



<< 1 of 9 >>

**Attached Single**      MLS #: **07105968**    STAT: **ACTV**      AREA: **8004**  
 LDR: **01/09/2009**      CTGF:      LP: **\$199,900**  
 LD: **01/09/2009**      OLP: **\$199,900**  
 OMD:      LISTING MRKT TIME: **48**      SP:  
 CONT DT:      SELLING OFC:      FIN:  
 CLSD DT:      SELLING AGT:      PNT:  
 ADDRESS: **2208 W Winnemac Ave**      UNIT#: **3**      TNU: **15**  
 CITY: **Chicago**      ZIP: **60625**  
 SUB/COMPLEX:      BLT: **1919**      B78: **Y**  
 OWN: **Fee Simple**      Leased/XD: **N**      MODEL:  
 DIR: **From Western, head East on Winnemac to address**  
 CRP: **CHICAGO**      CNY: **Cook**      TWN: **NORTH CHICAGO**  
 RMS: **4BR: 1BTH: 1MBB: NFP:**      BMT: **N**    BB: **N**    PKN: **N**    CARS: **0**  
 DIM: **COMMON**      TXY: **2007**      TXC: **Homeowner**    ATD:    TDY:  
 ASF:      UFL: **3 DAY: 1**    TAX: **\$1,967.60**    LPPF:    HPF:  
 POO: **100**    OWS:      SAS: **N**      PTA: **Y**    MPW:    WF: **N**  
 NC: **N**    OD:      CT:      PIN: **14073060411006**    MP: **N**

ASM: **\$240**      Master Assoc. Fee: **N**      WI:      CI:  
 GRS:      DIST#: **299**      JH:      DIST#: **299**      HS:      DIST#: **299**      OT:      DIST#:  
 COORDINATES: NORTH: **5000**    SOUTH: **0**      EAST: **0**      WEST: **2208**

**Room Details, Utilities and Features**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	<b>11X17</b>	<b>3rd Level</b>	<b>Hardwood</b>	<b>Y</b>					
Dining Room:	<b>11X14</b>	<b>3rd Level</b>	<b>Hardwood</b>	<b>Y</b>					
Kitchen:	<b>7X17</b>	<b>3rd Level</b>	<b>Ceramic Tile</b>	<b>Y</b>					
Family Room:		<b>Not Applicable</b>							
Master Bedroom:	<b>10X14</b>	<b>3rd Level</b>	<b>Hardwood</b>	<b>Y</b>					
2nd Bedroom:									
3rd Bedroom:									
4th Bedroom:									

AGE: **51-100 Years, Recent Rehab**      IMPW: **Public**  
 AIR: **2 (Window/Wall Unit)**      IMPS: **Sewer-Public**  
 CAA: **Bike Room/Bike Trails, Coin Laundry, Storage, Park/Playground**      IMPO:  
 APP: **Oven/Range, Microwave, Dishwasher, Refrigerator**      INF: **Listing Agent Must Accompany**  
 BAS:      KIT: **Eating Area-Table Space**  
 BAT:      LDS: **Common Grounds**  
 DIN: **Separate (SEP)**      MAI: **Heat, Water, Common Insurance, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**  
 DRV:      NCO:  
 ELE: **Circuit Breakers**      OTR:  
 EQP: **Intercom, CO Detectors, Ceiling Fan**      MGT:  
 EXP:      PET: **Cats OK**  
 EXT: **Brick (BR)**      POS: **Closing**  
 FND:      ROF:  
 FPL:      TPC: **Condo, Low Rise, Vintage**  
 GAR: **None**      TRM: **Conventional, FHA**  
 PAR: **None/Not Applicable**      UFE: **Hardwood Floors, Storms/Screens**  
 HEA: **Hot Water/Steam**

Remarks: **Step right out into Winnemac Park from this beautiful top floor vintage condo in Lincoln Square. Hardwood floors, spacious bedroom, ample closet space, large living room and seperate formal dining room. Updated kitchen & bath compliment a unit with space bigger than many 2 bedrooms units. A great association pays heat with low assesments and offers a large common patio, storage, coin laundry and bike room.**

Agent Remarks:

INTERNET LISTING: <b>All</b>	REMARKS INTERNET: <b>Y</b>	LIST: <b>Exclusive Right To Sell</b>
ADI: <b>Y</b>	HEM: <b>Y</b>	EMAIL: <b>lee@bigshouldersrealty.com</b>
CC: <b>2.5%</b>	SCI: <b>None</b>	LBOX: <b>None</b>
SHO: <b>Call Lee at 773-255-6347</b>	AON: <b>N</b>	PHONE:
OWNER: <b>Owner of Record</b>	ID#: <b>18455</b>	PHONE: <b>(773) 481-0244</b>
BROKER: <b>Big Shoulders Realty, LLC</b>	ID#: <b>152642</b>	PHONE: <b>(773) 255-6347</b>
AGENT: <b>LEE DIAMOND</b>	AAN:	
CO-LIST:		