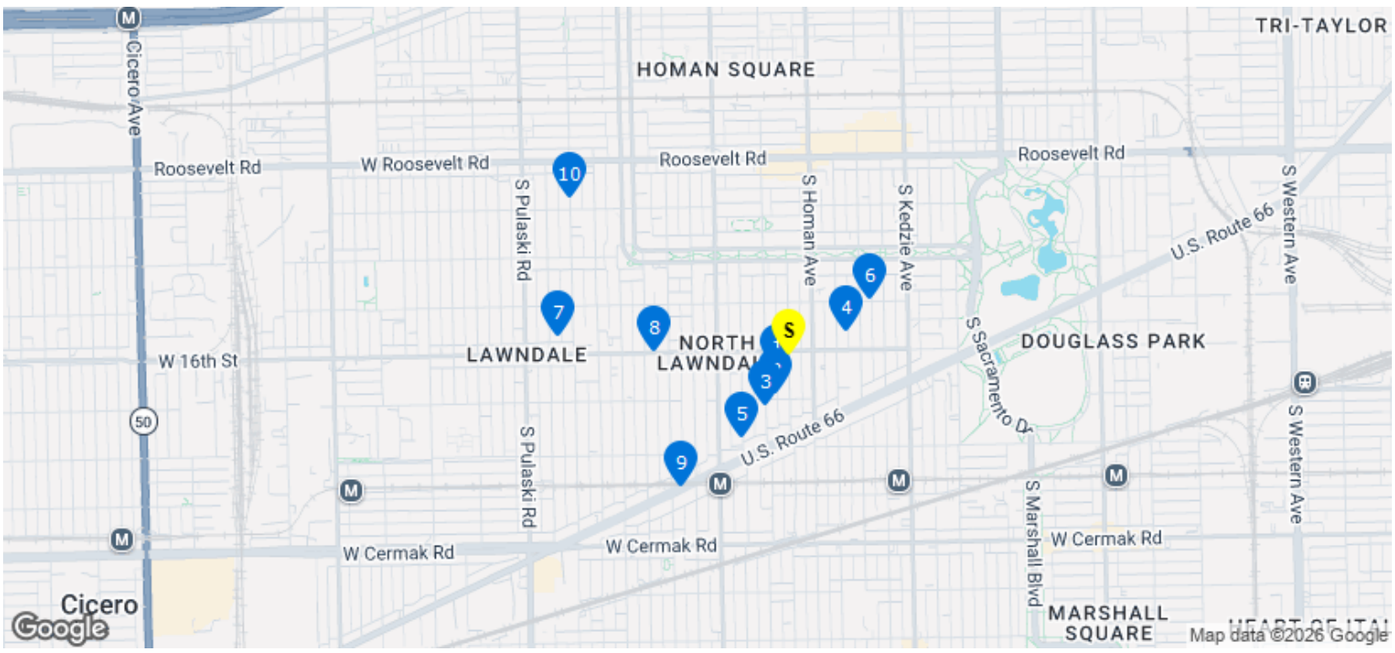
ICE SiteX Report

OrderID: 98798782

SiteX Property Information Report



Subject Property Location

1549 S SAINT LOUIS AVE, CHICAGO, IL 60623-4583

County:	**COOK IL**	Census Tract:	2912.00
Property Use:	Apartments (generic)	Zoning:	
Parcel Number:	16-23-224-018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$482,000**	FSD:	18	Common Confidence Score:	41
Value Range:	$395,240 - $568,760	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	77113
Assd Land Value:	$4,531	Market Land Value:	$45,310	Tax Year:	2024
Assd Improvement:	$31,069	Market Improvment Value:	$310,690	Total Taxable Value:	$7,179
Total Assessed Value:	$35,600	Total Assessor Market Value:	$356,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 7 District: 77 Subdivision: GRANTS ADD Sec/Twnship/Range: SEC 23 TWN 39N RNG 13E
Abbreviated Description: (GRANTS) ADD TO (CHICAGO) SW NE SEC 23-39-13
City/Muni/Twp: WEST CHICAGO

Property Characteristics

Lot Size:	3,125 SF	Bedrooms:		Pool:	
Building Area:	3576 SF	Baths:		Fireplace:	
Year Built:	1898	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	21	Ext Walls:	Masonry
Number of Units:	3	Garage Type:	Detached Garage	Heating:	Forced air unit
Number of Stories:	2+B	Number of Cars:		A/C:	None
Style:		Basement:	Full Basement	Roof Cover:	Tar & Gravel
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/19/2025	Sales Price:	$382,210
Document #:	2523118071 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	04/23/2024	Sales Price:	N/A
Document #:	2411423068 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	07/07/2023	Loan Amount:	N/A
Document #:	2318847039 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/30/2023		
TD Due Date:	07/01/2053	Type Finance:	Fixed Rate

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION Sec/Twnship/Range: SW4NE4 S23T39NR13E 3PM
Abbreviated Description: PORTION LOT15
City/Muni/Twp: CHICAGO

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Prior Transfer

Recording Date:	07/07/2023	Sales Price:	$370,000
Document #:	2318847038 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	06/30/2023		
Document Type:	Deed		

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION Sec/Twnship/Range: SW4NE4 S23T39NR13E 3PM
Abbreviated Description: PORTION LOT15
City/Muni/Twp: CHICAGO

Prior Transfer

Recording Date:	02/08/2022	Sales Price:	$500,000
Document #:	2203916015 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/10/2021	Loan Amount:	N/A
Document #:	2116107035 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	06/07/2021		
TD Due Date:	06/07/2022	Type Finance:	VAR

Legal Description:
Block: 7 Subdivision: GRANT ADDITION Map Ref: 0 Sec/Twnship/Range: SW4NE4 S23T39NR13E 3PM
Abbreviated Description: SOUTH2 LOT15; SOME INFO KEYED FROM LEGAL DESC, BUT COMPLETE LEGAL NOT CAPTURED
City/Muni/Twp: CHICAGO

Prior Transfer

Recording Date:	04/02/2021	Sales Price:	$500,000
Document #:	2109208087 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/24/2018	Loan Amount:	N/A
Document #:	1820555138 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	07/20/2018		
TD Due Date:	07/20/2019	Type Finance:	VAR

Legal Description:
Block: 7 Subdivision: GRANTS ADDITION Map Ref: 0 Sec/Twnship/Range: SW4N4 S23T39NR13E 3PM
Abbreviated Description: SOUTH2 LOT15
City/Muni/Twp: CHICAGO

Mortgage Record

Recording Date:	07/24/2018	Loan Amount:	N/A
Document #:	1820555136 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	07/20/2018		
TD Due Date:	07/20/2019	Type Finance:	VAR

Legal Description:
Block: 3 Subdivision: GAMMON THEOLOGICAL SEMINARY Map Ref: 0 Sec/Twnship/Range: NW4NE4 S23T39NR13E 3PM

Prior Transfer

Recording Date:	08/10/2015	Sales Price:	$116,250
Document #:	1522208090 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/01/2011	Loan Amount:	N/A
Document #:	1109115016 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	03/29/2011		
TD Due Date:	04/01/2041	Type Finance:	

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Sec/Twnship/Range: SW4NE4 S23T39NR13E 3P

Prior Transfer

Recording Date:	04/01/2011	Sales Price:	$155,000
Document #:	1109115015 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/29/2011		
Document Type:	Deed		

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Sec/Twnship/Range: SW4NE4 S23T39NR13E 3P

Prior Transfer

Recording Date:	03/01/2011	Sales Price:	$155,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 7 District: 77 Subdivision: GRANTS ADD Sec/Twnship/Range: SEC 23 TWN 39N RNG 13E
Abbreviated Description: (GRANTS) ADD TO (CHICAGO) SW NE SEC 23-39-13
City/Muni/Twp: WEST CHICAGO

Prior Transfer

Recording Date:	12/22/2010	Sales Price:	$32,000
Document #:	1035640183 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	10/26/2010		
Document Type:	Deed		

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Sec/Twnship/Range: SW4NE4 S23T39NR13E 3P

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Prior Transfer

Recording Date:	07/21/2010	Sales Price:	N/A
Document #:	1020231083 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	06/30/2010		
Document Type:	Deed		

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Sec/Twnship/Range: SW4NE4 S23T39NR13E 3P

Prior Transfer

Recording Date:	01/02/2007	Sales Price:	$45,000
Document #:	0700231016 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	09/28/2006	Sales Price:	$270,900
Document #:	0627155068 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/31/2006	Loan Amount:	N/A
Document #:	0624339074 BK-PG -	Loan Type:	Purchase Money Mortgage
Contract Date:	08/09/2006		
TD Due Date:	09/01/2036	Type Finance:	ADJ

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Sec/Twnship/Range: SW4NE4 S23T39NR13E 3P
Abbreviated Description: S2 LOT15

Prior Transfer

Recording Date:	08/31/2006	Sales Price:	$367,000
Document #:	0624339073 BK-PG -	Type of Sale:	Distressed Sale
Contract Date:	08/09/2006		
Document Type:	Deed		

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Sec/Twnship/Range: SW4NE4 S23T39NR13E 3P
Abbreviated Description: S2 LOT15

Mortgage Record

Recording Date:	03/17/2006	Loan Amount:	N/A
Document #:	0607655027 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	02/22/2006		
TD Due Date:		Type Finance:	VAR

Legal Description:
Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Map Ref: 0 Sec/Twnship/Range: SW4NE4 S23T39NR13E 3P
Abbreviated Description: S2 LOT15

Prior Transfer

Recording Date:	06/01/2005	Sales Price:	$25,000
Document #:	0515235309 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/07/2004		
Document Type:	Deed		

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Sec/Twnship/Range: SW4NE4 S23T39NR13E 3P
Abbreviated Description: S2 LOT15

Mortgage Record

Recording Date:	05/13/2004	Loan Amount:	N/A
Document #:	0413401206 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	04/05/2004		
TD Due Date:	05/01/2034	Type Finance:	Fixed Rate

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Sec/Twnship/Range: SW4NE4 S23T39NR13E 3P
Abbreviated Description: S2 LOT15

Prior Transfer

Recording Date:	05/13/2004	Sales Price:	$308,000
Document #:	0413401205 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	04/05/2004		
Document Type:	Deed		

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Sec/Twnship/Range: SW4NE4 S23T39NR13E 3P
Abbreviated Description: S2 LOT15

Prior Transfer

Recording Date:	01/07/2004	Sales Price:	$119,000
Document #:	0400711181 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	09/23/2003		
Document Type:	Deed		

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Sec/Twnship/Range: SW4NE4 S23T39NR13E 3P
Abbreviated Description: SOUTH2 LOT15

Mortgage Record

Recording Date:	09/17/2002	Loan Amount:	N/A
Document #:	0021014384 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	09/11/2002		
TD Due Date:	10/01/2032	Type Finance:	ADJ

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Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Sec/Twnship/Range: SW4NE4 S23T39NR13E 3P
Abbreviated Description: SOUTH2 LOT15

Prior Transfer

Recording Date:	09/17/2002	Sales Price:	$160,000
Document #:	0021014383 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/11/2002		
Document Type:	Deed		

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Sec/Twnship/Range: SW4NE4 S23T39NR13E 3P
Abbreviated Description: SOUTH2 LOT15

Mortgage Record

Recording Date:	09/17/2002	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Sec/Twnship/Range: SW4NE4 S23T39NR13E 3P
Abbreviated Description: SOUTH2 LOT15

Prior Transfer

Recording Date:	06/29/1999	Sales Price:	$45,000
Document #:	99623790 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/14/1994		
Document Type:	Deed		

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Sec/Twnship/Range: SW4NE4S23T39NR13E 3P
Abbreviated Description: SOUTH2 LOT15 BLK7

Mortgage Record

Recording Date:	06/29/1999	Loan Amount:	N/A
Document #:	99623788 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	03/26/1999		
TD Due Date:	04/01/2029	Type Finance:	ADJ

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Sec/Twnship/Range: SW4NE4 S23T39NR13E 3P
Abbreviated Description: SOUTH2 LOT15 BLK7

Prior Transfer

Recording Date:	06/29/1999	Sales Price:	$48,000
Document #:	99623787 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/26/1999		
Document Type:	Deed		

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Sec/Twnship/Range: SW4NE4 S23T39NR13E 3P
Abbreviated Description: SOUTH2 LOT15 BLK7

Prior Transfer

Recording Date:	01/27/1994	Sales Price:	N/A
Document #:	94090507 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	01/03/1994		
Document Type:	Deed		

Legal Description:
Lot: P Block: 7 Subdivision: GRANTS ADDITION TO CHICAGO Sec/Twnship/Range: SW4NE4 S23T39NR13E 3P
Abbreviated Description: SOUTH2 LOT 15 BLK 7 IN GRANT'S ADD TO CHICAGO SW4 NE4 OF SEC23 T39N R13E 3P

Area Sales Analysis

Total Area Sales	$4,565,000	Median # of Bedrooms	
Median Lot Size	3,125 SF	Median # of Baths	
Median Living Area	2,988 SF	Median Year Built	1907
Price Range - 2 Yrs	$275,000 to $700,000	Age Range	17 years to 128 years
Median Value	$454,500	Median Age	119 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**1547 S TRUMBULL AVE CHICAGO, IL 60623-4487**	10/26/2026	$315,000	$124	2536	10//	1897	3,125 SF	
		APN: 16-23-225-017 Document #: 2629902178 Document Type: Warranty Deed Price Code: A Land Use: Apartments (generic) Legal: Lot: 15 Block: 8 Subdivision: GRANTS ADDITION Sec/Twnship/Range: SW4NE4 S23T39NR13E 3PM Abbreviated Description: Block:8 Subdivision:GRANTS ADDITION Sec/Twnship/Range:SW4NE4 S23T39NR13E 3PM Abbreviated Description:PORTION LOT15 City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO								
2	.1Mi.	**1542 S DRAKE AVE CHICAGO, IL 60623-2168**	10/20/2026	$439,000	$124	3539	15//	1903	3,125 SF	
		APN: 16-23-222-033 Document #: 2629310012 Document Type: Administrator's deed Price Code: Land Use: Apartments (generic) Legal: Lot: 9 Block: 5 Subdivision: GRANTS ADDITION Sec/Twnship/Range: SW4NE4 S23T39NR13E 3PM Abbreviated Description: Block:5 Subdivision:GRANTS ADDITION Sec/Twnship/Range:SW4NE4 S23T39NR13E 3PM Abbreviated Description:PORTION LOT9 City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO								
3	.14Mi.	**1647 S DRAKE AVE CHICAGO, IL 60623-2538**	10/26/2026	$70,000			//		6,250 SF	
		APN: 16-23-401-017 Document #: 2629931196 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 78&79 Subdivision: WOODS LAWNDALE SUBDIVISION Sec/Twnship/Range: E2W2SE4W2SE4 S23T39NR13E 3PM Abbreviated Description: Lot:78&79 Subdivision:WOODS LAWNDALE SUBDIVISION Sec/Twnship/Range:E2W2SE4W2SE4 S23T39NR13E 3PM								

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4	.15Mi.	**1546 S CHRISTIANA AVE** **CHICAGO, IL 60623-6200**	09/11/2026	$485,000	$129	3762	12//	2006	3,125 SF

APN: 16-23-226-039 Document #: 2625414047
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 19 Block: 3 Subdivision: PRESCOTTS DOUGLAS PARK ADDITION Sec/Twnship/Range: E2NE4&E2SE4 S23T39NR13E 3PM Abbreviated Description: Lot:19 Block:3 Subdivision:PRESCOTTS DOUGLAS PARK ADDITION Sec/Twnship/Range:E2NE4&E2SE4 S23T39NR13E 3PM City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO

5	.18Mi.	**1622 S CENTRAL PARK AVE** **CHICAGO, IL 60623-2523**	09/16/2026	$375,000	$179	2100	7/4/2	1909	4,575 SF

APN: 16-23-307-027 Document #: 2625927006
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10&11 Subdivision: J T MATTHEWS SUBDIVISION Sec/Twnship/Range: SW4 S23T39NR13E 3PM Abbreviated Description: Lot:10&11 Subdivision:J T MATTHEWS SUBDIVISION Sec/Twnship/Range:SW4 S23T39NR13E 3PM

6	.18Mi.	**1443 S CENTRAL PARK AVE** **CHICAGO, IL 60623-1513**	09/02/2026	$470,000	$136	3444	16//	1903	3,750 SF

APN: 16-23-214-012 Document #: 2624529158
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 14&15 Block: 4 Subdivision: GRANTS ADDITION Sec/Twnship/Range: NE4 S23T39NR13E 3PM Abbreviated Description: Lot:14&15 Block:4 Subdivision:GRANTS ADDITION Sec/Twnship/Range:NE4 S23T39NR13E 3PM

7	.24Mi.	**1510 S MILLARD AVE** **CHICAGO, IL 60623-4844**	10/28/2026	$400,000	$138	2903	12//	1913	3,000 SF

APN: 16-23-128-020 Document #: 2630123277
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 5 Subdivision: CHARLES E EGBERGS SUBDIVISION Sec/Twnship/Range: W2E2SE4NW4 S23T39NR13E 3PM Abbreviated Description: Lot:5 Subdivision:CHARLES E EGBERGS SUBDIVISION Sec/Twnship/Range:W2E2SE4NW4 S23T39NR13E 3PM

8	.26Mi.	**1842 S DRAKE AVE** **CHICAGO, IL 60623-2570**	10/30/2026	$370,000	$106	3477	16//	1908	3,125 SF

APN: 16-23-400-084 Document #: 2630310020
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 37 Subdivision: HUFF AND MULLENS SUBDIVISION Sec/Twnship/Range: W2W2SE4 S23T39NR13E 3PM Abbreviated Description: Lot:37 Subdivision:HUFF AND MULLENS SUBDIVISION Sec/Twnship/Range:W2W2SE4 S23T39NR13E 3PM

9	.28Mi.	**1548 S SAWYER AVE** **CHICAGO, IL 60623-2120**	11/02/2026	$765,000			//		3,125 SF

APN: 16-23-228-040 Document #: 2630628032
Document Type: Warranty Deed Price Code: A
Land Use: Exempt (full or partial)
Legal: Lot: 20 Block: 9 Subdivision: CIRCUIT COURTT PARTITION Sec/Twnship/Range: E2NE4&E2SE4 S23T39NR13E 3PM Abbreviated Description: Lot:20 Block:9 Subdivision:CIRCUIT COURTT PARTITION Sec/Twnship/Range:E2NE4&E2SE4 S23T39NR13E 3PM

10	.28Mi.	**1641 S LAWNDALE AVE** **CHICAGO, IL 60623-2540**	10/09/2026	$300,000			//		SF

APN: 16-23-306-012 Document #: 2628220548
Document Type: Warranty Deed Price Code:
Land Use: Exempt (full or partial)
Legal: Lot: 162 Subdivision: LANSING ADDITION Sec/Twnship/Range: SW4 S23T39NR13E 3PM Abbreviated Description: Lot:162 Subdivision:LANSING ADDITION Sec/Twnship/Range:SW4 S23T39NR13E 3PM

11	.32Mi.	**1609 S SAWYER AVE** **CHICAGO, IL 60623-2619**	09/29/2026	$309,000	$106	2922	15//	1888	3,125 SF

APN: 16-23-407-003 Document #: 2627208044
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 26 Block: 1 Subdivision: PRESCOTTS DOUGLAS PARK ADDITION TO CHICAGO Sec/Twnship/Range: S23T39NR13E 3PM Abbreviated Description: Lot:26 Block:1 Subdivision:PRESCOTTS DOUGLAS PARK ADDITION TO CHICAGO Sec/Twnship/Range:S23T39NR13E 3PM

12	.33Mi.	**1317 S HOMAN AVE** **CHICAGO, IL 60623-1602**	10/14/2026	$325,000	$141	2308	11//	1898	3,125 SF

APN: 16-23-210-006 Document #: 2628702110
Document Type: Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 30 Block: 3 Subdivision: DOWNING CORNING AND PRENTISS DOUGLAS PARK ADDITION Sec/Twnship/Range: E2NE4&E2SE4 S23T39NR13E 3PM Abbreviated Description: Lot:30 Block:3 Subdivision:DOWNING CORNING AND PRENTISS DOUGLAS PARK ADDITION Sec/Twnship/Range:E2NE4&E2SE4 S23T39NR13E 3PM City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO

13	.33Mi.	**1921 S SAINT LOUIS AVE** **CHICAGO, IL 60623-3120**	10/07/2026	$389,000	$162	2399	15//	1903	3,075 SF

APN: 16-23-417-006 Document #: 2628031107
Document Type: Special Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 42 Block: 1 Subdivision: TRAVERS SUBDIVISION Sec/Twnship/Range: SE4 S23T39NR13E 3PM Abbreviated Description: Lot:42 Block:1 Subdivision:TRAVERS SUBDIVISION Sec/Twnship/Range:SE4 S23T39NR13E 3PM

14	.36Mi.	**1830 S LAWNDALE AVE** **CHICAGO, IL 60623-2552**	10/30/2026	$400,000	$126	3180	14//	1912	4,000 SF

APN: 16-23-313-038 Document #: 2630302296
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 107&108 Subdivision: LANSINGH ADDITION Sec/Twnship/Range: SW4 S23T39NR13E 3PM Abbreviated Description: Lot:107&108 Subdivision:LANSINGH ADDITION Sec/Twnship/Range:SW4 S23T39NR13E 3PM Abbreviated Description:PORTION LOT108

15	.37Mi.	**3248 W DOUGLAS BLVD** **CHICAGO, IL 60623-1976**	10/22/2026	$380,000	$81	4703	16//	1898	4,200 SF

APN: 16-23-212-030 Document #: 2629531264
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 19 Block: 2 Subdivision: PRESCOTTS DOUGLAS PARK ADDITION Sec/Twnship/Range: E2NE4&E2SE4 S23T39NR13E 3PM Abbreviated Description: Lot:19 Block:2 Subdivision:PRESCOTTS DOUGLAS PARK ADDITION Sec/Twnship/Range:E2NE4&E2SE4 S23T39NR13E 3PM City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO

16	.39Mi.	**1953 S SAINT LOUIS AVE** **CHICAGO, IL 60623-3120**	10/05/2026	$225,500	$86	2628	8//	1912	3,075 SF

APN: 16-23-417-018 Document #: 2627825109
Document Type: Warranty Deed Price Code:
Land Use: Apartments (generic)
Legal: Lot: 29 Block: 1 Subdivision: TRAVERS SUBDIVISION Sec/Twnship/Range: SE4 S23T39NR13E 3PM Abbreviated Description: Lot:29 Block:1 Subdivision:TRAVERS SUBDIVISION Sec/Twnship/Range:SE4 S23T39NR13E 3PM

17	.4Mi.	**1855 S SAWYER AVE** **CHICAGO, IL 60623-2627**	10/30/2026	$300,000			//		3,125 SF

APN: 16-23-414-025 Document #: 2630323018

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Document Type: Warranty Deed Price Code: A
Land Use: Vacant Land (General)
Legal: Lot: 28 Block: 8 Subdivision: DOUGLAS PARK ADDITION Sec/Twnship/Range: S23T39NR13E 3PM Abbreviated Description: Lot:28 Block:8 Subdivision:DOUGLAS PARK ADDITION Sec/Twnship/Range:S23T39NR13E 3PM City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO

18	.4Mi.	**1935 S CHRISTIANA AVE CHICAGO, IL 60623-2774**	09/11/2026	$175,000	$70	2496	5//	1888	2,750 SF

APN: 16-23-420-014 Document #: 2625422020
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 4 Subdivision: GORDONS SUBDIVISION Sec/Twnship/Range: S23&S24 T39NR13E 3PM Abbreviated Description: Lot:4 Subdivision:GORDONS SUBDIVISION Sec/Twnship/Range:S23&S24 T39NR13E 3PM City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO

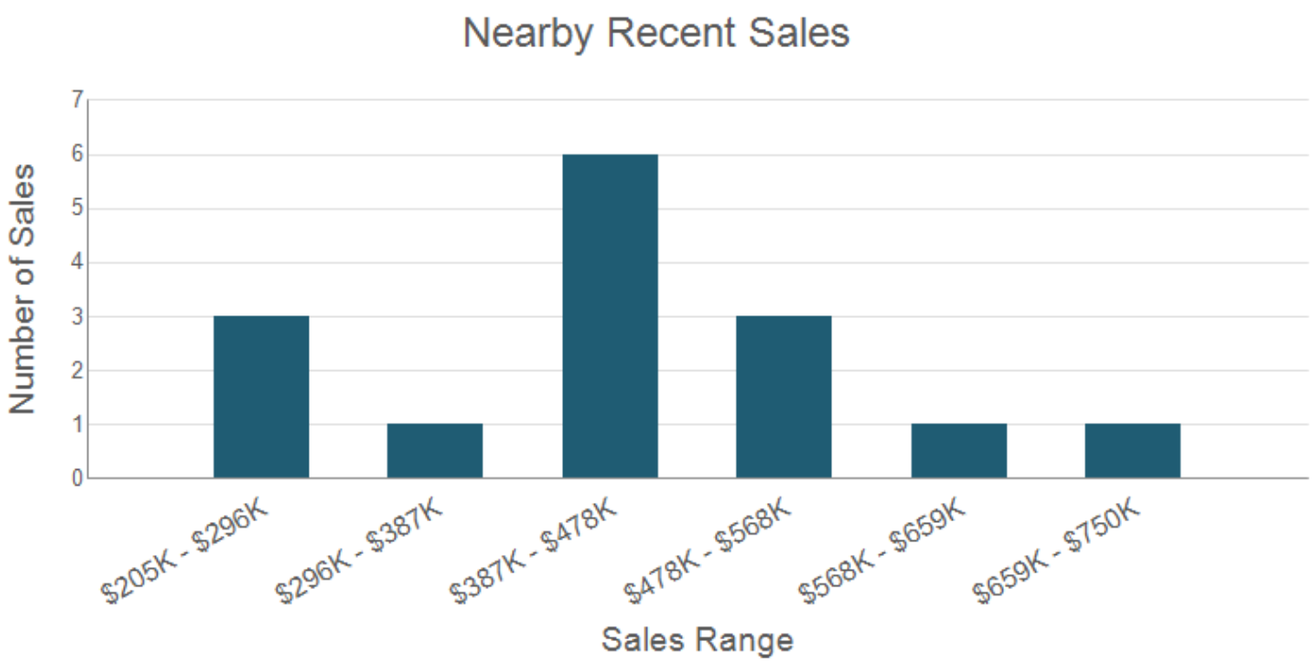
19	.41Mi.	**1435 S HAMLIN AVE CHICAGO, IL 60623-2060**	09/22/2026	$30,000	$12	2400	10/6/2	1908	4,687 SF

APN: 16-23-118-006 Document #: 2626518017
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 19&20 Block: 2 Subdivision: BONDS ADDITION Sec/Twnship/Range: W2SE4NW4 S23T39NR13E 3PM Abbreviated Description: Subdivision:BONDS ADDITION Sec/Twnship/Range:W2SE4NW4 S23T39NR13E 3PM Abbreviated Description:PORTION LOTS19&20 City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO

20	.42Mi.	**1253 S MILLARD AVE CHICAGO, IL 60623-1519**	09/01/2026	$500,000	$212	2358	13//	1898	3,000 SF

APN: 16-23-106-024 Document #: 2624407017
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 27 Block: 1 Subdivision: MILLERS SUBDIVISION Sec/Twnship/Range: NE4NE4NE4NW4 S23T39NR13E 3PM Abbreviated Description: Lot:27 Block:1 Subdivision:MILLERS SUBDIVISION Sec/Twnship/Range:NE4NE4NE4NW4 S23T39NR13E 3PM

Comparable Sales Chart



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.	**1549 S SAINT LOUIS AVE**	**06/30/2023**	$356,000	$35,600	3,576	21//	1898	3,125 SF	
0Mi.	**1547 S SAINT LOUIS AVE**	**01/01/2003**	$196,000	$19,600	2,504	7//	1898	3,125 SF	
0Mi.	**1551 S SAINT LOUIS AVE**	**07/22/2022**	$340,000	$34,000	3,957	18//1	1908	3,125 SF	
.01Mi.	**1553 S SAINT LOUIS AVE**		$46,050	$4,605				3,129 SF	
.01Mi.	**1543 S SAINT LOUIS AVE**	**02/06/2015**	$230,000	$23,000	2,388	12//	1898	3,125 SF	
.01Mi.	**1541 S SAINT LOUIS AVE**	**05/07/2018**	$330,000	$33,000	4,044	18//	1923	3,500 SF	
.02Mi.	**1557 S SAINT LOUIS AVE**	**07/13/2018**	$340,000	$34,000	5,625	9//	1928	6,000 SF	
.02Mi.	**1537 S SAINT LOUIS AVE**	**10/23/2024**	$460,000	$46,000	5,916	30//	1913	4,500 SF	
.03Mi.	**1548 S TRUMBULL AVE**								
.03Mi.	**1533 S SAINT LOUIS AVE**		$65,250	$6,525				4,500 SF	
.03Mi.	**1542 S TRUMBULL AVE**								
.03Mi.	**1550 S TRUMBULL AVE**								
.03Mi.	**1540 S TRUMBULL AVE**	**06/17/2011**	$320,000	$32,000	3,534	17//	1907	4,166 SF	
.03Mi.	**1554 S TRUMBULL AVE**								
.03Mi.	**1538 S TRUMBULL AVE**		$260,000	$26,000	3,117	15//	1888	3,125 SF	
.03Mi.	**1531 S SAINT LOUIS AVE**	**08/01/2007**	$45,310	$4,531				3,125 SF	

ICE SiteX Report

OrderID: 98798782

Rent vs. Own

Households Occupied by Renters:	57%	Households Occupied by Owners:	33%

Demographics & Income

Median Age:	36.1 years old	Households:	26,147
Median Household Income:	$38,442	Households w/Family:	61%
Household Income Per Capita:	$16,889	Households w/Family Married:	31%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.02Mi.	**Manley Career Academy High School** Number of Students: 193 Student-Teacher Ratio: 13.54	NA	Public	9 - 12
0.49Mi.	**Johnson Elementary School** Number of Students: 209 Student-Teacher Ratio: 10.45	F	Public	PK - 8

Flood Report

The Subject Property of **1549 S SAINT LOUIS AVE, CHICAGO, IL 60623-4583** 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	101%	SIMILAR
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	89%	LOWER
FORCIBLE RAPE	91%	LOWER
MURDER	108%	SIMILAR
OVERALL	111%	HIGHER

Disaster Alerts

No alerts noted

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