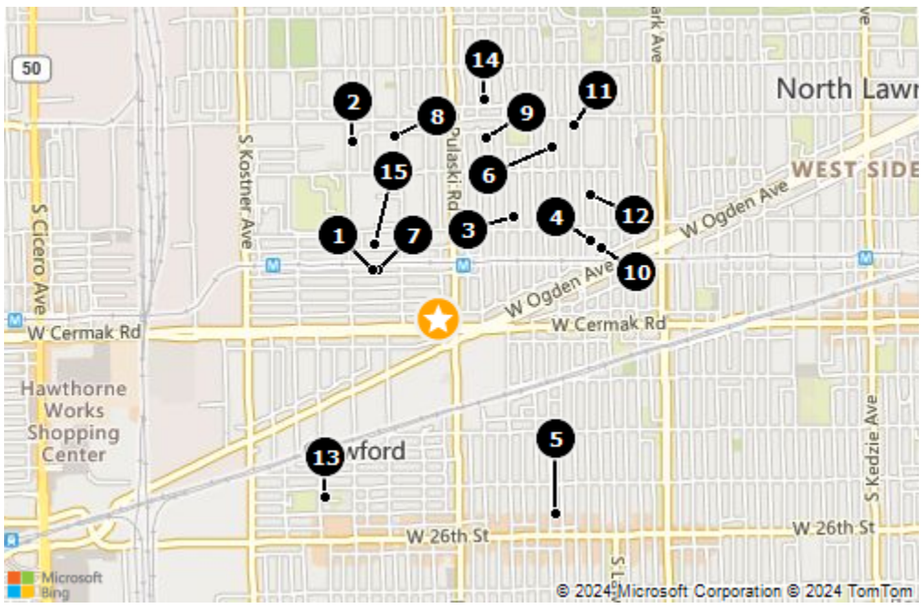
SiteX™ Report

OrderID: 92589052

SiteX Property Information Report



Subject Property Location

4018 W CERMAK RD, CHICAGO, IL 60623-2835

County:	**COOK IL**	Census Tract:	170312925.002013
Property Use:	Apartment House (fewer than 5 units)	Zoning:	
Parcel Number:	16-22-428-033	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A
Value Range:	N/A - N/A	Confidence Score:	N/A

County Tax & Assessment

Assessment Year:	2022	Market Value Year:	2022	Tax Rate Code Area:	77125
Assd Land Value:	$4,406	Market Land Value:	$44,060	Tax Year:	2022
Assd Improvement:	$17,593	Market Improvment Value:	$175,930	Total Taxable Value:	$4,540
Total Assessed Value:	$21,999	Total Assessor Market Value:	$219,990	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4,5 Block: 1,P,T District: 77 Subdivision: PHILLIPS EQUI TABLE LAND ASSOCIATIONS AD Sec/Twnship/Range: SEC 22 TWN 39N RNG 13E

Abbreviated Description:	(SUBDIVISION) OF LTS 13-40 BLK 1 OF T P PHILLIPS EQUI TABLE LAND ASSOCIATIONS ADD TO CHGO SUB OF EH OF LTS 4-5 IN PARTITION S
City/Muni/Twp:	WEST CHICAGO

Property Characteristics

Lot Size:	3,750 SF	Bedrooms:		Pool:	
Building Area:	2532 SF	Baths:		Fireplace:	
Year Built:	1907	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:	2	Garage Type:	Detached	Heating:	
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:		Basement:	Unfinished	Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/04/2020	Sales Price:	$325,000
Document #:	2030907059 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/29/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1 Sec/Twnship/Range: SE4 S22T39NR13E 3PM

Mortgage Record

Recording Date:	09/04/2018	Loan Amount:	N/A
Document #:	1824733217 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1 Block: 1 Subdivision: PHILLIPS EQUITABLE LAND ASSOCIATION ADDITION Sec/Twnship/Range: SE4 S22T39NR13E 3PM
City/Muni/Twp: CHICAGO

Prior Transfer

Recording Date:	02/21/2017	Sales Price:	$82,000
Document #:	1705204017 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/06/2017		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1 Subdivision: T P PHILLIPS EQUITABLE ASSOCIATION ADDITION Sec/Twnship/Range: SE4 S22T39NR13E 3PM
City/Muni/Twp: CHICAGO

Prior Transfer

Recording Date:	03/27/2013	Sales Price:	$9,000
Document #:	1308634059 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/19/2013		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1 Subdivision: T P PHILLIPS EQUITABLE LAND ASSOCIATION ADDITION T Sec/Twnship/Range: SE4 S22T39NR13E 3PM

Prior Transfer

Recording Date:	12/31/2012	Sales Price:	$3,280
Document #:	1236616125 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/07/2012		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 1 Subdivision: T P PHILLIPS EQUITABLE LAND ASSOCIATION ADDITION T Sec/Twnship/Range: SE4 S22T39NR13E 3PM

Prior Transfer

Recording Date:	10/17/2012	Sales Price:	N/A
Document #:	1229129033 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/09/2012		
Document Type:	Sheriff's Deed		

Legal Description:
Lot: 1 Block: 1 Subdivision: T P PHILLIPS EQUITABLE LAND ASSOCIATION ADDITION T Sec/Twnship/Range: SE4 S22T39NR13E 3PM

Mortgage Record

Recording Date:	05/24/2006	Loan Amount:	N/A
Document #:	0614448066 BK-PG -	Loan Type:	Commercial
TD Due Date:	06/01/2036	Type Finance:	

Legal Description:
Lot: 1 Sec/Twnship/Range: SE4 S22T39NR13E 3P
Abbreviated Description: SUBDIVISION LOTS13-40 BLK1 T P PHILLIPS EQUITABLE LAND ASSOCIATION ADD CHICAGO

Prior Transfer

Recording Date:	04/19/2006	Sales Price:	N/A
Document #:	0610948038 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/29/2006		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 1 Block: 1 Subdivision: T P PHILLIPS EQUITABLE LAND ASSN ADD TO CHICAGO Sec/Twnship/Range: SE4 S22T39NR13E 3P
Abbreviated Description: SUBDIVISION LOTS13-40E

Prior Transfer

Recording Date:	09/15/2004	Sales Price:	$160,000
Document #:	0425929159 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/23/2004		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1 Sec/Twnship/Range: SE4 S22T39NR13E 3P
Abbreviated Description: SUBDIVISION LOTS13-40 BLK1 T P PHILLIPS EQUITABLE LAND ASSOCIATION ADD CHICAGO

Prior Transfer

Recording Date:	07/12/2004	Sales Price:	$99,500
Document #:	0419410146 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/12/2003		
Document Type:	Legal Action/ Court Order		

Legal Description:
Lot: 1 Subdivision: T P PHILLIPS EQUITABLE LAND ASSN ADD TO CHICAGO Sec/Twnship/Range: SE4 S22T39NR13E 3P
Abbreviated Description: SUBDIVISION LOTS13-40 BLK1

Mortgage Record

Recording Date:	04/19/2000	Loan Amount:	N/A
Document #:	00271963 BK-PG -	Loan Type:	Commercial
TD Due Date:	05/01/2030	Type Finance:	ADJ

Legal Description:
Lot: 1 Subdivision: T P PHILLIPS EQUITABLE LAND ASSN ADD TO CHICAGO Sec/Twnship/Range: SE4 S22T39NR13E 3P
Abbreviated Description: LOTS13-40 BLK1

Prior Transfer

Recording Date:	03/15/2000	Sales Price:	N/A
Document #:	00184961 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/16/2000		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 1 Subdivision: T P PHILLIPS EQUITABLE LAND ASSN ADD TO CHICAGO Sec/Twnship/Range: SE4 S22T39NR13E 3P
Abbreviated Description: LOTS13-40 BLK1

Prior Transfer

Recording Date:	08/13/1996	Sales Price:	N/A
Document #:	96617539 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/26/1996		
Document Type:	Joint Tenancy Deed		

Legal Description:
Lot: 1 Block: 1 Subdivision: T P PHILLIPS EQUITABLE LAND ASSOCIATION ADDITION Sec/Twnship/Range: SE4 S22T39NR13E 3P
Abbreviated Description: SUBDIVISION LOTS13-40 INCL

SiteX™ Report

OrderID: 92589052

Area Sales Analysis

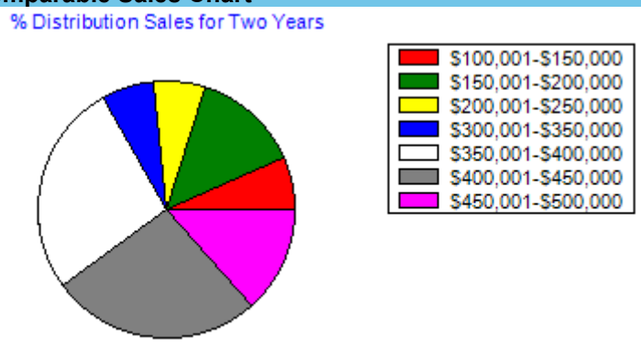
Total Area Sales	$5,318,500	Median # of Bedrooms	
Median Lot Size	3,136 SF	Median # of Baths	
Median Living Area	2,877 SF	Median Year Built	1908
Price Range - 2 Yrs	$135,000 to $500,000	Age Range	50 years to 136 years
Median Value	$390,000	Median Age	116 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**4132 W 21ST ST** **CHICAGO, IL 60623-2833**	09/13/2024	$485,000	$263	1838	//	1908	2,250 SF	
		APN: 16-22-419-029 Document #: 2425722031 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 29 Block: 6 Subdivision: T P PHILLIPS EQUITABLE LAND ASSOCIATION ADDITION Abbreviated Description: Block:6 Subdivision:T P PHILLIPS EQUITABLE LAND ASSOCIATION ADDITION Abbreviated Description:PORTION LOT29 City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO								
2	.47Mi.	**1621 S KEELER AVE** **CHICAGO, IL 60623-2780**	09/13/2024	$240,000	$180	1332	//	1888	3,150 SF	
		APN: 16-22-404-015 Document #: 2425720514 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 22 Block: 4 Subdivision: REYEL AND LOEFFLERS ADDITION Abbreviated Description: Lot:22 Block:4 Subdivision:REYEL AND LOEFFLERS ADDITION City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO								
3	.31Mi.	**1853 S SPRINGFIELD AVE** **CHICAGO, IL 60623-2474**	08/26/2024	$427,500	$81	5214	//	1925	3,225 SF	
		APN: 16-23-310-017 Document #: 2423924288 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 33 Block: 6 Subdivision: MOORES SUBDIVISION Sec/Twnship/Range: SW4 S23T39NR13E 3PM Abbreviated Description: Lot:33 Block:6 Subdivision:MOORES SUBDIVISION Sec/Twnship/Range:SW4 S23T39NR13E 3PM								
4	.41Mi.	**1911 S RIDGEWAY AVE** **CHICAGO, IL 60623-2563**	07/30/2024	$180,000	$58	3055	//	1910	3,125 SF	
		APN: 16-23-322-005 Document #: 2421208018 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 58 Subdivision: LANSING ADDITION Sec/Twnship/Range: SW4 S23T39NR13E 3PM Abbreviated Description: Lot:58 Subdivision:LANSING ADDITION Sec/Twnship/Range:SW4 S23T39NR13E 3PM								
5	.55Mi.	**2532 S HAMLIN AVE** **CHICAGO, IL 60623-3813**	07/24/2024	$450,000	$156	2877	//	1908	4,000 SF	
		APN: 16-26-121-029 Document #: 2420628617 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 11 Subdivision: S J GLOVERS ADDITION Sec/Twnship/Range: W2NW4 S26T39NR13E 3PM Abbreviated Description: Lot:11 Subdivision:S J GLOVERS ADDITION Sec/Twnship/Range:W2NW4 S26T39NR13E 3PM								
6	.49Mi.	**1632 S HAMLIN AVE** **CHICAGO, IL 60623-2617**	07/23/2024	$370,000	$106	3480	//	1913	2,900 SF	
		APN: 16-23-303-036 Document #: 2420527131 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 165 Subdivision: DOWNINGS SUBDIVISION Sec/Twnship/Range: SW4 S23T39NR13E 3PM Abbreviated Description: Lot:165 Subdivision:DOWNINGS SUBDIVISION Sec/Twnship/Range:SW4 S23T39NR13E 3PM								
7	.19Mi.	**4128 W 21ST ST** **CHICAGO, IL 60623-2833**	07/22/2024	$135,000	$73	1838	//	1908	2,250 SF	
		APN: 16-22-419-031 Document #: 2420420276 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 31 Block: 6 Subdivision: T P PHILLIPS EQUITABLE LAND ASSOCIATION ADDITION Sec/Twnship/Range: S22T39NR13E 3PM Abbreviated Description: Block:6 Subdivision:T P PHILLIPS EQUITABLE LAND ASSOCIATION ADDITION Sec/Twnship/Range:S22T39NR13E 3PM Abbreviated Description:PORTION LOT31 City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO								
8	.45Mi.	**1614 S KARLOV AVE** **CHICAGO, IL 60623-2717**	07/02/2024	$430,000	$132	3236	//	1974	6,300 SF	
		APN: 16-22-405-046 Document #: 2418414771 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 12&13 Block: 3 Subdivision: REYELS & LOEFFLERS ADDITION TO CHICAGO Sec/Twnship/Range: SE4 S22T39NR13E 3PM Abbreviated Description: Lot:12&13 Block:3 Subdivision:REYELS & LOEFFLERS ADDITION TO CHICAGO Sec/Twnship/Range:SE4 S22T39NR13E 3PM								
9	.45Mi.	**1621 S HARDING AVE** **CHICAGO, IL 60623-2439**	07/01/2024	$356,000	$176	2016	//	1908	4,644 SF	
		APN: 16-23-301-011 Document #: 2418314789 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 46&47 Block: 2 Subdivision: MOORES SUBDIVISION Sec/Twnship/Range: SW4 S23T39NR13E 3PM Abbreviated Description: Lot:46&47 Block:2 Subdivision:MOORES SUBDIVISION Sec/Twnship/Range:SW4 S23T39NR13E 3PM Abbreviated Description:PORTION LOT47								
10	.43Mi.	**1920 S LAWNDALE AVE** **CHICAGO, IL 60623-4386**	07/01/2024	$200,000	$67	2946	//	1908	3,125 SF	
		APN: 16-23-322-021 Document #: 2418314538 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 84 Subdivision: LANSINGS ADDITION Sec/Twnship/Range: SW4 S23T39NR13E 3PM Abbreviated Description: Lot:84 Subdivision:LANSINGS ADDITION Sec/Twnship/Range:SW4 S23T39NR13E 3PM City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO								
11	.57Mi.	**1604 S RIDGEWAY AVE** **CHICAGO, IL 60623-2544**	06/26/2024	$435,000	$118	3682	//	1903	3,136 SF	
		APN: 16-23-304-022 Document #: 2417802013 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 2&3 Subdivision: DOWNINGS SUBDIVISION Sec/Twnship/Range: SW4 S23T39NR13E 3PM Abbreviated Description: Subdivision:DOWNINGS SUBDIVISION Sec/Twnship/Range:SW4 S23T39NR13E 3PM Abbreviated Description:PORTION LOT2&3								
12	.47Mi.	**1827 S RIDGEWAY AVE** **CHICAGO, IL 60623-2559**	06/24/2024	$390,000	$184	2112	//	1898	3,000 SF	
		APN: 16-23-313-010 Document #: 2417607048 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 37 Subdivision: LANSINGHS ADDITIOIN Sec/Twnship/Range: SW4 S23T39NR13E 3PM Abbreviated Description: Lot:37 Subdivision:LANSINGHS ADDITIOIN Sec/Twnship/Range:SW4 S23T39NR13E 3PM City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO								

13	.51Mi.	**4235 W 25TH ST** **CHICAGO, IL 60623-3638**	06/21/2024	$395,000	$219	1800	//	1906	3,905 SF
	APN: 16-27-227-001 Document #: 2417323344 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 3 Block: 16 Subdivision: CRAWFORDS SUBDIVISION Sec/Twnship/Range: NE4 S27T39NR13E 3PM Abbreviated Description: Block:16 Subdivision:CRAWFORDS SUBDIVISION Sec/Twnship/Range:NE4 S27T39NR13E 3PM Abbreviated Description:PORTION LOT3								
14	.54Mi.	**1537 S HARDING AVE** **CHICAGO, IL 60623-2046**	06/18/2024	$500,000	$147	3381	//	1902	3,125 SF
	APN: 16-23-123-014 Document #: 2417024193 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 33 Block: 6 Subdivision: DOUGLAS PARK BOULEVARD BOHEMIAN LAND ASSOCIATION Sec/Twnship/Range: NW4 S23T39NR13E 3PM Abbreviated Description: Lot:33 Block:6 Subdivision:DOUGLAS PARK BOULEVARD BOHEMIAN LAND ASSOCIATION Sec/Twnship/Range:NW4 S23T39NR13E 3PM								
15	.24Mi.	**4132 W CULLERTON ST** **CHICAGO, IL 60623-2713**	06/13/2024	$325,000	$145	2240	//	1908	3,750 SF
	APN: 16-22-416-011 Document #: 2416518116 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal:								

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.	**4018 W CERMAK RD**	**03/27/2013**	$219,990	$21,999	2,532		1907	3,750 SF	
.01Mi.	**4016 W CERMAK RD**	**04/02/2007**	$36,710	$3,671				3,125 SF	
.01Mi.	**4022 W CERMAK RD**		$84,990	$8,499	2,484		1909	3,750 SF	
.01Mi.	**4012 W CERMAK RD**	**10/09/2001**	$99,990	$9,999	2,862		1904	3,125 SF	
.01Mi.	**4024 W CERMAK RD**		$99,990	$9,999	3,006		1912	3,750 SF	
.02Mi.	**4026 W CERMAK RD**		$89,990	$8,999	2,194		1910	3,750 SF	
.02Mi.	**4030 W CERMAK RD**	**03/18/2003**	$89,990	$8,999	2,194		1910	3,750 SF	
.02Mi.	**4006 W CERMAK RD**	**08/11/2006**	$265,992	$66,498			1969	15,543 SF	
.03Mi.	**4017 W 21ST PL**	**03/31/2006**	$139,990	$13,999	1,648	/3/1	1998	4,687 SF	
.03Mi.	**4021 W 21ST PL**		$94,970	$9,497	2,880		1904	4,687 SF	
.03Mi.	**4015 W 21ST PL**							3,125 SF	
.03Mi.	**4032 W CERMAK RD**		$79,980	$7,998	2,194		1910	3,750 SF	
.03Mi.	**2142 S PULASKI RD**								
.03Mi.	**4025 W 21ST PL**		$79,980	$7,998	2,856		1898	4,687 SF	
.03Mi.	**2140 S PULASKI RD**								
.03Mi.	**4029 W 21ST PL**	**03/13/2013**	$100,000	$10,000	4,572		1900	4,687 SF	

Rent vs. Own

Households Occupied by Renters:	58%	Households Occupied by Owners:	30%

Demographics & Income

Median Age:	33.9 years old	Households:	26,092
Median Household Income:	$38,364	Households w/Family:	68%
Household Income Per Capita:	$17,286	Households w/Family Married:	33%
Most Common Education Level:	Some High School	Households w/Family Children:	36%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade

0.56Mi. **Corkery Elementary School** Number of Students: 421 Student-Teacher Ratio: NA		D	Public	KG - 8
1.27Mi. **Infinity Math, Science and Technology High School** Number of Students: 472 Student-Teacher Ratio: NA		C+	Public	9 - 12

Flood Report

The Subject Property of **4018 W CERMAK RD, CHICAGO, IL 60623-2835** 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	103%	SIMILAR
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	81%	LOWER
AGGRAVATED ASSAULT	83%	LOWER
FORCIBLE RAPE	73%	NOTABLY LOWER
MURDER	106%	SIMILAR
OVERALL	111%	HIGHER

Disaster Alerts

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

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