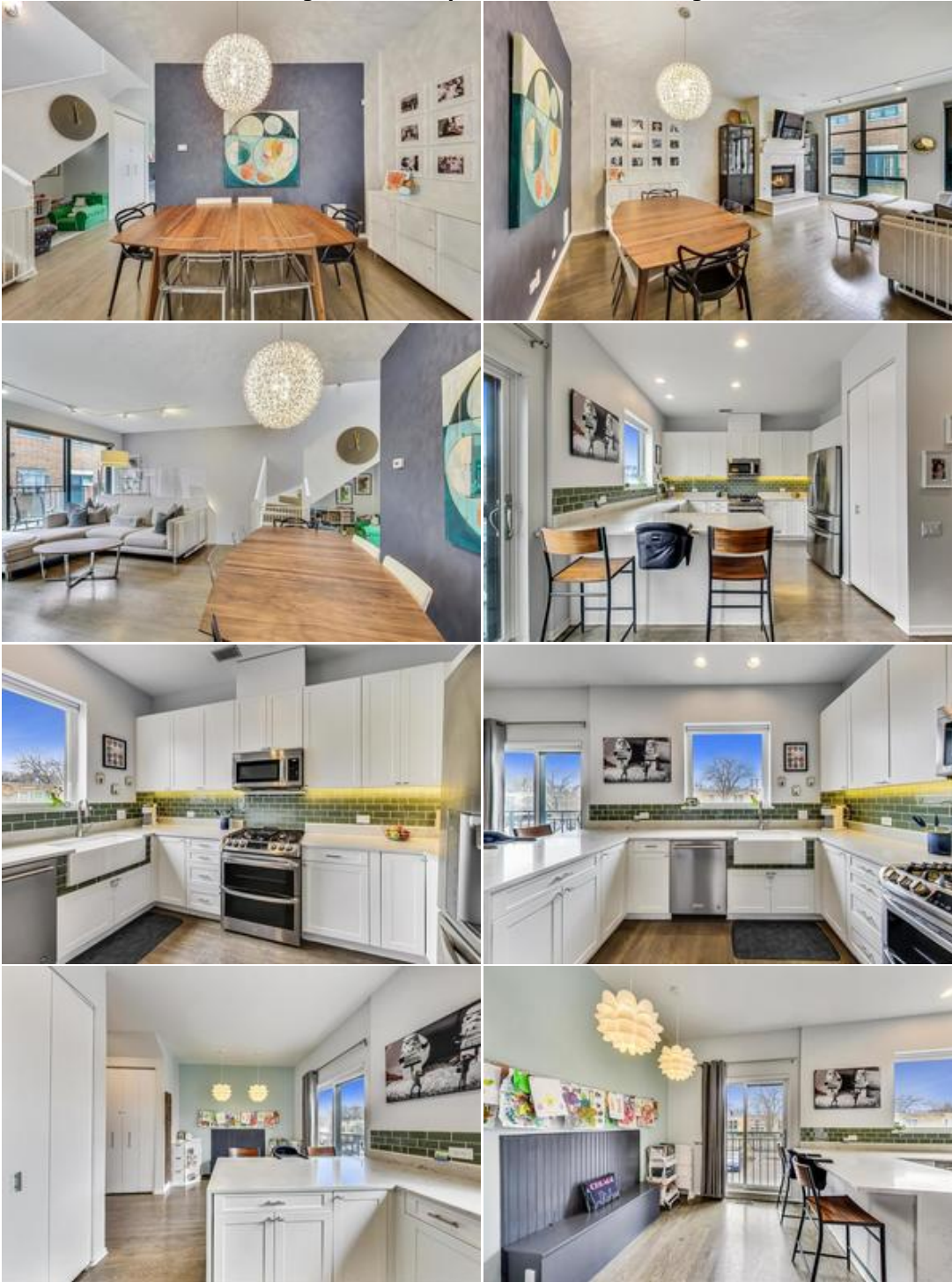
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MLS #: 11372792

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MLS#: 11372792 Attached Single 2501 N Wayne AVE Unit #: 20 Chicago IL 60614



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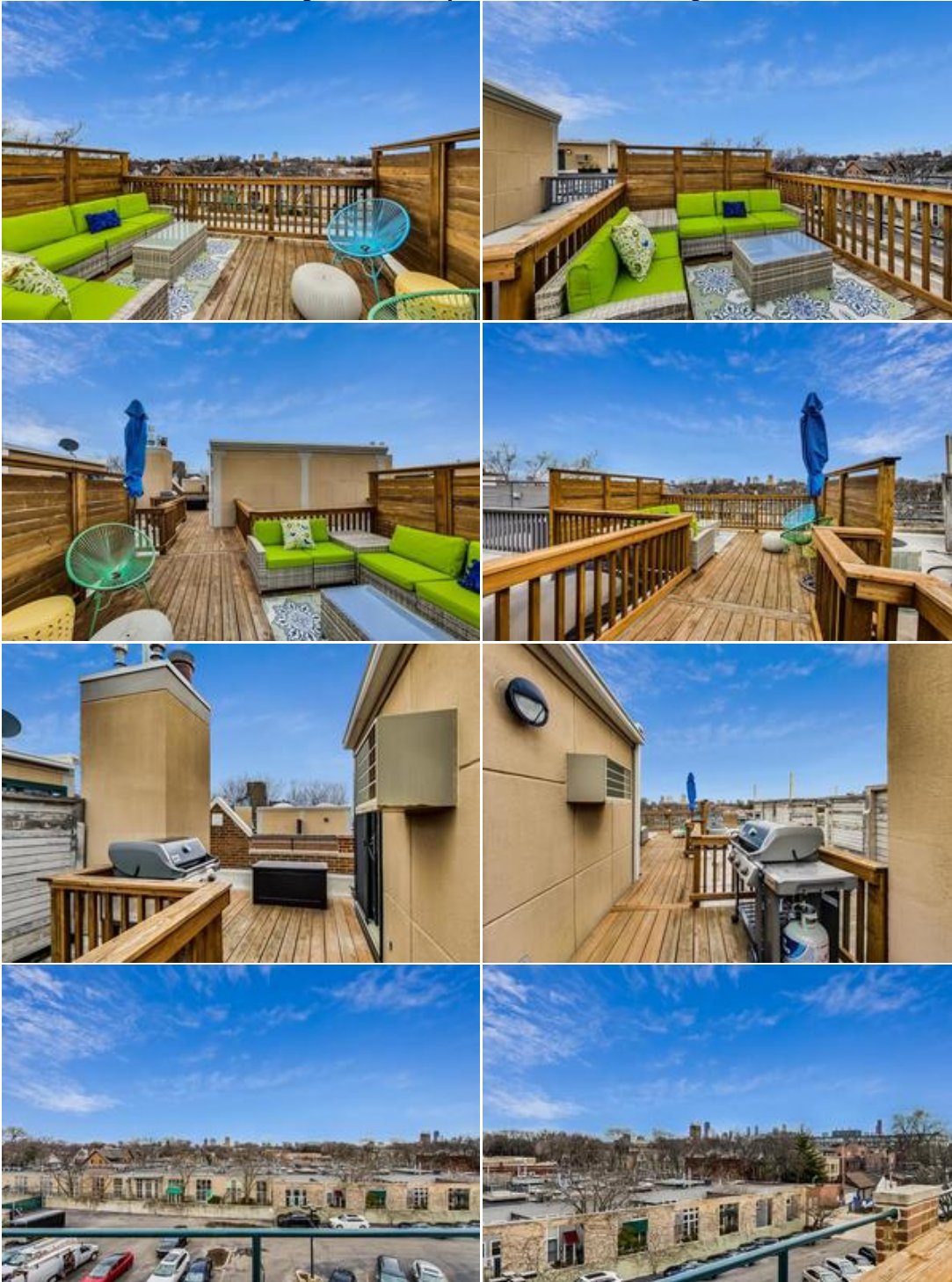
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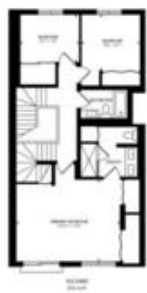


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Attached Single
 Status: **CLSD**
 Area: **8007**

MLS #: **11311495**
 List Date: **01/26/2022**
 List Dt Rec: **01/26/2022**

List Price: **\$865,000**
 Orig List Price: **\$865,000**
 Sold Price: **\$850,000**
 SP Incl. **Yes**
 Parking:

Address: **2658 N Southport Ave Unit F, Chicago, IL 60614**
 Directions: **SOUTHPORT JUST SOUTH OF DIVERSEY TO EMBASSY CLUB - ENTRANCE ON WEST SIDE OF THE STREET**

Closed: **03/18/2022** Contract: **01/31/2022** Lst. Mkt. Time: **6**
 Off Mkt: **01/31/2022** Financing: **Conventional** Concessions: **19720**
 Year Built: **1989** Blt Before 78: **No** Contingency:
 Dimensions: **17X83X17X83** Curr. Leased: **No**
 Ownership: **Fee Simple w/ HO Assn.** Subdivision: **Embassy Club** Model:
 Corp Limits: **Chicago** Township: **Lake View** County: **Cook**
 Coordinates: **N:2658** # Fireplaces: **2**
W:1400

Rooms: **6** Bathrooms (Full/Half): **3/0** Parking: **Garage, Exterior Space(s)**
 Bedrooms: **3** Master Bath: **Full** # Spaces: **Gar:1 Ext:1**
 Basement: **None** Bsmnt. Bath: **No** Parking Incl. **Yes**
 Waterfront: **No** Appx SF: **0** In Price: **Not Reported**
 Total Units: **132** Bldg. Assess. SF: # Days for
 # Stories: **3** Unit Floor Lvl.: **1** Bd Apprvl: **0**
 % Own. Occ.: % Cmn. Own.: Fees/Approvals:
 Utility Costs:

Mobility Score: **78 - Good Mobility!**

Remarks: **BRIGHT & SUNNY TOWNHOME IN PRIVATE AND DESIRABLE EMBASSY CLUB! GREAT SINGLE FAMILY ALTERNATIVE IN QUIET LINCOLN PARK COMMUNITY. 3 BEDROOM 3 BATH UNIT FEATURING PERFECT LAYOUT THAT OFFERS A MODERN KITCHEN W/ CUSTOM CABINETRY, SUBZERO FRIDGE & HIGH END APPLIANCES W/ WINE COOLER & QUARTZ COUNTERTOPS. LARGE DECK OFF OF KITCHEN IS GREAT FOR GRILLING. THIS LEVEL ALSO OFFERS HARDWOOD FLOORING THROUGHOUT, AND A SPACIOUS LIVING RM / DINING RM WITH OPEN CUSTOM STAIRCASE. THE THIRD LEVEL IS HOME TO THE PRIMARY SUITE W/ BUILT INS & FIREPLACE, SPA CALIBER WHITE MARBLE BATHROOM W/MODERN FINISHES & WALK IN CLOSET. GOOD SIZE SECOND BEDROOM AND LAUNDRY ALSO ON THIS LEVEL. FIRST LEVEL FEATURES FLEX SPACE THAT CAN BE 3RD BEDROOM W/ BUILT IN MURPHY BED OR FUNCTION AS FAMILY ROOM / OFFICE THAT OPENS TO TURFED BACKYARD. MAIN LEVEL BATHROOM W/ STEAM SHOWER. HOME IS WIRED FOR SOUND & ALSO HAS AN ATTACHED 1 CAR GARAGE AND BONUS PARKING FOR ONE MORE CAR RIGHT OUTSIDE. GREAT LOCATION IN LINCOLN PARK JUST STEPS TO EVERYTHING SOUTHPORT HAS TO OFFER & MORE. PARKS, RESTAURANTS, PUBLIC TRANSPORTATION AND MORE MAKE THIS LOCATION IDEAL.**

School Data	Assessments	Tax	Pet Information
Elementary: Prescott (299)	Amount: \$225	Amount: \$13,394.83	Pets Allowed: Cats OK, Dogs OK
Junior High: Prescott (299)	Frequency: Monthly	PIN: 14293020820000	Max Pet Weight: 999
High School: Lincoln Park (299)	Special Assessments: No	/ Mult PINs: 2020	
	Special Service Area: No	Tax Year: 2020	
	Master Association: No	Tax Exmps: None	
	Master Assc. Freq.: Not Required	Coop Tax Deduction:	
		Tax Deduction Year:	

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X13	2nd Level	Hardwood		Master Bedroom	17X15	3rd Level	Carpet	
Dining Room	12X12	2nd Level	Hardwood		2nd Bedroom	13X10	3rd Level	Carpet	
Kitchen	16X15	2nd Level	Hardwood		3rd Bedroom	19X15	Main Level	Hardwood	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **Skylight(s), Hardwood Floors, 1st Floor Bedroom, 2nd Floor Laundry, 1st Floor Full Bath, Laundry**

Hook-Up in Unit, Built-in Features, Walk-In Closet(s)

Exterior Property Features: **Balcony**

Age: 31-40 Years	Laundry Features: In Unit	Sewer: Sewer-Public
Type: Townhouse-TriLevel	Garage Ownership: Owned	Water: Lake Michigan, Public
Exposure: N (North), S (South)	Garage On Site: Yes	Const Opts:
Exterior: Brick	Garage Type: Attached	General Info: School Bus Service, Commuter Bus, Commuter Train
Air Cond: Central Air	Garage Details: Garage Door Opener(s)	Amenities: Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Heating: Gas, Forced Air	Parking Ownership:	Asmt Incl: Water, Common Insurance, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal
Kitchen: Eating Area-Breakfast Bar, Island	Parking On Site: Yes	HERS Index Score:
Appliances: Microwave, Dishwasher, High End Refrigerator, Washer, Dryer, Disposal, Wine Cooler/Refrigerator, Cooktop, Oven/Built-in	Parking Details:	Green Disc:
Dining: Combined w/ LivRm	Parking Fee (High/Low): /	Green Rating Source:
Bath Amn: Separate Shower, Steam Shower, Soaking Tub	Driveway:	Green Feats:
Fireplace Details: Gas Logs	Basement Details: None	Sale Terms: Conventional
Fireplace Location: Living Room, Master Bedroom	Foundation:	Possession: Closing
Electricity: Circuit Breakers	Exst Bas/Fnd:	Est Occp Date:
Equipment:	Roof:	Management: Manager Off-site
Additional Rooms: No additional rooms	Disability Access: No	Rural: No
	Disability Details:	Addl. Sales Info.: None
	Lot Desc:	
	Lot Size Source:	

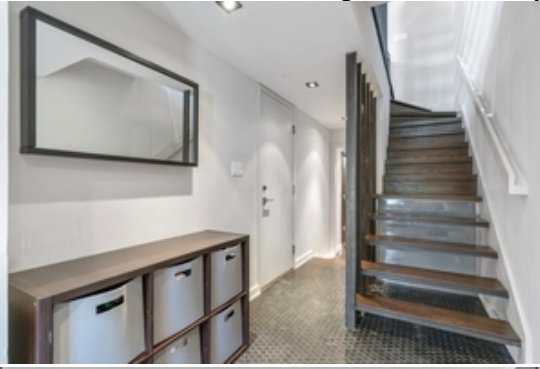
Other Structures:
Door Features:
Window Features:

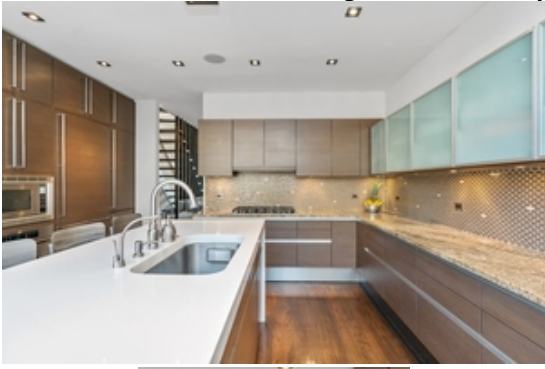
Broker Owned/Interest:**No**
Relist:
Zero Lot Line:

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MLS #: 11311495

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MLS#: 11311495 Attached Single 2658 N Southport AVE Unit #: F Chicago IL 60614



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MLS#: 11311495 Attached Single 2658 N Southport AVE Unit #: F Chicago IL 60614



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Attached Single
 Status: **CLSD**
 Area: **8007**
 Address: **2673 N Greenview Ave Unit D, Chicago, IL 60614**
 Directions: **WRIGHTWOOD TO GREENVIEW THEN NORTH TO TAMERLANE. PARK ON GREENVIEW. DO NOT DRIVE TO UNIT.**
 Closed: **03/03/2022**
 Off Mkt: **01/31/2022**
 Year Built: **1995**
 Dimensions: **25X52**
 Ownership: **Fee Simple**
 Corp Limits: **Chicago**
 Coordinates: **N:2673**
 Rooms: **7**
 Bedrooms: **3**
 Basement: **None**
 Waterfront: **No**
 Total Units: **64**
 # Stories: **3**
 % Own. Occ.:
 Utility Costs:

MLS #: **11304731**
 List Date: **01/04/2022**
 List Dt Rec: **03/08/2022**
 Contract: **01/31/2022**
 Financing: **Conventional**
 Blt Before 78: **No**
 Subdivision: **Tamerlane**
 Township: **North Chicago**
 Bathrooms (Full/Half): **2/1**
 Master Bath: **Full**
 Bsmnt. Bath:
 Appx SF: **3200**
 Bldg. Assess. SF: **2998**
 Unit Floor Lvl.: **1**
 % Cmn. Own.:

List Price: **\$925,000**
 Orig List Price: **\$925,000**
 Sold Price: **\$945,000**
 SP Incl. **Yes**
 Parking:
 Lst. Mkt. Time: **28**
 Concessions:
 Contingency:
 Curr. Leased: **No**
 Model: **Row House**
 County: **Cook**
 # Fireplaces: **2**
 Parking: **Garage**
 # Spaces: **Gar:2**
 Parking Incl. **Yes**
 In Price:
 SF Source: **Other**
 # Days for Bd Apprvl: **0**
 Fees/Approvals:

Mobility Score: -

Remarks: **SOLD PRE-MARKET. Spectacular sun-drenched 25FT extra-wide brick and limestone Row House on desirable private cul-de-sac in Lincoln Park's sought-after Tamerlane with beautiful top-to-bottom recent renovation, 3 large bedrooms plus 2 full baths on the same floor, expansive open concept LR/DR/KIT with airy 9FT ceilings and abundant space for a large DR table and multiple sitting areas, additional huge lower level family room/office/guest room (with built-in desk and Murphy Bed) that opens to a peaceful private paver patio, and attached two car garage. Up-to-the-minute magazine-caliber remodeling features dark walnut-stained hardwood flooring and stairs, LR built-in flanking the wood-burning fireplace, all new recessed LED lighting, and a stunning white DREAM kitchen with gorgeous new quartz countertops, elegant backsplash with LED under-cabinet lighting, extensive cabinetry with pull-out drawers and full-height pantry, fabulous eat-in breakfast bar that seats four, SS appliances with double oven, vent hood and Thermador 5-burner professional cook-top, and a wonderfully convenient 6FT wide pass-thru connecting into the LR/DR. Amazing primary bedroom suite with vaulted 12FT ceilings, large organized walk-in closet, and sumptuous bathroom with separate shower, soaker tub, dual vanity with quartz countertops, and tilting mirrors. New second full bath with Carrara marble countertop and flooring and designer subway tile including 43" high wainscoting behind the freestanding vanity. Many additional updates including NEWER roof, windows, garage door, washer/dryer and much more.**

School Data	Assessments	Tax	Pet Information
Elementary: Prescott (299)	Amount:	\$17,740.19	Pets Allowed: Cats
Junior High: (299)	Frequency: Monthly	PIN: 14293023530000	OK,
High School: Lincoln Park (299)	Special Assessments: No	Tax Year: 2020	Dogs
	Special Service Area: No	Tax Exmps: None	OK
	Master Association:	Coop Tax Deduction:	Max Pet Weight: 999
	Master Assc. Freq.: Not Required	Tax Deduction Year:	

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	25X23	2nd Level	Hardwood		Master Bedroom	16X15	3rd Level	Hardwood	
Dining Room	COMBO	2nd Level			2nd Bedroom	13X12	3rd Level	Carpet	
Kitchen	15X13	2nd Level	Hardwood		3rd Bedroom	13X12	3rd Level	Carpet	
Family Room	22X15	Main Level	Carpet		4th Bedroom			Not Applicable	
Laundry Room					Terrace	25X11	Main Level		

Interior Property Features: **Vaulted/Cathedral Ceilings, Hardwood Floors, Laundry Hook-Up in Unit, Storage, Built-in Features, Walk-In Closet(s)**

Exterior Property Features: **Patio, Brick Paver Patio, Storms/Screens, Private Entrance**

Age: 26-30 Years, Rehab in 2021	Laundry Features: In Unit	Sewer: Sewer-Public
Type: Townhouse 3+ Stories, Townhouse-TriLevel	Garage Ownership: Owned	Water: Public
Exposure: E (East), W (West)	Garage On Site: Yes	Const Opts:
Exterior: Brick	Garage Type: Attached	General Info: None
Air Cond: Central Air	Garage Details: Garage Door Opener(s)	Amenities: Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Heating: Gas	Parking Ownership:	Asmt Incl: None
Kitchen:	Parking On Site:	HERS Index Score:
Appliances:	Parking Details:	Green Disc:
Dining:	Parking Fee (High/Low): /	Green Rating Source:
Bath Amn:	Driveway: Concrete	Green Feats:
Fireplace Details: Wood Burning	Basement Details: None	Sale Terms:
Fireplace Location: Family Room, Living Room	Foundation:	Possession: Closing
Electricity:	Exst Bas/Fnd:	Est Occp Date:
Equipment:	Roof:	Management: Manager Off-site
Additional Rooms: Terrace	Disability Access: No	Rural:
Other Structures:	Disability Details:	Addl. Sales Info.: None
Door Features:	Lot Desc:	Broker Owned/Interest: No
Window Features:	Lot Size Source: Other	Relist:





MLS#: **11304731** Attached Single 2673 N Greenview AVE Unit #: D Chicago IL 60614



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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.mgggroupchicago.com/Renovate2107nMagnolia1B



Before



After



Before



After





Home 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.

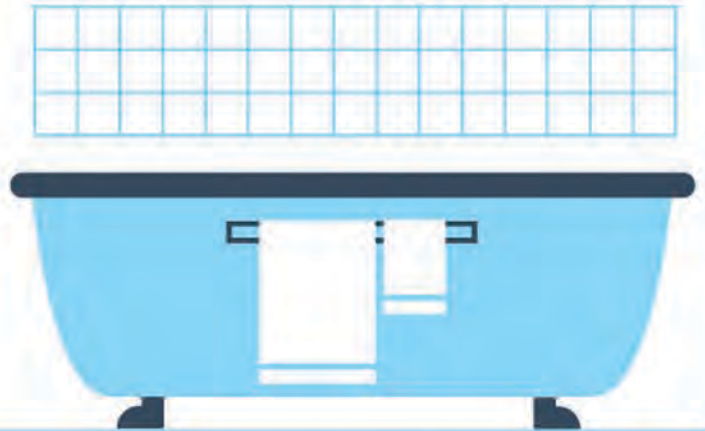
Adding a headboard to the bed provides a visual focal point and add sophistication, without necessarily breaking the bank.

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



GOLDEN RULE: 3 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

GOLDEN RULE: 3

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**.

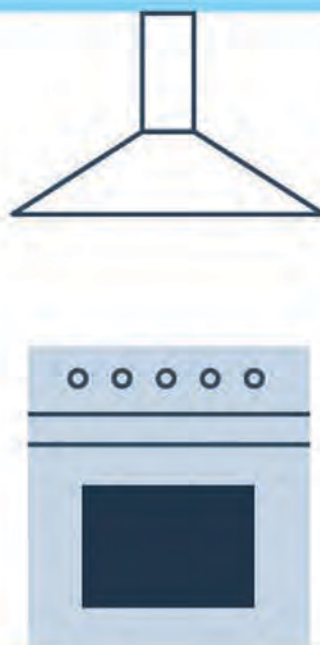
Putting **white bath and hand towels on display** can give the bathroom an open, spa-like feel at very little cost.

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.

KITCHEN



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.

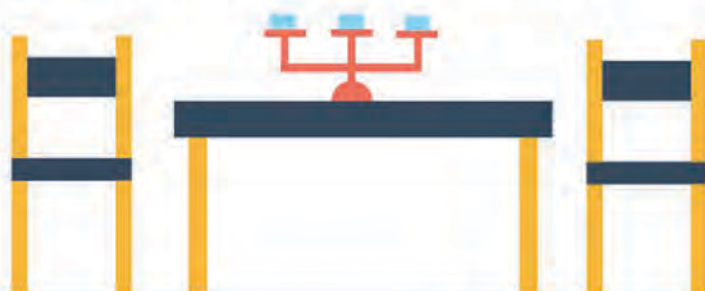


GOLDEN RULE: 5

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 change a look of a home.

DINING ROOM



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

Create a focal point by adding a vase with

GOLDEN RULE: 5

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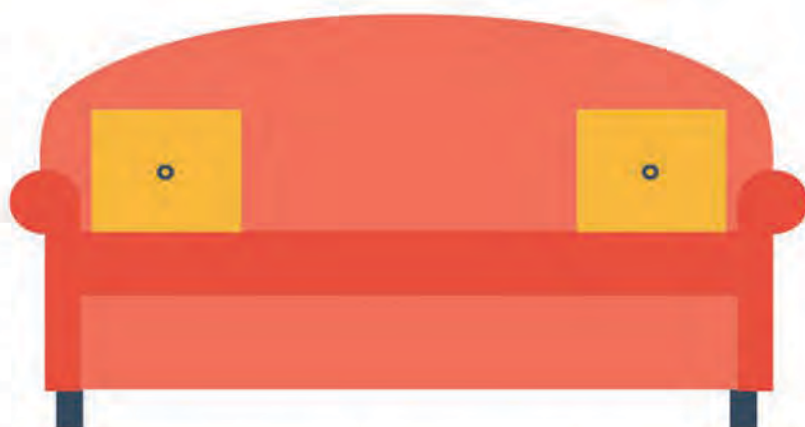
Set the table! This creates points of visual interest in a room that can easily be boring after the usual **depersonalizing** and de-cluttering. **Be careful of over staging:** you don't need to set out every piece of china.

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**.

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.**

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 • virtuallystagingproperties.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-staging-strategies • virtuallystagingproperties.com/6-quick-easy-dining-room-staging-tips • www.huffingtonpost.com/laura-mchholm/get-your-house-sold-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

I. Personal Information

Name(s) of Seller(s):

Property Address:

Current Mailing Address:

Home Phone:

Business Phone:

Cell Phone:

Email Address:

II. Showing Information/Instructions

- Does the property have a security system?
Please provide code and any specific instructions, if yes.
- Are there any bad times for showings?
- 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

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

IV. Property Information

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

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

Property Tax Amount: \$
- Where is parking located? If no parking, what/where is the nearest rental parking option?
- Do you have additional storage? If yes, where is storage located?
- Describe any improvements or upgrades made and provide details, so we have the information for showings.
- **Have you had any work/repairs done for water infiltration of any kind in basement, through windows, roof or otherwise? If yes, please describe in detail in the next section.**
- **Describe ANY REPAIRS made to the property INCLUDING:**
 - What was the issue that was fixed (i.e., water intrusion through the ceiling, in basement, windows, etc)?
 - What was done to repair the issue (i.e., new roof, foundation cracks sealed, lintels replaced, etc)?
 - When was the issue discovered (i.e., MARCH 2013) AND when was it fixed (i.e., APRIL 2013) (provide a YEAR at least but MONTH and YEAR is best)?
 - Was a warranty provided for the work?
 - 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?

CONDO/TOWNHOME LISTING INFORMATION SHEET

PERSONAL INFORMATION:

Name(s) of Seller(s):
Property Address:
Current Mailing Address:
Home Phone:
Business Phone(s):
Cell Phone(s):
Email Addresses:

SHOWING INSTRUCTIONS

- Does the property have a security system?
Please provide code and any specific instructions, if yes.
- Are there any bad times for showings?
- Best person(s) to contact to schedule showings (please include name/number/email)?
- If there are tenants in the unit, please provide all contact below:
- If rented, please also provide lease information (lease price, lease expiration, kick-out clause, etc.):
- **PLEASE NOTE:** For “day of” showings, we will always call you to confirm the showing but we will assume a showing time is acceptable if we give you at least 24 hours’ notice. This way you do not have to approve every showing. If for whatever reason a showing time does not work, just let us know and we will reschedule.
- **IS THIS OK?**
- Are signs allowed?
If yes, where is the best place to install a sign?
- Do you have pets?
If yes, please provide names and any specific handling instructions:

UNIT/PARKING INFORMATION

- Property PIN#:
- Property Tax Amount:
- Parking PIN# (If applicable):
- Parking Tax Amount (if applicable):
- Parking Space #:
- Where is parking located?
- If no parking, what/where is the nearest rental parking option?
- Do you have additional storage?
What is storage unit/locker #?
Where is storage located?
- Does the unit have a washer/dryer?
If no, can a washer/dryer be added to the unit and where?
- Do you have a roof deck and/or roof rights?
If yes, please give us directions to access it:
- 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.
ComEd Account Number:
People’s Gas Account Number:
- Is there any personal property you wish to EXCLUDE from the sale (e.g. light fixtures, appliances, furniture, etc.)?

BUILDING INFORMATION

- Is the property professionally managed?
- Please provide contact information (phone number & email address) for the management company or condo officers who manage the building/association:
- How many total units are there in the condominium association?
- Is there any commercial space in the building?
Is it a part of the association (i.e. do they pay assessments)?
What percentage of the total square footage of the building does it make up?
- Please list and provide the location of any amenities (E.g. bike room, exercise facilities, pool, laundry room, dry cleaner, commissary etc.):
- What move-in/move-out fees does the building/association charge?
- What are the building's pet policies i.e. number, weight, etc.?
- When was the building built?
- When was the building converted to condominiums if rehabbed?
- Please confirm exterior composition (brick, block, limestone, hardie board, etc.):
- When was the building last tuck-pointed/sealed?
- How old is the roof (e.g. 2012)?
- How old are the windows?
- How old is the water heater?
- How old is the furnace?
- How old is the air conditioner?
- Please confirm whether the items below are the association or the unit owner's responsibility:
Who is responsible for the cost of repairing/replacing the windows?
Who is responsible for repairing/replacing the roof?
Who is responsible for the maintenance of the exterior of the unit (i.e. brick, siding)?
Who is responsible for maintaining the gutters?
Who is responsible for maintaining landscaping?
Who is responsible for shoveling snow?

ASSOCIATION INFORMATION

- How much are monthly assessments?
- What do they include?
If you know the price of certain components of the assessment i.e. cable, internet, etc. please include the breakdown.
- Is there a separate parking assessment?
- Are there any special assessments CURRENTLY in place or UPCOMING?
If yes, please provide details (cost, payment arrangement, paid in full date, reason for special, etc.):
- Current reserve balance: \$
- Are reserves kept in an account separate from the operating account, as required by lenders / Fannie Mae / Freddie Mac?
- Does the condo association have the right of first refusal?
- Does any one person/entity own more than 10% of the total number of units (in buildings of 10 units or more) OR more than 1 unit (in buildings with less than 10 units)?
- Has the condo association been in control of the building for at least 1 year?
- What is the percentage of owner occupied units (the number of units that are owner occupied divided by the total number of units in the building)?
"OWNER OCCUPIED" is defined as "PRESENTLY LIVED IN BY THE OWNER, VACANT, or ON THE MARKET REGARDLESS OF WHO LIVES OR DOES NOT LIVE IN IT, RENTED OR OTHERWISE"

- Are there ANY restrictions on rentals in the building stipulated in the condo documents?
If yes, please describe:
- How many units are currently 60 days or more past due on their monthly assessments and/or repayment for a special assessment?
- Is the association/building a party to any lawsuits?
If yes, please give as much detail about the lawsuit as possible:

REPAIRS & IMPROVEMENTS

- 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:
What was the issue that was fixed (i.e., water intrusion through the ceiling, in basement, windows, etc.)?

What was done to repair the issue (i.e., new roof, foundation cracks sealed, lintels replaced, etc.)?

When was the issue discovered (i.e., MARCH 2013)?

When was it fixed (i.e., APRIL 2013)?

Was a warranty provided for the work?

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 showings and/or during attorney review or inspection once we're under contract.**

- Is there any other information we should know about the property for showings?