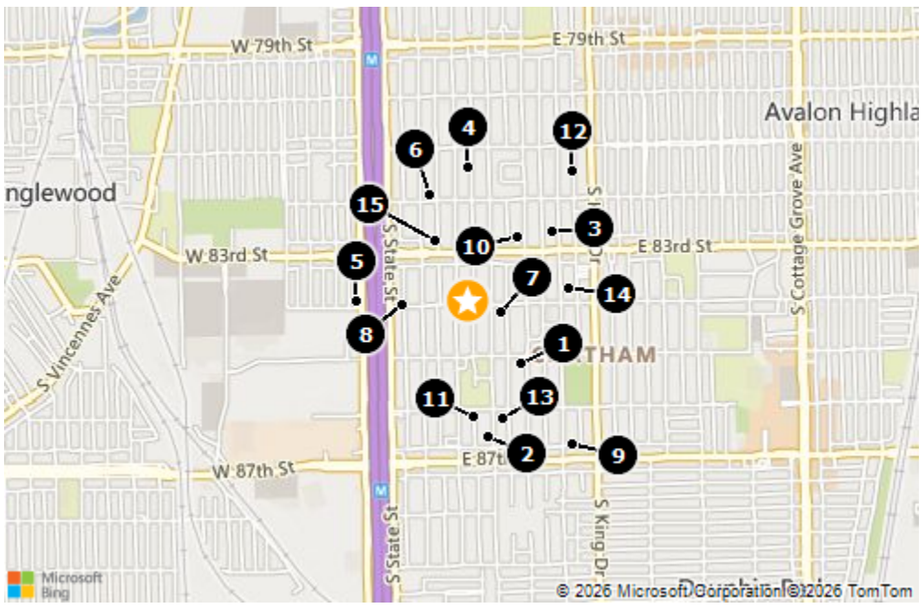
ICE SiteX Report

OrderID: 98730005

SiteX Property Information Report



Subject Property Location

8359 S MICHIGAN AVE, CHICAGO, IL 60619-4717

County:	**COOK IL**	Census Tract:	170314403.003008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	20-34-302-028	Thomas Bros Pg-Grid:	

Valuation

Value:	**$236,000**	FSD:	35	Common Confidence Score:	20
Value Range:	$153,400 - $318,600	ICE Confidence Score:	65		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	70001
Assd Land Value:	$3,576	Market Land Value:	$35,760	Tax Year:	2024
Assd Improvement:	$12,024	Market Improvment Value:	$120,240	Total Taxable Value:	$1,943
Total Assessed Value:	$15,600	Total Assessor Market Value:	$156,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1-24 Block: 1-3 District: 70 Subdivision: SCHRADER BROTHERS SOUTH MANOR SUB Sec/Twnship/Range: SEC 34 TWN 38N RNG 14E

Abbreviated Description:	(SCHRADER)(BROTHERS)(SOUTH) MANOR SUB OF LTS 1-24 BLK 1 LTS 1-24 BLK 2 & LTS 1-24 BLK 3 IN SCHRADERS SUB OF SH,NW,SW ALSO SH,
City/Muni/Twp:	HYDE PARK

Property Characteristics

Lot Size:	4,768 SF	Bedrooms:	3	Pool:	
Building Area:	1005 SF	Baths:	2	Fireplace:	
Year Built:	1958	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	S/L+B	Number of Cars:	2	A/C:	N
Style:		Basement:	Partial	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/19/2026	Sales Price:	$199,405
Document #:	2605020295 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/04/2025	Sales Price:	N/A
Document #:	2515530016 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/27/2025	Loan Amount:	N/A
Document #:	2514728086 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2055	Type Finance:	FIX

Legal Description:
Lot: 144 Subdivision: SCHRADER SUBDIVISION

Prior Transfer

Recording Date:	08/23/2024	Sales Price:	N/A
Document #:	2423614115 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	08/13/2024	Sales Price:	$205,000
Document #:	2422624356 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/05/2024		
Document Type:			

Legal Description:
Lot: 144 Subdivision: SOUTH MANOR
Abbreviated Description: STR: NW4SW4&S2N2NW4SW4&E3N2N2NW4SW4 S34T38NR14E 3PM

Prior Transfer

Recording Date:	08/05/2024	Sales Price:	$205,000
Document #:	2422624356 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1-24 Block: 1-3 District: 70 Subdivision: SCHRADER BROTHERS SOUTH MANOR SUB Sec/Twnship/Range: SEC 34 TWN 38N RNG 14E
Abbreviated Description: (SCHRADER)(BROTHERS)(SOUTH) MANOR SUB OF LTS 1-24 BLK 1 LTS 1-24 BLK 2 & LTS 1-24 BLK 3 IN SCHRADERS SUB OF SH,NW,SW ALSO SH,
City/Muni/Twp: HYDE PARK

Prior Transfer

Recording Date:	04/08/2021	Sales Price:	N/A
Document #:	2109822073 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/19/2021		
Document Type:			

Legal Description:
Lot: 144 Subdivision: SOUTH MANOR
Abbreviated Description: STR: S2NW4SW4&S2N2NW4SW4&E1/3N2N2NW4SW4 S34T38NR14E 3PM

Prior Transfer

Recording Date:	07/18/2005	Sales Price:	$50,000
Document #:	0519913057 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/11/2005	Loan Amount:	N/A
Document #:	0519202121 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	07/11/2035	Type Finance:	ADJ

Legal Description:
Lot: 144 Subdivision: SOUTH MANOR
Abbreviated Description: LOTS1-24 BLKS1-3 SCHRADERS SUB S2 NW4 SEC34 ALSO S2 N2 NW4 SW4 SEC34 & E3 N2 N2 NW4 SW4 SEC34 TWP38N

Prior Transfer

Recording Date:	07/11/2005	Sales Price:	$180,000
Document #:	0519202120 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/22/2005		
Document Type:			

Legal Description:
Lot: 144 Subdivision: SOUTH MANOR Sec/Twnship/Range: S2NW4SW4 S34T38NR14E 3P
Abbreviated Description: LOTS1-24 BLK1 LOTS1-24 BLK2 & LOTS1-24 BLK3 SCHRADERS SUB & E3 N2 N2 NW4 NW4 SW4 SEC34 TWP38N RNG14E

Prior Transfer

Recording Date:	06/01/2005	Sales Price:	$180,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/04/2001	Loan Amount:	N/A
Document #:	0010268301 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/02/2021	Type Finance:	VAR

Legal Description:
Subdivision: SOUTH MANOR Sec/Twnship/Range: S2NW4SW4 S34T38NR14E 3P
Abbreviated Description: LOTS1-24 BLKS1-3 SCHRADERS SUB ALSO S2 N2 NW4 SW4 SEC34 & E3 N2 N2 NW4 SW4 SEC34 TWP38N RNG14E 3P

Prior Transfer

Recording Date:	08/02/1996	Sales Price:	N/A
Document #:	96594636 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/23/1996		
Document Type:			

Legal Description:
Lot: 144 Subdivision: SOUTH MANOR Sec/Twnship/Range: E3N2N2NW4SW4 S34T38NR14E 3P
Abbreviated Description: LOTS1-24 BLK1 LOT1-24 BLK2 LOTS1-24 BLK3 SCHRADERS SUB S2 NW4 SW4 SEC34 ALSO S2 N2 NW4 SW4 SEC34

Area Sales Analysis

Total Area Sales	$4,108,500	Median # of Bedrooms	3
Median Lot Size	5,232 SF	Median # of Baths	1
Median Living Area	1,340 SF	Median Year Built	1950
Price Range - 2 Yrs	$121,000 to $430,000	Age Range	62 years to 105 years
Median Value	$285,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

OrderID: 98730005

1	.19Mi.	**8504 S PRAIRIE AVE** **CHICAGO, IL 60619-6030**	10/21/2026	$185,000	$107	1728	5/3/2	1949	6,075 SF

APN: 20-34-315-028 Document #: 2629431229
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2&3 Block: 3 Subdivision: THATCHERS SUBDIVISION Sec/Twnship/Range: N2SE4SW4 S34T38NR14E 3PM Abbreviated Description: Lot:2&3 Subdivision:THATCHERS SUBDIVISION Sec/Twnship/Range:N2SE4SW4 S34T38NR14E 3PM Abbreviated Description:PORTION LOT3

2	.33Mi.	**8630 S INDIANA AVE** **CHICAGO, IL 60619-5624**	10/01/2026	$310,000	$269	1152	5/3/1	1958	5,680 SF

APN: 20-34-320-045 Document #: 2627416039
Document Type: Price Code: R
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

3	.27Mi.	**8232 S CALUMET AVE** **CHICAGO, IL 60619-4818**	09/29/2026	$395,500	$285	1386	5/3/1	1924	5,031 SF

APN: 20-34-122-032 Document #: 2627228062
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 23 Subdivision: IRA WEBSTER SUBDIVISION Sec/Twnship/Range: NW4 S34T38NR14E 3PM Abbreviated Description: Lot:9&10 Block:23 Subdivision:IRA WEBSTER SUBDIVISION Sec/Twnship/Range:NW4 S34T38NR14E 3PM Abbreviated Description:PORTION LOT9

4	.33Mi.	**8117 S MICHIGAN AVE** **CHICAGO, IL 60619-4713**	09/21/2026	$255,000	$305	836	4/2/1	1953	7,200 SF

APN: 20-34-114-036 Document #: 2626410061
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6&7 Subdivision: CRAMERS MERCY HIGH SCHOOL ADDITION Sec/Twnship/Range: NW4 S34T38NR14E 3PM Abbreviated Description: Lot:6&7 Subdivision:CRAMERS MERCY HIGH SCHOOL ADDITION Sec/Twnship/Range:NW4 S34T38NR14E 3PM Abbreviated Description:PORTION LOT7

5	.27Mi.	**8350 S LAFAYETTE AVE** **CHICAGO, IL 60620-1220**	09/21/2026	$285,000	$191	1488	5/3/1	1941	3,720 SF

APN: 20-33-403-037 Document #: 2626425257
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Block: 13 Subdivision: MCINTOSH BROTHERS STATE STREET ADDITION Sec/Twnship/Range: E2 S33T38NR14E 3PM Abbreviated Description: Lot:28 Block:13 Subdivision:MCINTOSH BROTHERS STATE STREET ADDITION Sec/Twnship/Range:E2 S33T38NR14E 3PM City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO

6	.27Mi.	**8155 S WABASH AVE** **CHICAGO, IL 60619-4705**	08/28/2026	$350,000	$190	1842	7/3/1	1959	6,842 SF

APN: 20-34-113-069 Document #: 2624029034
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 26&27 Block: 17 Subdivision: W S CARTERS SUBDIVISION Sec/Twnship/Range: NW4 S34T38NR14E 3PM Abbreviated Description: Lot:26&27 Block:17 Subdivision:W S CARTERS SUBDIVISION Sec/Twnship/Range:NW4 S34T38NR14E 3PM

7	.09Mi.	**8405 S INDIANA AVE** **CHICAGO, IL 60619-5606**	08/20/2026	$430,000	$295	1455	7/4/1	1939	5,379 SF

APN: 20-34-309-002 Document #: 2623222298
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 35 Block: 4 Subdivision: PETERS AND PETERS RESUBDIVISION Sec/Twnship/Range: NE4SW4 S34T38NR14E 3PM Abbreviated Description: Lot:35 Block:4 Subdivision:PETERS AND PETERS RESUBDIVISION Sec/Twnship/Range:NE4SW4 S34T38NR14E 3PM

8	.17Mi.	**8359 S STATE ST** **CHICAGO, IL 60619-4721**	08/18/2026	$300,000	$268	1119	8/4/2	1964	5,549 SF

APN: 20-34-300-069 Document #: 2623002071
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 1 Subdivision: THE SOUTH MANOR Abbreviated Description: Subdivision:THE SOUTH MANOR Abbreviated Description:STR: S2NW4SW4&S2N2NW4SW4&E1/3N2N2NW4SW4 S34T38NR14E 3PM; POR LOT11

9	.43Mi.	**8641 S CALUMET AVE** **CHICAGO, IL 60619-6027**	08/18/2026	$225,000	$225	1000	6/2/2	1957	4,890 SF

APN: 20-34-323-014 Document #: 2623002002
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 100 Subdivision: EFMOEEE SOUTH PARK BOULEVARD SUBDIVISION Sec/Twnship/Range: SW4 S34T38NR14E 3PM Abbreviated Description: Lot:100 Subdivision:EFMOEEE SOUTH PARK BOULEVARD SUBDIVISION Sec/Twnship/Range:SW4 S34T38NR14E 3PM

10	.2Mi.	**8238 S PRAIRIE AVE** **CHICAGO, IL 60619-4810**	08/14/2026	$121,000	$100	1200	5/3/1	1941	4,830 SF

APN: 20-34-121-038 Document #: 2622628267
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 22 Subdivision: JACOBSENS SUBDIVISION Sec/Twnship/Range: NW4 S34T38NR14E 3PM Abbreviated Description: Lot:1 Block:22 Subdivision:JACOBSENS SUBDIVISION Sec/Twnship/Range:NW4 S34T38NR14E 3PM

11	.27Mi.	**8601 S MICHIGAN AVE** **CHICAGO, IL 60619-5625**	08/11/2026	$169,000	$112	1504	6/3/1	1950	4,607 SF

APN: 20-34-320-039 Document #: 2622302234
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 132 Subdivision: SUPERIOR COURT COMMISSIONERS Sec/Twnship/Range: SW4SW4 S34T38NR14E 3PM Abbreviated Description: Subdivision:SUPERIOR COURT COMMISSIONERS Sec/Twnship/Range:SW4SW4 S34T38NR14E 3PM Abbreviated Description:PORTION LOT132

12	.4Mi.	**8129 S CALUMET AVE** **CHICAGO, IL 60619-4821**	08/10/2026	$194,000	$277	700	4/2/1	1921	4,500 SF

APN: 20-34-117-010 Document #: 2622222111
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Block: 13 Subdivision: BROWNS SUBDIVISION MapRef: DOC 6995784 Sec/Twnship/Range: NW4 S34T38NR14E 3PM Abbreviated Description: Lot:28 Block:13 Subdivision:BROWNS SUBDIVISION Map Ref:DOC 6995784Sec/Twnship/Range:NW4 S34T38NR14E 3PM

13	.3Mi.	**8609 S INDIANA AVE** **CHICAGO, IL 60619-5623**	07/24/2026	$344,000	$120	2853	7/4/3	1942	4,890 SF

APN: 20-34-321-003 Document #: 2620509025
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: ELMORES SOUTH PARK BLVD Sec/Twnship/Range: S2 S34T38NR14E 3PM Abbreviated Description: Lot:3 Subdivision:ELMORES SOUTH PARK BLVD Sec/Twnship/Range:S2 S34T38NR14E 3PM

14	.25Mi.	**8343 S CALUMET AVE** **CHICAGO, IL 60619-4819**	07/06/2026	$210,000	$156	1340	7/4/1	1963	5,401 SF

ICE SiteX Report

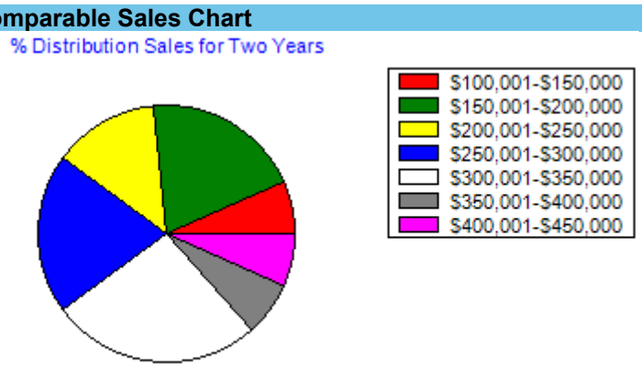
OrderID: 98730005

APN: 20-34-305-045 Document #: 2618723089
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29&30 Block: 1 Subdivision: BOWEN AND THATCHERS SUBDIVISION Sec/Twnship/Range: NE4SW4 S34T38NR14E 3PM Abbreviated Description: Lot:29&30 Block:1 Subdivision:BOWEN AND THATCHERS SUBDIVISION Sec/Twnship/Range:NE4SW4 S34T38NR14E 3PM Abbreviated Description:PORTION LOT30

15	.18Mi.	**8243 S WABASH AVE CHICAGO, IL 60619-4722**	06/30/2026	$335,000	$287	1167	5/3/1	1958	5,232 SF

APN: 20-34-119-052 Document #: 2618128072
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 31&32 Block: 20 Subdivision: HICKS SUBDIVISION Sec/Twnship/Range: NW4 S34T38NR14E 3PM Abbreviated Description: Lot:31&32 Block:20 Subdivision:HICKS SUBDIVISION Sec/Twnship/Range:NW4 S34T38NR14E 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.	**8359 S MICHIGAN AVE**	**08/05/2024**	$156,000	$15,600	1,005	5/3/2	1958	4,768 SF	
.01Mi.	**8355 S MICHIGAN AVE**	**03/08/2001**	$155,010	$15,501	1,098	5/3/2	1958	4,830 SF	
.01Mi.	**8353 S MICHIGAN AVE**	**02/01/2006**	$165,010	$16,501	1,361	6/4/2	1958	4,830 SF	
.03Mi.	**8401 S MICHIGAN AVE**	**01/22/2016**	$393,010	$39,301	7,211	10/5/5	1966	19,258 SF	
.03Mi.	**8341 S MICHIGAN AVE**	**03/01/2005**	$145,010	$14,501	1,311	6/3/1	1950	4,830 SF	
.03Mi.	**8358 S INDIANA AVE**		$145,820	$14,582	3,521	8/4/2	1950	4,778 SF	
.03Mi.	**8356 S INDIANA AVE**	**04/24/2014**	$146,210	$14,621	3,521	8/4/2	1950	4,830 SF	
.04Mi.	**8352 S INDIANA AVE**	**08/01/2011**	$145,010	$14,501	1,080	5/2/1	1925	4,830 SF	
.04Mi.	**8348 S INDIANA AVE**	**03/16/1993**	$185,010	$18,501	1,908	7/3/1	1925	4,830 SF	
.04Mi.	**125 E 84TH ST**		$153,790	$15,379	2,039	9/4/2	1957	5,583 SF	
.04Mi.	**8337 S MICHIGAN AVE**		$175,010	$17,501	1,767	7/4/1	1951	4,830 SF	
.04Mi.	**8346 S INDIANA AVE**	**05/17/2016**	$155,010	$15,501	1,620	7/4/1	1925	4,830 SF	
.04Mi.	**125 E 84TH ST**		$90,230	$9,023	2,039	9/4/2	1957	5,635 SF	
.04Mi.	**8342 S INDIANA AVE**		$145,010	$14,501	1,080	5/3/1	1925	4,830 SF	
.05Mi.	**8340 S INDIANA AVE**	**04/30/2019**	$155,010	$15,501	1,199	5/3/1	1925	4,830 SF	
.05Mi.	**8410 S INDIANA AVE**		$250,000	$25,000	1,745	6/4/2	1957	11,270 SF	

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	39%

Demographics & Income

Median Age:	43.0 years old	Households:	27,063
Median Household Income:	$51,541	Households w/Family:	46%
Household Income Per Capita:	$29,628	Households w/Family Married:	15%
Most Common Education Level:	Some College	Households w/Family Children:	22%

School District

School District Zone:	Chicago Public School District 299	Students:	324,130
Number of Schools:	643	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.20Mi.	**Neil Elementary School**	D-	Public	PK - 8
Number of Students: 258 Student-Teacher Ratio: 9.56				
1.60Mi.	**Harlan Community Academy High School**	NA	Public	9 - 12
Number of Students: 220 Student-Teacher Ratio: 10				

ICE SiteX Report

OrderID: 98730005

Flood Report

The Subject Property of **8359 S MICHIGAN AVE, CHICAGO, IL 60619-4717** 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	128%	HIGHER
BURGLARY	137%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	49%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	160%	NOTABLY HIGHER
FORCIBLE RAPE	65%	NOTABLY LOWER
MURDER	109%	SIMILAR
OVERALL	149%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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