



**Attached Single**

Status: **NEW**  
Area: **8036**

MLS #: **12003845**  
List Date: **03/18/2024**  
List Dt Rec: **03/18/2024**

List Price: **\$200,000**  
Orig List Price: **\$200,000**  
Sold Price:  
SP Incl. Parking: **Yes**

Address: **4165 S Ellis Ave Unit 1N, Chicago, IL 60653**  
Directions: **43rd to Drexel Blvd, make Right on 42nd Pl.**

Sold by:  
Closed:  
Off Mkt:  
Year Built: **2007**  
Dimensions: **0.166**  
Ownership: **Fee Simple w/ HO Assn.**  
Corp Limits: **Chicago**  
Coordinates: **S:4165 E:532**  
Rooms: **7**

Contract:  
Financing:  
Blt Before 78: **No**

Mkt. Time (Lst./Tot.): **2/2**  
Concessions:  
Contingency:  
Curr. Leased: **No**

Subdivision:  
Township: **South Chicago**

Model:  
County: **Cook**  
# Fireplaces:  
Parking: **Exterior Space(s)**

Bedrooms: **2+1 bsmt**  
Basement: **English**

Bathrooms **2/0**  
(Full/Half):  
Master Bath: **Full**  
Bsmnt. Bath: **No**

# Spaces: **Ext:1**  
Parking Incl. **Yes**  
In Price:  
SF Source: **Assessor**  
# Days for  
Bd Apprvl: **0**  
Fees/Approvals:

Waterfront: **No**  
Total Units: **4**  
# Stories: **2**  
% Own. Occ.:  
Utility Costs:

Appx SF: **1500**  
Bldg. Assess. SF:  
Unit Floor Lvl.: **1**  
% Cmn. Own.:

● **Check FHA Eligibility**

Mobility Score: -

Remarks: **Amazing Short Sale Opportunity, Buyer moves in with instant Equity! This beautiful 3 Bed, 2 Bath Duplex Condo has been appraised at \$230,000, so it's new owner moves in with equity. This condo boasts an open floor plan with 9Ft. ceilings, Granite countertops, 42-inch cabinets and an Island. Spacious rooms, tons of closet space and a lower-level third bedroom. The downstairs is perfect for entertaining or the perfect "man cave". If that's not enough, can you say.. "location, location, location?!" This condo is blocks from the Lake and minutes to I-55. Secured Parking Included. Property Being Sold "AS-IS" \*This is an income-restricted City of Chicago Affordable Housing (TIF) unit. Buyer must meet 100% HUD household income guidelines and be approved by (DOH) Department of Housing staff prior to placing an offer. At time of closing, buyer must agree to sign an Affordable Housing Covenant and Agreement with resale restrictions."**

**School Data**

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

**Assessments**

Amount: **\$254**  
Frequency: **Monthly**  
Special Assessments: **No**  
Special Service Area: **No**  
Master Association: **No**  
Master Assc. Freq.: **Not Required**

**Tax**

Amount: **\$5,338**  
PIN: **20021160511001 / Mult PINs:**  
Tax Year: **2021**  
Tax Exmps:  
Coop Tax Deduction:  
Tax Deduction Year:

**Pet Information**

Pets Allowed: **Cats OK**  
Max Pet Weight: **999**

**Square Footage Comments:**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	20X22	Main Level	Wood Laminate		Master Bedroom	12X15	Main Level	Wood Laminate	
Dining Room	COMBO	Main Level	Wood Laminate		2nd Bedroom	9X10	Main Level	Wood Laminate	
Kitchen	9X15	Main Level	Ceramic Tile		3rd Bedroom	11X8	Basement	Wood Laminate	
Family Room	18X19	Basement	Wood Laminate		4th Bedroom		Not Applicable		
Laundry Room	3X4	Main Level	Wood Laminate						

**Interior Property Features:**

**Exterior Property Features:**

Age: **16-20 Years**  
Type: **Condo-Duplex**  
Exposure:  
Exterior: **Brick**  
Air Cond: **Central Air**  
Heating: **Gas**  
Kitchen:  
Appliances:  
Dining:  
Bath Amn:  
Fireplace Details:  
Fireplace Location:  
Electricity:  
Equipment:

Laundry Features:  
Garage Ownership:  
Garage On Site:  
Garage Type:  
Garage Details:  
Parking Ownership: **Owned**  
Parking On Site: **Yes**  
Parking Details:  
Parking Fee (High/Low): **/**  
Driveway:  
Basement Details: **Finished**  
Foundation:  
Ext Bas/Fnd:  
Roof:

Sewer: **Sewer-Public**  
Water: **Lake Michigan**  
Const Opts:  
General Info: **School Bus Service**  
Amenities: **Storage**  
Asmt Incl: **Exterior Maintenance, Scavenger**  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Sale Terms: **Other**  
Possession: **Closing**  
Est Occp Date:  
Management: **Manager Off-site**

Additional Rooms: **No additional rooms**  
Other Structures:  
Door Features:  
Window Features:

Disability Access: **No**  
Disability Details:  
Lot Desc:  
Lot Size Source: **Other**

Rural: **No**  
Vacant: **Yes**  
Relist:  
Zero Lot Line:

Broker Private Remarks: **CC: Pursuant to Short Sale. PROPERTY BEING SOLD "AS-IS" \*\*\*ELECTRONIC SIGNATURES ARE NOT ACCEPTABLE ON ANY SHORT SALE DOCUMENTS. PHONE PICTURES OF SHORT SALE DOCUMENTS ARE NOT ACCEPTABLE\*\*\* "This is an income-restricted City of Chicago Affordable Housing (TIF) unit. Buyer must meet 100% HUD household income guidelines and be approved by DOH staff prior to placing an offer. At time of closing, buyer must agree to sign an Affordable Housing Covenant and Agreement with resale restrictions." All buyers must be at or below 100% of the Area Median Income (AMI). The FAQ link to the HUD income chart can further assist the buyer with any questions: [https://www.chicago.gov/city/en/depts/doh/provdrs/renters/svcs/ami\\_chart.html](https://www.chicago.gov/city/en/depts/doh/provdrs/renters/svcs/ami_chart.html) The Application materials can be found here: <https://www.chicago.gov/city/en/depts/doh/provdrs/homebuyers/svcs/affordable-homeownership-opportunities.html> In addition, all buyers are required to complete the HUD Homebuyer Education Training and Condominium Training. To register for the HUD Homebuyer Education Training, the buyer can work with any HUD agency of their choice - listed at: <https://www.chicago.gov/city/en/depts/doh/provdrs/homebuyers/svcs/housing-counseling-centers.html> To register for the Condominium Training, please have all buyers contact the Chicago Housing Trust at [chicagohousingtrust@cityofchicago.org](mailto:chicagohousingtrust@cityofchicago.org) to register for the Condominium Training.**

Internet Listing: **Yes**  
VOW AVM: **No**  
Listing Type: **Exclusive Right to Sell**  
Buyer Ag. Comp.: **2.5% MINUS -\$250 (% of Net Sale Price)**  
Showing Inst: **Schedule showing through Showing Time. Agent must accompany. The lockbox is located on the left-hand side of the building on the meter. Please turn off all lights. The storage unit can be accessed through the backdoor, go downstairs, make a hard right, go through the door, and use the key to open the storage unit.**  
Mgmt. Co: **Ellis Condo Association**  
Owner: **OOR**  
Broker: **Keller Williams Experience (26515) / (630) 598-0755**  
List Broker: **Cherise Baggett (266534) / cheriseragland@kw.com**  
CoList Broker:

Remarks on Internet?: **No**  
VOW Comments/Reviews: **No**  
Holds Earnest Money: **Yes**  
Additional Sales Information: **List Broker Must Accompany, Short Sale**  
Cont. to Show?:

Addr on Internet?: **Yes**  
Lock Box: **Sentrilock** (Located at **Side, Other**)  
Special Comp Info: **Short Sale**  
Broker Notices:  
Expiration Date: **01/31/2025**

Contact Name: **n/a**  
Ph #:

Phone: **(312) 287-4898**  
Broker Owned/Interest: **No**

More Agent Contact Info:  
Owner Can Rent: **No**

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

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Prepared By: Cherise Baggett | Keller Williams Experience | 03/19/2024 06:23 AM