



Attached Single
 Status: **ACTV**
 Area: **8022**

MLS #: **07757976**
 List Date: **03/18/2011**
 List Dt Rec: **03/18/2011**

List Price: **\$283,662**
 Orig List Price: **\$283,662**
 Sold Price:
 SP Incl: **Yes**
 Parking:

Address: **2859 W PALMER ST Unit 1E, Chicago, Illinois 60647**

Directions: **1 & 1/2 blocks west of California just past Mozart on Palmer.**

Sold by:
 Closed:
 Off Mkt:
 Year Built: **1900**
 Contract:
 Financing:
 Blt Before 78: **Yes**
 Lst. Mkt. Time: **32**
 Points:
 Contingency:
 Curr. Leased: **No**

Dimensions: **COMMON**

Ownership: **Condo**

Corp Limits: **Chicago**

Coordinates: **N:2200 W:2859**

Rooms: **6**

Bedrooms: **3**
 Basement: **Partial**

Subdivision: **Palmer Square**
 Township: **West Chicago**

Bathrooms **2/0**
 (Full/Half):

Master Bath: **Full**
 Bsmnt. Bath: **No**

Model:
 County: **Cook**

Fireplaces: **0**
 Parking: **Exterior Space (s)**

Spaces: **Ext:1**
 Parking Incl: **Yes**

In Price:
 SF Source: **Other**

Days for **0**
 Bd Apprvl:

Waterfront: **No**
 Total Units: **8**

Appx SF: **1450**
 Unit Floor Lvl.: **1**

% Own. Occ.:

% Cmn. Own.:

Fees/Approvals:

Remarks: **This splendid 3 bed, 2 bath vintage condo is in a fantastic spot. Live right in the heart of Palmer Square, park your car in your included parking spot and walk everywhere! Steps to restaurants, shops, blue line and blocks from I90. Recent gut rehab features updated electric, plumbing, windows, baths, kitchen and HVAC plus original hardwood floors, exposed brick, in unit laundry and loads of living space.**

School Data

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

Assessments

Amount: **\$175**
 Frequency: **Monthly**
 Special Assessments: **No**
 Special Service Area: **No**
 Master Association: **No**

Tax

Amount: **\$3,977**
 PIN: **13361110221002**
 Tax Year: **2009**
 Tax Exmps: **Homeowner**
 Coop Tax Deduction:
 Tax Deduction Year:

Pet Information

Pets Allowed: **Cats OK, Dogs OK**
 Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	20X18	Main Level	Hardwood		Master Bedroom	12X13	Main Level	Hardwood	
Dining Room	COMBO	Main Level			2nd Bedroom	13X10	Main Level	Hardwood	
Kitchen	13X11	Main Level	Ceramic Tile		3rd Bedroom	10X13	Main Level	Hardwood	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **Hardwood Floors, Laundry Hook-Up in Unit**

Exterior Property Features: **Deck, Porch**

Age: **100+ Years, Recent Rehab**

Type: **Condo, Vintage**

Exposure: **N (North), S (South), E (East)**

Exterior: **Brick**

Air Cond: **Central Air**

Heating: **Gas, Forced Air**

Kitchen: **Eating Area-Table Space**

Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer**

Dining: **Combined w/ LivRm**

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity: **100 Amp Service**

Equipment: **Humidifier, Security System, Intercom, CO Detectors, Ceiling Fan**

Additional Rooms: **No additional rooms**

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership: **Owned**

Parking On Site: **Yes**

Parking Details: **Assigned Spaces, Off Alley**

Parking Fee (High/Low): **/**

Driveway:

Basement Details: **Unfinished, Exterior Access**

Foundation:

Ext Bas/Fnd:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc: **Common Grounds, Fenced Yard**

Sewer: **Sewer-Public**

Water: **Public**

Const Opts:

General Info: **None**

Amenities: **Bike Room/Bike Trails, Security Door Locks**

Asmt Incl: **Water, Common Insurance, Scavenger**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms: **Conventional**

Possession: **Closing**

Est Occp Date:

Management: **Self-Management**

Agent Remarks: **CC: Pursuant to Short Sale. This is a HAFA short sale. List price is approved by lender. Please allow time to respond. Commission subject to approval, but split evenly between listing and buying agent.**

Internet Listing: **All**

VOW AVM: **Yes**

Listing Type: **Exclusive Right to Sell**

Coop Comp: **2.5% (on Net SP)**

Showing Inst: **Call Lee at 773-255-6347 or use showing assist**

Mgmt. Co:

Owner: **Owner of Record**
 Broker: **Big Shoulders Realty, LLC (18455)**

List Agent: **Lee Diamond (152642)**

Co-lister:

Remarks on Internet?: **Yes**

VOW Comments/Reviews: **Yes**

Holds Earnest Money: **Yes**

Additional Sales Information: **List Agent Must Accompany, Short Sale**

Contact Name:

Ph #:

Ph #: **(773) 481-0244**

Ph #: **(773) 255-6347**

Ph #:

Addr on Internet?: **Yes**

Lock Box: **None**

Special Comp Info: **Short Sale**

Expiration Date:

Phone:

Agent Owned/Interest: **No**

Team:

Email: **lee@bigshouldersrealty.com**

More Agent Contact Info:

Owner Can Rent: **No**

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Prepared By: Lee Diamond | Big Shoulders Realty, LLC | 04/18/2011 11:27 AM