



LIVING ROOM



KITCHEN



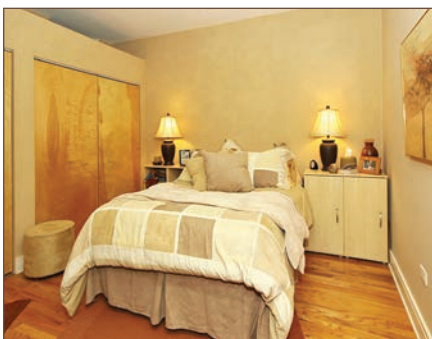
DINING AREA

## 212 WEST WASHINGTON STREET, UNIT 1110



Elegant One Bedroom, One Bath Soft Loft in the heart of downtown loop at City Center Club. Renovated historic building offers 24 hour doorman, on-site manager and engineer, exercise room, bike room, cleaners and outdoor terrace with dog walk. All hardwood floors, great views, in-unit washer and dryer, gas fireplace, private balcony. Ideal live and work location close to everything: theaters, opera, Millennium Park and trains. Building is FHA approved.

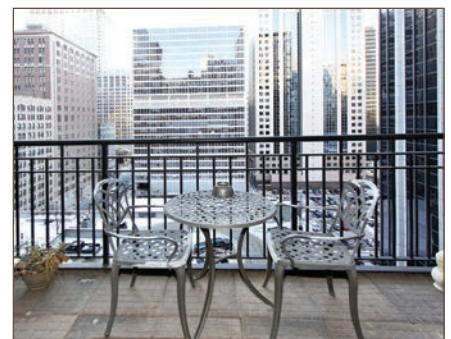
**Virtual Tour at [www.Eldorado.com](http://www.Eldorado.com)**



MASTER BEDROOM



BATHROOM



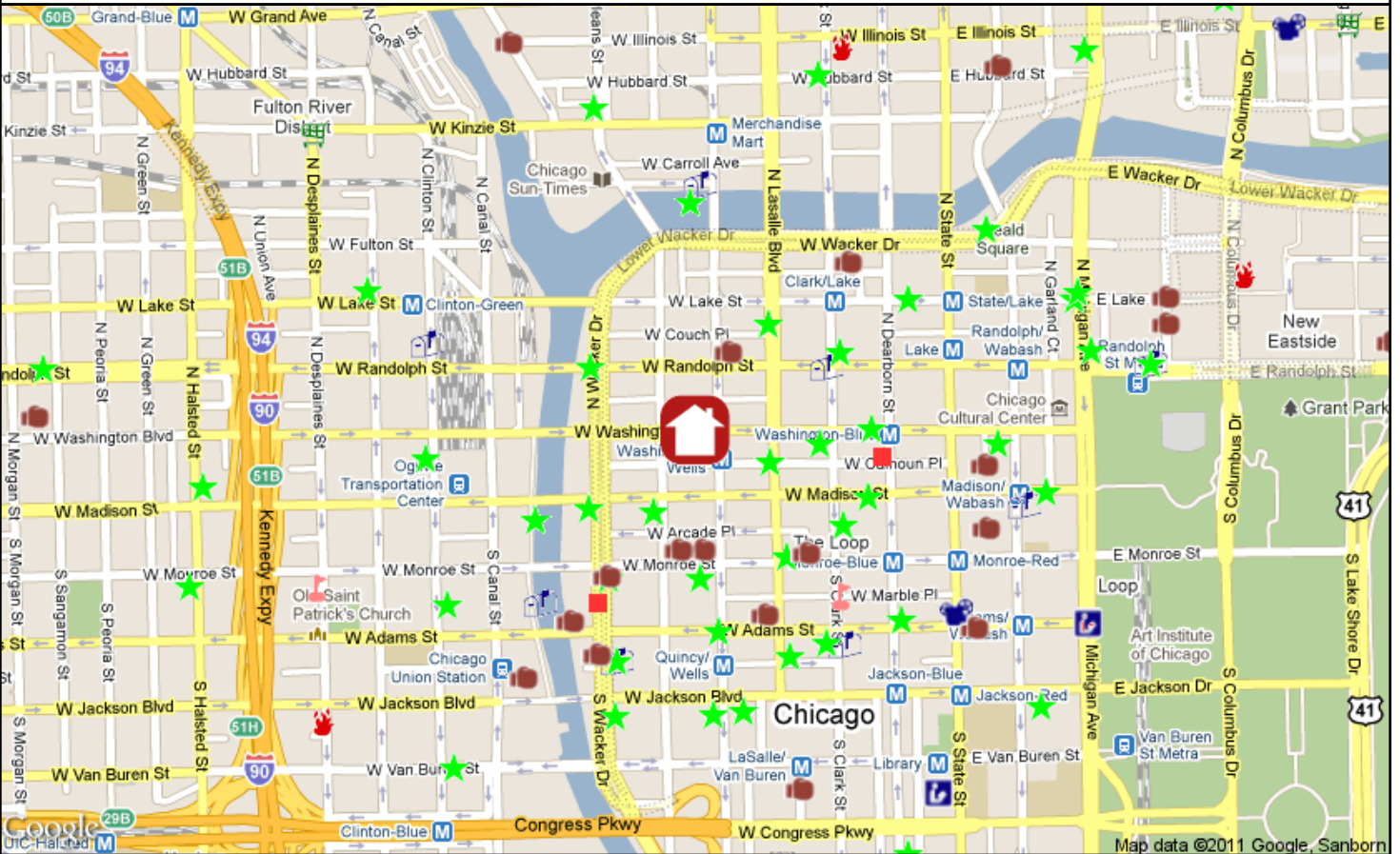
BALCONY & VIEW



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CHICAGO REAL ESTATE















Phone: 312.612.9060  
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# Home-Turf Report for 212 W Washington St, Chicago, IL 60606



Prepared by: ?UH miAW@rcX // 9`XcfffUXc`7\ \WUJ c`FYU`9gHh`@@ // CZQW.`%&!`%&!`-\$ \$ // 7Y`.`%&!`-`%&%,

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<p><b>City Ward#: 42</b> Alderman: Brendan Reilly 311 West Superior, Ste. 212, 60654, 312-642-4242</p> <p><b>Nearest Public High Schools:</b> Linc Alternative High, 125 S Clark St Fl 15, 0.3mi SE Jones College Prep High, 606 S State St, 0.7mi SE</p> <p><b>Nearest Private High Schools:</b> Quigley Seminary, 103 E Chestnut St, 1.1mi N Chicago Acad. For The Arts, 1010 W Chicago, 1.3mi NW St Ignatius College Prep, 1076 W Roosevelt Rd, 1.5mi SW</p> <p><b>Nearest Public Elementary Schools:</b> Cps Virtual Nclb High, 125 S Clark St Fl 9, 0.3mi SE South Loop Elem., 1212 S Plymouth Ct, 1.2mi S</p> <p><b>Nearest Private Elementary Schools:</b> Francis Xavier Warde, 120 S Desplaines, 0.5mi SW Daystar, 800 S Wells Ste 180, 0.8mi S</p> <p><b>Nearest Daycare Centers:</b> Bright Horizons at Cook County, 40 N Dearborn St, 0.2mi E Teddy Bear Day Care, 150 S Wacker Dr, 0.3mi SW Altgeld Early Learning Ctr - CNH, 941 E 132nd, 0.6mi SE</p>	<p><b>Nearest Public Library:</b> Harold Washington, 400 S State St, 312-747-4999, 0.6mi SE</p> <p><b>Nearest Hospital:</b> Northwestern Memorial Hospital, 251 E Huron St, 1.0mi NE</p> <p><b>Nearest Major Grocery Stores:</b> Jewel, 370 N. Des Plaines St., 0.6mi SW Jewel, 550 N State St, 0.7mi NE Trader Joes, 44 E Ontario St, 0.8mi NE</p> <p><b>Nearest Movie Theaters:</b> Gene Siskel Film Center, 164 S State St, 0.4mi SE AMC Loews 600 N. Michigan Ave. 9, 600 N Michigan Ave, 0.8mi NE</p> <p><b>Nearest Health Clubs:</b> Randolph Athletic Club, 188 W Randolph St, 0.1mi NE Equinox, 200 W Monroe St, 0.2mi S</p> <p><b>Nearest Starbucks:</b> 303 W Madison St, 0.1mi SW</p> <p><b>Nearest CTA Station:</b> Washington/Wells, Brown, Orange, Purple (Express), Pink, 0.1mi SE</p> <p><b>Nearest Metra Station:</b> Northwest Station, 0.3mi W</p> <p><b>Nearest Fire Station:</b> 0.5mi N</p>	<ul style="list-style-type: none"> <li> Starbucks</li> <li> Health Club</li> <li> Dog Park</li> <li> Day Care</li> <li> Major Grocery</li> <li> Library</li> <li> Hospital</li> <li> Post Office</li> <li> Theater</li> <li> Fire Station</li> <li> School</li> <li> CTA Station</li> <li> Metra Station</li> <li> City Park</li> </ul>
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**Attached Single**  
 Status: **NEW**  
 Area: **8032**  
 For Rent?: **Yes**

MLS #: **07730738**  
 List Date: **02/14/2011**  
 List Dt Rec: **02/14/2011**  
 Rental MLS#: **07730740**

List Price: **\$239,500**  
 Orig List Price: **\$239,500**  
 Sold Price:  
 SP Incl:  
 Parking:

Address: **212 W Washington ST Unit 1110, Chicago, Illinois 60606**  
 Directions: **North on Franklin, East on Washington to property**  
 Sold by:  
 Closed:  
 Off Mkt:  
 Year Built: **1913**  
 Dimensions: **COMMON**  
 Ownership: **Condo**  
 Corp Limits: **Chicago**  
 Coordinates: **N:100 W:212**  
 Rooms: **4**

Contract:  
 Financing:  
 Blt Before 78: **Yes**

Lst. Mkt. Time: **1**  
 Points:  
 Contingency:  
 Curr. Leased: **No**

Subdivision: **City Center Club**  
 Township: **North Chicago**

Model:  
 County: **Cook**  
 # Fireplaces: **1**  
 Parking: **None**

Bedrooms: **1**  
 Basement: **None**

Bathrooms: **1/0**  
 (Full/Half):  
 Master Bath: **None**  
 Bsmnt. Bath: **No**

# Spaces: **0**  
 Parking Incl.  
 In Price:  
 SF Source: **Landlord/Tenant/Seller**  
 # Days for **0**  
 Bd Apprvl:  
 Fees/Approvals:

Waterfront: **No**  
 Total Units: **183**

Appx SF: **823**  
 Unit Floor Lvl.: **11**

% Own. Occ.:

% Cmn. Own.: **.34**

Remarks: **Elegant 1BED/1BATH soft loft in the heart of downtown loop at City Center Club. Renovated historic bldg offers 24 hr doorman, on-site mgr and engineer, exercise rm, bike rm, cleaner, outdoor terrace, dog walk. All hardwood floors, great views, in-unit washer dryer, gas fireplace, private balcony. Ideal live and work location close to everything: theaters, opera, Millennium Park and trains. Building is FHA approved.**

School Data	Assessments	Tax	Pet Information
Elementary: (299) Junior High: (299) High School: (299) Other:	Amount: <b>\$349</b> Frequency: <b>Monthly</b> Special Assessments: <b>Yes</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$2,178.99</b> PIN: <b>17094440241063</b> Mult PINs: Tax Year: <b>2009</b> Tax Exmps: <b>Homeowner</b> Coop Tax Deduction: Tax Deduction Year:	Pets Allowed: <b>Cats OK, Dogs OK</b> Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X15	Main Level	Hardwood		Master Bedroom	13X11	Main Level	Hardwood	
Dining Room	COMBO	Main Level	Hardwood		2nd Bedroom		Not Applicable		
Kitchen	9X10	Main Level	Hardwood		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **Elevator, Hardwood Floors, 1st Floor Laundry, Laundry Hook-Up in Unit, Storage**  
 Exterior Property Features: **Balcony, Storms/Screens**

Age: <b>91-100 Years, Recent Rehab</b> Type: <b>Condo, High Rise (7+ Stories)</b> Exposure: Exterior: <b>Brick, Concrete</b> Air Cond: <b>Central Air</b> Heating: <b>Gas, Forced Air</b> Kitchen: <b>Eating Area-Breakfast Bar, Island</b> Appliances: <b>Oven/Range, Microwave, Dishwasher, Refrigerator, Dryer, Disposal</b> Dining: <b>Combined w/ LivRm</b> Bath Amn: Fireplace Details: <b>Gas Logs, Gas Starter</b> Fireplace Location: <b>Living Room</b> Electricity: <b>Circuit Breakers</b> Equipment: <b>Fire Sprinklers, CO Detectors</b> Additional Rooms: <b>No additional rooms</b>	Garage Ownership: Garage On Site: Garage Type: Garage Details: Parking Ownership: Parking On Site: Parking Details: Parking Fee (High/Low): / Driveway: Basement Details: <b>None</b> Foundation: Exst Bas/Fnd: Roof: Disability Access: <b>No</b> Disability Details: Lot Desc:	Sewer: <b>Sewer-Public</b> Water: <b>Lake Michigan</b> Const Opts: General Info: <b>None</b> Amenities: <b>Bike Room/Bike Trails, Door Person, Elevator, Exercise Room, Storage, On Site Manager/Engineer, Party Room, Sundeck, Service Elevator</b> Asmt Incl: <b>Heat, Air Conditioning, Water, Gas, Common Insurance, Doorman, TV/Cable, Exercise Facilities, Exterior Maintenance, Scavenger, Snow Removal</b> HERS Index Score: Green Disc: Green Rating Source: Green Feats: Sale Terms: <b>Conventional, FHA</b> Possession: <b>Closing</b> Est Occp Date: Management: <b>Manager On-site</b>
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Agent Remarks: **Small electric is only bill, heat included in assessments. Building is FHA approved. Good investor opportunity, year-lease rentals allowed. There is a special assessment of 137.29 from 6/1/11 to 5/31/12. Rental Parking available in bldg.**

Internet Listing: <b>All</b> VOW AVM: <b>Yes</b> Listing Type: <b>Exclusive Right to Sell</b> Coop Comp: <b>2.5% - \$295 (on Net SP)</b> Showing Inst: <b>Call or text Kathy McLeod at (312)961-2198.</b> Mgmt. Co: Owner: <b>OOR</b> Broker: <b>Eldorado Chicago Real Estate (18454)</b> List Agent: <b>Alexis Eldorado (134403)</b> Co-lister: <b>Kathy McLeod</b>	Remarks on Internet?: <b>Yes</b> VOW Comments/Reviews: <b>Yes</b> Holds Earnest Money: <b>Yes</b> Additional Sales Information: <b>None</b> Contact Name: Ph #: Ph #: <b>(312) 612-9060</b> Ph #: <b>(312) 612-9061</b> Ph #: <b>(312) 961-2198</b>	Addr on Internet?: <b>Yes</b> Lock Box: Special Comp Info: <b>None</b> Expiration Date: <b>08/09/2011</b> Phone: Agent Owned/Interest: <b>No</b> Team: Email: <b>Alexis@Eldorado.com</b> More Agent Contact Info: <b>ww.Eldorado.com</b> Owner Can Rent: <b>Yes</b>
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MLS #: 07730738

Prepared By: Alexis Eldorado | 02/14/2011 07:28 AM