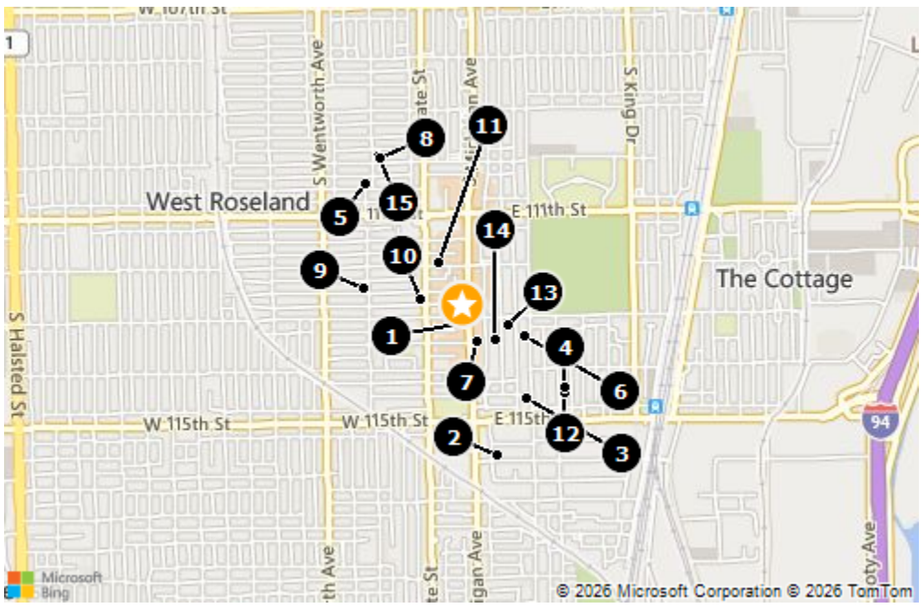
ICE SiteX Report

OrderID: 97573671

SiteX Property Information Report



Subject Property Location

11242 S MICHIGAN AVE, CHICAGO, IL 60628-4941

County:	**COOK IL**	Census Tract:	170314914.002009
Property Use:	Apartments (generic)	Zoning:	
Parcel Number:	25-22-106-029	Thomas Bros Pg-Grid:	

Valuation

Value:	**$139,000**	FSD:	22	Common Confidence Score:	31
Value Range:	$108,420 - $169,580	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	70105
Assd Land Value:	$1,810	Market Land Value:	$18,100	Tax Year:	2023
Assd Improvement:	$12,290	Market Improvment Value:	$122,900	Total Taxable Value:	$1,576
Total Assessed Value:	$14,100	Total Assessor Market Value:	$141,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 70 Sec/Twnship/Range: SEC 22 TWN 37N RNG 14E
City/Muni/Twp: HYDE PARK

Property Characteristics

Lot Size:	3,016 SF	Bedrooms:		Pool:	
Building Area:	5252 SF	Baths:		Fireplace:	
Year Built:	1915	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Masonry
Number of Units:	2	Garage Type:	Detached	Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:		A/C:	N
Style:		Basement:	Unfinished	Roof Cover:	Tar&Gravel
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/19/2023	Loan Amount:	N/A
Document #:	2335313540 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2053	Type Finance:	

Legal Description:
Lot: 5 Block: 3 Subdivision: DYKS ADDITION Sec/Twnship/Range: W2NW4 S22T37NR14E 3PM

Prior Transfer

Recording Date:	04/04/2023	Sales Price:	$273,161
Document #:	2309425074 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/09/2022	Sales Price:	$154,500
Document #:	2212939335 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/19/2022		
Document Type:			

Legal Description:
Lot: 5 Block: 3 Subdivision: DYKS ADDITION Sec/Twnship/Range: W2NW4 S22T37NR14E 3PM
City/Muni/Twp: PULLMAN

Prior Transfer

Recording Date:	04/19/2022	Sales Price:	$154,300

ICE SiteX Report

OrderID: 97573671

Document #:	2212939335 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 70 Sec/Twnship/Range: SEC 22 TWN 37N RNG 14E
City/Muni/Twp: HYDE PARK

Prior Transfer

Recording Date:	04/23/2021	Sales Price:	N/A
Document #:	2111347004 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/09/2021		
Document Type:			

Legal Description:
Lot: 5 Block: 3 Subdivision: DYKS ADDITION Sec/Twnship/Range: W2NW4 S22T37NR14E 3PM
City/Muni/Twp: PULLMAN

Area Sales Analysis

Total Area Sales	$3,373,930	Median # of Bedrooms	
Median Lot Size	4,125 SF	Median # of Baths	
Median Living Area	2,646 SF	Median Year Built	1908
Price Range - 2 Yrs	$22,000 to $510,000	Age Range	27 years to 138 years
Median Value	$175,000	Median Age	118 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**11302 S MICHIGAN AVE** **CHICAGO, IL 60628-4946**	05/19/2026	$75,000	$19	3850	5//	1999	3,016 SF	
		APN: 25-22-109-027 Document #: 2613902369 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 3 Block: 4 Subdivision: DYKS ADDITION MapRef: DOC 398745 Abbreviated Description: Lot:3 Block:4 Subdivision:DYKS ADDITION Map Ref:DOC 398745City/Muni/Twp:PULLMAN City/Muni/Twp: PULLMAN								
2	.37Mi.	**120 E KENSINGTON AVE** **CHICAGO, IL 60628-5671**	05/01/2026	$110,000	$41	2646	10//	1903	3,925 SF	
		APN: 25-22-301-027 Document #: 2612122134 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 32 Block: 7 Subdivision: KENSINGTON MapRef: MB 15 PG 43 Sec/Twnship/Range: S22T37NR14E 3PM Abbreviated Description: Lot:32 Block:7 Subdivision:KENSINGTON Map Ref:MB 15 PG 43Sec/Twnship/Range:S22T37NR14E 3PM								
3	.28Mi.	**11432 S INDIANA AVE** **CHICAGO, IL 60628-4938**	02/23/2026	$510,000	$72	7002	30//	1928	6,786 SF	
		APN: 25-22-119-031 Document #: 2605425090 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 37&38 Block: 2 Subdivision: E STANWOODS SUBDIVISION Sec/Twnship/Range: S2SW4NW4 S22T37NR14E 3PM Abbreviated Description: Lot:37&38 Block:2 Subdivision:E STANWOODS SUBDIVISION Sec/Twnship/Range:S2SW4NW4 S22T37NR14E 3PM								
4	.32Mi.	**11421 S PRAIRIE AVE** **CHICAGO, IL 60628-5046**	02/09/2026	$119,000	$51	2312	11//	1908	3,750 SF	
		APN: 25-22-115-025 Document #: 2604022180 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 9&10 Block: 3 Subdivision: WILLIAM C WOODS THIRD PALMER PARK ADDITION Legal Unit: 2 Sec/Twnship/Range: NW4 S22T37NR14E 3PM Abbreviated Description: Block:3 Subdivision:WILLIAM C WOODS THIRD PALMER PARK ADDITION Legal Unit:2 Sec/Twnship/Range:NW4 S22T37NR14E 3PM Abbreviated Description:PORTION LOTS9&10								
5	.38Mi.	**106 W 110TH PL** **CHICAGO, IL 60628-4211**	01/14/2026	$150,000	$83	1800	9//	1888	4,166 SF	
		APN: 25-16-425-035 Document #: 2601428037 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Lot: 28&29 Subdivision: VANDEN BERGS ADDITION Sec/Twnship/Range: S16T37NR14E 3PM Abbreviated Description: Lot:28&29 Subdivision:VANDEN BERGS ADDITION Sec/Twnship/Range:S16T37NR14E 3PM Abbreviated Description:PORTION LOT28								
6	.16Mi.	**11316 S INDIANA AVE** **CHICAGO, IL 60628-4906**	12/19/2025	$90,000	$43	2072	10//	1903	3,672 SF	
		APN: 25-22-113-037 Document #: 2535323067 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 7 Block: 6 Subdivision: DYKS ADDITION Sec/Twnship/Range: W2NW4 S22T37NR14E 3PM Abbreviated Description: Lot:7 Block:6 Subdivision:DYKS ADDITION Sec/Twnship/Range:W2NW4 S22T37NR14E 3PM City/Muni/Twp:PULLMAN City/Muni/Twp: PULLMAN								
7	.1Mi.	**11325 S MICHIGAN AVE** **CHICAGO, IL 60628-4911**	11/20/2025	$22,000	$4	4914	7//	1923	4,293 SF	
		APN: 25-22-112-006 Document #: 2532410046 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 13 Block: 5 Subdivision: DYKS ADDITION TO PULLMAN Sec/Twnship/Range: W2NW4 S22T37NR14E 3PM Abbreviated Description: Lot:13 Block:5 Subdivision:DYKS ADDITION TO PULLMAN Sec/Twnship/Range:W2NW4 S22T37NR14E 3PM								
8	.41Mi.	**54 W 110TH ST** **CHICAGO, IL 60628-4225**	10/30/2025	$422,930	$251	1680	8//	1908	4,687 SF	
		APN: 25-16-422-016 Document #: 2530322026 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Lot: 80&81 Subdivision: SCHOOL TRUSTEES SUBDIVISION Sec/Twnship/Range: S16T37NR14E 3PM Abbreviated Description: Lot:80&81 Subdivision:SCHOOL TRUSTEES SUBDIVISION Sec/Twnship/Range:S16T37NR14E 3PM Abbreviated Description:PORTION LOT80								
9	.24Mi.	**104 W 112TH PL** **CHICAGO, IL 60628-4830**	10/24/2025	$300,000	$100	2980	13//	1902	6,733 SF	
		APN: 25-21-210-029 Document #: 2529728025 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 39&40 Block: 3 Subdivision: VANDER SIDE AND BARTLETTS ADDITION Sec/Twnship/Range: E2NE4 S21T37NR14E 3PM Abbreviated Description: Lot:39&40 Block:3 Subdivision:VANDER SIDE AND BARTLETTS ADDITION Sec/Twnship/Range:E2NE4 S21T37NR14E 3PM City/Muni/Twp:PULLMAN City/Muni/Twp: PULLMAN								
10	.1Mi.	**7 W 112TH PL** **CHICAGO, IL 60628-4249**	10/17/2025	$450,000	$220	2038	6//1	1898	3,150 SF	
		APN: 25-21-215-020 Document #: 2529022018 Document Type: Price Code: R								

ICE SiteX Report

OrderID: 97573671

Land Use: Apartments (generic)
Legal: Lot: 3 Block: 4 Subdivision: LA BAR AND CLOCUMS SUBDIVISION Sec/Twnship/Range: E2NE4 S21T37NR14E 3PM Abbreviated Description: Lot:3 Block:4 Subdivision:LA BAR AND CLOCUMS SUBDIVISION Sec/Twnship/Range:E2NE4 S21T37NR14E 3PM

11	.12Mi.	**12 E 112TH ST** **CHICAGO, IL 60628-4321**	09/30/2025	$310,000	$80	3867	7//	1928	3,100 SF

APN: 25-22-101-018 Document #: 2527322159
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 29 Block: 2 Subdivision: WEST OF THORNTON ROAD Sec/Twnship/Range: W2NW4 S22T37NR14E 3PM Abbreviated Description: Lot:29 Block:2 Subdivision:WEST OF THORNTON ROAD Sec/Twnship/Range:W2NW4 S22T37NR14E 3PM

12	.33Mi.	**11427 S PRAIRIE AVE** **CHICAGO, IL 60628-5046**	09/23/2025	$340,000	$127	2658	11//	1923	4,125 SF

APN: 25-22-115-027 Document #: 2526620170
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 11-13 Block: 3 Subdivision: WILLIAM C WOODS THIRD PALMER PARK ADDITION Sec/Twnship/Range: E2NW4 S22T37NR14E 3PM Abbreviated Description: Subdivision:WILLIAM C WOODS THIRD PALMER PARK ADDITION Sec/Twnship/Range:E2NW4 S22T37NR14E 3PM Abbreviated Description:PORTION LOTS11-13

13	.12Mi.	**11305 S EDBROOKE AVE** **CHICAGO, IL 60628-4927**	08/20/2025	$125,000	$51	2406	12//	1898	3,672 SF

APN: 25-22-113-003 Document #: 2523231103
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 20 Block: 6 Subdivision: DYKS ADDITION Sec/Twnship/Range: W2NW4 S22T37NR14E 3PM Abbreviated Description: Lot:20 Block:6 Subdivision:DYKS ADDITION Sec/Twnship/Range:W2NW4 S22T37NR14E 3PM City/Muni/Twp:PULLMAN City/Muni/Twp: PULLMAN

14	.11Mi.	**11320 S EDBROOKE AVE** **CHICAGO, IL 60628-4928**	05/16/2025	$175,000	$46	3762	12//1	1889	6,237 SF

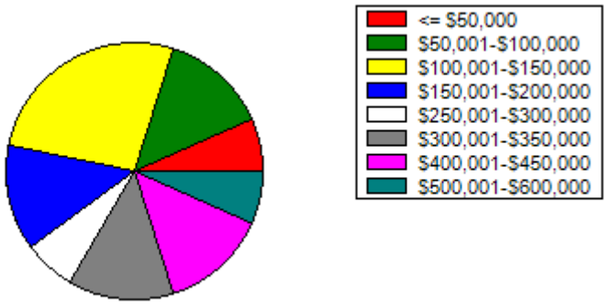
APN: 25-22-112-033 Document #: 2513620366
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 8&9 Block: 5 Subdivision: DYKS ADDITION Sec/Twnship/Range: W2NW4 S22T37NR14E 3PM Abbreviated Description: Lot:8&9 Block:5 Subdivision:DYKS ADDITION Sec/Twnship/Range:W2NW4 S22T37NR14E 3PM

15	.41Mi.	**56 W 110TH ST** **CHICAGO, IL 60628-4225**	04/09/2025	$175,000	$79	2208	8//	1912	4,687 SF

APN: 25-16-422-015 Document #: 2509910054
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 79&80 Subdivision: SCHOOL TRUSTEES SUBDIVISION Sec/Twnship/Range: S16T37NR14E 3PM Abbreviated Description: Lot:79&80 Subdivision:SCHOOL TRUSTEES SUBDIVISION Sec/Twnship/Range:S16T37NR14E 3PM Abbreviated Description:PORTION LOT80

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**11242 S MICHIGAN AVE**	**04/19/2022**	$141,000	$14,100	5,252	7//	1915	3,016 SF	
0Mi.	**11240 S MICHIGAN AVE**	**09/20/2019**	$143,000	$35,750			1878	3,016 SF	
0Mi.	**11246 S MICHIGAN AVE**		$274,000	$68,500			1912	3,016 SF	
.01Mi.	**11248 S MICHIGAN AVE**		$212,000	$53,000			1929	3,016 SF	
.01Mi.	**11232 S MICHIGAN AVE**	**05/01/2019**	$823,000	$205,750			1923	9,048 SF	
.01Mi.	**11250 S MICHIGAN AVE**	**10/04/2023**	$195,000	$48,750			1913	3,016 SF	
.02Mi.	**32 E 113TH ST**		$11,000	$1,100			1915	980 SF	
.02Mi.	**31 E 112TH PL**						1888		
.02Mi.	**11252 S MICHIGAN AVE**		$161,000	$16,100	5,800	7//	1903	3,016 SF	
.02Mi.	**31 E 112TH PL**	**04/19/2016**	$101,000	$10,100	3,000	7//	1962	3,100 SF	
.03Mi.	**11254 S MICHIGAN AVE**								
.03Mi.	**34 E 113TH ST**		$25,270	$2,527				2,527 SF	
.03Mi.	**30 E 113TH ST**	**01/01/2013**	$110,000	$11,000	2,070	10//	1898	3,224 SF	
.03Mi.	**29 E 112TH PL**	**01/17/2020**	$211,000	$21,100	3,726	15//	1899	3,100 SF	
.03Mi.	**28 E 113TH ST**		$79,000	$7,900	1,936	9//	1878	3,224 SF	
.03Mi.	**25 E 112TH PL**	**11/01/2021**	$41,024	$10,256				3,100 SF	

ICE SiteX Report

OrderID: 97573671

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	41.2 years old	Households:	23,511
Median Household Income:	$54,606	Households w/Family:	60%
Household Income Per Capita:	$26,597	Households w/Family Married:	21%
Most Common Education Level:	Some College	Households w/Family Children:	26%

School District

School District Zone:	Chicago Public School District 299	Students:	324,130
Number of Schools:	643	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.26Mi.	**Curtis Elementary School** Number of Students: 356 Student-Teacher Ratio: 14.83	F	Public	PK - 8
1.51Mi.	**Corliss High School** Number of Students: 430 Student-Teacher Ratio: 16.07 Advanced Placement: Yes	F	Public	9 - 12

Flood Report

The Subject Property of **11242 S MICHIGAN AVE, CHICAGO, IL 60628-4941** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	118%	HIGHER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	59%	NOTABLY LOWER
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	74%	NOTABLY LOWER
MURDER	83%	LOWER
OVERALL	120%	HIGHER

Disaster Alerts

7/13/2024 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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