Two to Four Units MLS #: **08554388** List Price: **$74,900**
Status: **NEW** List Date: **03/07/2014** Orig List Price: **$74,900**
Area: **8021** List Dt Rec: **03/10/2014** Sold Price:
Address: **2942 N Elston Ave North, Chicago, Illinois 60618** Contingency Flag:
Directions: **3 Blks NW of Western Ave & Diversey Ave. on Elston Ave traveling on I-90/94 from the south exit 47**
Sold by:
Closed: Contract: List. Mkt Time: **4**
Off Mkt: Financing: Points:
Year Built: **1885** Blt Before 78: **Yes** Contingency:
Dimensions: **25X125** County: **Cook**
Ownership: **Fee Simple** Subdivision: Model:
Corp Limits: **Chicago** Township: **West Chicago** Parking: **Garage**
Coordinates: **N:2942 W:3000** # Spaces: **Gar:2**
Acreage: **0.07** Total Units: **2** Parking Incl. In Price: **Yes**
Total Rooms: **10** Total Baths (Full/Half): **2/0** 3 BR Unit: **No**
Total Bedrooms: **4** Basement: **None** Zoning: **Commerc**
Waterfront: **No**
Utility Costs:

Remarks: **AUCTION! 2-flat. 1st flr unit: 2 beds, 1 bath study, kitch, pantry, dining, living rm (rented $700/mo. on mo./mo. basis). 2nd flr unit: 1 bed, 1 bath, study, kitch, pantry & living rm. Back yd. Detached 2-car gar. Upgraded: hot water tank, electrical circuit breaker, carpet & tile. Buyer to pay back taxes, liens & all closing costs. As is sale. 5% buyer's premium. Pre-auction bids encouraged! $74,900 is minimum bid**

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

Taxes/Assessments
PIN: **13252200110000**
Mult PINs:
Tax Amount: **$5,566.95**
Tax Year: **2012**
Exemptions: **None**
Special Assessments: **Unknown**
Special Service Area: **Included in Tax Bill**

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

	Floor Level	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	2	5	1	1/0		0	500	M-T-M
Unit #2	2	5	2	1/0		0	0	N/A

Age: **100+ Years**
Type-Multi Unit: **2 Flat**
Style:
Const Opts:
General Info: **Interstate Access**
Amenities: **Sidewalks, Street Lights, Street Paved**
Ext. Bldg. Type: **Vinyl Siding, Brick**
Lot Size: **Less Than .25 Acre**
Lot Desc:
Roof: **Asphalt/Glass (Shingles)**
Foundation: **Concrete**
Exst Bas/Fnd:
Ext Prop Feats: **Deck**

Garage Ownership: **Owned**
Garage On Site: **Yes**
Garage Type: **Detached**
Garage Details: **Garage Door Opener(s)**
Parking Ownership:
Parking On Site:
Parking Details:
Appliances/Features (1): **Stove, Refrigerator**
Appliances/Features (2): **None**
Appliances/Features (3):
Appliances/Features (4):
Bath Amn:
Basement Details: **Crawl**
Additional Rooms: **Workroom**

Tenant Pays (1): **Electric**
Tenant Pays (2): **Electric**
Tenant Pays (3):
Tenant Pays (4):
Water: **Lake Michigan**
Sewer: **Sewer-Public**
Heating: **Gas**
Equipment: **Sump Pump**
HERS Index Score:
Green Disc:
Green Rating Srce:
Green Feats:
Possession: **Negotiable, Specific Date, Tenant's Rights**
Sale Terms:
Walk Score®: 88 - Very Walkable

Agent Remarks: **Subject to terms of Auction. Online auction April 5-7, 2014. Buyers Premium is 5%. Minimum bid is $74,900. Refer to Auction website for more details: http://www.svnauctionworks.com**

Internet Listing: **All**
VOW AVM: **No**
Listing Type: **Exclusive Right to Sell**
Coop Comp: **2 % (on Net SP)**
Remarks on Internet?: **No**
VOW Comments/Reviews: **No**
Holds Earnest Money: **Yes**
Additional Sales Information: **Exceptions-Call List Office**
Addr on Internet?: **Yes**
Lock Box:
Special Comp Info: **Exception(s)**
Expiration Date:

Showing Inst: **TO be Determined**
Owner: **Estate**
Broker: **Sperry Van Ness (18283)**
List Agent: **Diana Peterson (113203)**
Co-lister:
Cont. to Show?:
Ph #:
Ph #: **(312) 676-1866**
Ph #: **(312) 218-6102**
Ph #:
Agent Notices:
Agent Owned/Interest: **No**
Team:
Email: **diana.peterson@svn.com**
More Agent Contact Info:

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