



15141540070000 03/20/2007

Detached Single

Status: **NEW**
 Area: **153**
 Address: **1617 S 3rd AVE , Maywood, Illinois 60153**
 Directions: **3rd Avenue to Address**
 Sold by:
 Closed:
 Off Market:
 Year Built: **1906**
 Dimensions: **55 X 125**
 Ownership: **Fee Simple**
 Corp Limits: **Maywood**
 Coordinates: **S:1617 W:300**
 Rooms: **7**
 Bedrooms: **3**
 Basement: **Full**

MLS #: **07796409**
 List Date: **05/02/2011**
 List Dt Rec: **05/03/2011**
 Contract:
 Financing:
 Blt Before 78: **Yes**
 Subdivision:
 Township: **Proviso**
 Bathrooms **1 / 1**
 (full/half):
 Master Bath: **None**
 Bsmnt. Bath: **No**

List Price: **\$24,900**
 Orig List Price: **\$24,900**
 Sold Price:
 Lst. Mkt. Time: **2**
 Points:
 Contingency:
 Curr. Leased: **No**
 Model:
 County: **Cook**
 # Fireplaces:
 Parking: **Garage**
 # Spaces: **Gar:2**
 Parking Incl.
 In Price:

Remarks: **Property sold as-is. Seller is exempt from disclosures and will not provide termite or survey. Taxes prorated at 100%. Buyer responsible for any / all inspections / repairs and or fees. Buyer's prequalification and / or proof of funds must accompany all offers. Additional disclosures to follow accepted contract. Please allow time for seller's response. Property condition will deter FHA / VA financing.**

School Data

Elementary: **(89)**
 Junior High: **(89)**
 High School: **(209)**
 Other:

Assessments

Amount: **\$0**
 Frequency: **Not Applicable**
 Special Assessments: **No**
 Special Service Area: **No**
 Master Association: **No**

Tax

Amount: **\$4,235**
 PIN: **15141540070000**
 Mult PINs: **No**
 Tax Year: **2009**
 Tax Exmps: **Other**

Miscellaneous

Waterfront: **No**
 Appx SF: **2010**
 SF Source: **Assessor**
 Acreage: **0.25**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	12X12	Main Level	Carpet		Master Bedroom	16X11	2nd Level	Carpet	
Dining Room	13X12	Main Level	Carpet		2nd Bedroom	12X10	2nd Level	Carpet	
Kitchen	14X12	Main Level	Wood Laminate		3rd Bedroom	12X11	2nd Level	Carpet	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									
Eating Area	11X7	Main Level	Wood Laminate						

Interior Property Features:

Exterior Property Features:

Age: 100+ Years	Additional Rooms: Eating Area	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Garage Ownership: Owned	Sewer: Sewer-Public
Style:	Garage On Site: Yes	Water: Lake Michigan
Exterior: Frame	Garage Type: Detached	Const Opts:
Air Cond: None	Garage Details:	General Info: None
Heating: Gas, Forced Air	Parking Ownership:	Amenities: Curbs/Gutters, Sidewalks, Street Lights
Kitchen: Eating Area-Table Space	Parking On Site:	Asmt Incl: None
Appliances:	Parking Details:	HERS Index Score:
Dining: Separate	Driveway:	Green Discl:
Attic: Unfinished	Foundation: Concrete	Green Rating Source:
Basement Details: Unfinished	Ext 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, 100 Amp Service	Lot Size: Less Than .25 Acre	
Equipment:	Lot Desc: Corner	

Agent Remarks: **This is not a short sale.**

Internet Listing: All	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: Yes	
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Lock Box: None
Coop Comp: \$1,250 (on Net SP)	Addl. Sales Info.: None	Special Comp Info: None
Showing Inst: Call 877.977.1010 to Show / Fax Offers to 847.245.7066		Expiration Date:
Mgmnt. Co:	Contact Name:	Phone:
Owner: OF RECORD	Ph #:	Agent Owned/Interest?: Yes
Broker: Lake Shore Drive Realty, Inc. (16276)	Ph #: (847) 245-7000	Team:
List Agent: William Knapp (114173)	Ph #: (847) 245-7000	Email: bill@LSDrealty.com
Co-lister:	Ph #:	More Agent Contact Info:

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MLS #: 07796409

Prepared By: William Knapp | Lake Shore Drive Realty, Inc. | 05/03/2011 11:23 AM