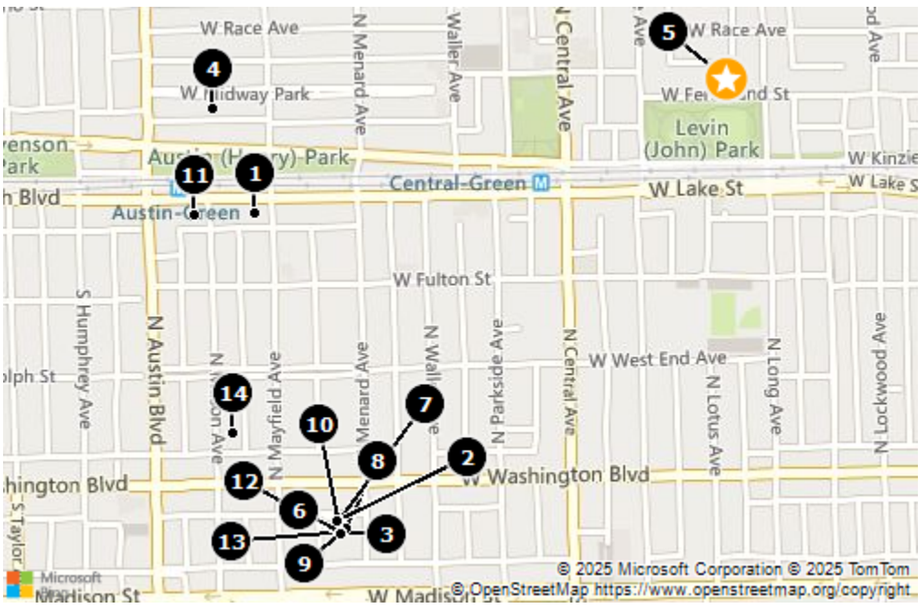
ICE SiteX Report

OrderID: 96092481

SiteX Property Information Report



Subject Property Location

5424 W FERDINAND ST, CHICAGO, IL 60644-1984

County:	**COOK IL**	Census Tract:	170312515.004013
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	16-09-118-040-1023	Thomas Bros Pg-Grid:	

Valuation

Value:	**$75,000**	FSD:	33
Value Range:	$50,250 - $99,750	Confidence Score:	67

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	77001
Assd Land Value:	$649	Market Land Value:	$6,490	Tax Year:	2023
Assd Improvement:	$3,273	Market Improvment Value:	$32,730	Total Taxable Value:	
Total Assessed Value:	$3,922	Total Assessor Market Value:	$39,220	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

District: 77 Sec/Twnship/Range: SEC 09 TWN 39N RNG 13E
City/Muni/Twp: WEST CHICAGO

Property Characteristics

Lot Size:	15,799 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:	1968	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/02/2013	Sales Price:	$146,723
Document #:	1321415012 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/26/2012	Sales Price:	$146,723
Document #:	1236108302 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/30/2009	Sales Price:	$108,000
Document #:	0903013057 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/15/2009	Loan Amount:	N/A
Document #:	0901542074 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2039	Type Finance:	
Legal Description:			

Lot: 13&14 Block: 2 Subdivision: LYMAN BRIDGE ADDITION TO CHICAGO Legal Unit: 424 Sec/Twnship/Range: W2NW4 S09T39NR13E 3P

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Prior Transfer

Recording Date:	08/07/2007	Sales Price:	$93,100
Document #:	0721957030 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/18/2007	Sales Price:	N/A
Document #:	0716908049 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 77 Sec/Twnship/Range: SEC 09 TWN 39N RNG 13E
City/Muni/Twp: WEST CHICAGO

Prior Transfer

Recording Date:	06/18/2007	Sales Price:	N/A
Document #:	0716908049 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/07/2007		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 13&14 Block: 2 Subdivision: LYMAN BRIDGE ADDITION TO CHICAGO Legal Unit: 424 Sec/Twnship/Range: W2NW4 S09T39NR13E 3P
Abbreviated Description: THE MERRICK PARK CONDO APARTMENTS CONDO RESUB LOTS1-3 BLK6 MERRICK SUB

Prior Transfer

Recording Date:	04/18/2006	Sales Price:	$98,000
Document #:	0610842084 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/03/2006		
Document Type:	Warranty Deed		

Legal Description:
Lot: 13&14 Block: 2 Subdivision: LYMAN BRIDGE ADDITION TO CHICAGO Legal Unit: 424 Sec/Twnship/Range: W2NW4 S09T39NR13E 3P
Abbreviated Description: MERRICK PARK CONDO APARTMENTS CONDO E40 FT LOT13 RESUB LOTS1-3 BLK6 MERRICKS SUB

Prior Transfer

Recording Date:	12/23/2004	Sales Price:	$89,000
Document #:	0435835047 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/12/2004		
Document Type:	Warranty Deed		

Legal Description:
Lot: 13&14 Block: 2 Subdivision: LYMAN BRIDGE ADDITION TO CHICAGO Legal Unit: 423 Sec/Twnship/Range: W2NW4 S09T39NR13E 3P
Abbreviated Description: MERRICK PARK CONDO APARTMENTS CONDO E40 FT LOT13 BLK2 LOTS1-3 MERRICKS SUB

Area Sales Analysis

Total Area Sales	$1,786,000	Median # of Bedrooms	
Median Lot Size	26,012 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	1927
Price Range - 2 Yrs	$60,000 to $195,000	Age Range	20 years to 119 years
Median Value	$125,000	Median Age	98 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.59Mi.	**5905 W CORCORAN PL** **CHICAGO, IL 60644-1871**	09/30/2025	$150,500			//	2005	7,500 SF	
2	.72Mi.	**50 N MENARD AVE B-1** **CHICAGO, IL 60644-3893**	03/20/2025	$140,000			//	1927	26,012 SF	
3	.72Mi.	**46 N MENARD AVE A-3** **CHICAGO, IL 60644-3855**	03/11/2025	$112,500			//	1927	26,012 SF	
4	.62Mi.	**5931 W MIDWAY PARK** **CHICAGO, IL 60644-2072**	02/18/2025	$167,000			//	1906	6,150 SF	
5	0Mi.	**5424 W FERDINAND ST** **CHICAGO, IL 60644-2032**	02/03/2025	$60,000			//	1968	15,799 SF	

1 .59Mi. **5905 W CORCORAN PL** **CHICAGO, IL 60644-1871** 09/30/2025 $150,500 // 2005 7,500 SF
APN: 16-08-401-030-1005 Document #: 2527329124
Document Type: Warranty Deed Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 2 Block: 16 Subdivision: AUSTINS SECOND ADDITION Legal Unit: 3E MapRef: DOC 0711022034 Sec/Twnship/Range: W2SE4 S08T39NR13E 3PM Abbreviated Description: Lot:2 Block:16 Subdivision:AUSTINS SECOND ADDITION Legal Unit:3E Map Ref:DOC 0711022034Sec/Twnship/Range:W2SE4 S08T39NR13E 3PM Abbreviated Description:CONDO NAME: THE 5905 WEST CORCORN CONDOMINIUMS

2 .72Mi. **50 N MENARD AVE B-1** **CHICAGO, IL 60644-3893** 03/20/2025 $140,000 // 1927 26,012 SF
APN: 16-08-420-057-1046 Document #: 2507918069
Document Type: Warranty Deed Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 150-153 Subdivision: PRAIRIE AVENUE ADDITION TO AUSTIN Legal Unit: 50-B1 MapRef: DOC 0536245136 Sec/Twnship/Range: SE4 S08T39NR13E 3PM Abbreviated Description: Subdivision:PRAIRIE AVENUE ADDITION TO AUSTIN Legal Unit:50-B1 Map Ref:DOC 0536245136Sec/Twnship/Range:SE4 S08T39NR13E 3PM Abbreviated Description:PORTION LOTS150-153; CONDO NAME: WESTMINSTER CONDOMINIUM

3 .72Mi. **46 N MENARD AVE A-3** **CHICAGO, IL 60644-3855** 03/11/2025 $112,500 // 1927 26,012 SF
APN: 16-08-420-057-1038 Document #: 2507020190
Document Type: Warranty Deed Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE WESTMINSTER CONDOMINIUM Legal Unit: 46A-3 Abbreviated Description: Subdivision:THE WESTMINSTER CONDOMINIUM Legal Unit:46A-3

4 .62Mi. **5931 W MIDWAY PARK** **CHICAGO, IL 60644-2072** 02/18/2025 $167,000 // 1906 6,150 SF
APN: 16-08-224-020-1004 Document #: 2504924088
Document Type: Warranty Deed Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 63 Subdivision: HARMONS SUBDIVISION Legal Unit: 2W MapRef: DOC 00375487 Sec/Twnship/Range: S08T39NR13E 3PM Abbreviated Description: Lot:63 Subdivision:HARMONS SUBDIVISION Legal Unit:2W Map Ref:DOC 00375487Sec/Twnship/Range:S08T39NR13E 3PM Abbreviated Description:CONDO NAME: THE MIDWAY PARK TERRACE CONDOMINIUM

5 0Mi. **5424 W FERDINAND ST** **CHICAGO, IL 60644-2032** 02/03/2025 $60,000 // 1968 15,799 SF
APN: 16-09-118-040-1020 Document #: 2503423110
Document Type: Warranty Deed Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 13&14 Block: 2 Subdivision: LYMAN BRIDGE ADDITION Legal Unit: 421 MapRef: DOC 011118025 Sec/Twnship/Range: NW4 S09T39NR13E 3PM Abbreviated Description: Lot:13&14 Block:2 Subdivision:LYMAN BRIDGE ADDITION Legal Unit:421 Map Ref:DOC 011118025Sec/Twnship/Range:NW4 S09T39NR13E 3PM Abbreviated Description:PORTION LOT13; CONDO NAME: THE MERRICK PARK CONDOMINIUM APARTMENTS CONDOMINIUM City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO

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6	.72Mi.	**36 N MENARD AVE A-2** **CHICAGO, IL 60644-3832**	11/19/2024	$169,000	//	1927	26,012 SF

APN: 16-08-420-057-1002 Document #: 2432427384
Document Type: Warranty Deed Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 150-153 Subdivision: PRAIRIE AVENUE ADDITION Legal Unit: 36-A-2 MapRef: DOC 0536245135 Sec/Twnship/Range: SE4 S08T39NR13E 3PM Abbreviated Description: Lot:150-153 Subdivision:PRAIRIE AVENUE ADDITION Legal Unit:36-A-2 Map Ref:DOC 0536245135Sec/Twnship/Range:SE4 S08T39NR13E 3PM

7	.72Mi.	**44 N MENARD AVE B-1** **CHICAGO, IL 60644-3889**	09/12/2024	$117,000	//	1927	26,012 SF

APN: 16-08-420-057-1035 Document #: 2425624776
Document Type: Warranty Deed Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 150-153 Subdivision: PRAIRIE AVENUE ADDITION Legal Unit: 44 B-1 MapRef: DOC 0536245135 Sec/Twnship/Range: SE4 S08T39NR13E 3PM Abbreviated Description: Lot:150-153 Subdivision:PRAIRIE AVENUE ADDITION Legal Unit:44 B-1 Map Ref:DOC 0536245135Sec/Twnship/Range:SE4 S08T39NR13E 3PM Abbreviated Description:CONDO NAME: WESTMINSTER CONDOMINIUM; POR LOTS150&153

8	.72Mi.	**40 N MENARD AVE** **CHICAGO, IL 60644-3850**	08/09/2024	$105,000	//	1927	26,012 SF

APN: 16-08-420-057-1027 Document #: 2422202004
Document Type: Warranty Deed Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 150-153 Subdivision: PRAIRIE AVENUE ADDITION TO AUSTIN Legal Unit: 40 B-2 MapRef: DOC 0536245135 Sec/Twnship/Range: SE4 S08T39NR13E 3PM Abbreviated Description: Lot:150-153 Subdivision:PRAIRIE AVENUE ADDITION TO AUSTIN Legal Unit:40 B-2 Map Ref:DOC 0536245135Sec/Twnship/Range:SE4 S08T39NR13E 3PM Abbreviated Description:PORTION LOTS150&153; CONDO NAME: WESTMINSTER CONDOMINIUM

9	.72Mi.	**42 N MENARD AVE** **CHICAGO, IL 60644-3851**	08/07/2024	$105,000	//	1927	26,012 SF

APN: 16-08-420-057-1031 Document #: 2422020317
Document Type: Warranty Deed Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 150-153 Subdivision: PRAIRIE AVENUE ADDITION Legal Unit: A-3 MapRef: DOC 0536245136 Sec/Twnship/Range: SE4 S08T39NR13E 3PM Abbreviated Description: Lot:150-153 Subdivision:PRAIRIE AVENUE ADDITION Legal Unit:A-3 Map Ref:DOC 0536245136Sec/Twnship/Range:SE4 S08T39NR13E 3PM Abbreviated Description:CONDO NAME: WESTMINSTER CONDOMINIUM; POR LOTS150&153 City/Muni/Twp:AUSTIN City/Muni/Twp: AUSTIN

10	.72Mi.	**36 N MENARD AVE** **CHICAGO, IL 60644-2981**	08/07/2024	$125,000	//	1927	26,012 SF

APN: 16-08-420-057-1003 Document #: 2422014462
Document Type: Warranty Deed Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 150-152 Subdivision: PRAIRIE AVENUE ADDITION Legal Unit: 36B-1 MapRef: DOC 0536245135 Sec/Twnship/Range: SE4 S08T39NR13E 3PM Abbreviated Description: Subdivision:PRAIRIE AVENUE ADDITION Legal Unit:36B-1 Map Ref:DOC 0536245135Sec/Twnship/Range:SE4 S08T39NR13E 3PM Abbreviated Description:PORTION LOTS150-152; CONDO NAME: MELLENIUM CENTRE SUBDIVISION

11	.66Mi.	**5945 W CORCORAN PL** **CHICAGO, IL 60644-1994**	08/06/2024	$195,000	//	2004	5,013 SF

APN: 16-08-400-021-1001 Document #: 2421924133
Document Type: Special Warranty Deed Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1&2 Block: 2 Subdivision: AUSTINS SECOND ADDITION Legal Unit: 1 MapRef: DOC 0627131082 Sec/Twnship/Range: W2SE4 S08T39NR13E 3PM Abbreviated Description: Lot:1&2 Block:2 Subdivision:AUSTINS SECOND ADDITION Legal Unit:1 Map Ref:DOC 0627131082Sec/Twnship/Range:W2SE4 S08T39NR13E 3PM

12	.72Mi.	**46 N MENARD AVE** **CHICAGO, IL 60644-3865**	08/02/2024	$125,000	//	1927	26,012 SF

APN: 16-08-420-057-1051 Document #: 2421520235
Document Type: Warranty Deed Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 151-153 Legal Unit: B-G Sec/Twnship/Range: SE4 S08T39NR13E 3PM Abbreviated Description: Lot:151-153 Legal Unit:B-G Sec/Twnship/Range:SE4 S08T39NR13E 3PM Abbreviated Description:CONDO NAME: THE WESTMINSTER CONDOMINIUM

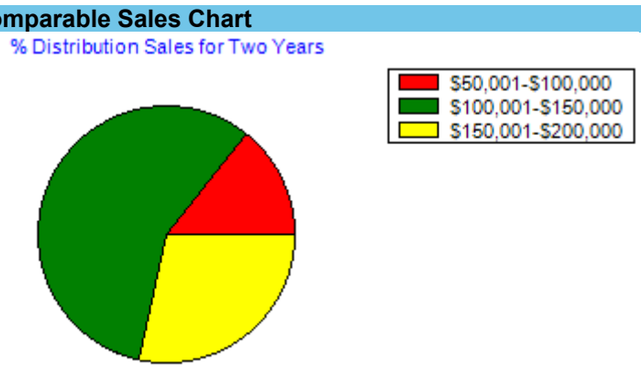
13	.72Mi.	**50 N MENARD AVE** **CHICAGO, IL 60644-4675**	08/02/2024	$135,000	//	1927	26,012 SF

APN: 16-08-420-057-1049 Document #: 2421502312
Document Type: Warranty Deed Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 150-153 Subdivision: PRAIRIE AVENUE ADDITION Legal Unit: B-G MapRef: DOC 0536245135 Sec/Twnship/Range: SE4 S08T39NR13E 3PM Abbreviated Description: Subdivision:PRAIRIE AVENUE ADDITION Legal Unit:B-G Map Ref:DOC 0536245135Sec/Twnship/Range:SE4 S08T39NR13E 3PM Abbreviated Description:PORTION LOTS150-153 City/Muni/Twp:AUSTIN City/Muni/Twp: AUSTIN

14	.73Mi.	**131 N MASON AVE** **CHICAGO, IL 60644-2806**	08/01/2024	$80,000	//	1967	22,650 SF

APN: 16-08-413-022-1020 Document #: 2421420326
Document Type: Warranty Deed Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 33-35 Subdivision: PRAIRIE AVENUE ADDITION TO AUSTIN Legal Unit: 304 MapRef: DOC 19744785 Sec/Twnship/Range: SE4 S08T39NR13E 3PM Abbreviated Description: Lot:33-35 Subdivision:PRAIRIE AVENUE ADDITION TO AUSTIN Legal Unit:304 Map Ref:DOC 19744785Sec/Twnship/Range:SE4 S08T39NR13E 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.

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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.	**5424 W FERDINAND ST**	**06/18/2007**	$39,220	$3,922			1968	15,799 SF	
0Mi.	**5424 W FERDINAND ST**	**12/22/2003**	$39,220	$3,922			1968	15,799 SF	
0Mi.	**5424 W FERDINAND ST**		$34,310	$3,431			1968	15,799 SF	
0Mi.	**5424 W FERDINAND ST**		$39,260	$3,926			1968	15,799 SF	
0Mi.	**5424 W FERDINAND ST**	**12/09/2004**	$39,280	$3,928			1968	15,799 SF	
0Mi.	**5424 W FERDINAND ST**	**11/18/2013**	$39,220	$3,922			1968	15,799 SF	
0Mi.	**5424 W FERDINAND ST**		$24,430	$2,443			1968	15,799 SF	
0Mi.	**5424 W FERDINAND ST**	**12/03/2014**	$39,220	$3,922			1968	15,799 SF	
0Mi.	**5424 W FERDINAND ST**		$39,280	$3,928			1968	15,799 SF	
0Mi.	**5424 W FERDINAND ST**	**02/21/2003**	$24,430	$2,443			1968	15,799 SF	
0Mi.	**5424 W FERDINAND ST**	**12/27/2004**	$39,220	$3,922			1968	15,799 SF	
0Mi.	**5424 W FERDINAND ST**		$39,280	$3,928			1968	15,799 SF	
0Mi.	**5424 W FERDINAND ST**		$24,460	$2,446			1968	15,799 SF	
0Mi.	**5424 W FERDINAND ST**		$39,220	$3,922			1968	15,799 SF	
0Mi.	**5424 W FERDINAND ST**		$39,280	$3,928			1968	15,799 SF	
0Mi.	**5424 W FERDINAND ST**		$24,430	$2,443			1968	15,799 SF	

Rent vs. Own

Households Occupied by Renters:	63%	Households Occupied by Owners:	26%

Demographics & Income

Median Age:	37.2 years old	Households:	16,826
Median Household Income:	$37,418	Households w/Family:	59%
Household Income Per Capita:	$21,544	Households w/Family Married:	18%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

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
0.32Mi.	**Howe Elementary School**	C-	Public	PK - 8
Number of Students: 388				
Student-Teacher Ratio: NA				
1.82Mi.	**Orr Academy High School**	F	Public	9 - 12
Number of Students: 441				
Student-Teacher Ratio: NA				

Flood Report

The Subject Property of **5424 W FERDINAND ST, CHICAGO, IL 60644-1984** 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	117%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	68%	NOTABLY LOWER
AGGRAVATED ASSAULT	124%	HIGHER
FORCIBLE RAPE	91%	LOWER
MURDER	118%	HIGHER
OVERALL	146%	NOTABLY HIGHER

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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Data deemed reliable, but not guaranteed.

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