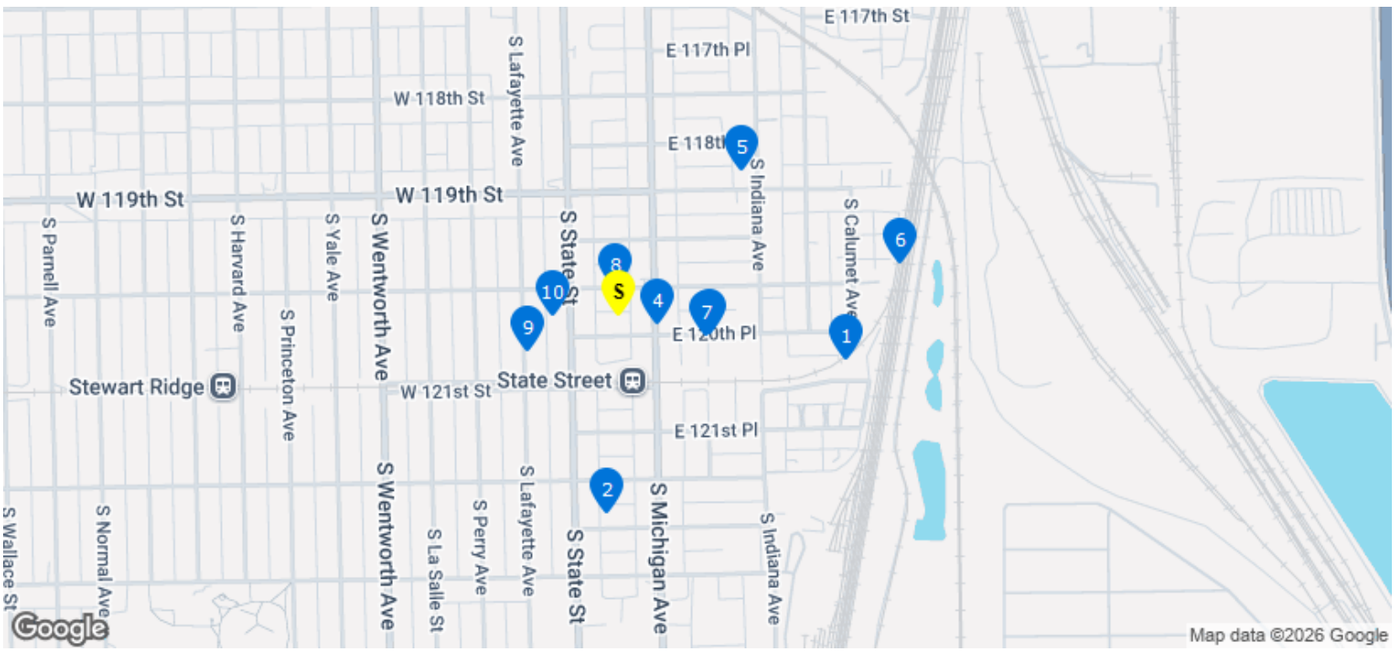
ICE SiteX Report

OrderID: 98809249

SiteX Property Information Report



Subject Property Location

17 E 120TH ST, CHICAGO, IL 60628-6145

County:	**COOK IL**	Census Tract:	5306.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	25-27-109-010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$146,000**	FSD:	51	Common Confidence Score:	16
Value Range:	$71,540 - $220,460	ICE Confidence Score:	49		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	70002
Assd Land Value:	$2,062	Market Land Value:	$20,620	Tax Year:	2024
Assd Improvement:	$3,538	Market Improvment Value:	$35,380	Total Taxable Value:	$1,128
Total Assessed Value:	$5,600	Total Assessor Market Value:	$56,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 10 District: 70 Subdivision: THE FIRST ADD Sec/Twnship/Range: SEC 27 TWN 37N RNG 14E

Abbreviated Description:	(SUBDIVISION) OF NH OF BLK 10 OF THE FIRST ADD TO KEN SINGTON A SUB OF PT OF SW SEC 22 N OF IBL & WH OF SEC 27 N OF IBL & PT
City/Muni/Twp:	HYDE PARK

Property Characteristics

Lot Size:	3,437 SF	Bedrooms:	3	Pool:	
Building Area:	1120 SF	Baths:	1	Fireplace:	
Year Built:	1918	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:	Detached Garage	Heating:	Hot Water
Number of Stories:	1.5+A	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:	11/20/2025	Sales Price:	$77,000
Document #:	2532416103 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	11/19/2024	Sales Price:	$142,500
Document #:	2432420616 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/19/2024	Sales Price:	$142,500
Document #:	2432420615 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	03/10/2023	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98809249

Document #:	2306933307 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	01/30/2023		
TD Due Date:	02/01/2053	Type Finance:	

Legal Description:
Block: 10 Subdivision: KENSINGTON Map Ref: 0 Sec/Twnship/Range: S27T37NR14E 3PM
City/Muni/Twp: KENSINGTON

Mortgage Record

Recording Date:	05/13/2022	Loan Amount:	N/A
Document #:	2213321028 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	03/29/2022		
TD Due Date:		Type Finance:	

Legal Description:
Lot: P Subdivision: FIRST ADDITION TO KENSINGTON Map Ref: DOC 4505782 Sec/Twnship/Range: W2 S27T37NR14E 3PM
Abbreviated Description: PORTION LOT35

Prior Transfer

Recording Date:	05/13/2022	Sales Price:	$48,000
Document #:	2213321027 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	03/29/2022		
Document Type:	Deed		

Legal Description:
Lot: P Subdivision: FIRST ADDITION TO KENSINGTON Map Ref: DOC 4505782 Sec/Twnship/Range: W2 S27T37NR14E 3PM
Abbreviated Description: PORTION LOT35

Prior Transfer

Recording Date:	01/10/2022	Sales Price:	N/A
Document #:	2201022072 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	12/27/2021		
Document Type:	Deed		

Legal Description:
Lot: P Block: 10 Subdivision: FIRST ADDITION TO KENSINGTON Map Ref: DOC 4505782 Sec/Twnship/Range: W2 S27T37NR14E 3PM
Abbreviated Description: EXCEPT WEST2.50FT LOT35; POR BLK10

Prior Transfer

Recording Date:	05/30/2019	Sales Price:	$114,468
Document #:	1915001121 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	01/29/2016	Loan Amount:	N/A
Document #:	1602918017 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	01/19/2016		
TD Due Date:		Type Finance:	

Legal Description:
Block: 10 Subdivision: FIRST ADDITION TO KENSINGTON Map Ref: 0 Sec/Twnship/Range: W2 S27T37NR14E 3PM

Mortgage Record

Recording Date:	01/29/2016	Loan Amount:	N/A
Document #:	1602918016 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/19/2016		
TD Due Date:	02/01/2046	Type Finance:	

Legal Description:
Lot: P Block: 10 Subdivision: FIRST ADDITION TO KENSINGTON Map Ref: MB104 PG39 Sec/Twnship/Range: W2 S27T37NR14E 3PM

Prior Transfer

Recording Date:	01/29/2016	Sales Price:	$120,000
Document #:	1602918015 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/19/2016		
Document Type:	Deed		

Legal Description:
Lot: P Block: 10 Subdivision: FIRST ADDITION TO KENSINGTON Map Ref: MB104 PG39 Sec/Twnship/Range: W2 S27T37NR14E 3PM

Prior Transfer

Recording Date:	11/24/2014	Sales Price:	N/A
Document #:	1432810075 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	10/30/2014		
Document Type:	Deed		

Legal Description:
Lot: P Block: 10 Subdivision: FIRST ADDITION TO KENSINGTON Map Ref: MB104 PG39 Sec/Twnship/Range: W2 S27T37NR14E 3PM

Prior Transfer

Recording Date:	11/18/2013	Sales Price:	N/A
Document #:	1332234062 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	10/25/2013		
Document Type:	Deed		

Legal Description:
Block: 10 Subdivision: FIRST ADDITION TO KENSINGTON Map Ref: MB104 PG39DOC4505782 Sec/Twnship/Range: W2 S27T37NR14E 3PM
Abbreviated Description: N2 BLK 10

Prior Transfer

Recording Date:	08/24/2007	Sales Price:	N/A
Document #:	0723646076 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	08/22/2007		
Document Type:	Deed		

Legal Description:
Lot: P Subdivision: FIRST ADDITION TO KENSINGTON Map Ref: MB104 PG39 Sec/Twnship/Range: W2 S27T37NR14E 3P
Abbreviated Description: LOT35 EXC W2 1/2 FT THEREOF SUB N2 BLK10

ICE SiteX Report

OrderID: 98809249

Prior Transfer

Recording Date:	02/14/2007	Sales Price:	N/A
Document #:	0704546059 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/09/2007		
Document Type:	Deed		

Legal Description:
Lot: P Subdivision: FIRST ADDITION TO KENSINGTON Map Ref: MB104 PG39 Sec/Twnship/Range: W2 S27T37NR14E 3P
Abbreviated Description: LOT35 EXC W2 1/2 FT THEREOF SUB N2 BLK10

Prior Transfer

Recording Date:	05/11/2005	Sales Price:	$84,000
Document #:	0513135180 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	05/05/2005	Sales Price:	$84,000
Document #:	0512511387 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	04/26/2005	Sales Price:	$97,500
Document #:	0511605149 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	04/26/2005	Loan Amount:	N/A
Document #:	0511605148 BK-PG -	Loan Type:	INVALID CODE
Contract Date:	04/15/2005		
TD Due Date:	05/01/2035	Type Finance:	

Legal Description:
Subdivision: FIRST ADDITION TO KENSINGTON Map Ref: 0 Sec/Twnship/Range: W2 S27T37NR14E 3P
Abbreviated Description: LOT35 EXC W2 1/2 FT THEREOF SUB N2 BLK10

Mortgage Record

Recording Date:	11/26/2003	Loan Amount:	N/A
Document #:	0333042040 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	11/19/2003		
TD Due Date:	12/01/2033	Type Finance:	

Legal Description:
Subdivision: FIRST ADDITION TO KENSINGTON Map Ref: 0 Sec/Twnship/Range: W2 S27T27NR14E 3P
Abbreviated Description: LOT35 EXC W2 1/2 FT THEREOF SUB N2 BLK10

Mortgage Record

Recording Date:	09/18/2001	Loan Amount:	N/A
Document #:	0010862357 BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:	10/01/2031	Type Finance:	

Legal Description:
Subdivision: FIRST ADDITION TO KENSINGTON Map Ref: 0 Sec/Twnship/Range: W2 S27T37NR14E 3P
Abbreviated Description: LOT35 EXC W2 1/2 FT THEREOF N2 BLK10

Prior Transfer

Recording Date:	12/17/1999	Sales Price:	N/A
Document #:	09171801 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	12/07/1999		
Document Type:	Deed		

Legal Description:
Subdivision: FIRST ADDITION TO KENSINGTON Sec/Twnship/Range: W2 S27T37NR14E 3P
Abbreviated Description: NORTH2 BLK10

Prior Transfer

Recording Date:	08/19/1999	Sales Price:	N/A
Document #:	99794977 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/23/1999		
Document Type:	Deed		

Legal Description:
Lot: P Subdivision: FIRST ADDITION TO KENSINGTON Sec/Twnship/Range: W2 S27T37NR14E 3P
Abbreviated Description: NORTH2 BLK10

Prior Transfer

Recording Date:	12/22/1995	Sales Price:	$47,000
Document #:	95891209 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/08/1995		
Document Type:	Deed		

Legal Description:
Lot: P Block: 10 Subdivision: FIRST ADDITION TO KENSINGTON Map Ref: MB104 PG39 Sec/Twnship/Range: W2 S27T37NR14E 3P

Mortgage Record

Recording Date:	12/22/1995	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/08/1995		
TD Due Date:	01/01/2026	Type Finance:	VAR

Legal Description:
Lot: P Block: 10 Subdivision: FIRST ADDITION TO KENSINGTON Map Ref: MB104 PG39 Sec/Twnship/Range: W2 S27T37NR14E 3P

ICE SiteX Report

OrderID: 98809249

Area Sales Analysis

Total Area Sales	$1,595,000	Median # of Bedrooms	3
Median Lot Size	3,375 SF	Median # of Baths	1
Median Living Area	1,090 SF	Median Year Built	1916
Price Range - 2 Yrs	$77,000 to $270,000	Age Range	61 years to 123 years
Median Value	$135,000	Median Age	110 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**12059 S STATE ST** **CHICAGO, IL 60628-6647**	08/11/2026	$300,000			//	1964	16,702 SF	
		APN: 25-27-114-032 Document #: 2622328181 Document Type: Deed Price Code: A Land Use: Garden Apt, Court Apt (5+ units) Legal: Lot: 16 Block: 4 Subdivision: MENAGE SUBDIVISION Sec/Twnship/Range: S22&S27&S28 T37NR14E 3PM Abbreviated Description: Lot:16 Block:4 Subdivision:MENAGE SUBDIVISION Sec/Twnship/Range:S22&S27&S28 T37NR14E 3PM								
2	.1Mi.	**11949 S LAFAYETTE AVE** **CHICAGO, IL 60628-6125**	07/09/2026	$130,000	$137	950	4/2/1	1925	3,750 SF	
		APN: 25-28-207-019 Document #: 2619011042 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 127&128 Subdivision: YOUNG AND CLARKSONS 2ND ADDITION Abbreviated Description: Subdivision:YOUNG AND CLARKSONS 2ND ADDITION Abbreviated Description:STR: NE4NE4NE4&NW4NE4NE4 S28T37NR14E 3PM; POR LOTS127&128 City/Muni/Twp:KENSINGTON City/Muni/Twp: KENSINGTON								
3	.13Mi.	**12028 S LAFAYETTE AVE** **CHICAGO, IL 60628-6641**	08/25/2026	$198,000	$230	861	7/4/1	1913	3,690 SF	
		APN: 25-28-214-028 Document #: 2623728126 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 11&12 Subdivision: BLOOMS SUBDIVISION Sec/Twnship/Range: W2SE4NE4NE4 S28T37NR14E 3PM Abbreviated Description: Subdivision:BLOOMS SUBDIVISION Sec/Twnship/Range:W2SE4NE4NE4 S28T37NR14E 3PM Abbreviated Description:PORTION LOTS11&12								
4	.16Mi.	**149 E 120TH ST** **CHICAGO, IL 60628-6250**	07/06/2026	$165,000	$156	1056	4/2/1	1918	5,062 SF	
		APN: 25-27-110-022 Document #: 2618702070 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 36&37 Block: 11 Subdivision: KENSINGTON Sec/Twnship/Range: S22&S27&S28 T37NR14E 3PM Abbreviated Description: Lot:36&37 Block:11 Subdivision:KENSINGTON Sec/Twnship/Range:S22&S27&S28 T37NR14E 3PM Abbreviated Description:FIRST ADDITION; POR LOT37								
5	.2Mi.	**12124 S EDBROOKE AVE** **CHICAGO, IL 60628-6633**	09/15/2026	$126,000	$144	874	5/2/1	1923	3,803 SF	
		APN: 25-27-119-019 Document #: 2625807086 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Block: 6 Subdivision: GEORGE H GLOVERS AND OTHERS RESUBDIVISION Sec/Twnship/Range: NW4 S27T37NR14E 3PM Abbreviated Description: Lot:9 Block:6 Subdivision:GEORGE H GLOVERS AND OTHERS RESUBDIVISION Sec/Twnship/Range:NW4 S27T37NR14E 3PM								
6	.2Mi.	**12044 S PERRY AVE** **CHICAGO, IL 60628-6625**	07/15/2026	$269,000	$177	1517	6/4/1	1938	3,936 SF	
		APN: 25-28-213-031 Document #: 2619628276 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Subdivision: PERRY HIGHLANDS Abbreviated Description: Subdivision:PERRY HIGHLANDS Abbreviated Description:STR: E2E2&W2E2SW4NE4 S28T37NR14E 3PM								
7	.27Mi.	**12109 S INDIANA AVE** **CHICAGO, IL 60628-6736**	08/19/2026	$65,500	$74	889	5/2/1	1962	2,250 SF	
		APN: 25-27-121-048 Document #: 2623123230 Document Type: Special Warranty Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 28 Block: 8 Subdivision: MENAGE SUBDIVISION Sec/Twnship/Range: S22&S27&S28 T37NR14E 3PM Abbreviated Description: Lot:28 Block:8 Subdivision:MENAGE SUBDIVISION Sec/Twnship/Range:S22&S27&S28 T37NR14E 3PM								
8	.27Mi.	**12211 S LAFAYETTE AVE** **CHICAGO, IL 60628-6822**	08/17/2026	$290,000	$224	1296	5/4/2	1957	4,305 SF	
		APN: 25-28-231-003 Document #: 2622923208 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 44 Subdivision: BRITIGANS STEWART RIDGE ADDITION MapRef: DOC 80496657 Sec/Twnship/Range: SE4NE4 S28T37NR14E 3PM Abbreviated Description: Lot:44 Subdivision:BRITIGANS STEWART RIDGE ADDITION Map Ref:DOC 80496657Sec/Twnship/Range:SE4NE4 S28T37NR14E 3PM								
9	.29Mi.	**11921 S WENTWORTH AVE** **CHICAGO, IL 60628-6019**	07/21/2026	$222,000	$172	1291	6/3/1	1914	4,500 SF	
		APN: 25-28-204-011 Document #: 2620223421 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 250&251 Block: 4 Subdivision: YOUNG AND CLARKSONS THIRD ADDITION Sec/Twnship/Range: NW4NE4NE4 S28T37NR14E 3PM Abbreviated Description: Lot:250&251 Block:4 Subdivision:YOUNG AND CLARKSONS THIRD ADDITION Sec/Twnship/Range:NW4NE4NE4 S28T37NR14E 3PM Abbreviated Description:PORTION LOT251								
10	.31Mi.	**126 E 118TH ST** **CHICAGO, IL 60628-6202**	10/06/2026	$230,000			//		4,200 SF	
		APN: 25-22-314-026 Document #: 2627919062 Document Type: Warranty Deed Price Code: A Land Use: Vacant Land (General) Legal: Lot: 14&15 Block: 3 Subdivision: SAWYERS SUBDIVISION Sec/Twnship/Range: W2SW4 S22T37NR14E 3PM Abbreviated Description: Lot:14&15 Block:3 Subdivision:SAWYERS SUBDIVISION Sec/Twnship/Range:W2SW4 S22T37NR14E 3PM Abbreviated Description:PORTION LOT14								
11	.31Mi.	**311 E 120TH PL** **CHICAGO, IL 60628-6717**	09/11/2026	$270,000	$240	1123	4/2/1	1916	3,375 SF	
		APN: 25-27-117-020 Document #: 2625418131 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 21 Block: 1 Subdivision: ALBERT WACHOWSKIS RESUBDIVISION Sec/Twnship/Range: NW4 S27T37NR14E 3PM Abbreviated Description: Lot:21 Block:1 Subdivision:ALBERT WACHOWSKIS RESUBDIVISION Sec/Twnship/Range:NW4 S27T37NR14E 3PM								
12	.33Mi.	**11920 S CALUMET AVE** **CHICAGO, IL 60628-6225**	10/08/2026	$63,000	$72	880	5/2/1	1900	4,387 SF	
		APN: 25-27-105-027 Document #: 2628121014 Document Type: Warranty Deed Price Code:								

ICE SiteX Report

OrderID: 98809249

Land Use: Single Family Residential
Legal: Lot: 13 Block: 2 Subdivision: SAWYERS SUBDIVISION Sec/Twnship/Range: NE4 S28T37NR14E 3PM Abbreviated Description: Lot:13 Block:2 Subdivision:SAWYERS SUBDIVISION Sec/Twnship/Range:NE4 S28T37NR14E 3PM

13 .37Mi. **11730 S INDIANA AVE** 11/02/2026 $230,000 // 7,345 SF
CHICAGO, IL 60628-5651
APN: 25-22-314-035 Document #: 2630616104
Document Type: Warranty Deed Price Code: A
Land Use: Vacant Land (General)
Legal: Lot: 32 Block: 2 Subdivision: SAWYERS SUBDIVISION Sec/Twnship/Range: W2SW4 S22T37NR14E 3PM Abbreviated Description: Lot:32 Block:2 Subdivision:SAWYERS SUBDIVISION Sec/Twnship/Range:W2SW4 S22T37NR14E 3PM

14 .37Mi. **11952 S YALE AVE** 09/24/2026 $245,000 $155 1576 6/4/2 1908 4,650 SF
CHICAGO, IL 60628-6024
APN: 25-28-202-031 Document #: 2626724006
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 21&22 Block: 2 Subdivision: WEST PULLMAN Sec/Twnship/Range: NW4&W2NW4 S28T37NR14E 3PM Abbreviated Description: Lot:21&22 Subdivision:WEST PULLMAN Sec/Twnship/Range:NW4&W2NW4 S28T37NR14E 3PM Abbreviated Description:PORTION LOT21

15 .39Mi. **11705 S LAFAYETTE AVE** 10/27/2026 $50,000 $30 1680 12// 1908 3,125 SF
CHICAGO, IL 60628-5536
APN: 25-21-421-011 Document #: 2630028012
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 58 Block: 4 Subdivision: FALLIS AND GANOS ADDITION Sec/Twnship/Range: E2SE4 S21T37NR14E 3PM Abbreviated Description: Lot:58 Block:4 Subdivision:FALLIS AND GANOS ADDITION Sec/Twnship/Range:E2SE4 S21T37NR14E 3PM

16 .39Mi. **11723 S INDIANA AVE** 10/01/2026 $230,000 // 4,500 SF
CHICAGO, IL 60628-5632
APN: 25-22-315-009 Document #: 2627425192
Document Type: Warranty Deed Price Code: A
Land Use: Vacant Land (General)
Legal: Lot: 10&11 Block: 6 Subdivision: SAMUEL J GLOVER & GEORGE N BLACKS SUBDIVISION Sec/Twnship/Range: S22T37NR14E 3PM Abbreviated Description: Lot:10&11 Block:6 Subdivision:SAMUEL J GLOVER & GEORGE N BLACKS SUBDIVISION Sec/Twnship/Range:S22T37NR14E 3PM Abbreviated Description:PORTION LOT11

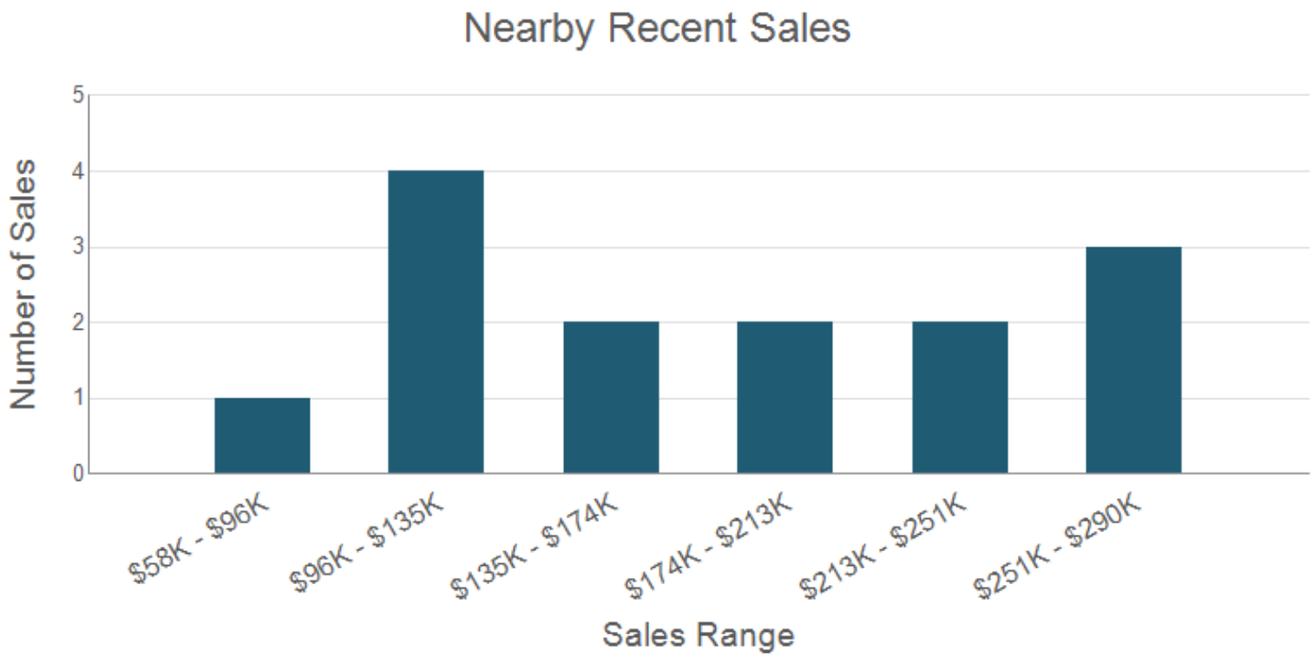
17 .41Mi. **306 E 118TH ST** 10/22/2026 $160,000 $213 752 4/2/1 1898 3,125 SF
CHICAGO, IL 60628-6206
APN: 25-22-316-018 Document #: 2629523343
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 37 Block: 5 Subdivision: SAMUEL J GLOVER AND GEORGE N BLACKS SUBDIVISION Sec/Twnship/Range: S22&S27&S28 T37NR14E 3PM Abbreviated Description: Lot:37 Block:5 Subdivision:SAMUEL J GLOVER AND GEORGE N BLACKS SUBDIVISION Sec/Twnship/Range:S22&S27&S28 T37NR14E 3PM

18 .41Mi. **11741 S WENTWORTH AVE** 07/20/2026 $167,500 $189 888 5/2/1 1923 4,235 SF
CHICAGO, IL 60628-5413
APN: 25-21-418-017 Document #: 2620131459
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 40&41 Block: 4 Subdivision: WALTER H FIELD ADDITION Sec/Twnship/Range: SE4 S21T37NR14E 3PM Abbreviated Description: Subdivision:WALTER H FIELD ADDITION Sec/Twnship/Range:SE4 S21T37NR14E 3PM Abbreviated Description:PORTION LOTS40&41 City/Muni/Twp:PULLMAN City/Muni/Twp: PULLMAN

19 .43Mi. **12156 S YALE AVE** 10/08/2026 $100,000 $72 1391 6/3/1 1926 4,305 SF
CHICAGO, IL 60628-6527
APN: 25-28-218-033 Document #: 2628130087
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22&23 Block: 26 Subdivision: WEST PULLMAN Sec/Twnship/Range: W2NE4&NW4 S28T37NR14E 3PM Abbreviated Description: Lot:22&23 Block:26 Subdivision:WEST PULLMAN Sec/Twnship/Range:W2NE4&NW4 S28T37NR14E 3PM Abbreviated Description:PORTION LOT23

20 .44Mi. **12200 S YALE AVE** 11/04/2026 $195,000 $160 1218 5/3/1 1950 4,920 SF
CHICAGO, IL 60628-6529
APN: 25-28-226-017 Document #: 2630822086
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 47 Subdivision: WEST PULLMAN Sec/Twnship/Range: W2NE4NW4 S28T37NR14E 3PM Abbreviated Description: Lot:1&2 Block:47 Subdivision:WEST PULLMAN Sec/Twnship/Range:W2NE4NW4 S28T37NR14E 3PM

Comparable Sales Chart



ICE SiteX Report

OrderID: 98809249

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.	**17 E 120TH ST**	**03/29/2022**	$56,000	$5,600	1,120	6/3/1	1918	3,437 SF	
.01Mi.	**25 E 120TH ST**		$61,000	$6,100	1,280	6/3/1	1948	3,750 SF	
.02Mi.	**27 E 120TH ST**	**10/02/1995**	$68,010	$6,801	848	6/3/1	1924	3,750 SF	
.02Mi.	**31 E 120TH ST**	**08/01/2012**	$63,000	$6,300	736	4/2/1	1913	3,750 SF	
.02Mi.	**12007 S STATE ST**		$49,050	$4,905	1,250	6/3/1	1918	3,375 SF	
.02Mi.	**12005 S STATE ST**		$41,550	$4,155	1,250	6/3/1	1918	2,125 SF	
.02Mi.	**12009 S STATE ST**	**10/07/2011**	$100,000	$10,000	880	6/3/2	1918	5,062 SF	
.02Mi.	**12001 S STATE ST**	**03/19/1992**	$91,000	$9,100	918	4/2/1	1963	4,387 SF	
.03Mi.	**18 E 120TH PL**	**03/13/2009**	$82,000	$8,200	800	9/3/2	1923	3,750 SF	
.03Mi.	**16 E 120TH PL**	**11/01/2010**	$76,000	$7,600	1,360	7/4/2	1912	3,465 SF	
.03Mi.	**12017 S STATE ST**	**09/01/2008**	$100,000	$10,000	902	8/4/2	1913	4,375 SF	
.04Mi.	**16 E 120TH ST**	**09/11/2025**	$85,000	$8,500	1,398	6/3/1	1923	4,512 SF	
.04Mi.	**24 E 120TH ST**	**08/14/2023**	$75,000	$7,500	1,155	5/3/1	1957	3,750 SF	
.04Mi.	**26 E 120TH ST**	**05/01/2006**	$55,000	$5,500	792	6/3/1	1916	3,500 SF	
.04Mi.	**11955 S STATE ST**	**09/02/2022**	$89,980	$8,998	1,220	6/3/1	1903	3,000 SF	
.04Mi.	**28 E 120TH ST**		$76,000	$7,600	882	4/2/1	1898	3,750 SF	

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:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.67Mi.	**Curtis Elementary School** Number of Students: 356 Student-Teacher Ratio: 14.83	F	Public	PK - 8
2.32Mi.	**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 **17 E 120TH ST, CHICAGO, IL 60628-6145** 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

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98809249

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.