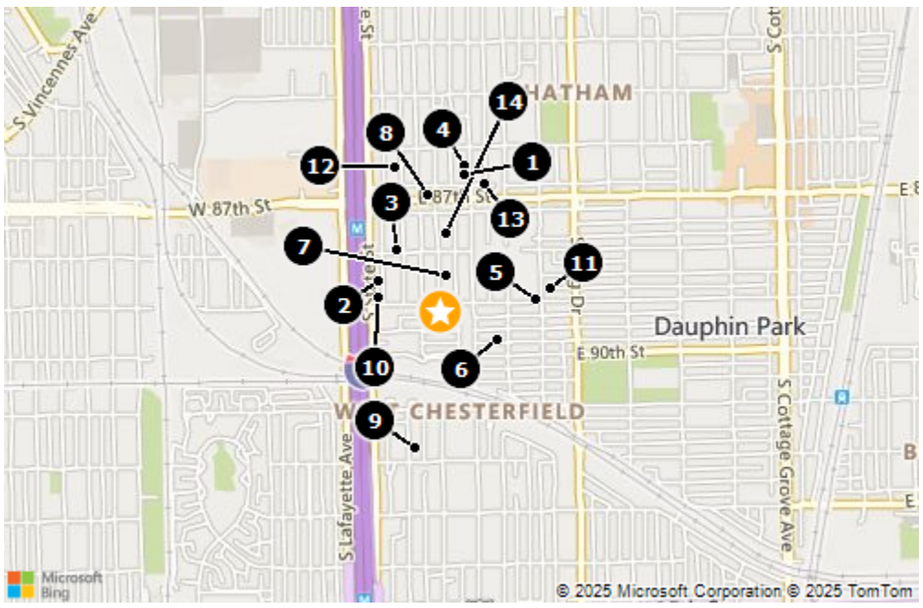
ICE SiteX Report

OrderID: 95854745

SiteX Property Information Report



Subject Property Location

81 E 89TH ST, CHICAGO, IL 60619-6605

County:	**COOK IL**	Census Tract:	170314406.002014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	25-03-130-018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$306,000**	FSD:	8
Value Range:	$281,520 - $330,480	Confidence Score:	92

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	70002
Assd Land Value:	$3,528	Market Land Value:	$35,280	Tax Year:	2023
Assd Improvement:	$15,472	Market Improvment Value:	$154,720	Total Taxable Value:	$4,019
Total Assessed Value:	$19,000	Total Assessor Market Value:	$190,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 70 Sec/Twnship/Range: SEC 03 TWN 37N RNG 14E
City/Muni/Twp: HYDE PARK

Property Characteristics

Lot Size:	3,528 SF	Bedrooms:	3	Pool:	
Building Area:	1379 SF	Baths:	1	Fireplace:	1
Year Built:	2000	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Detached	Heating:	
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	11/04/2024	Loan Amount:	N/A
Document #:	2430902192 BK-PG -	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:
Lot: 18 Subdivision: THE CHATHAM CLUB Sec/Twnship/Range: SW4NW4 S03T37NR14E 3PM

Mortgage Record

Recording Date:	02/07/2024	Loan Amount:	N/A
Document #:	2403813394 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2049	Type Finance:	

Legal Description:
Lot: 18 Subdivision: THE CHATHAM CLUB Sec/Twnship/Range: SW4NW4 S03T37NR14E 3PM

Mortgage Record

Recording Date:	10/03/2023	Loan Amount:	N/A
Document #:	2327633042 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2049	Type Finance:	

Legal Description:
Lot: 18 Subdivision: THE CHATHAM CLUB Sec/Twnship/Range: SW4NW4 S03T37NR14E 3PM

Prior Transfer

Recording Date:	07/02/2019	Sales Price:	$187,724
Document #:	1918341088 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	06/12/2019	Sales Price:	$213,000
Document #:	1916312006 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/18/2019		
Document Type:	Warranty Deed		

Legal Description:
Lot: 18 Subdivision: THE CHATHAM CLUB Map Ref: DOC 98860318 Sec/Twnship/Range: SW4NW4 S03T37NR14E 3PM

Prior Transfer

Recording Date:	02/14/2013	Sales Price:	$187,724
Document #:	1304508515 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/31/2009	Loan Amount:	N/A
Document #:	0924305215 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2033	Type Finance:	

Legal Description:
Lot: 18 Subdivision: CHATHAM CLUB Sec/Twnship/Range: SW4NW4 S03T37NR14E 3P
Abbreviated Description: PRIOR REF 0325317105 09/10/2003

Mortgage Record

Recording Date:	09/10/2003	Loan Amount:	N/A
Document #:	0325317106 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2033	Type Finance:	

Legal Description:
Lot: 18 Subdivision: CHATHAM CLUB Sec/Twnship/Range: SW4NW4 S03T37NR14E 3P
City/Muni/Twp: CHICAGO

Mortgage Record

Recording Date:	09/05/2001	Loan Amount:	N/A
Document #:	0010822926 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2031	Type Finance:	

Legal Description:
Lot: 18 Subdivision: THE CHATHAM CLUB Sec/Twnship/Range: SW4NW4 S03T37NR14E 3P

Prior Transfer

Recording Date:	01/26/2000	Sales Price:	$185,000 Multiple Parcels Involved in this transaction
Document #:	00067380 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/05/2000		
Document Type:	Warranty Deed		

Legal Description:
Lot: 18 Subdivision: THE CHATHAM CLUB Sec/Twnship/Range: SW4NW4 S03T37NR14E 3P

Prior Transfer

Recording Date:	02/05/1999	Sales Price:	$136,000 Multiple Parcels Involved in this transaction
Document #:	99123556 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/03/1999		
Document Type:	Warranty Deed		

Legal Description:
Lot: 18 Subdivision: THE CHATHAM CLUB Sec/Twnship/Range: SW4NW4 S03T37NR14E 3P

Prior Transfer

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

Legal Description:
District: 70 Sec/Twnship/Range: SEC 03 TWN 37N RNG 14E
City/Muni/Twp: HYDE PARK

Area Sales Analysis

Total Area Sales	$2,783,000	Median # of Bedrooms	3
Median Lot Size	4,890 SF	Median # of Baths	1
Median Living Area	1,114 SF	Median Year Built	1958
Price Range - 2 Yrs	$50,000 to $380,000	Age Range	57 years to 104 years
Median Value	$206,000	Median Age	67 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**8630 S INDIANA AVE** **CHICAGO, IL 60619-5624**	10/08/2025	$200,000	$173	1152	/3/1	1960	5,680 SF	

APN: 20-34-320-045 Document #: 2528130096
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 147&148 Subdivision: SUPERIOR COURT COMMISSIONERS PARTITION Sec/Twnship/Range: SW4SW4 S34T38NR14E 3PM Abbreviated Description: Lot:147&148 Subdivision:SUPERIOR COURT COMMISSIONERS PARTITION Sec/Twnship/Range:SW4SW4 S34T38NR14E 3PM Abbreviated Description:PORTION LOT148

2	.17Mi.	**8831 S STATE ST** **CHICAGO, IL 60619-6609**	10/02/2025	$299,000	$308	969	/3/1	1967	3,125 SF	

APN: 25-03-106-013 Document #: 2527502116
Document Type: Warranty Deed Price Code: R

ICE SiteX Report

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Land Use: Single Family Residential
Legal: Lot: 69 Subdivision: GARDEN HOMES Sec/Twnship/Range: NW4NW4 S03T37NR14E 3PM Abbreviated Description: Lot:69 Subdivision:GARDEN HOMES Sec/Twnship/Range:NW4NW4 S03T37NR14E 3PM

3	.19Mi.	**8758 S WABASH AVE** **CHICAGO, IL 60619-6613**	09/25/2025	$55,000	$46	1188	/3/1	1921	7,856 SF

APN: 25-03-100-044 Document #: 2526818154
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 101 Subdivision: GARDEN HOMES Sec/Twnship/Range: NW4NW4 S03T37NR14E 3PM Abbreviated Description: Lot:101 Subdivision:GARDEN HOMES Sec/Twnship/Range:NW4NW4 S03T37NR14E 3PM

4	.36Mi.	**8616 S INDIANA AVE** **CHICAGO, IL 60619-5624**	09/10/2025	$303,000	$257	1176	/3/1	1962	4,940 SF

APN: 20-34-320-050 Document #: 2525320117
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 150 Subdivision: SUPERIOR COURT COMMISSIONERS PARTITION Sec/Twnship/Range: SW4SW4 S34T38NR14E 3PM Abbreviated Description: Lot:150 Subdivision:SUPERIOR COURT COMMISSIONERS PARTITION Sec/Twnship/Range:SW4SW4 S34T38NR14E 3PM

5	.23Mi.	**8858 S CALUMET AVE** **CHICAGO, IL 60619-6729**	09/02/2025	$317,000	$299	1059	/3/1	1958	4,830 SF

APN: 25-03-112-065 Document #: 2524520000
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23&24 Block: 3 Subdivision: W K GORES SUBDIVISION Sec/Twnship/Range: SE4NE4NW4 S03T37NR14E 3PM Abbreviated Description: Lot:23&24 Subdivision:W K GORES SUBDIVISION Sec/Twnship/Range:SE4NE4NW4 S03T37NR14E 3PM Abbreviated Description:PORTION LOT23

6	.15Mi.	**221 E 89TH PL** **CHICAGO, IL 60619-6717**	08/01/2025	$77,000	$68	1131	/3/1	1959	3,750 SF

APN: 25-03-119-007 Document #: 2521327018
Document Type: Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: E B SHROGEN & COS SOUTH PARKWAY SUBDIVISION Sec/Twnship/Range: E2NW4 S03T37NR14E 3PM Abbreviated Description: Lot:6 Subdivision:E B SHROGEN & COS SOUTH PARKWAY SUBDIVISION Sec/Twnship/Range:E2NW4 S03T37NR14E 3PM

7	.09Mi.	**8825 S MICHIGAN AVE** **CHICAGO, IL 60619-6632**	07/29/2025	$140,000	$157	891	/3/1	1921	4,890 SF

APN: 25-03-108-009 Document #: 2521023264
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 209 Subdivision: GARDEN HOMES Sec/Twnship/Range: NW4NW4 S03T37NR14E 3PM Abbreviated Description: Lot:209 Subdivision:GARDEN HOMES Sec/Twnship/Range:NW4NW4 S03T37NR14E 3PM

8	.29Mi.	**70 E 87TH ST** **CHICAGO, IL 60619-6636**	07/23/2025	$212,000	$184	1150	/3/1	1964	5,985 SF

APN: 20-34-319-031 Document #: 2520418199
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 122 Subdivision: SUPERIOR COURT COMMISSIONERS Sec/Twnship/Range: SW4SW4 S14T38NR14E 3PM Abbreviated Description: Lot:122 Subdivision:SUPERIOR COURT COMMISSIONERS Sec/Twnship/Range:SW4SW4 S14T38NR14E 3PM

9	.33Mi.	**9143 S WABASH AVE** **CHICAGO, IL 60619-6622**	07/22/2025	$85,000	$96	880	/2/1	1942	4,830 SF

APN: 25-03-301-014 Document #: 2520323184
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Block: 2 Subdivision: BARTLETTS LILYDALE PARK Sec/Twnship/Range: E2/3N2NE4SW4 S03T37NR14E 3PM Abbreviated Description: Lot:23 Block:2 Subdivision:BARTLETTS LILYDALE PARK Sec/Twnship/Range:E2/3N2NE4SW4 S03T37NR14E 3PM

10	.15Mi.	**8851 S STATE ST** **CHICAGO, IL 60619-6609**	07/21/2025	$250,000	$204	1220	/3/1	1968	3,125 SF

APN: 25-03-106-021 Document #: 2520220075
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 77 Subdivision: GARDEN HOMES SUBDIVISION Sec/Twnship/Range: NW4NW4 S03T37NR14E 3PM Abbreviated Description: Lot:77 Subdivision:GARDEN HOMES SUBDIVISION Sec/Twnship/Range:NW4NW4 S03T37NR14E 3PM

11	.27Mi.	**8845 S CALUMET AVE** **CHICAGO, IL 60619-6753**	07/14/2025	$175,000	$159	1097	/3/1	1958	3,090 SF

APN: 25-03-114-040 Document #: 2519519054
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15&16 Block: 2 Subdivision: W K GORES SUBDIVISION Sec/Twnship/Range: SE4NE4NW4 S03T37NR14E 3PM Abbreviated Description: Lot:15&16 Block:2 Subdivision:W K GORES SUBDIVISION Sec/Twnship/Range:SE4NE4NW4 S03T37NR14E 3PM Abbreviated Description:PORTION LOT15

12	.37Mi.	**8618 S WABASH AVE** **CHICAGO, IL 60619-5620**	07/01/2025	$50,000	$47	1052	/2/1	1961	4,960 SF

APN: 20-34-318-061 Document #: 2518224062
Document Type: Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 91&92 Subdivision: SUPERIOR COURT COMMISSIONERS PARTITION Sec/Twnship/Range: SW4SW4 S34T38NR14E 3PM Abbreviated Description: Lot:91&92 Subdivision:SUPERIOR COURT COMMISSIONERS PARTITION Sec/Twnship/Range:SW4SW4 S34T38NR14E 3PM Abbreviated Description:PORTION LOT92

13	.33Mi.	**8641 S INDIANA AVE** **CHICAGO, IL 60619-5623**	06/20/2025	$380,000	$272	1393	/3/1	1939	4,890 SF

APN: 20-34-321-014 Document #: 2517108013
Document Type: Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: ELMORES SOUTH PARK BOULEVARD SUBDIVISION Sec/Twnship/Range: S2 S34T38NR14E 3PM Abbreviated Description: Lot:14 Subdivision:ELMORES SOUTH PARK BOULEVARD SUBDIVISION Sec/Twnship/Range:S2 S34T38NR14E 3PM

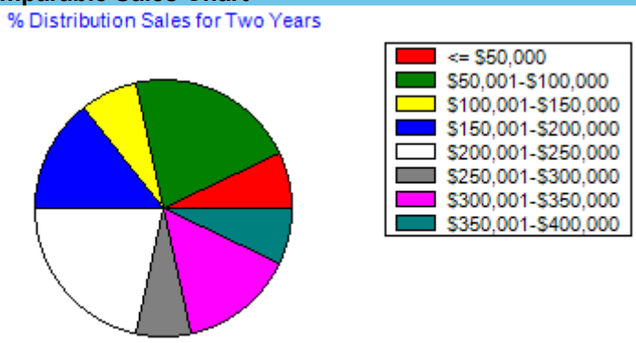
14	.19Mi.	**8739 S MICHIGAN AVE** **CHICAGO, IL 60619-6630**	05/30/2025	$240,000	$254	943	/2/1	1922	4,890 SF

APN: 25-03-102-021 Document #: 2515022241
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 194 Subdivision: GARDEN HOMES Sec/Twnship/Range: NW4NW4 S03T37NR14E 3PM Abbreviated Description: Lot:194 Subdivision:GARDEN HOMES Sec/Twnship/Range:NW4NW4 S03T37NR14E 3PM

ICE SiteX Report

OrderID: 95854745

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.	**81 E 89TH ST**		$190,000	$19,000	1,379	/3/1	2000	3,528 SF	
.01Mi.	**79 E 89TH ST**		$220,000	$22,000	2,218	/3/2	2000	3,528 SF	
.01Mi.	**85 E 89TH ST**		$190,000	$19,000	1,581	/3/1	2000	3,528 SF	
.01Mi.	**87 E 89TH ST**		$210,000	$21,000	1,869	/3/2	2000	3,528 SF	
.01Mi.	**75 E 89TH ST**	**12/05/2014**	$220,000	$22,000	2,144	/3/2	2000	3,528 SF	
.02Mi.	**73 E 89TH ST**		$220,000	$22,000	1,925	/3/2	2000	3,528 SF	
.02Mi.	**89 E 89TH ST**		$163,390	$16,339	1,379	/3/1	2000	3,528 SF	
.02Mi.	**71 E 89TH ST**		$210,000	$21,000	1,869	/3/2	2000	3,528 SF	
.02Mi.	**103 E 89TH ST**		$210,000	$21,000	1,869	/3/2	2000	3,528 SF	
.03Mi.	**67 E 89TH ST**	**12/04/2014**	$180,000	$18,000	1,377	/2/1	2000	3,528 SF	
.03Mi.	**105 E 89TH ST**		$220,000	$22,000	1,925	/3/2	2000	3,528 SF	
.03Mi.	**82 E 89TH PL**		$220,000	$22,000	1,926	/3/2	2000	3,528 SF	
.03Mi.	**78 E 89TH PL**		$220,000	$22,000	2,218	/4/2	2000	4,032 SF	
.03Mi.	**84 E 89TH PL**		$210,000	$21,000	1,869	/3/2	2000	3,528 SF	
.03Mi.	**76 E 89TH PL**	**04/08/2011**	$220,000	$22,000	1,925	/3/2	2001	3,528 SF	
.03Mi.	**88 E 89TH PL**		$223,530	$22,353	2,218	/4/2	2000	4,032 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	38%

Demographics & Income

Median Age:	42.9 years old	Households:	26,712
Median Household Income:	$50,174	Households w/Family:	47%
Household Income Per Capita:	$29,060	Households w/Family Married:	16%
Most Common Education Level:	Some College	Households w/Family Children:	23%

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
0.55Mi.	**Gillespie Elementary School**	C	Public	PK - 8
Number of Students: 429				
Student-Teacher Ratio: NA				
0.95Mi.	**Harlan Community Academy High School**	F	Public	9 - 12
Number of Students: 482				
Student-Teacher Ratio: NA				

Flood Report

The Subject Property of **81 E 89TH ST, CHICAGO, IL 60619-6605** 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.

ICE SiteX Report

OrderID: 95854745

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	136%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	42%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	162%	NOTABLY HIGHER
FORCIBLE RAPE	61%	NOTABLY LOWER
MURDER	110%	HIGHER
OVERALL	149%	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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