

2547-49 W WASHINGTON BLVD.
Chicago, Illinois



Detached Single Status: **NEW**

Address: **2547 W Washington Blvd, Chicago, 60612**
Bedrooms: **4**
Baths(full/half): **3/1**
Total Rms: **9**
Master Bedroom Bath: **Full**
Fireplaces: **1**
PIN: **16124230130000 (Map)**
Spec Asmt: **No**
Type Ownership: **Fee Simple**
Agent Owned/Interest: **No**
Basement: **Full, English**
Parking Type: **Garage**
Subdivision:
Type: **2 Stories**
Style: **Contemporary**
Approx SF: **3000**
Exterior: **Brick, Other**
Age: **NEW Under Construction**

MLS #: **08582271**

List Price: **\$449,000**
Rent Price:
Area: **8028**
HO Assessments:
Frequency: **Not Applicable**
Taxes: **NEW**
Tax Year: **2012**
Tax Exemptions:
Year Built: **2014**
Built Before 1978: **No**
Spaces (Gar/Ext): **2/**
Contract:
Sold Price:
Rented Price:
Agent Owned/Interest: **No**
Walk Score®: 69 - Somewhat Walkable

Elementary: District #: **299**
Middle: District #: **299**
High: District #: **299**

Lot Dimensions: **24 X 126** Lot Size: **Less Than .25 Acre** Acres: **0.1377**
Waterfront: **No** Coordinates: North: **100** South: **0** East: **0** West: **2547**

Directions: **Western to Washington, West to 2547**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	18X22	Main Level	Hardwood						
Dining Room:	COMBO	Main Level	Hardwood						
Kitchen:	11X12	Main Level	Hardwood						
Family Room:	17X11	Main Level	Hardwood						
Laundry Room:		Not Applicable							
Master Bedroom:	14X13	2nd Level	Carpet						
2nd Bedroom:	10X11	2nd Level	Carpet						
3rd Bedroom:	14X10	2nd Level	Carpet						
4th Bedroom:	13X11	Lower	Carpet						
Recreation Room:	18X26	Lower	Carpet						
Air:	Central Air								
Appliances:	Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances								
Assessments Include:	None								
Basement:	Finished								
Existing Bas./Fnd.:									
Bath Amenities:	Separate Shower, Double Sink								
Dining Room:	Combined w/ LivRm								
Features:									
Fireplace:									
Garage:	Garage Door Opener(s)								
Heat/Fuel:	Gas, Forced Air								
Lot Description:	Common Grounds				Kitchen:	Island, Pantry-Closet			
Sewer:	Sewer-Public				Other Rooms:				
					Water:	Public			

Remarks: **Introducing Metropole Homes Collection, Contemporary 4 Bedroom/3.1 Bath Single Family Home- Brick & Wood Façade, Oak Hardwood Floors, Trace Ceilings & Detail, Flat Panel Walnut Cabinets, Quartz Countertops, Full Backsplash, Stainless Appliances. Open Concept on the Main Floor, Three Upstairs Bedrooms, Elegant baths w/Oversized Rain Shower, Fully Finished LL with Large Rec Room and 4th Bed. Deck, Yard & 2 Car Garage!**

Agent Remarks: **Please email for full presentation- nothing is walkable yet**

Holds Earnest Money: **Yes** Listing Type: **Exclusive Right to Sell** Sp. Comp. Info.: **None**
Cooperative Compensation: **2.5%-\$275 (on Net SP)**
Showing Instructions: **Email Karen@ncgchicago.com**
Owner: **Owner of Record**
List Office: **North Clybourn Group, Inc.** ID#: **12604**
List Agent: **Karen Biazar** ID#: **125093**
List Agent E-mail: **karen@northclybourngroup.com** Team: **The Biazar Group**
Co-Lister: **Staci Slattery (148835) (773) 645-7907** Agents Additional Contact #:
List Date: **04/10/2014** Contract: Closed Date: Original List Price: **\$449,000**
Off-Market Date: Expiration Date: **02/13/2015** Status Date: **04/10/2014** Listing Market Time: **2**
Selling Office: Selling Agent:

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Prepared By: Mary Colon | North Clybourn Group, Inc. | 04/11/2014 04:33 PM

2547 W Washington *Preliminary Description of Finishes & Materials***CABINETRY**

KITCHEN	Style	Finish	Installation	Source
Upper	Flat Panel	Natural Walnut Finish	Horizontal	Builders Cabinets
Base	Flat Panel	Natural Walnut Finish	Floor based with finished toe kick	Builders Cabinets
Island	Flat Panel	Natural Walnut Finish	Floor based with finished toe kick	Builders Cabinets
Built In Pantry	Flat Panel	Natural Walnut Finish	Floor based with finished toe kick	Builders Cabinets
BATH	Style	Finish	Installation	Source
Powder Room	31" Flat Panel	Black Brown	Wall mounted single vanity	Developer's Preferred Source
Master Bath	55" Flat Panel	Gray Gloss	Wall mounted double vanity	Developer's Preferred Source
2nd Level Hall Bath	40" Flat Panel	Black Brown	Wall mounted single vanity	Developer's Preferred Source
Lower Level Bath	31" Flat Panel	Black Brown	Wall mounted single vanity	Developer's Preferred Source

CABINET HARDWARE

Kitchen	Tubular Bar pull	Brushed Chrome	All doors and drawers except dummy drawers	Developer's Preferred Source
Powder Room	Flat handle	Polished Chrome	All doors and/ or drawers	Developer's Preferred Source
Master Bath	Flat handle	Polished Chrome	All doors and/ or drawers	Developer's Preferred Source
2nd Level Hall Bath	Flat handle	Polished Chrome	All doors and/ or drawers	Developer's Preferred Source
Lower Level Bath	Flat handle	Polished Chrome	All doors and/ or drawers	Developer's Preferred Source

APPLIANCES

KITCHEN	Brand	Finish	Model	Source
Refrigerator	Frigidaire Gallery	Stainless Steel	36" Side by Side, FGHS2631SS	Abt
Range	Frigidaire Gallery	Stainless Steel	30" Freestanding, FGGF3032SS	Abt
Microwave *Built into Pantry Cabinet	Frigidaire	Stainless Steel	Built in, FFCE1638SS	Abt
Hood	Frigidaire	Stainless Steel	30" Glass Canopy, FHWC3060SS	Abt
Dishwasher	Frigidaire	Stainless Steel	24" Built in, FGHD2465SS	Abt

LAUNDRY	Brand	Finish	Model	Source
Lower Level Side by Side Hook Ups Only. *Includes Utility sink	N/A	N/A	N/A	N/A

SINKS	Style	Finish	Installation	Source/Brand
Kitchen	Single Bowl Rectangular	Stainless Steel	Under mount equipped with 1/2 H.P. Garbage Disposal	Kraus
Powder Room	Rectangular	White	(1) Top mount	Developer's Preferred Source
Master Bath	Rectangular	White	(2) Top mount	Developer's Preferred Source

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2nd Level Hall Bath	Rectangular	White	(1) Top mount	Developer's Preferred Source
Lower Level Bath	Rectangular	White	(1) Top mount	Developer's Preferred Source
Laundry Sink	Utility	White	Floor based	Developer's Preferred Source
FAUCETS	Style	Finish	Installation	Brand/ Model
Kitchen	Single lever	Polished Chrome	Counter mounted with pull out spray	Danze, DH450177
Powder Room	Single lever	Polished Chrome	(1) Counter mounted	Danze, DH220577
Master Bath	Single lever	Polished Chrome	(2) Counter mounted	Danze, DH220577
2nd Level Hall Bath	Single lever	Polished Chrome	(1) Counter mounted	Danze, DH220577
Lower Level Bath	Single lever	Polished Chrome	(1) Counter mounted	Danze, DH220577
TUB/ SHOWER UNIT	Style	Finish	Installation	Source/ Brand
Master Bath				
Shower	Separate Walk In	Tiled to ceiling	Built in	Custom Framed
Shower Door	Frameless	Clear Glass	Approximately 7' in height	Custom Fabricated
2nd Level Hall Bath				
Tub	Tub/ Shower Combination	White	Built in	American Standard or comparable
No Shower Door	N/A	N/A	N/A	N/A
Lower Level Bath				
Shower	Walk In	Tiled to ceiling	Custom Framed	N/A
Shower Panel Shield	Frameless	Clear Glass	Approximately 7' in height	Custom Fabricated
TUB/ SHOWER TRIM	Style	Finish	Installation	Source/ Brand
Master Bath				
Shower Trim	Single handle	Polished Chrome	Ceiling mounted rain showerhead, hand held shower head with slide bar and valve	Rain Shower Head- Danze Hand Shower- Danze, D465005 Valve- Danze, D510458T
2nd Level Hall Bath				
Tub/ Shower Trim	Single handle	Polished Chrome	Wall mounted shower head , tub filler and valve	Danze, D510058T
Lower Level Bath				
Shower Trim	Single handle	Polished Chrome	Wall mounted shower head with valve	Danze D510558T
TOILETS	Style	Color	Installation	Source/ Brand
Master Bath	2 piece	White	Floor Mounted	Gerber or comparable
Powder Room	2 piece dual flush	White	Floor Mounted	Kohler Persuade

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2nd Level Hall Bath	2 piece	White	Floor Mounted	Gerber or comparable
Lower Level Bath	2 piece	White	Floor Mounted	Gerber or comparable
STONE/ TILE				
COUNTERTOPS	Thickness	Material	Color	Installation
Kitchen	1¼"	Quartz	White	Square polished edge and 8-10" breakfast bar overhang at island
TILE	Size	Manufacturer/ Style/ Color/ Material		Installation
Kitchen Backsplash				
Per Installation	12" x 12"	Bliss White Marble & Glass Mosaic Linear, Grout: Bright White #931		Laid horizontal and installed to the bottom of the upper cabinets and around the hood to the top of the upper cabinets
Powder Room Accent Wall				
Vanity Wall	4" x 16"	Trends White Glossy Torrent Tile, Grout: TEC #910		Laid vertical and straight to the ceiling
Master Bath				
Shower Walls	12" x 24"	Orion Nieve Polished Porcelain, Grout: TEC Mist #939		Laid vertical and in a brick pattern to the ceiling
Shower Base	12" x 24"	Ermosa Silver Porcelain, Grout: TEC Mist #939		Laid and cut to fit
Floor	12" x 24"	Ermosa Silver Porcelain, Grout: TEC Mist #939		Laid vertical and straight with white painted baseboards
2nd Level Hall Bath				
Tub Walls	12" x 24"	Piogga Ivory Porcelain, Grout: TEC Silverado #949		Laid horizontal and in a brick pattern to the ceiling
Floor	12" x 24"	Dimensions Gris Porcelain, Grout: TEC Mist #939		Laid horizontal and straight with white painted baseboards
Lower Level Bath				
Shower Walls	12" x 24"	Yuki Porcelain, Grout: TEC Bright White #910		Laid horizontal and straight to the ceiling
Shower Base	12" x 24"	Metropolis Cloud Porcelain, Grout: TEC Light Pewter #927		Laid and cut to fit

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Floor	12" x 24"	Metropolis Cloud Porcelain, Grout: TEC Light Pewter #927	Laid vertical and straight with white painted baseboards
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BATHROOM MIRRORS

Style		Size
Master Bath	Frameless mirror with Glass shelf	Width of vanity
Powder Room	Frameless mirror with Glass shelf	Width of vanity
2nd Level Hall Bath	Frameless mirror with Glass shelf	Width of vanity
Lower Level Bath	Frameless mirror with Glass shelf	Width of vanity

PAINT

Room Location	Color	Finish
Kitchen/Dining/ Living Room/ Hallways/ Stairwells/ Lower Level Family Room	Gray Huskie 1473	Eggshell Finish
Powder Room	Gray Huskie 1473	Eggshell Finish
Master Bath/ 2nd Level Hall Bath/ Lower Level Bath	Silver Chain 1472	Eggshell Finish
Master Bedroom	Cape May Cobblestone 1474	Eggshell Finish
2nd Level Middle Bedroom/ 2nd Level Front Bedroom/ Lower Level Bedroom	Silver Chain 1472	Eggshell Finish
Exterior Powder Room Accent	Gray Stone 1475	Eggshell Finish
Living Room Front Wall Accent	Gray Stone 1475	Eggshell Finish
Lower Level Family Room TV Wall Accent	Gray Stone 1475	Eggshell Finish
Door and Trim Color	White	Semi Gloss Finsih
Ceiling & Closet Color	White	Flat Finsih

CLOSETS

No rods installed. Closets delivered vanilla box for buyer to tailor to their specific needs after closing

FLOORING

Hardwood	Finish: 3 1/2" Select Grade Oak Floors, laid straight in its Natural finish with 2 coats of water based sealer. Installed throughout main level & Powder Room
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Carpet	Windy City Collection Berber Style, Color Fog to be installed throughout the 2nd Level and the Lower Level. Excludes bathrooms, laundry closet and mechanical closet
Utility Tile	Mechanical and Laundry Closets: Developer's selected Ceramic tile
INTERIOR STAIRS & RAILING	
Interior stairs	Oak stairs installed in its Natural finish with 2 coats of water based sealer and white painted risers
Railing	Custom Metal Railing painted Black
WINDOWS/ DOORS/ TRIM	
Windows	Front, Side & Rear Windows: Anderson Windows or comparable
Window Trim	Front Exterior Trim Color: White
	Side & Rear Exterior Trim Color: White
	Interior Window Trim Color: White
	Interior Window Trim: Drywall Return capped with Dens Gold and tear away bead for water proofing. Square flat profile sills, painted white
	Fiberglass mesh screens provided for all operable windows
Doors	Main Entry: Full Lite glass door with metal frame- painted gray
	Rear Entry: Full Lite glass door with metal frame- painted gray
	Interior Doors less Closets: 6' 8" Solid core flat panel, painted white
	Closets including Mechanical & Laundry Closets: Flat panel, hollow core, painted white
Door Hardware	Main Entry: Kwikset Tavaris Single handle with deadbolt and factory hinges, Satin Chrome
	Rear Entry: Kwikset Tylo Keyed Entry Knob set with deadbolt, Satin Chrome
	Interior: Flat, Square profile Satin Nickel Lever handles with factory hinges
Door Trim	Door Trim: 2 1/4" flat profile casing, painted white throughout
	Baseboards: 5 1/2" flat profile painted white throughout
AUDIO VISUAL	
Speaker Pre Wire *Wiring only, actual speakers and volume control hardware not included	
Living Room	(2) ceiling mounted points with volume control
Master Bedroom	(2) ceiling mounted points with volume control
Master Bathroom	(1) ceiling mounted dual point with volume control
Main Level Family Room	(2) ceiling mounted points with volume control
Lower Level Family Room	(5) ceiling mounted points (5.1), no volume control
Telephone Jacks & Cable	
Kitchen	(1) phone jack

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Living Room	(1) cable point located at elevated wall mount height
Main Level Family Room	(1) cable point located at elevated wall mount height equipped with HDMI
Master Bedroom	(1) phone jack located at baseboard height and (1) cable point located at elevated wall mount height equipped with HDMI
All Guest bedrooms	(1) cable located at baseboard height
Lower Level Family Room	(1) cable point located at elevated wall mount height equipped with HDMI
LIGHTING	
Recessed Cans	
	Installed in the following room locations: Kitchen, Living Room, Main Level Family Room/ Dining Area, Master Bedroom, Master Bathroom. 2nd Level Hallway, Lower Level Family Room, Lower Level hallway and each Guest Bathroom
Surface Mounted	
	Kitchen Island: (3) Portfolio Brushed Nickel Mini Pendant Lights
	Living Room: Monte Carlo Studio 54" Ceiling Fan in Brushed Nickel
	Main Level Family Room: (1) Livex Lighting 15-in W Brushed Nickel Semi-Flush Mount Ceiling Light
	All Bedrooms: 12-in White & Chrome Ceiling Flush Mount
	Master Bathroom: (2) Saber Bath Bars (1 above each sink)
	2nd Level Hall Bathroom: (1) Saber Bath Bar
	Lower Level Bathroom: (1) Saber Bath Bar
	Powder Room: (1) Titanium Wall sconce by access
	Dining Room: No light provided, junction box wired for buyer's future use
	Ceiling lights to be installed in all closets
	Front Exterior Light: (1) Congress 3148 Foyer Flush Mount by Hinkley Lighting
	Rear Exterior: (1) Progress Lighting Satin Aluminum 2-light Wall Lantern
Accent Lighting	
	Back Lit Decorative Dropped Ceiling detail in Kitchen
	Back Lit Powder Room Tray Ceiling
ELECTRICAL	
Service	Wiring: All electrical wiring shall be in accordance with the City of Chicago Building Code. 200 amps new service
Smoke Detectors and Carbon Monoxide Detectors	Hardwired and installed in room locations per City of Chicago Building Code
DRYWALL/ INSULATION	
Drywall	Interior and Exterior walls and ceilings to be 5/8" U.S. Gypsum

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Decorative Ceiling Details	Dropped ceiling in Kitchen & Tray ceiling in Powder Room
Insulation	Exterior Walls: Batt R19
	Roof: Blown In R38
MECHANICALS	
Heating and Air Conditioning	Heating: Complete heating system includes 90+ efficiency furnace with humidifier and electronic thermostat
	Cooling: Complete cooling system included with A/C compressor
	Compressor location: Under Back Deck
Plumbing	Service: New 2 inch water service provided
	Pipes: New cast iron sewer to street main line. All inside rough plumbing, combination of Copper and PVC
	Water Heater: 40 gallon Gas hot water heater
EXTERIOR/ FENCING	
Masonry	Front elevation: Dark Gray Facing Brick and Exotic Wood Panels
	Side & rear elevations: James Hardie Siding painted Light Mist or comparable
Roofing	All new four millimeter modified bitumen roof
Rear Deck	A deck will be installed off the Main Level, finished in pressure treated lumber
Fencing	Front: 6 ft Metal painted black
	Sides/ Rear: 6 ft Vertical wood fencing installed in between the 2 houses, on the East side of 2547 and in the rear. West side of 2549 is the existing neighboring fence as installed
Mail Box	Provided by the Developer and installed on the front gate
Landscaping	To be determined at Developer's discretion respective to site
GARAGE	
Parking	(2) Car Garage with remote opener
	Vinyl Siding with pitched roof

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<p>General Information</p>	<p>Wood doors are subject to movement because of the natural characteristics of wood. Seller's Responsibility for movement of wood doors shall be governed by the standards of the door manufacturer. Every building is constantly on the move. On a cold, dry day a building will contract. On a hot, moist day a building actually expands. The reason is that cold and dryness cause some materials to contract, while heat and moisture can cause some materials to expand. A building can swell during rain and shrink during a dry spell. SUCH MOVEMENT CHARACTERIZES ALL BUILDINGS, IS NORMAL AND SHOULD BE EXPECTED. It is possible that movement will have an effect on the walls, ceilings, floors and framing system of your home. It may cause cracking and nail popping in the drywall. The same problem may occur in the flooring system. THEREFORE, WE ARE UNABLE TO GUARANTEE THAT SETTLING, NAIL POPS, CRACKING OF WALLS AND CERAMIC TILE FLOOR WILL NOT APPEAR.</p> <p>All samples for selection are of actual materials used at 2547 W Washington. Because of the natural characteristics, production lots, and other circumstances beyond our control, there may be color shade, hue or texture differences between the sample displayed and the materials supplied or installed in your unit. All construction will conform to and meet the building code requirements of the City of Chicago. Certain changes may be dictated by the City's code. Purchaser's signature appearing in these Specifications shall constitute approval and acceptance of all work, if any, already completed as of this date. Acceptance of keys to the building by Purchaser shall constitute formal acceptance and approval of the completed building. Specifications and brand names herein shall be adhered to as closely as possible. However, substitutions may be made by the seller at its sole discretion. Such substitutions shall be of equal or like kind.</p>
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2547 W Washington - Kitchen

[*] DISCLAIMER: Subject vendors availability



1. Cabinetry: Flat Panel, Natural Walnut Finish
2. Backsplash: Bliss Norwegian Ice Linear
3. Counter Top: 1 ¼" White Quartz

4. Floor: 3 1/2" Select Grade Oak Floor
5. Lighting: (3) Portfolio Brushed Nickel Mini Pendant Light
6. Paint: Benjamin Moore, Gray Huskie, #1473 Flat Finish

Nasira Steward

Design Manager

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2547 W Washington - Appliances

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[1] **Refrigerator:** Frigidaire Gallery, Side by Side
Model: FGHS2631SS

[2] **Hood:** Frigidaire, Glass Canopy,
Model: FHWC3060SS

[3] **Range:** Frigidaire,
Model: FGGF3032SS

[4] **Microwave:** Frigidaire,
Model: FFCE1638SS

[5] **Dishwasher:** Frigidaire,
Model: FGHD2465SS

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2547 W Washington - Powder Room

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1. Accent Tile: 4" x 16" Trends White Glossy Torrent Tile

2. Vanity: 31" Flat Panel, Wall Mounted Single Vanity, Black Brown Finish

3. Light: (1) Titanium Wall Sconce by Access

4. Floor: 3 1/2" Select Grade Oak Floor

5. Paint: Benjamin Moore, Gray Huskie, #1473, Eggshell Finish

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2547 W Washington - Master Bathroom

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1. Vanity: 55" Flat Panel, Wall Mounted Double Vanity, Gray Gloss Finish
2. Shower Walls: 12" x 24" Orion Nieve Polished Porcelain
3. Floor and Shower Base: 12" x 24" Eramosa Silver Porcelain
4. Light: (2) Saber Bath Bars
5. Paint: Benjamin Moore, Silver Chain,#1472, Eggshell Finish

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2547 W Washington - Guest Bathrooms

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2nd Level Guest
Bathroom

1. Vanity: 40" Flat Panel, Wall Mounted Single Vanity, Black Brown Finish
2. Shower Walls: 12" x 24" Plogga Ivory Porcelain
3. Floor: 12" x 24" Dimensions Gris Porcelain
4. Paint: Benjamin Moore, Silver Chain,#1472, Eggshell Finish
5. Lighting: (1) Saber Bath Bar

Low Level
Bathroom

6. Vanity: 31" Flat Panel, Wall Mounted Single Vanity, Black Brown Finish
7. Shower Walls: 12" x 24" Yuki Porcelain
3. Floor and Shower Base: 12" x 24" Metropolis Cloud Porcelain
9. Paint: Benjamin Moore, Silver Chain,#1472, Eggshell Finish
5. Lighting: (1) Saber Bath Bar

Nasira Steward

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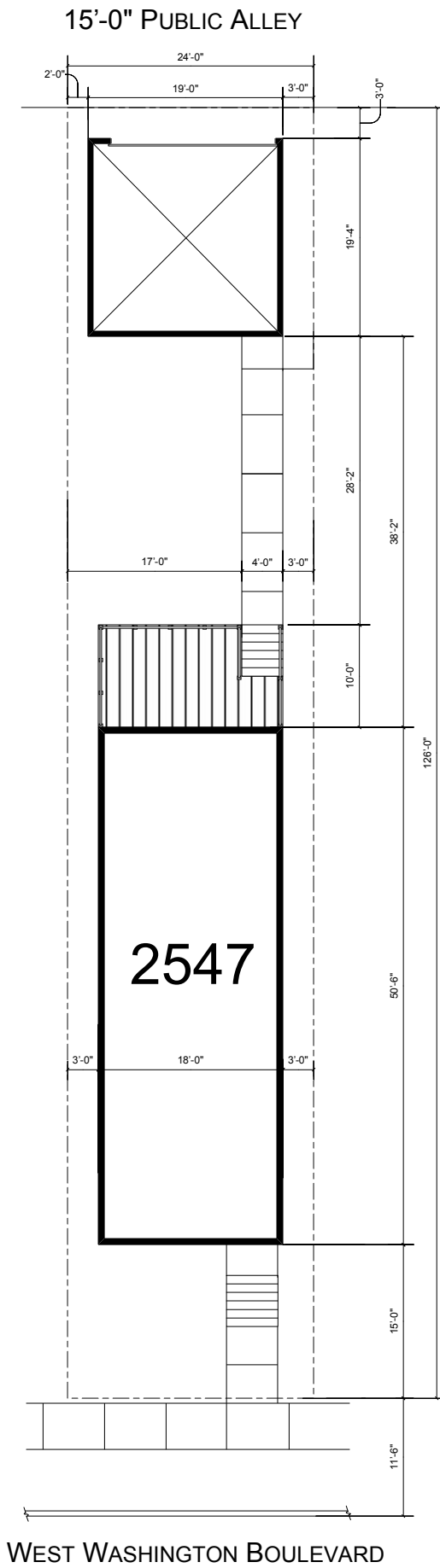
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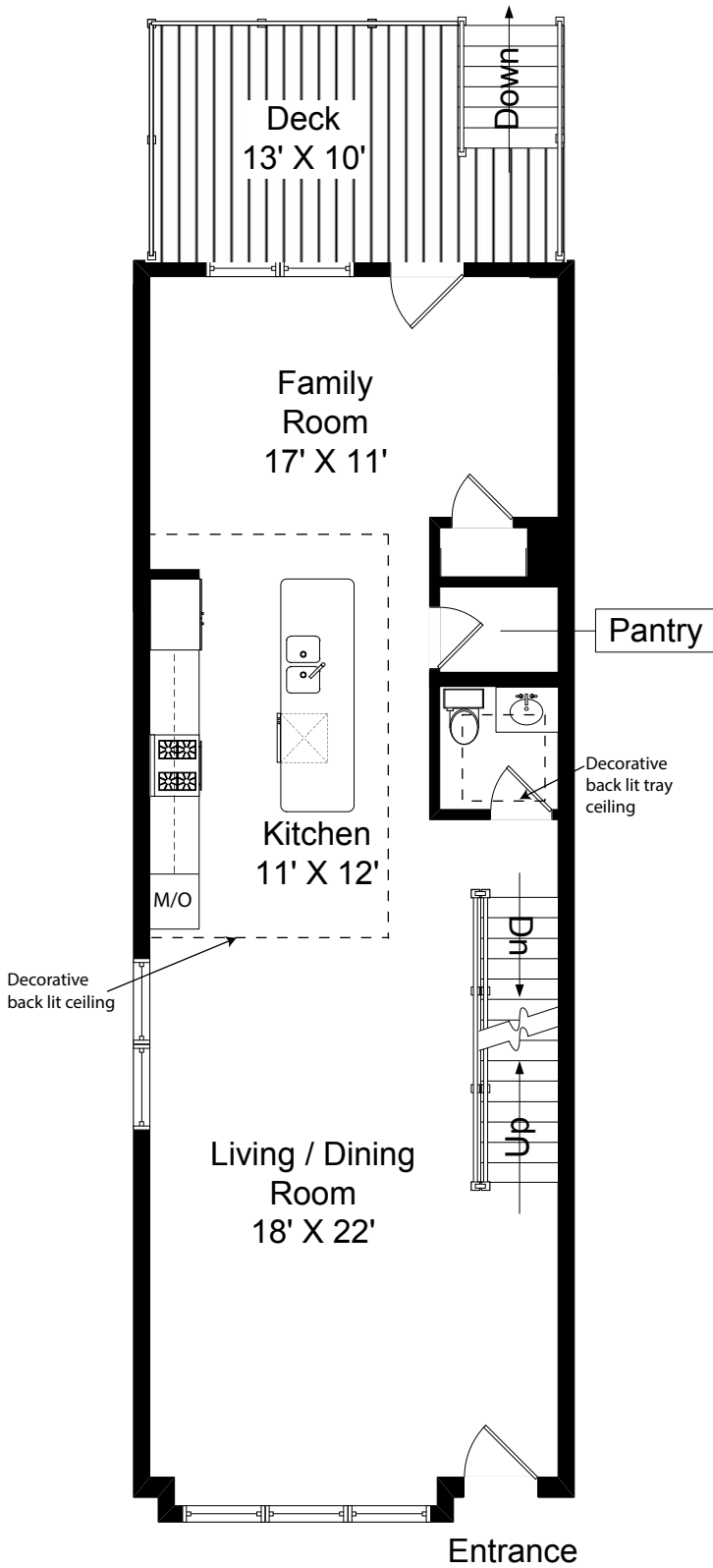
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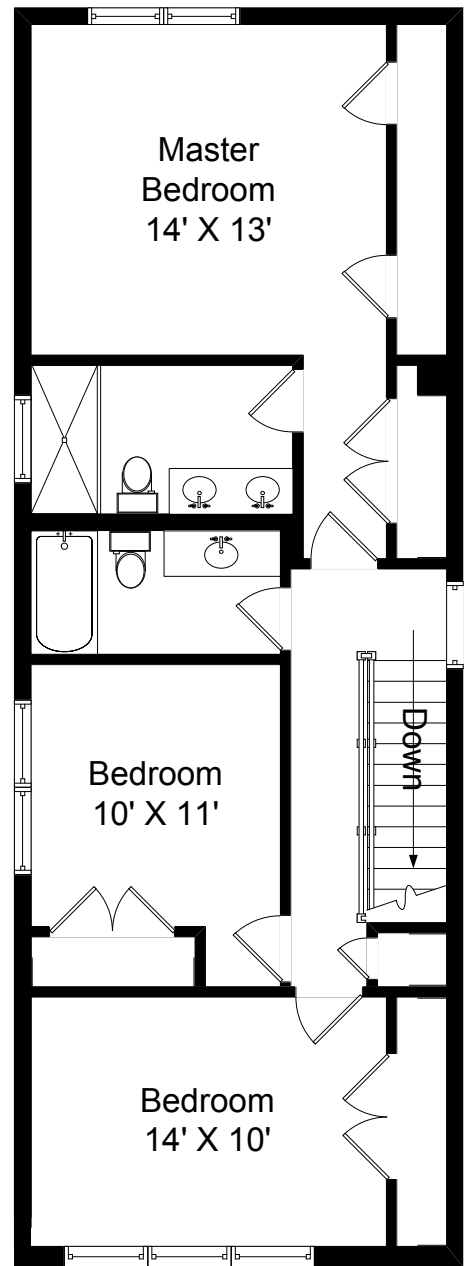
2547 WEST WASHINGTON BOULEVARD -- SITE PLAN

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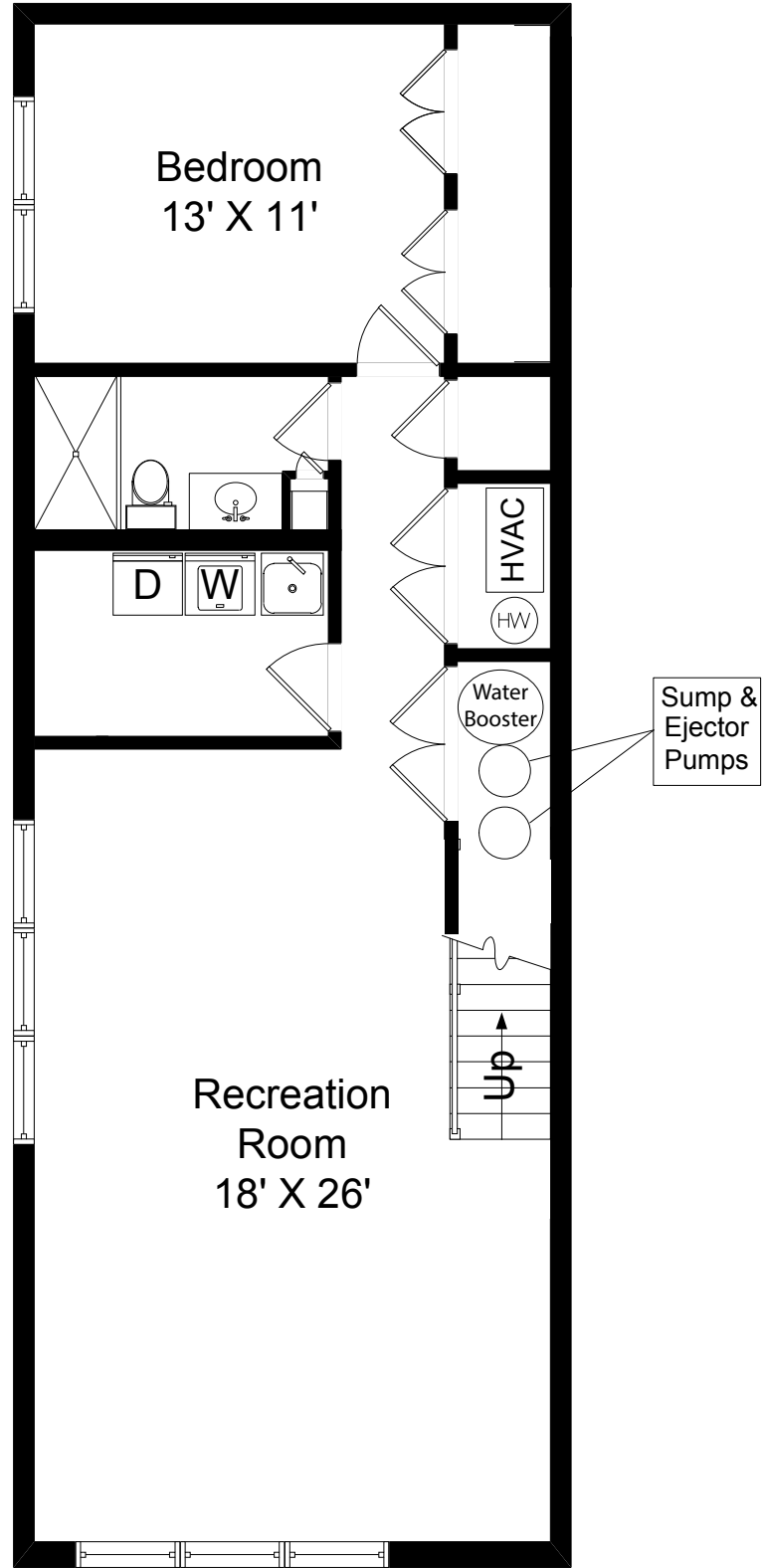


Main Level



Second Level





Lower Level

Disclosure Regarding Real Estate Agency Relationships

Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of agency relation that you have with that licensee.

A broker or salesperson may function in any of the following capacities.

- (A) Represent the seller as an authorized seller's agent or subagent
- (B) Represent the buyer as an authorized buyer's agent or subagent
- (C) Represent both the seller and the buyer as a disclosed dual agent, authorized by both the seller and the buyer
- (D) Represent neither the seller nor the buyer as an agent, but provide services authorized by the seller or buyer to complete a transaction as a transaction coordinator.

SELLER'S AGENTS (A)

A Seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A Seller can authorize a seller's agent to work with subagents buyer's agents and/or transaction coordinators. A subagent of the seller is one who has agreed to work with the listing agent and who, like the listing agent acts solely on behalf of the seller. Seller's agents and their subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller.

The duties that a seller's agent and subagent owes to the seller includes:

- Promoting the best interests of the seller
- Fully disclosing to the seller all facts that might affect or influence the seller's decision to accept an offer to purchase
- Keeping confidential the seller's motivations for selling unless express permission is given otherwise
- Presenting all offers to the seller
- Disclosing to the seller all information known to the seller's agent about the identity of all buyers and the willingness of those buyers to complete the sale or to offer a higher price

BUYER'S AGENTS (B)

A Buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. A subagent of the buyer is one who has agreed to work with the buyer's agent and who, like the buyer's agent, acts solely on behalf of the buyer. Buyer's agents and their subagents will disclose to the buyer known information about the seller which may be used to the benefit of the buyer.

The duties that a buyer's agent and subagent owes to the buyer include:

- Promoting the best interest of the buyer
- Fully disclosing to the buyer all facts that might affect or influence the buyer's decision to tender an offer to purchase
- Keeping confidential the buyer's motivations for buying unless express permission is given otherwise
- Presenting all offers on behalf of the buyer
- Disclosing to the buyer all information known to the buyer's agent about the willingness of the seller to complete the sale or to accept a lower price

DUAL AGENTS (C)

A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer.

In such a dual agency situation, the licensee will not be able to disclose all known information to either the seller or the buyer. As a dual agent, the licensee will not be able to provide the full range of fiduciary duties to the seller or the buyer.

The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller and the buyer.

TRANSACTION COORDINATOR (D)

A transaction coordinator is a licensee who is not acting as an agent of either the seller or the buyer, yet is providing services to complete a real estate transaction.

The transaction coordinator is not an agent for either party and therefore owes no fiduciary duty to either party. The transaction coordinator is not the advocate of either party and therefore has no obligation to "negotiate" for either party. The responsibilities to the transaction typically include:

- Providing access to and the showings of the property
- Providing access to market information
- Providing assistance in the preparation of a buy and sell agreement which reflects the terms of the parties' agreement
- Presenting a buy and sell agreement and any subsequent counter-offers
- Assisting all parties in undertaking all steps necessary to carry out the agreement, such as the execution of documents, the obtaining of financing, the obtaining of inspection, etc.

DESIGNATED AGENCY

A buyer or seller with a designated agency is represented only by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the buyer or seller. The named "designated" agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's supervisory broker who is also named in the agreement. Other agents in the firm have no duties to the buyer or seller and may act solely on behalf of another party in the transaction.

LICENSEE DISCLOSURE
REALTOR hereby discloses
the following relationship
(check one from each column)

- | | |
|---|---|
| } | with the BUYER |
| | <input type="checkbox"/> Buyer's Agent |
| | <input type="checkbox"/> Dual Agent |
| | <input type="checkbox"/> Transaction Coordinator |
| | <input checked="" type="checkbox"/> None of the Above |

AND

- | |
|--|
| with the SELLER |
| <input checked="" type="checkbox"/> Seller's Agent |
| <input type="checkbox"/> Dual Agent |
| <input type="checkbox"/> Transaction Coordinator |
| <input type="checkbox"/> None of the Above |

— Check here if acting as a designated agent, only if the licensee's broker and a named supervisory broker have the same agency relationship as the licensee named below. If the other party in a transaction represented by an affiliated licensee, the licensee's broker and all named supervisory brokers shall be considered disclosed consensual dual agents.

— Check here if not acting as a designated agent. All affiliated licensees have the same agency relationships as the licensee named below.

ACKNOWLEDGEMENT:

By signing below, the parties confirm that they have received and read the information in this agency disclosure and state that this form was provided to them before the disclosure of any confidential information specific to the potential sellers or buyers. THIS IS NOT A CONTRACT.


Potential Buyer/Seller (circle one)
486670C73F334D4...

4/10/2014
Date

Potential Buyer/Seller (circle one)

 4/10/14

Date



MOLD DISCLOSURE (Buyer and Seller)



Rev. 01/2012

Printed Name(s) of Sellers(s): _____

Printed Name(s) of Buyers(s): _____

Property Address: 2547 W. Washington Blvd Chicago IL 60612

1. **Seller's Disclosure:** To the best of Seller's actual knowledge, Seller represents:

A. The Property described above: has has not been previously tested for Molds: *(check one)*.

(If the answer for 1.A is "has not", then skip 1.B and 1.C and go to Section 2.)

B. The Molds found: were were not identified as toxic Molds. *(check one)*.

C. With regard to any Molds that were found:


Remediation measures: were were not taken to remove those molds. *(check one)*.

2. **Mold Inspections:** Molds, fungus, mildew, and similar organisms ("Mold Conditions") may exist in the Property of which the Seller is unaware and has not actual knowledge. The Mold Conditions generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home Inspection may not disclose Mold Conditions. As a result, Buyer may wish to obtain an Inspection specifically for Mold Conditions to more fully determine the condition of the Property and this environmental status. Neither Seller's nor Buyer's agents are experts in the field of Mold Conditions and other related conditions and Buyer and Seller shall not rely on Broker or its agents for information relating to such conditions. Buyer is strongly encouraged to satisfy itself as to the condition of the Property.

3. **Hold Harmless:** Buyer's decision to purchase the Property is independent of representation of the Broker or Broker's agents involved in the transaction regarding Mold Conditions. Accordingly, Buyer agrees to indemnify and hold Karen Blazyn / Sami Shattou North Chicago Blvd (print name of Brokers(s) and Designated Agent(s) harmless in the event any Mold Conditions are present on the Property.

4. **Receipt of Copy:** Seller and Buyer have read and acknowledge receipt of a copy of this Mold Disclosure.

5. **Professional Advice:** Seller and Buyer acknowledge that they have been advised to consult with a professional of their choice regarding any questions or concerns relating to Mold Conditions or this Mold Disclosure.

Buyer	Date	DocuSigned by: 	4/10/2014
		Seller	Date

Buyer	Date	Seller	Date
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Illinois Association of REALTORS®



DISCLOSURE OF INFORMATION ON RADON HAZARDS
(For Residential Real Property Sales or Purchases)

Radon Warning Statement

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling showing elevated levels of radon in the seller's possession.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and mitigated if elevated levels are found. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

Seller's Disclosure (initial each of the following which applies)

____(a) Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain)

____(b) Seller has provided the purchaser with all available records and reports pertaining to elevated radon concentrations within the dwelling.

 P (c) Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.

 P (d) Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

Purchaser's Acknowledgment (initial each of the following which applies)

____(e) Purchaser has received copies of all information listed above.

____(f) Purchaser has received the IEMA approved Radon Disclosure Pamphlet.

Agent's Acknowledgement (initial IF APPLICABLE)

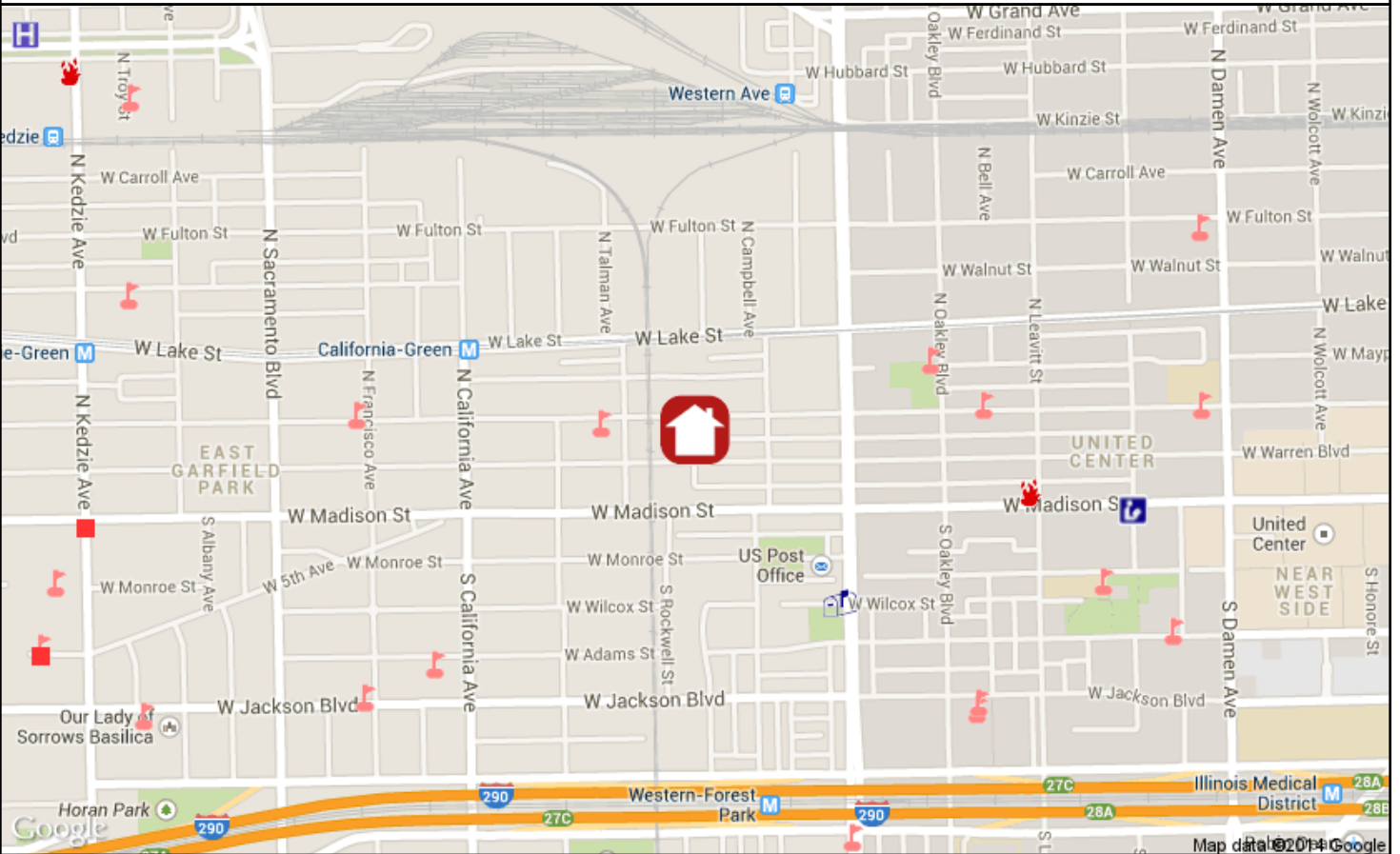
 AS (g) Agent has informed the seller of the seller's obligations under Illinois law.

Certification of Accuracy

The following parties have reviewed the information above and each party certifies, to the best of his or her knowledge, that the information he or she has provided is true and accurate.

DocuSigned by:
 Seller PVT J... Date 4/10/2014
 Seller _____ Date _____
 Purchaser _____ Date _____
 Purchaser _____ Date _____
 Agent AS Date 4.10.14
 Agent _____ Date _____
 Property Address 2547 W Washington Blvd City, State, Zip Code Chicago, IL 60612

Home-Turf Report for 2547 W Washington, Chicago



Prepared by: Karen Biazer // North Clybourn Group, Inc. // (773) 252-0600 // info@northclybourngroup.com

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City Ward#: 2

Alderman: Robert Fioretti
1319 S. State Street, Suite A, 60602, 312-7446838

Nearest Public High Schools:

Crane HS, 2245 W Jackson Bl, 0.5mi SE
Crane High School, 2245 W Jackson Blvd, 0.5mi SE

Nearest Private High Schools:

West Town Acd., 2021 West Fulton Ave, 0.7mi E
Puerto Rican H S, 2739 W Division St, 1.4mi N
Josephinum Acd., 1501 N Oakley Blvd, 1.8mi N

Nearest Public Elementary Schools:

Dodge Elem., 2651 W Washington Bl, 0.1mi W
Dett Elem., 2306 W Maypole Av, 0.3mi E

Nearest Private Elementary Schools:

St Malachy, 2252 W Washington, 0.4mi E
Chicago Jesuit Academy, 212 S Francisco Ave, 0.6mi SW

Nearest Daycare Centers:

Dr. Effie O Ellis YMCA Head Start, 10 S Kedzie, 0.8mi W
Marshall YMCA, 3250 W Adams, 0.9mi W
Garfield YMCA, 7 N Homan Ave, 1.0mi W

Nearest Public Library:

Manning, 6 S Hoyne Ave, 312-746-6800, 0.6mi E

Nearest Hospital:

Sacred Heart Hospital, 3240 W Franklin Blvd, 1.0mi NW

Nearest Major Grocery Stores:

Dominick's, 2021 W Chicago Ave, 1.1mi NE
Aldi, 800 N Kedzie Ave, 1.2mi NW
Aldi, 3835 W Madison St, 1.6mi W

Nearest Movie Theaters:

Regal Theaters Webster Place 11, 1471 W Webster Ave, 3.0mi NE
Facets Cinematheque, 1517 W Fullerton Ave, 3.2mi NE

Nearest Health Clubs:

Curves, 2556 W Chicago Ave, 0.9mi N
YMCA, 3449 W Arthington St, 1.4mi SW

Nearest Starbucks:

2019 West Chicago ave, 1.1mi NE

Nearest CTA Station:

California, Green Line (Lake), 0.3mi W

Nearest Metra

Western, 0.5mi N

Nearest Fire

0.4mi E

- Starbucks
- Health Club
- Dog Park
- Day Care
- Major Grocery
- Library
- Hospital
- Post Office
- Theater
- Fire Station
- School
- CTA Station
- Metra Station
- City Park

Home-Turf Marketing Systems, L.L.C. and the users of Home-Turf assume no responsibility for any loss or impact resulting from the use of this information. No representations are made regarding the accuracy of the information provided. All data is subject to change and should be verified with local sources.



Nearest Restaurant Report for 2547 W Washington, Chicago

Prepared by: Karen Biazer // North Clybourn Group, Inc. // (773) 252-0600 //

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Restaurants are sorted by distance to the property in each category.

04/11/2014

American/Continental/European

Moon's Sandwich Shop, 16 S. Western Ave, 312-226-5094, 0.2mi SE
Felony Franks, 229 S. Western Ave., 312-243-0505, 0.4mi SE
Polk and Western Hot Dogs, 749 S. Western Ave., 312-829-0300, 0.8mi S

Tommy's Guitars & Cafe, 2548 W. Chicago Ave., 773-486-6768, 0.9mi N

Feed, 2803 W. Chicago Ave., 773-489-4600, 0.9mi N
Chickies on Taylor, 2253 W. Taylor St., 312-226-0977, 1.0mi S
Odge's Old Fashioned Red Hots, 730 N. Damen Ave., 312-666-7335, 1.1mi NE

Chinese

China Dragon, 2008 W. Madison St., 312-666-3766, 0.7mi E
Arami, 1829 W. Chicago Ave., 312-243-1535, 1.3mi NE
Sawtooth Restaurant and Lounge, 1350 W. Randolph St., 312-526-3320, 1.5mi E
Mirai, 2020 W. Division St., 773-862-8500, 1.6mi NE
Siam Pot, 1509 W. Taylor St., 312-733-0760, 1.6mi SE
Mon Lung Restaurant, 1009 N. Ashland Ave., 773-227-8824, 1.7mi NE

Bob San, 1805 W. Division St., 773-235-8888, 1.7mi NE

Japanese/Sushi

Yuzu Sushi & Robata Grill, 1715 W. Chicago Ave., 312-666-4100, 1.4mi NE
Kai Sushi, 1406 W. Grand Ave., 312-733-9083, 1.5mi NE
Kin Japanese Cuisine, 933 N. Ashland Ave., 773-227-7758, 1.6mi NE

Kyu Sushi, 939 N. Ashland Ave., 773-772-5985, 1.7mi NE
Butterfly Sushi Bar & Thai Cuisine on Chicago, 1421 W. Chicago Ave., 312-492-9955, 1.7mi NE
Butterfly Sushi Bar & Thai Cuisine, 1156 W. Grand Ave., 312-563-5555, 1.8mi E
Seadog Sushi Bar, 1500 W. Division St., 773-235-8100, 1.9mi NE

Thai/Vietnamese/Asian/Fusion

Thai Village, 2053 W. Division St., 773-384-5352, 1.5mi NE
Lemongrass Thai, 1520 W. Taylor St., 312-829-0800, 1.6mi SE
Kin Sushi and Thai Cuisine, 1134 N. Milwaukee Ave., 773-772-2722, 1.9mi NE
Silom 12 Thai Bucktown, 1846-48 N. Milwaukee Ave., 773-489-1212, 2.2mi N
Takumi/My Thai, 555 W. Madison St., 312-669-1999, 2.5mi E
Thai Urban Kitchen, 500 W. Madison St., 312-575-0266, 2.6mi E
Thai Eatery, 2234 N. Western Ave., 773-394-3035, 2.8mi N

Bar/BBQ/American Regional

Cleos, 1935 W. Chicago Ave., 312-243-5600, 1.2mi NE
Rick's Bar and Cafe, 939 S. Western Ave., 312-421-4860, 1.0mi S
Old Oak Tap, 2109 W. Chicago Ave., 773-772-0406, 1.1mi NE
The Ogden, 1659 W. Ogden Ave., 312-226-1888, 1.2mi E
High Dive, 1938 W. Chicago Ave., 773-235-3483, 1.2mi NE
Moretti's Ristorante & Pizzeria, 1645 W. Jackson Blvd., 312-850-0208, 1.2mi E
Division Street Bar & Grill, 2525 W. Division St., 773-252-2233, 1.4mi N

Pizza

Bobo's Market-Cafe, 1953 W. Chicago Ave., 312-226-8198, 1.1mi NE
Elliott's Pizza & Grill, 4400 W. Augusta Blvd., 773-227-5175, 1.6mi NW

Coalfire, 1321 W. Grand Ave., 312-226-2625, 1.7mi E
Caire's Pizza, 1165 W. 18th St., 312-243-5521, 1.8mi S
Dough Boys, 626 S. Racine Ave., 312-243-9799, 1.8mi E
Lou Malnati's Pizzeria (Carryout and Delivery), 1520 N. Damen Ave., 773-395-2400, 1.9mi N
Pie-Eyed Pizzeria, 1111 W. Chicago Ave., 312-243-3735, 2.0mi NE

Mexican/Central/South American

Fogon, 1235 W. Grand Ave., 312-421-2000, 0.6mi N
8, 2501 W. Chicago Ave., 0.9mi N
El Taco Naco, 2640 W. Chicago Ave., 773-360-7424, 0.9mi N
Lu-Lu's, 1000 S. Leavitt St., 312-243-3444, 1.0mi SE
BomBon Cafe, 36 S. Ashland Ave., 312-733-8717, 1.2mi E
La Lagartija Taqueria, 132 S. Ashland Ave., 312-733-7772, 1.2mi E
Maiz, 1041 N. California Ave., 773-276-3149, 1.3mi N

Middle Eastern/Mediterranean

Chickpea, 2018 W. Chicago Ave., 773-384-9930, 1.1mi NE
New Life Health Foods & Grocery, 3141 W. Roosevelt Rd., 773-762-1090, 1.3mi SW
Star Gyros, 3400 W. Roosevelt Rd., 773-826-5500, 1.5mi SW
Couscous, 1445 W. Taylor St., 312-226-2408, 1.7mi SE
Baba Pita, 1032 W. Lake St., 312-243-3439, 1.9mi E
Hebron Kabobs, 925 W. Randolph St., 312-243-5040, 2.0mi E
Marrakech Cuisine, 1413 N. Ashland Ave., 773-227-6451, 2.1mi NE

Bakery/Cafe/Deli/Coffee Shop

Star Lounge Cafe, 2521 W. Chicago Ave., 773-384-7827, 0.9mi N
Italian Superior Bakery, 931-933 S. Western Ave., 312-733-5092, 1.0mi S

Cafe Ballou, 939 N. Western Ave., 773-342-2909, 1.1mi N
Barbari, 2020 W. Chicago Ave., 773-342-8220, 1.1mi NE
Pierre's Bakery, 1926 W. Chicago Ave., 773-360-8878, 1.2mi NE
Knockbox Cafe, 1001 N. California Ave., 773-360-8325, 1.2mi N
Sweet Cakes Bakery, 901 N. Damen Ave., 773-772-5771, 1.3mi NE

Italian

Fiore's Domestic Import Deli, 2258 W. Erie St., 312-942-9419, 0.8mi NE
Village Pizza, 2356 W. Chicago Ave., 773-235-2900, 0.9mi N
Old Lviv, 2228 W. Chicago Ave., 773-772-7250, 1.0mi NE
Damenzo's, 2324 W. Taylor St., 312-421-1142, 1.0mi S
Bacci Pizzeria, 2248 W. Taylor St., 312-455-9000, 1.0mi SE
A Tavola, 2148 W. Chicago Ave., 773-276-7567, 1.0mi NE
"Original" Ferrara Bakery, Inc., 2210 W. Taylor St., 312-666-2200, 1.0mi SE



Amenity Report for 2547 W Washington, Chicago

Prepared by: Karen Biazer // North Clybourn Group, Inc. // (773) 252-0600 //

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04/11/2014

City Ward#: 2

Alderman: Robert Fioretti
1319 S. State Street, Suite A, 60602, 312-7446838

Nearest Public High Schools:

Crane HS, 2245 W Jackson Bl, 0.5mi SE
Crane High School, 2245 W Jackson Blvd, 0.5mi SE
Best Practice High, 2040 W Adams St, 0.7mi SE
Marshall Metropolitan High, 3250 W Adams St, 0.9mi W
Manley Career Acd. High, 2935 W Polk St, 0.9mi SW
Westinghouse, 3301 W Franklin Bl, 1.1mi NW
Westinghouse Career Academy Hs, 3301 W Franklin Blvd, 1.2mi NW
Raby High, 3545 W Fulton Bl, 1.3mi W
Clemente Acd. Hs, 1147 N Western Av, 1.4mi N

Nearest Public Elementary Schools:

Dodge Elem., 2651 W Washington Bl, 0.1mi W
Dett Elem., 2306 W Maypole Av, 0.3mi E
Cather Elem., 2908 W Washington Bl, 0.4mi W
Calhoun North Elem., 2833 W Adams St, 0.5mi SW
Herbert Elem., 2131 W Monroe St, 0.6mi E
Paz Elem., 2401 W Congress Py, 0.6mi S
Suder Montessori Elem Magnet Schl, 2022 W Washington Blvd, 0.7mi E

Foundations Elem., 2040 W Adams St, 0.7mi SE
Nia Middle Elem., 2040 W Adams St, 0.7mi SE

Nearest Private High Schools:

West Town Acd., 2021 West Fulton Ave, 0.7mi E
Puerto Rican H S, 2739 W Division St, 1.4mi N
Josephinum Acd., 1501 N Oakley Blvd, 1.8mi N
Holy Trinity High, 1443 W Division St, 2.0mi NE
Carc/sol, 4014 W Chicago Ave, 2.1mi NW

Nearest Private Elementary Schools:

St Malachy, 2252 W Washington, 0.4mi E
Chicago Jesuit Academy, 212 S Francisco Ave, 0.6mi SW
St Nicholas Cathedral, 2200 W Rice St, 1.1mi NE
St Helen, 2347 W Augusta Blvd, 1.2mi N
Uhlich Acd., 3110 W Grand Ave, 1.2mi NW

Nearest Public Libraries:

Manning, 6 S Hoyne Ave, 312-746-6800, 0.6mi E
West Humboldt Park - Coming Soon, 733 N. Kedzie , 1.2mi NW

Nearest Daycare Centers:

Dr. Effie O Ellis YMCA Head Start, 10 S Kedzie, 0.8mi W
Marshall YMCA, 3250 W Adams, 0.9mi W
Garfield YMCA, 7 N Homan Ave, 1.0mi W

Public Transportation:

Nearest CTA Station: California, Green Line (Lake), 0.3mi W
Nearest Metra Western, 0.5mi N

Nearest Hospitals:

Sacred Heart Hospital, 3240 W Franklin Blvd, 1.0mi NW
John H. Stroger, Jr. Hospital of Cook County, 1901 West Harrison St., 1.0mi SE
Jesse Brown Department of Veteran's Affairs Medical Center, 820 S. Damen, 1.1mi SE
RML Chicago, 3435 W Van Buren St, 1.2mi SW
Advocate Bethany, 3435 W. Van Buren, 1.2mi SW

Nearest Major Grocery Stores:

Dominick's, 2021 W Chicago Ave, 1.1mi NE
Aldi, 800 N Kedzie Ave, 1.2mi NW
Aldi, 3835 W Madison St, 1.6mi W
Jewel, 1220 S Ashland Ave, 1.7mi SE
Dominick's, 1 N Halsted St, 1.8mi E

Nearest Health Clubs:

Curves, 2556 W Chicago Ave, 0.9mi N
YMCA, 3449 W Arthington St, 1.4mi SW
West Loop Athletic Club, 1380 W Randolph Ave, 1.5mi E
Sheila Kelley's S Factor, 1400 W Hubbard St, 1.5mi E
Nature Yoga Sanctuary, 2021 W Division, 1.5mi NE

Nearest Movie Theaters:

Regal Theaters Webster Place 11, 1471 W Webster Ave, 3.0mi NE
Facets Cinematheque, 1517 W Fullerton Ave, 3.2mi NE
Gene Siskel Film Center, 164 S State St, 3.2mi E
Kerasotes Showplace ICON at Roosevelt Collection, 150 W. Roosevelt Rd., 3.3mi E
Regal Theaters City North Stadium 14, 2600 N Western Ave, 3.3mi N

Nearest Starbucks:

2019 West Chicago ave, 1.1mi NE
1430 W. Taylor St., 1.7mi SE
520 N. Ogden Ave., 1.7mi E

Nearest Target:

Target, 2656 N Elston Ave, 3.2mi N
Target, 1154 S Clark St, 3.3mi E

Nearest Drugstore:

Walgreens, 2340 W Madison St, 0.3mi E
CVS, 2427 W Chicago Ave, 0.9mi N

Nearest Home Improvement Store:

Home Depot, 1232 W North Ave, 2.6mi NE
Home Depot, 1300 S Clinton Street, 2.8mi SE

Public Safety:

Nearest Fire 0.4mi E
Nearest Police Station: 3151 W Harrison St, 1.0mi SW