



<< 1 of 8 >>

Attached Single      MLS #: **06894167**    STAT: **ACTV**      AREA: **8022**  
 LDR: **05/13/2008**      CTGF:      LP: **\$315,000**  
 LD: **05/13/2008**      OLP: **\$315,000**  
 OMD:      LISTING MRKT TIME: **9**      SP:  
 CONT DT:      SELLING OFC:      FIN:  
 CLSD DT:      SELLING AGT:      PNT:  
 ADDRESS: **2859 W Palmer St**      UNIT#: **1**      TNU: **8**  
 CITY: **Chicago**      ZIP: **60647**  
 SUB/COMPLEX: **Palmer Square**      BLT: **1900**      B78: **Y**  
 OWN: **Condo**      Leased/XD: **N**      MODEL:  
 DIR: **1 & 1/2 blocks west of California just past Mozart.**  
 CRP: **CHICAGO**      CNY: **Cook**      TWN: **WEST CHICAGO**  
 RMS: **6 BR: 3 BTH: 2 MBB: Y FP: 0**      BMT: **Y**      BB: **N**      PKN: **S**      CARS: **1**  
 DIM: **COMMON**      TXY: **2007**      TXC: **Homeowner**      ATD:      TDY:  
 ASF: **0**      UFL: **1**      DAY: **0**      TAX: **\$3,337.34**      LPF:      HPF:  
 POO:      OWS:      SAS: **N**      PTA: **Y**      MPW:      WF: **N**  
 NC: **N**      OD:      CT: **2213**      PIN: **13361110221002**      MP: **N**

ASM: **\$150**      Master Assoc. Fee: **N**      WI:      CI:  
 GRS:      DIST#: **299**      JH:      DIST#: **299**      HS:      DIST#: **299**      OT:      DIST#:  
 COORDINATES: NORTH: **2200**      SOUTH: **0**      EAST: **0**      WEST: **2859**

**Room Details, Utilities and Features**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	<b>20X18</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>Y</b>					
Dining Room:	<b>COMBO</b>	<b>Main Level</b>							
Kitchen:	<b>13X11</b>	<b>Main Level</b>	<b>Ceramic Tile</b>	<b>Y</b>					
Family Room:		<b>Not Applicable</b>							
Master Bedroom:	<b>12X13</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>Y</b>					
2nd Bedroom:	<b>13X10</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>Y</b>					
3rd Bedroom:	<b>10X13</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>Y</b>					
4th Bedroom:									

AGE: **100+ Years, Recent Rehab**      IMPW: **Public**  
 AIR: **Central Air**      IMPS: **Sewer-Public**  
 CAA: **Bike Room/Bike Trails, Security Door Locks**      IMPO:  
 APP: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer**      INF: **Listing Agent Must Accompany**  
 BAS: **Partial, Unfinished, Exterior Access**      KIT: **Eating Area-Table Space**  
 BAT: **MBR - Full**      LDS: **Common Grounds**  
 DIN: **Combined w/ LivRm (WLR)**      MAI: **Water, Common Insurance, Scavenger**  
 DRV:      NCO:  
 ELE: **100 Amp Service**      OTR:  
 EQP: **Humidifier, Security System, Intercom, CO Detectors, Ceiling Fan**      MGT: **Self-Management**  
 EXP: **N (North), S (South), E (East)**      PET: **Cats OK, Dogs OK**  
 EXT: **Brick (BR)**      POS: **Closing**  
 FND:      ROF:  
 FPL:      TPC: **Condo, Vintage**  
 GAR: **None**      TRM: **Conventional**  
 PAR: **Assigned Spaces-1, Off Alley**      UFE: **Laundry/Hook-Up In Unit, Hardwood Floors, Fenced Yard, Deck, Porch**  
 HEA: **Gas, Forced Air**

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.**

Agent Remarks: **24 hour notice required.**

INTERNET LISTING: **All**      REMARKS INTERNET: **Y**  
 ADI: **Y**      HEM: **Y**      LIST: **Exclusive Right To Sell**  
 CC: **2.5% - \$175**      SCI: **None**      EMAIL: **lee@bigshouldersrealty.com**  
 SHO: **Contact Nissa 773-814-1584 or Lee 773-255-6347**  
 OWNER: **Owner of Record**      AON: **N**      PHONE:  
 BROKER: **Big Shoulders Realty, LLC**      ID#: **18455**      PHONE: **(773) 481-0244**  
 AGENT: **LEE DIAMOND**      ID#: **152642**      PHONE: **(773) 255-6347**  
 CO-LIST: **NISSA BATSON 773-814-1584**      AAN: