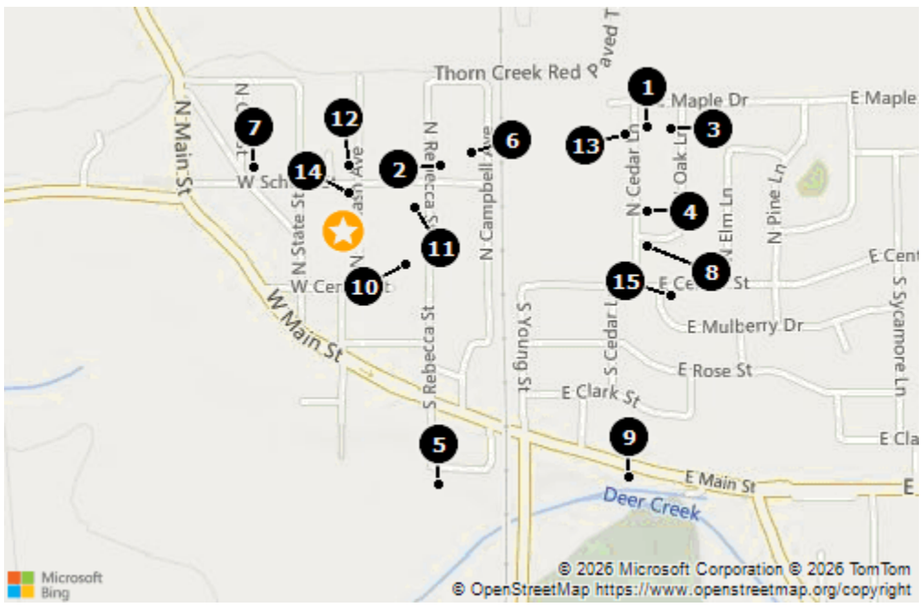
ICE SiteX Report

OrderID: 96814990

SiteX Property Information Report



Subject Property Location

26 N WABASH AVE, GLENWOOD, IL 60425-1413

County:	**COOK IL**	Census Tract:	170318287.013023
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	32-03-307-023	Thomas Bros Pg-Grid:	

Valuation

Value:	**$207,000**	FSD:	36	Common Confidence Score:	18
Value Range:	$132,480 - $281,520	ICE Confidence Score:	64		

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	12016
Assd Land Value:	$2,250	Market Land Value:	$22,500	Tax Year:	2023
Assd Improvement:	$13,750	Market Improvment Value:	$137,500	Total Taxable Value:	$5,166
Total Assessed Value:	$16,000	Total Assessor Market Value:	$160,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 3 District: 12 Subdivision: SWEETS SUB Sec/Twnship/Range: SEC 03 TWN 35N RNG 14E
Abbreviated Description: M K (SWEETS) SUB OF W 572FT OF PT NW SW SEC 03-35-14
City/Muni/Twp: BLOOM

Property Characteristics

Lot Size:	7,500 SF	Bedrooms:	3	Pool:	
Building Area:	1575 SF	Baths:	1	Fireplace:	1
Year Built:	1908	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1.5+A	Number of Cars:		A/C:	
Style:		Basement:	Unfinished	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/24/2023	Sales Price:	$81,400
Document #:	2314433001 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/11/2022	Loan Amount:	N/A
Document #:	2222313415 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	UNK

Legal Description:
Lot: 6 Block: 3 Subdivision: M K SWEETS SUBDIVISION Sec/Twnship/Range: NW4SW4 S03T35NR14E 3PM

Prior Transfer

Recording Date:	06/23/2016	Sales Price:	$49,000
Document #:	1617539145 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/02/2016		
Document Type:			

Legal Description:
Lot: 6 Block: 3 Subdivision: M K SWEETS SUBDIVISION Sec/Twnship/Range: SW4 S03T35NR14E 3PM

Prior Transfer

Recording Date:	05/03/2016	Sales Price:	N/A

ICE SiteX Report

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Document #:	1612415033 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/03/2016	Sales Price:	N/A
Document #:	1612415032 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/07/2016		
Document Type:			

Legal Description:
Lot: 6 Block: 3 Subdivision: M K SWEETS SUBDIVISION Sec/Twnship/Range: NW4SW4 S03T35NR14E 3PM

Prior Transfer

Recording Date:	02/29/2012	Sales Price:	N/A
Document #:	1206008193 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/16/2012	Sales Price:	$131,400
Document #:	1204708257 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/23/2006	Sales Price:	$15,808
Document #:	0605420279 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/10/2006	Loan Amount:	N/A
Document #:	0604117015 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/27/2021	Type Finance:	

Legal Description:
Lot: 6 Block: 3 Subdivision: M K SWEETS SUBDIVISION
Abbreviated Description: WEST572 FT NW4 SW4 SEC03 TWP35N RNG14E 3P

Mortgage Record

Recording Date:	04/29/2005	Loan Amount:	N/A
Document #:	0511948004 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/29/2020	Type Finance:	

Legal Description:
Lot: 6 Block: 3 Subdivision: M K SWEETS SUBDIVISION
Abbreviated Description: WEST572 FT NW4 SW4 SEC03 TWP35N RNG14E 3P

Mortgage Record

Recording Date:	01/05/2005	Loan Amount:	N/A
Document #:	0500515129 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2035	Type Finance:	

Legal Description:
Lot: 6 Block: 3 Subdivision: M K SWEETS SUBDIVISION
Abbreviated Description: WEST572 FT NW4 SW4 SEC03 TWP35N RNG14E 3P

Prior Transfer

Recording Date:	09/05/2002	Sales Price:	N/A
Document #:	0020976913 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/01/2002		
Document Type:			

Legal Description:
Lot: 6 Block: 3 Subdivision: M K SWEETS SUBDIVISION
Abbreviated Description: WEST572 FT NW4 SW4 SEC03 TWP35N RNG14E 3P

Prior Transfer

Recording Date:	08/27/1998	Sales Price:	$108,500
Document #:	98767193 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/19/1998		
Document Type:			

Legal Description:
Lot: 6 Block: 3 Subdivision: M K SWEETS SUBDIVISION Sec/Twnship/Range: NW4SW4 S03T35NR14E 3P
Abbreviated Description: WEST572 FT SEC03

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	1617539145 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 3 District: 12 Subdivision: SWEETS SUB Sec/Twnship/Range: SEC 03 TWN 35N RNG 14E
Abbreviated Description: M K (SWEETS) SUB OF W 572FT OF PT NW SW SEC 03-35-14
City/Muni/Twp: BLOOM

Area Sales Analysis

Total Area Sales	$2,472,000	Median # of Bedrooms	3
Median Lot Size	7,920 SF	Median # of Baths	1
Median Living Area	950 SF	Median Year Built	1956
Price Range - 2 Yrs	$68,000 to $258,000	Age Range	53 years to 151 years
Median Value	$178,000	Median Age	70 years

ICE SiteX Report

OrderID: 96814990

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.39Mi.	**127 N CEDAR LN** **GLENWOOD, IL 60425-1466**	02/04/2026	$182,000	$198	917	/2/1	1970	7,200 SF	
		APN: 32-03-331-025 Document #: 2603510045 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 563 Subdivision: THE 8TH ADDITION TO GLENWOOD GARDENS Sec/Twnship/Range: W2SW4&E2SW4 S03T35NR14E 3PM Abbreviated Description: Lot:563 Subdivision:THE 8TH ADDITION TO GLENWOOD GARDENS Sec/Twnship/Range:W2SW4&E2SW4 S03T35NR14E 3PM								
2	.15Mi.	**113 N REBECCA ST** **GLENWOOD, IL 60425-1407**	01/06/2026	$182,500	$189	964	/3/1	1956	7,600 SF	
		APN: 32-03-302-007 Document #: 2600630004 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: SWEETS THIRD ADDITION Sec/Twnship/Range: NW4SW4 S03T35NR14E 3PM Abbreviated Description: Lot:14 Block:1 Subdivision:SWEETS THIRD ADDITION Sec/Twnship/Range:NW4SW4 S03T35NR14E 3PM City/Muni/Twp:GLENWOOD City/Muni/Twp: GLENWOOD								
3	.41Mi.	**130 N OAK LN** **GLENWOOD, IL 60425-1474**	12/23/2025	$205,000	$264	775	/2/1	1972	7,200 SF	
		APN: 32-03-331-004 Document #: 2535727014 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 542 Subdivision: GLENWOOD GARDENS Sec/Twnship/Range: W2SE4&E2SW4 S03T35NR14E 3PM Abbreviated Description: Lot:542 Subdivision:GLENWOOD GARDENS Sec/Twnship/Range:W2SE4&E2SW4 S03T35NR14E 3PM Abbreviated Description:EIGHTH ADDITION								
4	.37Mi.	**37 N CEDAR LN** **GLENWOOD, IL 60425-1484**	12/01/2025	$105,000	$135	775	/2/1	1971	7,350 SF	
		APN: 32-03-331-016 Document #: 2533525233 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 554 Subdivision: GLENWOOD GARDENS Sec/Twnship/Range: W2SE4&E2SW4 S03T35NR14E 3PM Abbreviated Description: Lot:554 Subdivision:GLENWOOD GARDENS Sec/Twnship/Range:W2SE4&E2SW4 S03T35NR14E 3PM Abbreviated Description:EIGHTH ADDITION								
5	.33Mi.	**22 W JANE ST** **GLENWOOD, IL 60425-1608**	09/17/2025	$255,000	$110	2315	/4/2	1973	8,712 SF	
		APN: 32-03-327-014 Document #: 2526014145 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 13 Subdivision: THE VILLAGE OF GLENWOOD MapRef: DOC 187299 Sec/Twnship/Range: SW4 S03T35NR14E 3PM Abbreviated Description: Lot:5 Block:13 Subdivision:THE VILLAGE OF GLENWOOD Map Ref:DOC 187299Sec/Twnship/Range:SW4 S03T35NR14E 3PM								
6	.18Mi.	**116 N CAMPBELL AVE** **GLENWOOD, IL 60425-1404**	08/19/2025	$68,000	$61	1104	/3/1	1930	15,200 SF	
		APN: 32-03-302-016 Document #: 2523109010 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9&10 Block: 1 Subdivision: SWEETS THIRD ADDITION TO GLENWOOD Sec/Twnship/Range: NW4SW4 S03T35NR14E 3PM Abbreviated Description: Lot:9&10 Block:1 Subdivision:SWEETS THIRD ADDITION TO GLENWOOD Sec/Twnship/Range:NW4SW4 S03T35NR14E 3PM								
7	.13Mi.	**109 N OAK ST** **GLENWOOD, IL 60425-1352**	08/06/2025	$115,000	$189	606	/1/1	1943	7,488 SF	
		APN: 32-04-403-022 Document #: 2521823204 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: MERRILL K SWEETS SUBDIVISION Abbreviated Description: Lot:14 Block:1 Subdivision:MERRILL K SWEETS SUBDIVISION								
8	.37Mi.	**118 E BIRCH DR** **GLENWOOD, IL 60425-1463**	08/04/2025	$230,000	$296	775	/4/2	1971	9,862 SF	
		APN: 32-03-329-019 Document #: 2521630078 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 493 Subdivision: GLENWOOD GARDENS Sec/Twnship/Range: W2SE4&E2SW4 S03T35NR14E 3PM Abbreviated Description: Lot:493 Subdivision:GLENWOOD GARDENS Sec/Twnship/Range:W2SE4&E2SW4 S03T35NR14E 3PM								
9	.45Mi.	**110 E MAIN ST** **GLENWOOD, IL 60425-1757**	07/16/2025	$140,000	$109	1276	/3/1	1875	17,084 SF	
		APN: 32-03-328-040 Document #: 2519730274 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2E2SW4 S03T35NR14E 3PM Abbreviated Description: Sec/Twnship/Range:E2E2SW4 S03T35NR14E 3PM								
10	.09Mi.	**12 N REBECCA ST** **GLENWOOD, IL 60425-1406**	05/01/2025	$176,000	$141	1246	/3/1	1954	10,400 SF	
		APN: 32-03-308-020 Document #: 2512130170 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 3 Subdivision: SWEETS THIRD ADDITION Legal Unit: 1408 Sec/Twnship/Range: NW4SW4 S03T35NR14E 3PM Abbreviated Description: Lot:10 Block:3 Subdivision:SWEETS THIRD ADDITION Legal Unit:1408 Sec/Twnship/Range:NW4SW4 S03T35NR14E 3PM City/Muni/Twp:GLENWOOD City/Muni/Twp: GLENWOOD								
11	.08Mi.	**38 N REBECCA ST** **GLENWOOD, IL 60425-1406**	01/27/2025	$69,500	$56	1240	/2/1	1927	10,450 SF	
		APN: 32-03-308-013 Document #: 2502720030 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Subdivision: SWEETS THIRD ADDITION Sec/Twnship/Range: NW4SW4 S03T35NR14E 3PM Abbreviated Description: Lot:3 Block:3 Subdivision:SWEETS THIRD ADDITION Sec/Twnship/Range:NW4SW4 S03T35NR14E 3PM City/Muni/Twp:GLENWOOD City/Muni/Twp: GLENWOOD								
12	.08Mi.	**106 N WABASH AVE** **GLENWOOD, IL 60425-1415**	12/17/2024	$115,000	$165	696	/2/1	1925	7,500 SF	
		APN: 32-03-300-020 Document #: 2435218209 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: 2 Subdivision: M K SWEETS SUBDIVISION Sec/Twnship/Range: NW4SW4 S03T35NR14E 3PM Abbreviated Description: Lot:11 Block:2 Subdivision:M K SWEETS SUBDIVISION Sec/Twnship/Range:NW4SW4 S03T35NR14E 3PM								
13	.36Mi.	**126 N CEDAR LN** **GLENWOOD, IL 60425-1467**	12/13/2024	$178,000	$187	950	/3/1	1970	7,920 SF	
		APN: 32-03-332-003 Document #: 2434810009 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 566 Subdivision: GLENWOOD GARDENS Sec/Twnship/Range: W2SE4&E2SW4 S03T35NR14E 3PM Abbreviated Description: Lot:566 Subdivision:GLENWOOD GARDENS Sec/Twnship/Range:W2SE4&E2SW4 S03T35NR14E 3PM Abbreviated Description:EIGHTH ADDITION								
14	.05Mi.	**48 N WABASH AVE**	11/26/2024	$258,000	$225	1143	/3/1	1926	11,640 SF	

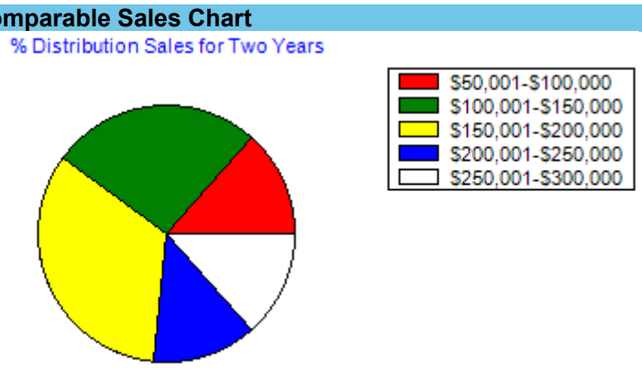
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GLENWOOD, IL 60425-1413
APN: 32-03-307-012 Document #: 2433130114
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 3 Subdivision: M K SWEETS SUBDIVISION Sec/Twnship/Range: NW4SW4 S03T35NR14E 3PM Abbreviated Description: Block:3 Subdivision:M K SWEETS SUBDIVISION Sec/Twnship/Range:NW4SW4 S03T35NR14E 3PM Abbreviated Description:PROTION LOT1

15 .41Mi. **5 E MULBERRY DR** 11/26/2024 $193,000 $256 753 /2/1 1973 7,547 SF
GLENWOOD, IL 60425-1720
APN: 32-03-333-001 Document #: 2433120274
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 582 Subdivision: GLENWOOD GARDENS Abbreviated Description: Lot:582 Subdivision:GLENWOOD GARDENS Abbreviated Description:STR: W2SE4 S03&E2SW4 S03 T35NR14E 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.	**26 N WABASH AVE**		$160,000	$16,000	1,575	/3/1	1908	7,500 SF	
.01Mi.	**22 N WABASH AVE**	**09/19/2008**	$170,000	$17,000	1,568	/3/2	1913	7,500 SF	
.01Mi.	**30 N WABASH AVE**		$170,000	$17,000	878	/3/1	1928	7,500 SF	
.02Mi.	**34 N WABASH AVE**	**03/21/2012**	$192,160	$19,216	1,598	/3/1	1947	7,500 SF	
.02Mi.	**18 N WABASH AVE**	**02/22/2012**	$150,000	$15,000	600	/1/1	1924	7,500 SF	
.03Mi.	**40 N WABASH AVE**		$150,000	$15,000	808	/2/1	1915	7,500 SF	
.03Mi.	**14 N WABASH AVE**		$190,000	$19,000	1,337	/3/1	1956	7,500 SF	
.03Mi.	**27 N STATE ST**	**01/23/1997**	$210,000	$21,000	1,552	/4/2	1943	7,500 SF	
.03Mi.	**31 N STATE ST**	**01/09/2007**	$160,000	$16,000	924	/3/1	1910	11,250 SF	
.04Mi.	**17 N STATE ST**		$216,840	$21,684	2,050	/4/1	1930	7,500 SF	
.04Mi.	**27 N WABASH AVE**		$180,000	$18,000	732	/2/1	1948	7,500 SF	
.04Mi.	**31 N WABASH AVE**		$180,000	$18,000	1,072	/3/1	1954	7,500 SF	
.04Mi.	**23 N WABASH AVE**	**07/23/1991**	$150,000	$15,000	748	/2/1	1948	7,500 SF	
.04Mi.	**39 N STATE ST**	**08/17/2007**	$170,000	$17,000	924	/3/1	1940	7,500 SF	
.04Mi.	**15 N STATE ST**	**03/18/2009**	$190,000	$19,000	1,050	/3/2	1928	7,500 SF	
.04Mi.	**48 N WABASH AVE**		$200,000	$20,000	1,143	/3/1	1926	11,640 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	40.8 years old	Households:	2,682
Median Household Income:	$74,909	Households w/Family:	65%
Household Income Per Capita:	$33,789	Households w/Family Married:	38%
Most Common Education Level:	Some College	Households w/Family Children:	28%

School District

School District Zone:	Brookwood School District 167	Students:	1,132
Number of Schools:	4	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.93Mi.	**Longwood Elementary School**	C	Public	PK - 4
Number of Students: 362				
Student-Teacher Ratio: NA				
2.67Mi.	**Bloom High School**	C-	Public	9 - 12
Number of Students: 1,676				
Student-Teacher Ratio: NA				

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Advanced Placement: Yes			
0.69Mi. **Brookwood Middle School** Number of Students: 231 Student-Teacher Ratio: NA	F	Public	5 - 6
0.60Mi. **Brookwood Jr High School** Number of Students: 262 Student-Teacher Ratio: NA	A-	Public	7 - 8

Flood Report

The Subject Property of **26 N WABASH AVE, GLENWOOD, IL 60425-1413** 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	116%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	59%	NOTABLY LOWER
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	86%	LOWER
MURDER	61%	NOTABLY LOWER
OVERALL	75%	NOTABLY LOWER

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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