

Subject



 Detached Single
 MLS #:08251849
 List Price: \$120,000

 Status: NEW
 List Date: 01/16/2013
 Orig List Price: \$120,000

 Area: 8019
 List Dt Rec: 01/17/2013
 Sold Price:

Area: 8019 List Dt Rec: 01/17/2013
Address: 4825 W Wellington St , Chicago, Illinois 60641

Directions: CICERO 2 WELLINGTON W 2 HOME

Closed: Contract: Points:
Off Market: Financing: Contingency:
Year Built: 1920 Blt Before 78: Yes

Lst. Mkt. Time: 7
Points:
Contingency:
Courr. Leased:

Dimensions: 25X125

Ownership: Fee Simple
Corp Limits: Chicago
Coordinates: N:3000 W:4825

Subdivision:
Township: Jefferson
Township: Jefferson
Township: Jefferson
Fireplaces:

Parking: Garage

Rooms: 9 Bathrooms 2 / 1 (full/half):

Bedrooms: **3+2 bsmt** Master Bath: **None** # Spaces: **Gar:2**Basement: **Full** Bsmnt. Bath: **Yes** Parking Incl. **Yes**In Price:

Remarks: Chicago Brick Bungalow with 3 BR/3Bths and 2 additional BR in basement. In-Law potential in basement as there is a second kitchen in basement.

School Data **Assessments** Miscellaneous Tax Elementary: (299) Amount: \$0 Amount: \$3,735.38 Waterfront: No Junior High: (299) Frequency: Not Applicable PIN: 13282190100000 (Map) Appx SF: 1125 High School: (299) Special Assessments: No Mult PINs: No SF Source: Estimated Tax Year: 2011 Other: Special Service Area: No Acreage: Master Association: No Tax Exmps: Homeowner

Flooring Flooring Room Name Size Win Trmt Room Name Size Win Trmt Level Level Master Bedroom 14X10 Living Room 17X17 Main Level Hardwood Main Level Hardwood Dining Room 12X12 Main Level Hardwood 2nd Bedroom 10X10 Main Level Hardwood Kitchen 14X11 Main Level Vinyl 3rd Bedroom 15X9 2nd Level Not Applicable 4th Bedroom 15X12 **Basement** Family Room Laundry Room 12X11 Basement 5th Bedroom 13X10 **Basement** Recreation 19X7 Main Level Room

Interior Property Features: Exterior Property Features:

Age:91-100 Years Additional Rooms:5th Bedroom, Recreation Room Roof:Asphalt/Glass (Shingles)

Type: 1.5 Story Garage Ownership: Owned Sewer: Sewer-Public Style:Bungalow Garage On Site:Yes Water: Public Exterior: Brick Garage Type: Detached Const Opts: Air Cond:None Garage Details: General Info:None Heating:Gas Parking Ownership: Amenities: Kitchen: Eating Area-Table Space Parking On Site: Asmt Incl: None Parking Details: HERS Index Score: Appliances:

Appliances: Parking Details: HERS Index Score:
Dining:Separate Driveway: Green Discl:
Attic:Finished, Full Foundation:Concrete Green Rating Source:
Basement Details:Finished Exst Bas/Fnd: Green Feats:

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

Electricity: Circuit Breakers Lot Size: Standard Chicago Lot Addl. Sales Info.: REO/Lender Owned

Equipment: Lot Desc: Agent Owned/Interest:No

Walk Score®: 75 - Very Walkable

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MLS #: 08251849 Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 01/22/2013 11:05 PM

MLS#: 08251849 Detached Single 4825 W Wellington ST Chicago IL 60641



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Comp #1



Detached Single MLS #:08225357 List Price: \$269,000 Status: CLSD Orig List Price: \$269,000 List Date: 11/26/2012 Area: 8019 List Dt Rec: 11/26/2012 Sold Price: \$269,000

Address: 5149 W Fletcher St , Chicago, Illinois 60641

Directions: BELMONT TO LECLAIRE, SOUTH 1 BLOCK TO FLETCHER, WEST TO 5146 W. FLETCHER.

Lst. Mkt. Time: 3

Points: **6000** Closed: 01/10/2013 Contract: 11/28/2012 Off Market: 11/28/2012 Financing: FHA Contingency: Year Built: 1924 Blt Before 78: Yes Curr. Leased: Dimensions: 32X125

Ownership: Fee Simple Subdivision: Model: Corp Limits: Chicago Township: Jefferson County: Cook Coordinates: N:3050 W:5149 # Fireplaces:

Rooms: 13 Bathrooms 3 / 0 Parking: Garage (full/half): Bedrooms: 4+3 bsmt Master Bath: None # Spaces: Gar:2 Basement: Full Bsmnt. Bath: Yes Parking Incl. Yes In Price:

Remarks: Stunning Total Rehab on an Excellent, Quiet Block in a Fantastic Family Neighborhood! Attention to Every Detail! Full Baths on ALL 3 Floors. Open Island Kitchen w/ Granite, SS Appliances & Full SS Back Splash, Designer Cabinets, Lighting & Finishes. Gleaming Hardwood Floors. LL Rec Room w/ Wet Bar, Maple Cabs, Granite & SS Built In Fridge. All New Tear Off Roof, High Efficiency Furnace, A/C, H/W Heater. Deck & Garage

School Data Assessments Miscellaneous Amount: \$4,160.19 Waterfront: No Elementary: (299) Amount: \$0 Appx SF: 1700 Junior High: (299) Frequency: Not Applicable PIN: 13282040040000 (Map) Special Assessments: No SF Source: **Estimated** High School: (299) Mult PINs: No Other: Special Service Area: No Tax Year: 2011 Acreage: 0.0918 Master Association: No Tax Exmps: None

Room Name Size	Level	Flooring	Win Trmt	Room Name Size	Level	Flooring	Win Trmt
Living Room 13X15	Main Level	Hardwood	Blinds	Master Bedroom 10X12	2nd Level	Carpet	Blinds
Dining Room 13X15	Main Level	Hardwood	Blinds	2nd Bedroom 10X10	2nd Level	Carpet	Blinds
Kitchen 13X12	Main Level	Hardwood		3rd Bedroom 15X12	Main Level	Hardwood	Blinds
Family Room 16X10	Lower	Carpet		4th Bedroom 14X11	Main Level	Hardwood	Blinds
Laundry Room 4X5	2nd Level	Porcelain Tile					
5th Bedroom 11X11	Basement	Carpet		6th Bedroom 11X11	Basement	Carpet	
Enclosed Porch 10X14	Main Level	Porcelain Tile		7th Bedroom 10X10	Basement	Carpet	
Utility Room-5X5	Basement	Other		Recreation 12X20	Basement	Carpet	
Lower Level				Room		•	
Deck 11X9	Main Level			Workroom 10X10	Basement	Other	

Interior Property Features: Skylight(s), Bar-Wet, 1st Floor Bedroom, In-Law Arrangement, 2nd Floor Laundry, 1st Floor Full Bath Exterior Property Features: Deck, Porch

Age:81-90 Years, Recent Rehab Additional Rooms:5th Bedroom, 6th Bedroom, 7th

Bedroom, Deck, Enclosed Porch, Recreation Room, Type: 2 Stories Sewer:Sewer-Public Utility Room-Lower Level, Workroom Style:Bungalow Water: Public Garage Ownership: Owned Exterior: Brick Const Opts: Garage On Site:Yes Air Cond: Central Air General Info:None Garage Type: Detached

Heating: Gas, Forced Air Amenities: Garage Details: Garage Door Opener(s), Carport, Kitchen: Eating Area-Breakfast Bar, Island Asmt Incl: None

Tandem Appliances: Oven/Range, Microwave, Dishwasher,

HERS Index Score: Parking Ownership: High End Refrigerator, Refrigerator-Bar, Freezer, Green Discl: Parking On Site: All Stainless Steel Kitchen Appliances, Wine Green Rating Source: Cooler/Refrigerator Parking Details: Green Feats:

Dining:Separate Driveway: Concrete, Off Alley

Sale Terms: Conventional, FHA Attic:Finished, Full, Interior Stair Foundation: Possession: Closing Basement Details: Finished, Exterior Access Exst Bas/Fnd: Occ Date: Bath Amn: Separate Shower, European Shower, Disability Access:No

Addl. Sales Info.: List Agent Must Accompany **Full Body Spray Shower** Disability Details: Agent Owned/Interest:Yes Fireplace Details: Exposure:

Walk Score®: 77 - Very Walkable Fireplace Location: Lot Size: Oversized Chicago Lot

Electricity: 100 Amp Service Lot Desc: Equipment:

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MLS#: 08225357 Detached Single 5149 W Fletcher ST Chicago IL 60641





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Comp #2



 Detached Single
 MLS #:07973629
 List Price:\$289,000

 Status: CLSD
 List Date: 01/12/2012
 Orig List Price:\$289,000

 Area: 8019
 List Dt Rec: 01/12/2012
 Sold Price:\$280,000

Address: 5140 W Oakdale Ave , Chicago, Illinois 60641 Directions: JUST NORTH OF DIVERSEY, EAST OF LARAMIE

Closed: 05/09/2012 Contract: 03/23/2012 Points:
Off Market: 03/23/2012 Financing: FHA Contingency:
Year Built: 1928 Blt Before 78: Yes Curr. Leased: No

Dimensions: 25X125
Ownership: Fee Simple
Corp Limits: Chicago

Bit Before 78: Yes
Cu
Subdivision: Belmont Central
Township: Jefferson

Rooms: 10 Bathrooms 3 / 0 Parking: Garage (full/half):

Bedrooms: 3+2 bsmt Master Bath: None # Spaces: Gar: 2

Basement: Full Bsmnt. Bath: Yes Parking Incl. Yes
In Price:

Model: Bungalow

County: Cook

Fireplaces:

Remarks: BACK ON MARKET!!!!!!!!STUNNING!!! ABSOLUTELY SPECTACULAR AND TOTALLY REHABBED 5 BED/3 BATH BRICK BUNGALOW. THIS HOME WAS FINISHED WITH THE FINEST DETAILS AND FEATURES CUSTOM ARCHES ON MAIN LEVEL. SPACIOUS LIV RM WITH ADDITIONAL SITTING/DEN AREA, SEPARATE DINING RM AND BREAKFAST RM. EXQUISITE BATHS WITH CUSTOM CERAMIC DESIGNS, FINISHES AND MODERN VANITIES. SPARKLING HW FLRS, 42" CHERRY CABNTS

School Data **Assessments** Miscellaneous Tax Amount: **\$3,990** Elementary: (299) Amount: \$0 Waterfront: No Frequency: Not Applicable PIN: 13282160270000 (Map) Junior High: (299) Appx SF:0 Mult PINs: No SF Source: Not Reported High School: (299) Special Assessments: No Other: Special Service Area: No Tax Year: 2010 Acreage: Master Association: No Tax Exmps:

Room Name Size Level Flooring Win Trmt Room Name Size Flooring Win Trmt Level Living Room 18X13 Main Level Master Bedroom 15X12 Hardwood 2nd Level Carpet Dining Room 10X9 Main Level Hardwood 2nd Bedroom 11X9 2nd Level Carpet Kitchen 13X11 Main Level Hardwood 3rd Bedroom 10X9 2nd Level Carpet Family Room 14X11 Ceramic Tile 4th Bedroom 12X10 Ceramic Tile Basement **Basement** Laundry Room 7X6 **Basement** Ceramic Tile 5th Bedroom 12X9 **Basement** Ceramic Tile Office 7X6 Ceramic Tile **Basement** Sun/Florida 15X7 Main Level Hardwood Room

Interior Property Features: Hardwood Floors, 1st Floor Full Bath

Exterior Property Features:

Age:81-90 Years, Recent Rehab Additional Rooms:5th Bedroom, Office, Sun/Florida Roof:Asphalt/Glass (Shingles)

Room Type: 2 Stories Sewer:Sewer-Public Garage Ownership: Owned Style:Bungalow Water: Lake Michigan Garage On Site:Yes Exterior: Brick Const Opts: Garage Type: Detached Air Cond: Central Air General Info:None Garage Details: Heating: Gas, Forced Air Amenities: Parking Ownership: Kitchen: Asmt Incl: None Parking On Site: Appliances: Oven/Range, Microwave, Dishwasher, **HERS Index Score:** Refrigerator Parking Details: Green Discl:

Dining:Separate Driveway: Green Rating Source: Attic:Finished Foundation: Green Feats:

Basement Details: Finished Exst Bas/Fnd: Sale Terms: Conventional, FHA
Bath Amn: Disability Access: No Prospession: Closing Immediate

Bath Amn: Disability Access: **No** Possession: **Closing, Immediate**Fireplace Details: Disability Details: Occ Date:

Fireplace Location: Exposure: Addl. Sales Info.:None
Electricity: Lot Size:Less Than .25 Acre Agent Owned/Interest:No

Equipment: Lot Desc: Walk Score®: 80 - Very Walkable

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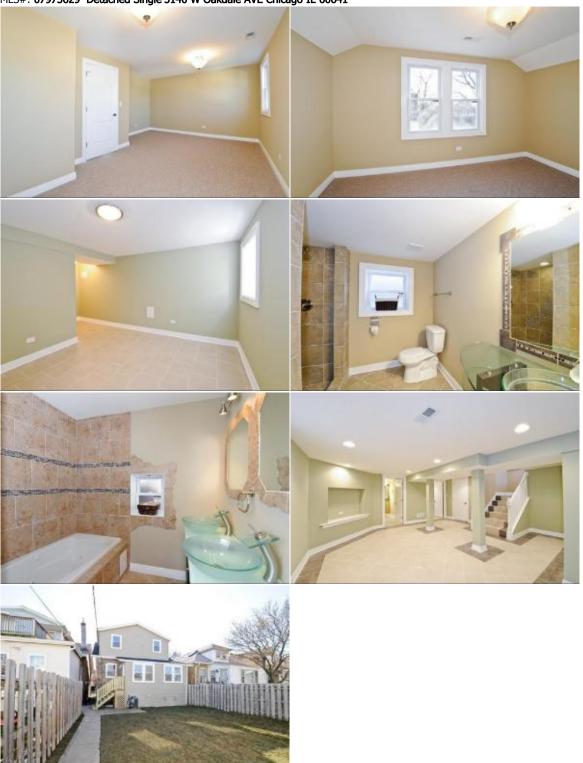
MLS #: 07973629 Prepared By: Goran Utvic | Hometown Real Estate | Direct: (866) 892-7226 | Cell: (312) 217-4354x | 01/22/2013 11:05 PM

MLS#: 07973629 Detached Single 5140 W Oakdale AVE Chicago IL 60641



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Comp #3



PLUMBING, FURNACE,A/C, &NEW DECK; NEW 2CAR; LNDSCP

List Price: \$298,000 **Detached Single** MLS #:07812769 List Date: 05/20/2011 Orig List Price: \$298,000 Status: CLSD Area: 8019 List Dt Rec: 05/20/2011 Sold Price: \$288,000

Curr. Leased: No

In Price:

Model: Bungalow

County: Cook

Address: 5134 W Nelson Ave , Chicago, Illinois 60641 Directions: LARAMIE SOUTH OF BELMONT TO NELSON; EAST TO HOME

Lst. Mkt. Time: 21 Closed: 08/01/2011 Contract: 06/09/2011 Points. Contingency:

Subdivision:

Off Market: 06/09/2011 Financing: FHA Year Built: 1923 Blt Before 78: Yes Dimensions: 30 X 125

Corp Limits: Chicago Township: Jefferson Coordinates: N:3100 W:5134

Fireplaces: 0 Rooms: 11 Bathrooms 3 / 0 Parking: Garage (full/half): Master Bath: Full Bedrooms: 6 # Spaces: Gar:2 Parking Incl. Yes Basement: Full Bsmnt. Bath: Yes

Remarks: MGNIFICENTLY REHAB 6 BR BRICK BUNGALOW IS LIKE BRAND NEW!! STUNNING NEW KIT W/ GRANITE CTRTPS &CHERRY CABS,PANTRY CLOSET &SS APPL PACKAGE.BEAUTIFULLY REFINISHED HDWD FLRS, NEW CUSTOM BATHS W/ JACUZZI TUBS; SEP SHOWER &VESSEL BOWL SINKS, FINISHED BSMT W/ LARGE FAMILIY RM, BDRM, BATH, VET BAR &LAUNDRY RM, NEW RECSSED LIGHT &LIGHT FIXTURES, ROOF, WINDOWS, ELECTRIC,

Ownership: Fee Simple

School Data Assessments Miscellaneous Tax Amount: **\$3,756** Elementary: (299) Amount: \$0 Waterfront: No Frequency: Not Applicable Junior High: (299) PIN: 13282080270000 (Map) Appx SF:0 High School: (299) Special Assessments: No Mult PINs: No SF Source: Not Reported Other: Special Service Area: No Tax Year: 2009 Acreage: Master Association: No Tax Exmps: None

Room Name Size	Level	Flooring	Win Trmt	Room Name Size	Level	Flooring	Win Trmt	
Living Room 16X12	Main Level	Hardwood	All	Master Bedroom 20X14	2nd Level	Carpet	All	
Dining Room 14X12	Main Level	Hardwood	All	2nd Bedroom 11X10	Main Level	Hardwood	All	
Kitchen 12X11	Main Level	Ceramic Tile	All	3rd Bedroom 12X10	Main Level	Hardwood	All	
Family Room 20X12	Lower	Carpet		4th Bedroom 14X12	2nd Level	Carpet	All	
Laundry Room 06X06	Lower	Ceramic Tile				-		
6th Bedroom 12X09	Lower	Carpet		5th Bedroom 14X09	Lower	Carpet		
Deck 16X10	Main Level	Other		Office 09X07	2nd Level	Carpet	All	
Bar 12X07	Lower	Carnet				•		

Interior Property Features: Hardwood Floors, 1st Floor Bedroom, 1st Floor Full Bath

Exterior Property Features:

Dining:Separate

Equipment:

Age:81-90 Years, Recent Rehab Additional Rooms: Bar, 5th Bedroom, 6th Bedroom, Roof: Asphalt/Glass (Shingles)

Deck, Office Sewer: Sewer-Public Type: 2 Stories Garage Ownership: Owned Style:Bungalow Water: Public Garage On Site:Yes Const Opts: Exterior: Brick Garage Type: Detached Air Cond: Central Air

General Info: School Bus Service, Commuter Bus Garage Details: Garage Door Opener(s) Heating: Gas, Forced Air Amenities:

Parking Ownership: Kitchen: Eating Area-Table Space, Pantry-Closet Asmt Incl: None Parking On Site: Appliances: Oven/Range, Microwave, Dishwasher, HERS Index Score: Refrigerator, Washer, Dryer, All Stainless Steel Kitchen Appliances Parking Details: Green Discl: Driveway: Concrete Green Rating Source: Foundation: Concrete Green Feats:

Attic:Finished, Full Exst Bas/Fnd: Sale Terms: Basement Details: Finished, Exterior Access Disability Access:No Possession: Closing Bath Amn: Whirlpool Disability Details: Occ Date:

Fireplace Details: Exposure: Addl. Sales Info.: None Fireplace Location: Lot Size: Standard Chicago Lot Agent Owned/Interest:Yes

Electricity: Circuit Breakers Lot Desc:

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