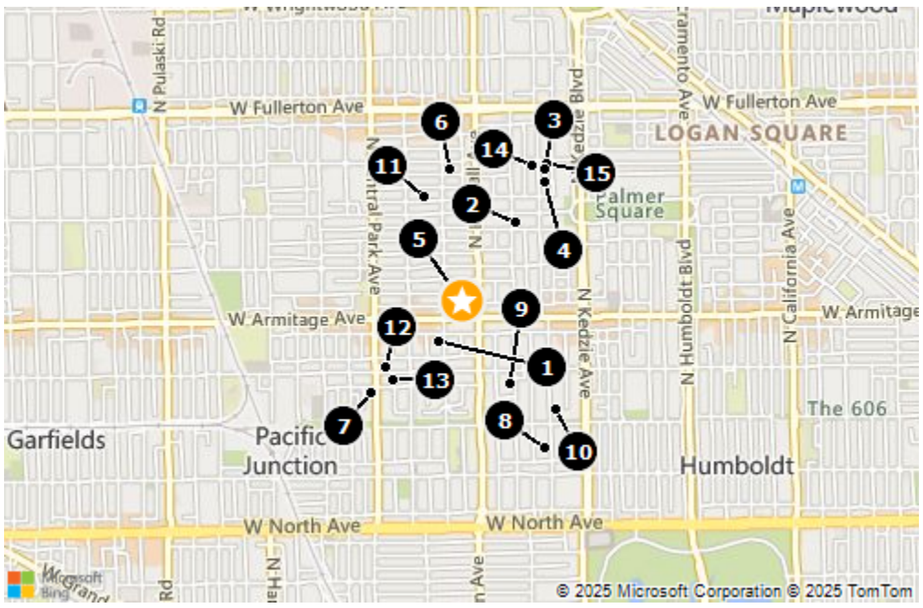
ICE SiteX Report

OrderID: 94461315

SiteX Property Information Report



Subject Property Location

3419 W MCLEAN AVE, CHICAGO, IL 60647-3729

County:	**COOK IL**	Census Tract:	170312211.003018
Property Use:	Apartments (generic)	Zoning:	
Parcel Number:	13-35-232-025	Thomas Bros Pg-Grid:	

Valuation

Value:	**$893,000**	FSD:	29
Value Range:	$634,030 - $1,151,970	Confidence Score:	71

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	71163
Assd Land Value:	$6,363	Market Land Value:	$63,630	Tax Year:	2023
Assd Improvement:	$58,641	Market Improvment Value:	$586,410	Total Taxable Value:	$13,764
Total Assessed Value:	$65,004	Total Assessor Market Value:	$650,040	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 3 District: 71 Subdivision: JACOBS SUB Sec/Twnship/Range: SEC 35 TWN 40N RNG 13E
Abbreviated Description: B F (JACOBS) SUB OF BLK3 OF JACOBS & BURCHELLS SUB OF S16 2/3 ACS OF E 1/3 OF WH NE SEC 35-40-13
City/Muni/Twp: JEFFERSON

Property Characteristics

Lot Size:	2,375 SF	Bedrooms:		Pool:	
Building Area:	3375 SF	Baths:		Fireplace:	
Year Built:	1908	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:	3	Garage Type:	Detached	Heating:	
Number of Stories:	3+B	Number of Cars:	1	A/C:	
Style:		Basement:	Unfinished	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/15/2024	Sales Price:	$240,288
Document #:	2428924140 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/25/2017	Sales Price:	N/A
Document #:	1729813038 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/16/2017		
Document Type:	Transfer on Death Deed		

Legal Description:
Lot: 38&39 Subdivision: B F JACOBS SUBDIVISION
Abbreviated Description: EXCEPT W6FT&N81FT LOT38&E6FT N81FT LOT39

Prior Transfer

Recording Date:	05/18/2007	Sales Price:	$195,000
Document #:	0713839012 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/16/2007	Sales Price:	$112,000

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Document #:	0713634021 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/27/2007	Loan Amount:	N/A
Document #:	0711702057 BK-PG -	Loan Type:	Commercial
TD Due Date:	04/01/2037	Type Finance:	UNK

Legal Description:
Lot: 38&39 Subdivision: B F JACOBS SUBDIVISION
Abbreviated Description: LOT38 EXC PART W6 FT THEREOF & E6 FT N81 FT LOT39 BLK3 JACOB & BURCHELLS SUB S16 2/3 AC E3 W2 NE4 SE

Mortgage Record

Recording Date:	03/19/2007	Loan Amount:	N/A
Document #:	0707847090 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	02/12/2037	Type Finance:	VAR

Legal Description:
Lot: 38&39 Subdivision: B F JACOBS SUBDIVISION
Abbreviated Description: LOT38 EXC PART W6 FT N81 FT THEREOF & E6 FT N81 FTLOT39 BLK3 JACOB & BURCHELLS SUB S16 2/3 AC E3 W2

Prior Transfer

Recording Date:	10/16/2006	Sales Price:	N/A
Document #:	1729813038 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 3 District: 71 Subdivision: JACOBS SUB Sec/Twnship/Range: SEC 35 TWN 40N RNG 13E
Abbreviated Description: B F (JACOBS) SUB OF BLK3 OF JACOBS & BURCHELLS SUB OF S16 2/3 ACS OF E 1/3 OF WH NE SEC 35-40-13
City/Muni/Twp: JEFFERSON

Prior Transfer

Recording Date:	10/16/2006	Sales Price:	N/A
Document #:	0628949239 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/10/2006		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 38&39 Subdivision: B F JACOBS SUBDIVISION
Abbreviated Description: LOT38 EXC PART W6 FT THEREOF N81 FT THEREOF & E6 FT N81 FT LOT39 BLK3 JACOB & BURCHELLS SUB S16 2/3

Prior Transfer

Recording Date:	10/25/2005	Sales Price:	$125,000
Document #:	0529821082 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/20/2005	Sales Price:	N/A
Document #:	0529355212 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/28/2005		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 38&39 Subdivision: B F JACOBS SUBDIVISION
Abbreviated Description: LOT38 EXC PART W6 FT THEREOF & E6 FT N81 FT LOT39 BLK3 JACOB & BURCHELLS SUB S16 2/3 AC E3 W2 NE4 SE

Prior Transfer

Recording Date:	06/10/2004	Sales Price:	N/A
Document #:	0416218006 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/30/2004		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 38&39 Subdivision: B F JACOBS SUBDIVISION
Abbreviated Description: LOT38 EXC PART W6 FT THEREOF & E6 FT N81 FT LOT39 BLK3 JACOB & BURCHELLS SUB S16 2/3 AC E3 W2 NE4 SE

Prior Transfer

Recording Date:	06/03/2004	Sales Price:	N/A
Document #:	0415544059 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/14/2004		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 38&39 Subdivision: B F JACOBS SUBDIVISION
Abbreviated Description: LOT38 EXC PART W6 FT THEREOF N81 FT THEREOF & E6 FT N81 FT LOT39 BLK3 JACOB & BURCHELLS SUB S16 2/3

Prior Transfer

Recording Date:	03/30/1999	Sales Price:	N/A
Document #:	99306633 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/09/1999		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 38&39 Subdivision: B F JACOBS SUBDIVISION
Abbreviated Description: EAST6 FT N81 FT LOT39 BLK3 JACOB & BURCHELLS SUB S16 2/3 AC E2/3 W2 NE4 SEC35 TWP40N RNG13E 3P

Prior Transfer

Recording Date:	01/08/1996	Sales Price:	N/A
Document #:	96016775 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/29/1995		
Document Type:	Trustee's Deed (Certificate of Title)		

Legal Description:
Lot: 38&39 Subdivision: B J JACOBS SUBDIVISION Sec/Twnship/Range: W2NNE4 S35T40NR13E 3P
Abbreviated Description: BLOCK3 JACOB & BURCHELLS SUB S 16 2/3 AC SEC35

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Area Sales Analysis

Total Area Sales	$16,570,000	Median # of Bedrooms	
Median Lot Size	4,425 SF	Median # of Baths	
Median Living Area	1,932 SF	Median Year Built	1897
Price Range - 2 Yrs	$370,000 to $3,564,500	Age Range	102 years to 142 years
Median Value	$619,000	Median Age	128 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**1936 N SAINT LOUIS AVE** **CHICAGO, IL 60647-8260**	04/28/2025	$535,000	$264	2022	//	1888	4,425 SF	
		APN: 13-35-401-023 Document #: 2511818024 Document Type: Warranty Deed Price Code: R Land Use: Apartments (generic) Legal: Lot: 50 Block: 5 Subdivision: E SIMONS SUBDIVISION Sec/Twnship/Range: SE4 S35T40NR13E 3PM Abbreviated Description: Lot:50 Block:5 Subdivision:E SIMONS SUBDIVISION Sec/Twnship/Range:SE4 S35T40NR13E 3PM								
2	.23Mi.	**2155 N SPAULDING AVE** **CHICAGO, IL 60647-4898**	04/21/2025	$1,435,000	$184	7791	//	1923	4,500 SF	
		APN: 13-35-225-001 Document #: 2511118094 Document Type: Deed Price Code: R Land Use: Apartments (generic) Legal: Lot: 6 Block: 8 Subdivision: SHIPMAN BILL AND MERRILLS SUBDIVISION Sec/Twnship/Range: E2NE4 S35T40NR13E 3PM Abbreviated Description: Block:8 Subdivision:SHIPMAN BILL AND MERRILLS SUBDIVISION Sec/Twnship/Range:E2NE4 S35T40NR13E 3PM Abbreviated Description:PORTION LOT6								
3	.38Mi.	**2251 N SAWYER AVE** **CHICAGO, IL 60647-2709**	04/14/2025	$565,000	$249	2264	//	1903	4,200 SF	
		APN: 13-35-217-002 Document #: 2510420263 Document Type: Warranty Deed Price Code: R Land Use: Apartments (generic) Legal: Lot: 20 Block: 6 Subdivision: C N SHIPMAN AND W A BILL AND N A MERRILLS SUBDIVIS Sec/Twnship/Range: E2NE4 S35T40NR13E 3PM Abbreviated Description: Block:6 Subdivision:C N SHIPMAN AND W A BILL AND N A MERRILLS SUBDIVIS Sec/Twnship/Range:E2NE4 S35T40NR13E 3PM Abbreviated Description:PORTION LOT20								
4	.35Mi.	**2233 N SAWYER AVE** **CHICAGO, IL 60647-2709**	04/10/2025	$619,000	$320	1932	//	1888	3,500 SF	
		APN: 13-35-217-008 Document #: 2510002134 Document Type: Warranty Deed Price Code: R Land Use: Apartments (generic) Legal: Lot: 17 Block: 6 Subdivision: SHIPMAN BILL AND MERRILLS SUBDIVISION Legal Unit: 1 Sec/Twnship/Range: E2NE4 S35T40NR13E 3PM Abbreviated Description: Block:6 Subdivision:SHIPMAN BILL AND MERRILLS SUBDIVISION Sec/Twnship/Range:E2NE4 S35T40NR13E 3PM Abbreviated Description:PORTION LOT17								
5	.01Mi.	**3421 W MCLEAN AVE** **CHICAGO, IL 60647-8316**	04/08/2025	$549,000	$371	1476	//	1898	2,615 SF	
		APN: 13-35-232-024 Document #: 2509830292 Document Type: Warranty Deed Price Code: R Land Use: Apartments (generic) Legal: Lot: 38&39 Block: 3 Subdivision: B F JACOBS SUBDIVISION Sec/Twnship/Range: E3W2NE4 S35T40NR13E 3PM Abbreviated Description: Subdivision:B F JACOBS SUBDIVISION Sec/Twnship/Range:E3W2NE4 S35T40NR13E 3PM Abbreviated Description:PORTION LOTS38&39								
6	.32Mi.	**3431 W BELDEN AVE** **CHICAGO, IL 60647-2407**	03/24/2025	$440,000	$208	2114	//	1897	5,080 SF	
		APN: 13-35-211-028 Document #: 2508318082 Document Type: Warranty Deed Price Code: R Land Use: Apartments (generic) Legal: Lot: 22&23 Block: 3 Subdivision: ALLPORTS SUBDIVISION Sec/Twnship/Range: W2NE4 S35T40NR13E 3PM Abbreviated Description: Lot:22&23 Block:3 Subdivision:ALLPORTS SUBDIVISION Sec/Twnship/Range:W2NE4 S35T40NR13E 3PM								
7	.31Mi.	**1836 N CENTRAL PARK AVE** **CHICAGO, IL 60647-4711**	03/24/2025	$951,500	$685	1388	//	1888	4,725 SF	
		APN: 13-35-314-022 Document #: 2508302041 Document Type: Warranty Deed Price Code: R Land Use: Apartments (generic) Legal: Lot: 33&34 Block: 4 Subdivision: NORTHWESTERN SUB Sec/Twnship/Range: E2NE4SW4 S35T40NR13E 3PM Abbreviated Description: Lot:33&34 Subdivision:NORTHWESTERN SUB Sec/Twnship/Range:E2NE4SW4 S35T40NR13E 3PM Abbreviated Description:PORTION LOT34								
8	.4Mi.	**1732 N SAWYER AVE** **CHICAGO, IL 60647-4917**	03/24/2025	$445,000	$244	1820	//	1883	4,425 SF	
		APN: 13-35-416-030 Document #: 2508320050 Document Type: Warranty Deed Price Code: R Land Use: Apartments (generic) Legal: Lot: 11 Block: 14 Subdivision: J R LINES RESUBDIVISION Sec/Twnship/Range: SE4 S35T40NR13E 3PM Abbreviated Description: Lot:11 Block:14 Subdivision:J R LINES RESUBDIVISION Sec/Twnship/Range:SE4 S35T40NR13E 3PM								
9	.23Mi.	**1846 N SPAULDING AVE** **CHICAGO, IL 60647-0173**	02/20/2025	$640,000	$287	2228	//	1890	4,779 SF	
		APN: 13-35-409-023 Document #: 2505118049 Document Type: Deed Price Code: R Land Use: Apartments (generic) Legal: Block: 10 Subdivision: E SIMONS SUBDIVISION Sec/Twnship/Range: SE4 S35T40NR13E 3PM Abbreviated Description: Subdivision:E SIMONS SUBDIVISION Sec/Twnship/Range:SE4 S35T40NR13E 3PM Abbreviated Description:PORTION BLK10								
10	.35Mi.	**1813 N SAWYER AVE** **CHICAGO, IL 60647-4918**	02/06/2025	$875,000	$494	1770	//	1903	4,425 SF	
		APN: 13-35-411-018 Document #: 2503718140 Document Type: Special Warranty Deed Price Code: R Land Use: Apartments (generic) Legal: Lot: 28 Block: 12 Subdivision: WINKELMANS RESUBDIVISION Legal Unit: 1 MapRef: MB 21 PG 20 Sec/Twnship/Range: SE4 S35T40NR13E 3PM Abbreviated Description: Lot:28 Block:12 Subdivision:WINKELMANS RESUBDIVISION Map Ref:MB 21 PG 20Sec/Twnship/Range:SE4 S35T40NR13E 3PM Abbreviated Description:CONDO NAME: 1813 N SAWYER CONDOMINIUMS								
11	.27Mi.	**3521 W LYNDALE ST** **CHICAGO, IL 60647-3515**	01/31/2025	$370,000	$177	2088	//	1893	3,150 SF	
		APN: 13-35-213-007 Document #: 2503121022 Document Type: Warranty Deed Price Code: R Land Use: Apartments (generic) Legal: Lot: 189 Subdivision: THE SUBDIVISION Abbreviated Description: Lot:189 Subdivision:THE SUBDIVISION								
12	.24Mi.	**3572 74 W CORTLAND ST 1** **CHICAGO, IL 60647-7660**	01/29/2025	$1,755,000			//		SF	
		APN: 13-35-400-033 Document #: 2502930038 Document Type: Special Warranty Deed Price Code: R Land Use: Apartments (generic)								

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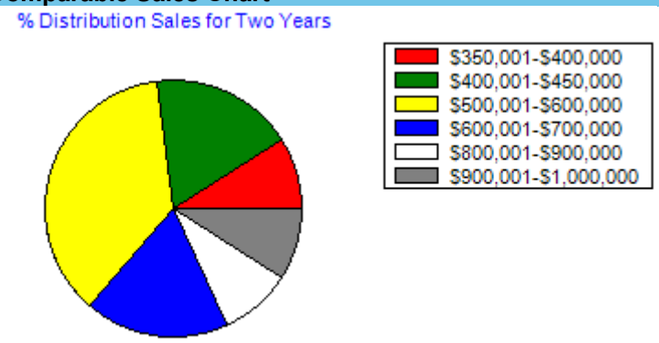
Legal: Lot: 29&30 Block: 6 Subdivision: E SIMONS SUBDIVISION Sec/Twnship/Range: SE4 S35T40NR13E 3PM Abbreviated Description: Lot:29&30 Block:6 Subdivision:E SIMONS SUBDIVISION Sec/Twnship/Range:SE4 S35T40NR13E 3PM

13 .26Mi. **3569 W CORTLAND ST** 01/13/2025 $586,000 $264 2218 // 1910 3,475 SF
CHICAGO, IL 60647-7343
APN: 13-35-406-006 Document #: 2501318229
Document Type: Deed Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 10 Block: 7 Subdivision: E SIMONS SUBDIVISION Sec/Twnship/Range: SE4 S35T40NR13E 3PM Abbreviated Description: Lot:10 Block:7 Subdivision:E SIMONS SUBDIVISION Sec/Twnship/Range:SE4 S35T40NR13E 3PM

14 .37Mi. **2254 N SAWYER AVE** 01/02/2025 $3,564,500 // 1912 6,950 SF
CHICAGO, IL 60647-9730
APN: 13-35-216-014 Document #: 2500224011
Document Type: Deed Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 1 Block: 5 Subdivision: SHIPMAN BILL AND MERRILLS SUBDIVISION Sec/Twnship/Range: E2NE4 S35T40NR13E 3PM Abbreviated Description: Lot:1 Block:5 Subdivision:SHIPMAN BILL AND MERRILLS SUBDIVISION Sec/Twnship/Range:E2NE4 S35T40NR13E 3PM

15 .39Mi. **2257 N SAWYER AVE** 12/26/2024 $3,240,000 // 1900 7,000 SF
CHICAGO, IL 60647-1091
APN: 13-35-217-001 Document #: 2436118221
Document Type: Deed Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 21 Block: 6 Subdivision: SHIPMAN BILL AND MERRILLS SUBDIVISION Sec/Twnship/Range: E2NE4 S35T40NR13E 3PM Abbreviated Description: Lot:21 Block:6 Subdivision:SHIPMAN BILL AND MERRILLS SUBDIVISION Sec/Twnship/Range:E2NE4 S35T40NR13E 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.	**3419 W MCLEAN AVE**	**10/16/2006**	$650,040	$65,004	3,375		1908	2,375 SF	
.01Mi.	**3421 W MCLEAN AVE**	**01/29/2010**	$330,020	$33,002	1,476		1898	2,615 SF	
.01Mi.	**3417 W MCLEAN AVE**	**06/04/2007**	$440,030	$44,003	2,384		1906	3,125 SF	
.01Mi.	**3423 W MCLEAN AVE**		$424,120	$42,412	1,240	/4/3	1898	3,125 SF	
.01Mi.	**3415 W MCLEAN AVE**	**04/19/1999**	$440,030	$44,003	2,384		1906	3,125 SF	
.01Mi.	**3427 W MCLEAN AVE**		$325,140	$32,514	1,239	/5/2	1898	3,750 SF	
.01Mi.	**3411 W MCLEAN AVE**	**04/29/2002**	$606,760	$60,676	4,434		1926	3,125 SF	
.02Mi.	**3409 W MCLEAN AVE**		$807,170	$80,717	2,600	//3	2019	3,132 SF	
.02Mi.	**3429 W MCLEAN AVE**	**09/09/2009**	$297,050	$29,705	1,197		1906	3,750 SF	
.02Mi.	**3407 W MCLEAN AVE**		$800,000	$80,000	2,600	//3	2019	3,135 SF	
.03Mi.	**3433 W MCLEAN AVE**	**11/20/2006**	$479,520	$47,952	2,478		1908	3,750 SF	
.03Mi.	**3418 W ARMITAGE AVE**	**03/19/2004**	$490,030	$49,003	3,496		1911	3,125 SF	
.03Mi.	**3420 W ARMITAGE AVE**	**09/07/1984**	$377,980	$37,798	3,420		1933	3,125 SF	
.03Mi.	**3408 W ARMITAGE AVE**		$102,008	$25,502			1951	3,125 SF	
.03Mi.	**3405 W MCLEAN AVE**		$870,030	$87,003	2,600	//3	2019	3,135 SF	
.03Mi.	**3422 W ARMITAGE AVE**	**08/27/1993**	$404,030	$40,403	3,376		1911	3,125 SF	

Rent vs. Own

Households Occupied by Renters:	55%	Households Occupied by Owners:	37%

Demographics & Income

Median Age:	33.6 years old	Households:	36,142
Median Household Income:	$93,064	Households w/Family:	45%
Household Income Per Capita:	$62,689	Households w/Family Married:	32%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	21%

School District

School District Zone:	Chicago Public School District 299	Students:	341,382
Number of Schools:	649	Rating:	C+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.23Mi.	**Funston Elementary School** Number of Students: 399 Student-Teacher Ratio: NA	C-	Public	PK - 8
1.36Mi.	**Kelvyn Park High School** Number of Students: 494 Student-Teacher Ratio: NA Advanced Placement: Yes	F	Public	7 - 12

Flood Report

The Subject Property of **3419 W MCLEAN AVE, CHICAGO, IL 60647-3729** 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	130%	NOTABLY HIGHER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	140%	NOTABLY HIGHER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	57%	NOTABLY LOWER
MURDER	145%	NOTABLY HIGHER
OVERALL	129%	HIGHER

Disaster Alerts

6/29/2023 - Severe Storms And Flooding 9/17/2023 - Severe Storms And Flooding 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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