

No Photo Available

Two to Four Units

Status: NEW

Area: 8022

Address: 2417 W LYNDAL Street, Chicago, IL 60647

Directions: FULLERTON TO ROCKWELL (2600) SOUTH TO LYNDAL

Sold by:

Closed:

Off Mkt:

Year Built: UNK

Dimensions: 28 X 110

Ownership: Fee Simple

Corp Limits: Chicago

Coordinates: N:2200 W:2417

Acreage:

Total Rooms: 18

Total Bedrooms: 10

MLS #: 07702642

List Date: 01/04/2011

List Dt Rec: 01/04/2011

Subdivision:

Township: North Chicago

Total Units: 4

Total Baths: 4/0

(Full/Half):

Basement: None

Bit Before 78: Yes

Contract:

Financing:

Model:

In Price:

3 BR Unit: Yes

List Price: \$375,000

Orig List Price: \$375,000

Sold Price:

Contingency

Flag:

List. Mkt Time: 5

Points:

Contingency:

County: Cook

Model:

Parking: None

Spaces: 0

Parking Incl.

In Price:

3 BR Unit: Yes

Zoning: Multi-Family

Waterfront: No

Remarks: SOLID BRICK FOUR UNIT BUILDING IN GREAT LOCATION AWAITS YOUR IDEAS. SUN FILLED UNITS OFFER SPACIOUS FLOORPLANS. BUILDING HAS NEWER ROOF, WINDOWS, ELECTRICAL AND TUCKPOINTING. WALKING DISTANCE TO THE BLUE LINE AND BUCKTOWN RESTAURANTS AND NIGHTLIFE. PRICE INCLUDES VACANT LOT NEXT DOOR AT 2413 W. LYNDAL. TAXES FOR LOT ARE \$1215. WON'T LAST LONG!!!

School Data

Elementary: (299)

Junior High: (299)

High School: (299)

Other:

Taxes/Assessments

PIN: 13362170130000

Mult PINs:

Tax Amount: \$6,110.93

Tax Year: 2009

Exemptions:

Special Assessments: No

Special Service Area: No

Financial Info

Total Rental Income:

Net Operating Income:

Gross Income:

Gross Expenses:

Other Income:

13-36-217-014-0000

Unit #	Floor Level	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1	5	3	1/0	None	750	750	MTM
Unit #2	2	5	3	1/0	None	VAC	VAC	NA
Unit #3	3	4	2	1/0	None	VAC	VAC	NA
Unit #4	4	4	2	1/0	None	VAC	VAC	NA

Age: 51-100 Years

Type-Multi Unit: 4 Flat

Style:

Const Opts:

General Info: None

Amenities:

Ext. Bldg. Type: Brick

Lot Size: Oversized Chicago Lot

Lot Desc:

Roof:

Foundation: Concrete

Exst Bas/Fnd:

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership:

Parking On Site:

Parking Details:

Appliances/Features (1): Stove, Refrigerator

Appliances/Features (2): None

Appliances/Features (3): Stove, Refrigerator

Appliances/Features (4): Stove, Refrigerator

Bath Amn:

Basement Details: N

Additional Rooms:

Tenant Pays (1): Electric, Gas

Tenant Pays (2): Electric, Gas

Tenant Pays (3): Electric, Gas

Tenant Pays (4): Electric, Gas

Water: Lake Michigan

Sewer: Sewer-Storm

Heating: Space Heater/s

Equipment:

HERS Index Score:

Green Disc:

Green Rating Srce:

Green Feats:

Possession: Closing

Sale Terms: Conventional

Agent Remarks:

Internet Listing: All

VOW AVM: No

Listing Type: Exclusive Right to Sell

Coop Comp: 2.5%-\$275 (on Net SP)

Showing Inst: CALL LISTING AGENT

Owner: OF RECORD

Broker: Koenig & Strey Real Living

(10900)

List Agent: Richard DiVito (115856)

Co-lister:

Remarks on Internet?: Yes

VOW Comments/Reviews: No

Holds Earnest Money: Yes

Additional Sales Information: List Agent Must Accompany

Addr on Internet?: Yes

Lock Box:

Special Comp Info: None

Expiration Date:

Ph #:

Ph #: (312) 642-1400

Ph #: (773) 230-0907

Ph #:

Agent Owned/Interest?: No

Team:

Email: rdvito@koenigstrey.com

More Agent Contact Info:

Copyright 2011 MRED LLC - INFORMATION NOT GUARANTEED, CHECK FLOOD INSURANCE, ROOM SIZES ROUNDED TO THE NEAREST FOOT

MLS #: 07702642

Prepared By: Thomas Driscoll - Thomas Driscoll 01/08/2011 10:55 AM

sellers: Kevin Doernan

Cancel: (312) 729-5420

Attorney

- 5401 Rex

EX=A