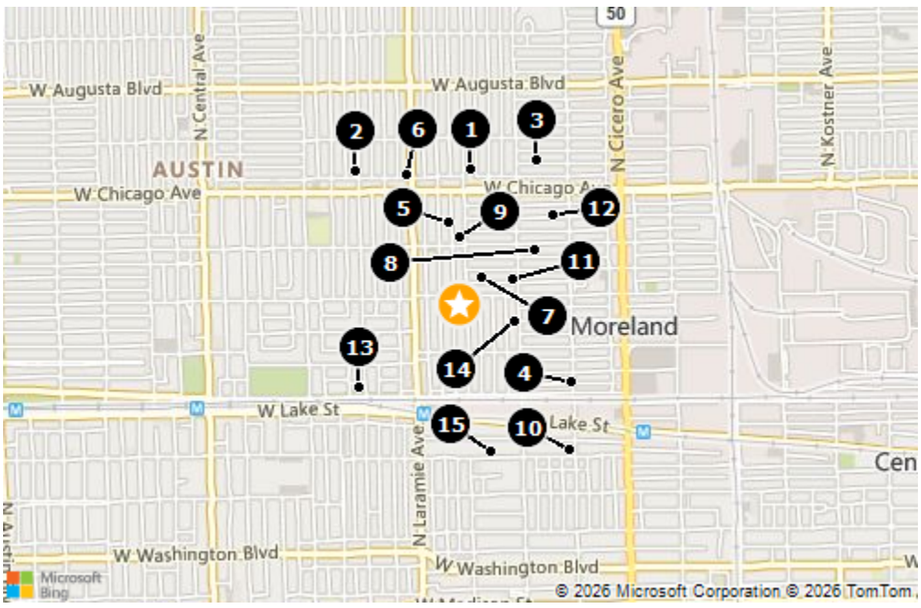
ICE SiteX Report

OrderID: 96686951

SiteX Property Information Report



Subject Property Location

554 N LECLAIRE AVE, CHICAGO, IL 60644-1648

County:	**COOK IL**	Census Tract:	170312516.003008
Property Use:	Apartments (generic)	Zoning:	
Parcel Number:	16-09-217-024	Thomas Bros Pg-Grid:	

Valuation

Value:	**$370,000**	FSD:	45	Common Confidence Score:	15
Value Range:	$203,500 - $536,500	ICE Confidence Score:	55		

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	77001
Assd Land Value:	$4,488	Market Land Value:	$44,880	Tax Year:	2023
Assd Improvement:	$14,511	Market Improvment Value:	$145,110	Total Taxable Value:	$4,009
Total Assessed Value:	$18,999	Total Assessor Market Value:	$189,990	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 77 Subdivision: HURFORDS SUB Sec/Twnship/Range: SEC 09 TWN 39N RNG 13E
Abbreviated Description: (HURFORDS) SUB OF S 6ACS N 22ACS WH WH NE SEC 09-39-13
City/Muni/Twp: WEST CHICAGO

Property Characteristics

Lot Size:	4,725 SF	Bedrooms:		Pool:	
Building Area:	2472 SF	Baths:		Fireplace:	
Year Built:	1908	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:	2	Garage Type:	Detached	Heating:	
Number of Stories:	2+AB	Number of Cars:	2	A/C:	
Style:		Basement:	Unfinished	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/01/2024	Loan Amount:	N/A
Document #:	2403213146 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2064	Type Finance:	

Legal Description:
Lot: 12&13 Subdivision: HURFORDS SUBDIVISION Sec/Twnship/Range: W2NE4 S09T39NR13E 3PM
Abbreviated Description: PORTION LOT12

Prior Transfer

Recording Date:	06/23/2022	Sales Price:	$357,259
Document #:	2217442275 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/06/2021	Sales Price:	$330,000
Document #:	2112628239 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/12/2021		
Document Type:			

Legal Description:
Lot: 12&13 Subdivision: HURFORDS SUBDIVISION Sec/Twnship/Range: W2W2NE4 S09T39NR13E 3PM
Abbreviated Description: SOUTH2 LOT12
City/Muni/Twp: OAK PARK

ICE SiteX Report

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Prior Transfer

Recording Date:	02/05/2014	Sales Price:	N/A
Document #:	2112628239 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 77 Subdivision: HURFORDS SUB Sec/Twnship/Range: SEC 09 TWN 39N RNG 13E
Abbreviated Description: (HURFORDS) SUB OF S 6ACS N 22ACS WH WH NE SEC 09-39-13
City/Muni/Twp: WEST CHICAGO

Prior Transfer

Recording Date:	02/05/2014	Sales Price:	N/A
Document #:	1403656092 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/27/2014		
Document Type:			

Legal Description:
Lot: 12&13 Subdivision: HURFORS SUBDIVISION
Abbreviated Description: STR: S06 AC N22 AC W2W2NE4 S09T39NR13E 3PM

Prior Transfer

Recording Date:	12/04/2013	Sales Price:	$49,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/04/2013	Sales Price:	$49,000
Document #:	1333833001 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/28/2013		
Document Type:			

Legal Description:
Lot: 12&13 Subdivision: HURFORDS SUBDIVISION
Abbreviated Description: STR: S6 AC N22 AC W2W2NE4 S09T39NR13E 3PM

Prior Transfer

Recording Date:	04/11/2013	Sales Price:	$288,000
Document #:	1310113019 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/15/2009	Sales Price:	$54,000
Document #:	0928819018 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/08/2007	Sales Price:	$65,000
Document #:	0706749020 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/08/2006	Sales Price:	N/A
Document #:	0634202218 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/08/2006	Loan Amount:	N/A
Document #:	0634202217 BK-PG -	Loan Type:	Commercial
TD Due Date:	11/09/2021	Type Finance:	

Legal Description:
Lot: 12&13 Subdivision: HURFORDS SUBDIVISION
Abbreviated Description: S2 LOT12 S6 AC N22 AC W2 W2 NE4 SEC09 TWP39N RNG13E 3P

Mortgage Record

Recording Date:	12/08/2006	Loan Amount:	N/A
Document #:	0634202216 BK-PG -	Loan Type:	Commercial
TD Due Date:	12/01/2036	Type Finance:	

Legal Description:
Lot: 12&13 Subdivision: HURFORDS SUBDIVISION
Abbreviated Description: S2 LOT12 S6 AC N22 AC W2 W2 NE4 SEC09 TWP39N RNG13E 3P

Prior Transfer

Recording Date:	12/05/2006	Sales Price:	N/A
Document #:	0633909192 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/23/2005	Loan Amount:	N/A
Document #:	0517420107 BK-PG -	Loan Type:	Commercial
TD Due Date:	06/01/2020	Type Finance:	

Legal Description:
Lot: 12&13 Subdivision: HURFORDS SUBDIVISION
Abbreviated Description: S2 LOT12 S6 AC N22 AC W2 W2 NE4 SEC09 TWP39N RNG13E 3P

ICE SiteX Report

OrderID: 96686951

Prior Transfer

Recording Date:	06/23/2005	Sales Price:	$335,000
Document #:	0517420105 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/13/2005		
Document Type:			

Legal Description:
Lot: 12&13 Subdivision: HURFORDS SUBDIVISION
Abbreviated Description: S2 LOT12 S6 AC N22 AC W2 W2 NE4 SEC09 TWP39N RNG13E 3P

Mortgage Record

Recording Date:	07/15/2004	Loan Amount:	N/A
Document #:	0419726179 BK-PG -	Loan Type:	Commercial
TD Due Date:	08/01/2034	Type Finance:	

Legal Description:
Lot: 12&13 Subdivision: HURFORDS SUBDIVISION
Abbreviated Description: S2 LOT12 S6 AC N22 AC W2 W2 NE4 SEC09 TWP39N RNG13E 3P

Mortgage Record

Recording Date:	12/21/2000	Loan Amount:	N/A
Document #:	0001001804 BK-PG -	Loan Type:	Commercial
TD Due Date:	01/01/2031	Type Finance:	ADJ

Legal Description:
Lot: 12&13 Subdivision: HURFORDS SUBDIVISION
Abbreviated Description: SOUTH2 LOT12 & ALL LOT13 S6 AC N22 AC W2 W2 NE4 SEC09 TWP39N RNG13E 3P

Prior Transfer

Recording Date:	03/21/2000	Sales Price:	N/A
Document #:	00197223 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/14/2000		
Document Type:			

Legal Description:
Lot: 12&13 Subdivision: HURFORDS SUBDIVISION
Abbreviated Description: SOUTH2 LOT12 S6 AC N22 AC W2 W2 NE4 SEC09 TWP39N RNG13E 3P

Prior Transfer

Recording Date:	03/18/1998	Sales Price:	N/A
Document #:	98212307 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/04/1998		
Document Type:			

Legal Description:
Lot: 12&13 Subdivision: HURFORDS SUBDIVISION Sec/Twnship/Range: W2W2NE4 S09T39NR13E 3P
Abbreviated Description: SOUTH2 LOT12 S6 AC N22 AC SEC09

Area Sales Analysis

Total Area Sales	$4,456,000	Median # of Bedrooms	
Median Lot Size	3,660 SF	Median # of Baths	
Median Living Area	2,280 SF	Median Year Built	1903
Price Range - 2 Yrs	$100,000 to $529,000	Age Range	110 years to 148 years
Median Value	$270,000	Median Age	123 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**825 N LECLAIRE AVE** **CHICAGO, IL 60651-3015**	01/21/2026	$315,500	$142	2208	//	1906	5,040 SF	
		APN: 16-04-425-011 Document #: 2602111087 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 12-14 Block: 3 Subdivision: GLOVERS SUBDIVISION Sec/Twnship/Range: E2SW4SE4 S04T39NR13E 3PM Abbreviated Description: Lot:12-14 Block:3 Subdivision:GLOVERS SUBDIVISION Sec/Twnship/Range:E2SW4SE4 S04T39NR13E 3PM								
2	.41Mi.	**822 N LOCKWOOD AVE** **CHICAGO, IL 60651-2801**	01/07/2026	$435,000	$220	1970	//	1903	4,020 SF	
		APN: 16-04-329-023 Document #: 2600716062 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 7&8 Block: 4 Abbreviated Description: Abbreviated Description:PORTION LOTS7&8; STR: W2SE4SW4&SW4SW4 S04T39NR13E 3PM								
3	.4Mi.	**4938 W RICE ST** **CHICAGO, IL 60651-3151**	11/04/2025	$529,000	$213	2474	//	1912	3,600 SF	
		APN: 16-04-427-027 Document #: 2530802086 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 34 Subdivision: HALEY OCONNOR AND COMPANYS CHICAGO AVENUE ADDITION Sec/Twnship/Range: SE4 S04T39NR13E 3PM Abbreviated Description: Lot:34 Subdivision:HALEY OCONNOR AND COMPANYS CHICAGO AVENUE ADDITION Sec/Twnship/Range:SE4 S04T39NR13E 3PM								
4	.32Mi.	**4903 W HUBBARD ST** **CHICAGO, IL 60644-2018**	10/08/2025	$510,000	$168	3032	//	1893	2,950 SF	
		APN: 16-09-230-022 Document #: 2528130041 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 2 Block: 7 Subdivision: CRAFTS SUBDIVISION Sec/Twnship/Range: SE4NE4 S09T39NR13E 3PM Abbreviated Description: Lot:2 Block:7 Subdivision:CRAFTS SUBDIVISION Sec/Twnship/Range:SE4NE4 S09T39NR13E 3PM								
5	.21Mi.	**731 N LEAMINGTON AVE** **CHICAGO, IL 60644-1229**	09/12/2025	$360,000	$155	2316	//	1903	3,150 SF	
		APN: 16-09-201-047 Document #: 2525522000 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 38 Block: 1 Sec/Twnship/Range: W2W2NE4 S09T39NR13E 3PM Abbreviated Description: Lot:38 Block:1 Sec/Twnship/Range:W2W2NE4 S09T39NR13E 3PM								
6	.35Mi.	**820 N LARAMIE AVE** **CHICAGO, IL 60651-2909**	09/11/2025	$210,000	$92	2280	//	1893	4,725 SF	
		APN: 16-04-331-029 Document #: 2525423147								

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Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 15&16 Block: 4 Sec/Twnship/Range: E2SE4SW4 S04T39NR13E 3PM Abbreviated Description: Lot:15&16 Block:4 Sec/Twnship/Range:E2SE4SW4 S04T39NR13E 3PM Abbreviated Description:PORTION LOT15

7	.08Mi.	**5045 W ERIE ST** **CHICAGO, IL 60644-1608**	08/21/2025	$194,000	$72	2674	//	1910	3,965 SF

APN: 16-09-213-005 Document #: 2523322173
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 115 Sec/Twnship/Range: N2E2W2NE4 S09T39NR13E 3PM Abbreviated Description: Lot:115 Sec/Twnship/Range:N2E2W2NE4 S09T39NR13E 3PM

8	.21Mi.	**4947 W HURON ST** **CHICAGO, IL 60644-1334**	08/20/2025	$270,000	$118	2280	//	1908	3,751 SF

APN: 16-09-211-005 Document #: 2523219039
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 18-20 Block: 10 Subdivision: GEORGE C CAMPBELLS SUBDIVISION Abbreviated Description: Lot:18-20 Block:10 Subdivision:GEORGE C CAMPBELLS SUBDIVISION Abbreviated Description:STR: NE4NE4 S09&S2SE4NE4 S04 T39NR13E 3PM; POR LOTS18&20

9	.17Mi.	**710 N LECLAIRE AVE** **CHICAGO, IL 60644-1209**	07/22/2025	$300,000	$152	1968	//	1913	3,150 SF

APN: 16-09-201-041 Document #: 2520302106
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 21 Block: 1 Sec/Twnship/Range: W2W2NE4 S09T39NR13E 3PM Abbreviated Description: Lot:21 Block:1 Sec/Twnship/Range:W2W2NE4 S09T39NR13E 3PM

10	.43Mi.	**4904 W FULTON ST** **CHICAGO, IL 60644-2531**	07/17/2025	$525,000	$209	2502	//	1898	4,410 SF

APN: 16-09-404-040 Document #: 2519820214
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 45&46 Block: 3 Subdivision: DERBYS SUBDIVISION Sec/Twnship/Range: E2SE4 S09T39NR13E 3PM Abbreviated Description: Block:3 Subdivision:DERBYS SUBDIVISION Sec/Twnship/Range:E2SE4 S09T39NR13E 3PM Abbreviated Description:PORTION LOTS45&46

11	.14Mi.	**5009 W ERIE ST** **CHICAGO, IL 60644-1605**	07/08/2025	$190,000	$98	1932	//	1903	3,660 SF

APN: 16-09-213-017 Document #: 2518922207
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 100&101 Sec/Twnship/Range: N2E2W2NE4 S09T39NR13E 3PM Abbreviated Description: Lot:100&101 Sec/Twnship/Range:N2E2W2NE4 S09T39NR13E 3PM Abbreviated Description:PORTION LOT101

12	.32Mi.	**4918 W SUPERIOR ST** **CHICAGO, IL 60644-1335**	05/20/2025	$100,000	$34	2938	//	1916	3,025 SF

APN: 16-09-203-029 Document #: 2514018029
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal:

13	.32Mi.	**408 N LOCKWOOD AVE** **CHICAGO, IL 60644-1950**	05/13/2025	$142,500	$146	973	//	1878	3,576 SF

APN: 16-09-123-041 Document #: 2513302314
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 30 Block: 3 Subdivision: LYMAN BRIDGES ADDITION Sec/Twnship/Range: W2S2E2NW4 S09T39NR13E 3PM Abbreviated Description: Lot:30 Block:3 Subdivision:LYMAN BRIDGES ADDITION Sec/Twnship/Range:W2S2E2NW4 S09T39NR13E 3PM City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO

14	.13Mi.	**534 N LAVERGNE AVE** **CHICAGO, IL 60644-1601**	04/30/2025	$180,000	$88	2040	//	1898	3,150 SF

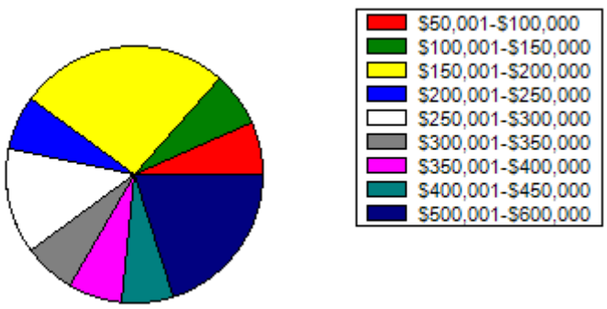
APN: 16-09-219-032 Document #: 2512030241
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 12 Block: 1 Subdivision: L B SIMS SUBDIVISION Sec/Twnship/Range: S2E2W2NE4 S09T39NR13E 3PM Abbreviated Description: Lot:12 Block:1 Subdivision:L B SIMS SUBDIVISION Sec/Twnship/Range:S2E2W2NE4 S09T39NR13E 3PM

15	.35Mi.	**5038 W FULTON ST** **CHICAGO, IL 60644-2511**	02/27/2025	$195,000	$97	2010	//	1903	4,750 SF

APN: 16-09-403-059 Document #: 2505802220
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 2 Block: 1 Subdivision: DERBYS ADDITION MapRef: DOC 174722 Sec/Twnship/Range: W2SE4 S09T39NR13E 3PM Abbreviated Description: Lot:2 Block:1 Subdivision:DERBYS ADDITION Map Ref:DOC 174722Sec/Twnship/Range:W2SE4 S09T39NR13E 3PM City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO

Comparable Sales Chart

% Distribution Sales for Two Years



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.

ICE SiteX Report

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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.	**554 N LECLAIRE AVE**	**02/05/2014**	$189,990	$18,999	2,472		1908	4,725 SF	
.01Mi.	**552 N LECLAIRE AVE**	**08/22/1989**	$129,990	$12,999	3,336		1913	4,158 SF	
.01Mi.	**550 N LECLAIRE AVE**		$5,980	$598				630 SF	
.01Mi.	**560 N LECLAIRE AVE**		$44,010	$4,401					
.01Mi.	**5109 W OHIO ST**	**11/17/1997**	$120,000	$12,000	2,632		1923	3,100 SF	
.01Mi.	**548 N LECLAIRE AVE**		$200,000	$20,000	2,306		1913	4,199 SF	
.02Mi.	**544 N LECLAIRE AVE**		$269,990	$26,999	3,550		1910	3,884 SF	
.03Mi.	**542 N LECLAIRE AVE**		$207,060	$20,706	2,536		1915	3,884 SF	
.03Mi.	**557 N LEAMINGTON AVE**		$149,990	$14,999	1,628	/3/2	1905	4,158 SF	
.03Mi.	**559 N LEAMINGTON AVE**	**08/18/2009**	$39,500	$3,950				4,158 SF	
.03Mi.	**553 N LEAMINGTON AVE**		$179,990	$17,999	1,536	/4/1	1908	4,158 SF	
.03Mi.	**549 N LEAMINGTON AVE**		$239,990	$23,999	3,456		1913	4,032 SF	
.03Mi.	**5119 21 W OHIO ST**	**03/14/1990**	$169,990	$16,999	4,322		1909	4,158 SF	
.03Mi.	**600 N LECLAIRE AVE**		$219,990	$21,999	2,834		1915	3,906 SF	
.03Mi.	**540 N LECLAIRE AVE**		$180,000	$18,000	2,444		1910	3,780 SF	
.03Mi.	**547 N LEAMINGTON AVE**	**03/08/2010**	$209,990	$20,999	2,544		1908	4,032 SF	

Rent vs. Own

Households Occupied by Renters:	64%	Households Occupied by Owners:	27%

Demographics & Income

Median Age:	37.3 years old	Households:	17,039
Median Household Income:	$38,946	Households w/Family:	58%
Household Income Per Capita:	$21,913	Households w/Family Married:	17%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

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
0.37Mi.	**Howe Elementary School** Number of Students: 388 Student-Teacher Ratio: NA	C-	Public	PK - 8
2.51Mi.	**Marshall Metropolitan High School** Number of Students: 337 Student-Teacher Ratio: NA	F	Public	9 - 12

Flood Report

The Subject Property of **554 N LECLAIRE AVE, CHICAGO, IL 60644-1648** 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	115%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	72%	NOTABLY LOWER
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	93%	SIMILAR
MURDER	114%	HIGHER
OVERALL	144%	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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ICE SiteX Report

OrderID: 96686951

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