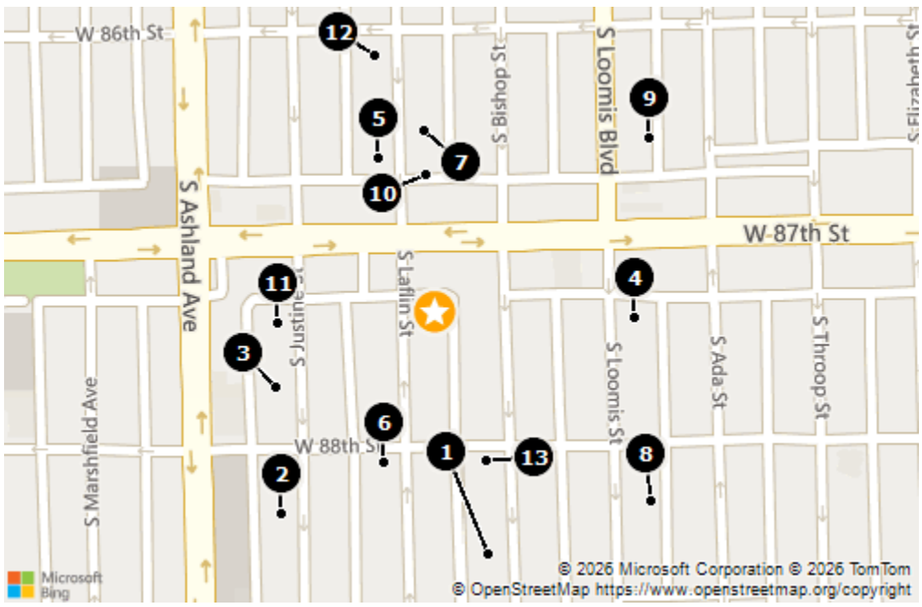
ICE SiteX Report

OrderID: 96300238

SiteX Property Information Report



Subject Property Location

8719 S LAFLIN ST, CHICAGO, IL 60620-4844

County:	**COOK IL**	Census Tract:	170317114.001002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	25-05-102-008	Thomas Bros Pg-Grid:	

Valuation

Value:	**$259,000**	FSD:	49
Value Range:	$132,090 - $385,910	Confidence Score:	51

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	72003
Assd Land Value:	$3,491	Market Land Value:	$34,910	Tax Year:	2023
Assd Improvement:	$10,508	Market Improvment Value:	$105,080	Total Taxable Value:	$2,961
Total Assessed Value:	$13,999	Total Assessor Market Value:	$139,990	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 2 District: 72 Subdivision: BRAINERDS SUB Sec/Twnship/Range: SEC 05 TWN 37N RNG 14E
Abbreviated Description: E L (BRAINERDS) SUB OF TELFORD BURNHAMS SUB EXCEPT BL KS 1&8 SUB OF WH NW SEC 05-37-14
City/Muni/Twp: LAKE

Property Characteristics

Lot Size:	4,655 SF	Bedrooms:	3	Pool:	
Building Area:	1225 SF	Baths:	1	Fireplace:	
Year Built:	1924	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Detached	Heating:	
Number of Stories:	1+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:	02/19/2025	Sales Price:	$181,649
Document #:	2505020199 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/01/2024	Loan Amount:	N/A
Document #:	2421402138 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Lot: 6&7 Block: 2 Subdivision: BRAINERDS SUB Sec/Twnship/Range: W2NW4 S05T37NR14E 3PM

Mortgage Record

Recording Date:	07/18/2023	Loan Amount:	N/A
Document #:	2319908198 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Lot: 6&7 Block: 2 Subdivision: BRAINERDS SUBDIVISION Sec/Twnship/Range: W2NW4 S05T37NR14E 3PM
Abbreviated Description: PORTION LOTS6&7

Mortgage Record

Recording Date:	08/31/2022	Loan Amount:	N/A

ICE SiteX Report

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Document #:	2224304209 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Lot: 6&7 Block: 2 Subdivision: E L BRAINERDS SUBDIVISION Sec/Twnship/Range: W2NW4 S05T37NR14E 3PM
Abbreviated Description: PORTION LOTS6&7

Prior Transfer

Recording Date:	01/27/2021	Sales Price:	$169,100
Document #:	2102720270 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/14/2021	Sales Price:	$185,000
Document #:	2101428042 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/17/2020		
Document Type:			

Legal Description:
Lot: 6&7 Block: 2 Subdivision: E L BRAINERDS SUBDIVISION Sec/Twnship/Range: W2NW4 S05T37NR14E 3PM
Abbreviated Description: PORTION LOTS6&7

Prior Transfer

Recording Date:	02/18/2009	Sales Price:	$169,100
Document #:	0904957521 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/14/2005	Sales Price:	$1,500,000
Document #:	0516545068 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/04/2005	Sales Price:	$178,000
Document #:	2101428042 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 2 District: 72 Subdivision: BRAINERDS SUB Sec/Twnship/Range: SEC 05 TWN 37N RNG 14E
Abbreviated Description: E L (BRAINERDS) SUB OF TELFORD BURNHAMS SUB EXCEPT BL KS 1&8 SUB OF WH NW SEC 05-37-14
City/Muni/Twp: LAKE

Prior Transfer

Recording Date:	03/04/2005	Sales Price:	$178,000
Document #:	0506345070 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	02/24/2005		
Document Type:			

Legal Description:
Lot: 6&7 Block: 2 Subdivision: E L BRAINERDS SUBDIVISION Sec/Twnship/Range: W2NW4 S05T37NR14E 3P
Abbreviated Description: SOUTH26 FT LOT6 & N9 FT LOT7 EXC BLKS1&8 THEREOF

Prior Transfer

Recording Date:	12/21/2004	Sales Price:	N/A
Document #:	0435602551 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/16/2004		
Document Type:			

Legal Description:
Lot: 6&7 Block: 2 Subdivision: E L BRAINERDS SUBDIVISION OF TELFORD BURNHAMS SUB Sec/Twnship/Range: W2NW4 S05T37NR14E 3P
Abbreviated Description: SOUTH26 FT LOT6 & N9 FT LOT7 EXC BLKS1&8 THEREOF

Mortgage Record

Recording Date:	12/08/2004	Loan Amount:	N/A
Document #:	0434350024 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/05/2005	Type Finance:	

Legal Description:
Lot: 6&7 Block: 2 Subdivision: E L BRAINERDS SUBDIVISION Sec/Twnship/Range: W2NW4 S05T37NR14E 3P
Abbreviated Description: SOUTH26 FT LOT6 & N9 FT LOT7 TELFORD BURNHAMS SUB EXC BLKS1&8 THEREOF

Prior Transfer

Recording Date:	02/18/1994	Sales Price:	N/A
Document #:	94160857 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 6&7 Block: 2 Subdivision: E L BRAINERDS SUBDIVISION Sec/Twnship/Range: W2NW4 S05T37NR14E 3P
Abbreviated Description: SOUTH26 FT L6 & N9 FT L7 BLK 2 IN E L BRAINERDS SUB TELFORD BURNHAMS SUB W2 NW4 SEC05 T37N R14E 3P

Area Sales Analysis

Total Area Sales	$3,250,000	Median # of Bedrooms	3
Median Lot Size	4,250 SF	Median # of Baths	1
Median Living Area	1,200 SF	Median Year Built	1924
Price Range - 2 Yrs	$108,500 to $420,000	Age Range	66 years to 104 years
Median Value	$215,000	Median Age	102 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**8830 S BISHOP ST**	10/02/2025	$209,000	$174	1200	/3/1	1924	4,389 SF	

ICE SiteX Report

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CHICAGO, IL 60620-4917
APN: 25-05-110-027 Document #: 2527516017
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 7 Subdivision: E L BRAINERDS SUBDIVISION Legal Unit: H Sec/Twnship/Range: W2NW4 S05T37NR14E 3PM Abbreviated Description: Lot:7 Block:7 Subdivision:E L BRAINERDS SUBDIVISION Legal Unit:H Sec/Twnship/Range:W2NW4 S05T37NR14E 3PM

2	.15Mi.	**8816 S JUSTINE ST**	07/24/2025	$155,000	$126	1227	/3/1	1924	3,510 SF

CHICAGO, IL 60620-4919
APN: 25-05-108-018 Document #: 2520520052
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 5 Subdivision: E L BRAINERDS SUBDIVISION Sec/Twnship/Range: W2NW4 S05T37NR14E 3PM Abbreviated Description: Lot:4 Block:5 Subdivision:E L BRAINERDS SUBDIVISION Sec/Twnship/Range:W2NW4 S05T37NR14E 3PM

3	.11Mi.	**8742 S JUSTINE ST**	06/27/2025	$225,000	$187	1200	/3/1	1925	3,750 SF

CHICAGO, IL 60620-4841
APN: 25-05-100-024 Document #: 2517807023
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17&18 Block: 4 Subdivision: E L BRAINERDS SUBDIVISION Sec/Twnship/Range: W2NW4 S05T37NR14E 3PM Abbreviated Description: Lot:17&18 Block:4 Subdivision:E L BRAINERDS SUBDIVISION Sec/Twnship/Range:W2NW4 S05T37NR14E 3PM

4	.12Mi.	**8721 S LOOMIS ST**	06/26/2025	$320,000	$291	1098	/3/1	1924	4,410 SF

CHICAGO, IL 60620-3420
APN: 25-05-104-007 Document #: 2517722085
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: 4 Subdivision: AYLWARDS RE SUBDIVISION Sec/Twnship/Range: E2NW4 S05T37NR14E 3PM Abbreviated Description: Lot:10 Block:4 Subdivision:AYLWARDS RE SUBDIVISION Sec/Twnship/Range:E2NW4 S05T37NR14E 3PM

5	.1Mi.	**8636 S LAFLIN ST**	06/16/2025	$127,500	$106	1200	/2/1	1924	3,125 SF

CHICAGO, IL 60620-4803
APN: 20-32-324-030 Document #: 2516723185
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Block: 3 Subdivision: PIPERS SUBDIVISION Sec/Twnship/Range: SW4 S32T38NR14E 3PM Abbreviated Description: Lot:15 Block:3 Subdivision:PIPERS SUBDIVISION Sec/Twnship/Range:SW4 S32T38NR14E 3PM

6	.1Mi.	**8800 S LAFLIN ST**	06/10/2025	$380,000	$293	1294	/3/1	1926	4,655 SF

CHICAGO, IL 60620-4921
APN: 25-05-109-019 Document #: 2516102120
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 6 Subdivision: E L BRAINERDS SUBDIVISION Sec/Twnship/Range: W2NW4 S05T37NR14E 3PM Abbreviated Description: Block:6 Subdivision:E L BRAINERDS SUBDIVISION Sec/Twnship/Range:W2NW4 S05T37NR14E 3PM Abbreviated Description:PORTION LOT1

7	.11Mi.	**8629 S LAFLIN ST**	05/12/2025	$420,000	$474	886	/2/1	1924	4,687 SF

CHICAGO, IL 60620-4804
APN: 20-32-325-010 Document #: 2513224054
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33&34 Block: 4 Subdivision: CHARLES E PIPERS SUBDIVISION Abbreviated Description: Lot:33&34 Block:4 Subdivision:CHARLES E PIPERS SUBDIVISION

8	.17Mi.	**8815 S LOOMIS ST**	03/07/2025	$215,000	$178	1204	/3/1	1948	3,780 SF

CHICAGO, IL 60620-3422
APN: 25-05-112-039 Document #: 2506620220
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21&22 Block: 5 Subdivision: E L BRAINERDS RESUBDIVISION Sec/Twnship/Range: E2NW4SE4SE4NW4 S05T37NR14E 3PM Abbreviated Description: Block:5 Subdivision:E L BRAINERDS RESUBDIVISION Sec/Twnship/Range:E2NW4SE4SE4NW4 S05T37NR14E 3PM Abbreviated Description:PORTION LOTS21&22

9	.16Mi.	**8631 S LOOMIS BLVD**	02/26/2025	$108,500	$103	1044	/2/1	1922	4,250 SF

CHICAGO, IL 60620-4030
APN: 20-32-327-010 Document #: 2505702109
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Block: 2 Subdivision: BAKER AND BUTLERS RESUBDIVISION Sec/Twnship/Range: S2SE4SE4 S32T38NR14E 3PM Abbreviated Description: Lot:17 Block:2 Subdivision:BAKER AND BUTLERS RESUBDIVISION Sec/Twnship/Range:S2SE4SE4 S32T38NR14E 3PM

10	.08Mi.	**8643 S LAFLIN ST**	12/19/2024	$200,000	$180	1106	/3/1	1960	3,125 SF

CHICAGO, IL 60620-4804
APN: 20-32-325-015 Document #: 2435420374
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Block: 4 Subdivision: CHARLES E PIPERS SUBDIVISION Abbreviated Description: Lot:28 Subdivision:CHARLES E PIPERS SUBDIVISION Abbreviated Description:STR: S2NE4SW4SW4&E2SW4&SW4SW4&SE4SW4SW4 S22T38NR14E 3PM

11	.1Mi.	**8722 S JUSTINE ST**	12/06/2024	$215,000	$179	1200	/3/1	1925	3,750 SF

CHICAGO, IL 60620-4841
APN: 25-05-100-017 Document #: 2434102366
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Block: 4 Subdivision: E L BRAINARDS SUBDIVISION TO TELFORD BURNHAMS SUBD Sec/Twnship/Range: W2NW4 S05T37NR14E 3PM Abbreviated Description: Lot:22 Block:4 Subdivision:E L BRAINARDS SUBDIVISION TO TELFORD BURNHAMS SUBD Sec/Twnship/Range:W2NW4 S05T37NR14E 3PM

12	.16Mi.	**8602 S LAFLIN ST**	12/03/2024	$365,000	$213	1710	/4/1	1924	4,295 SF

CHICAGO, IL 60620-4803
APN: 20-32-324-048 Document #: 2433822137
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 3 Subdivision: CHARLES E PIPERS SUBDIVISION Abbreviated Description: Lot:1&2 Subdivision:CHARLES E PIPERS SUBDIVISION Abbreviated Description:STR: S2NE4SW4SW4&E2SW4SW4&E2SW4SW4SW4&SE4SW4SW4 S32T38NR14E 3PM; POR LOT1

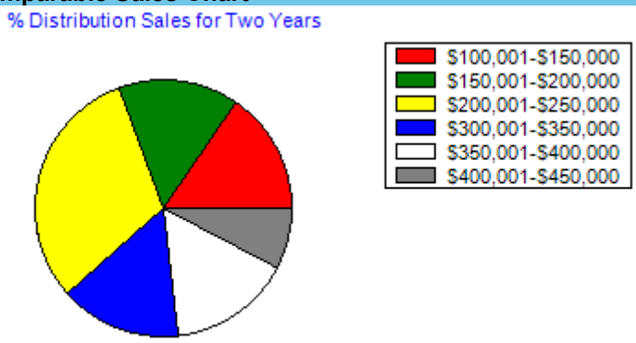
13	.09Mi.	**8800 S BISHOP ST**	11/20/2024	$310,000	$222	1394	/5/1	1924	4,624 SF

CHICAGO, IL 60620-4917
APN: 25-05-110-018 Document #: 2432514042
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 7 Subdivision: TELFORD BRAINERDS SUBDIVISION Sec/Twnship/Range: W2NW4 S05T37NR14E 3PM Abbreviated Description: Block:7 Subdivision:TELFORD BRAINERDS SUBDIVISION Sec/Twnship/Range:W2NW4 S05T37NR14E 3PM Abbreviated Description:PORTION LOT14

ICE SiteX Report

OrderID: 96300238

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.	**8719 S LAFLIN ST**	**03/04/2005**	$139,990	$13,999	1,225	/3/1	1924	4,655 SF	
.01Mi.	**8717 S LAFLIN ST**	**03/18/2003**	$159,990	$15,999	1,225	/3/1	1924	4,522 SF	
.01Mi.	**8723 S LAFLIN ST**		$139,990	$13,999	1,225	/4/1	1924	4,522 SF	
.01Mi.	**8727 S LAFLIN ST**		$149,990	$14,999	1,225	/4/1	1924	4,655 SF	
.02Mi.	**8729 S LAFLIN ST**	**05/22/2008**	$149,990	$14,999	1,225	/3/1	1924	4,522 SF	
.03Mi.	**8718 S BISHOP ST**		$139,990	$13,999	1,150	/3/1	1924	3,990 SF	
.03Mi.	**8720 S BISHOP ST**		$169,990	$16,999	1,550	/3/1	1924	4,389 SF	
.03Mi.	**8733 S LAFLIN ST**		$149,990	$14,999	1,225	/3/2	1924	4,545 SF	
.03Mi.	**8714 S BISHOP ST**	**03/05/2003**	$129,990	$12,999	1,200	/3/1	1924	3,990 SF	
.03Mi.	**8724 S BISHOP ST**		$169,990	$16,999	2,329	/4/1	1924	4,522 SF	
.03Mi.	**8728 S BISHOP ST**		$149,990	$14,999	1,055	/2/1	1924	5,054 SF	
.03Mi.	**8737 S LAFLIN ST**		$139,990	$13,999	1,225	/6/1	1924	4,545 SF	
.04Mi.	**8718 S LAFLIN ST**		$129,990	$12,999	1,212	/3/1	1924	4,389 SF	
.04Mi.	**8716 S LAFLIN ST**	**06/10/1982**	$139,990	$13,999	1,212	/3/2	1925	4,389 SF	
.04Mi.	**8722 S LAFLIN ST**		$129,990	$12,999	1,212	/3/1	1923	4,389 SF	
.04Mi.	**8741 S LAFLIN ST**	**03/24/1997**	$139,990	$13,999	1,200	/3/1	1924	4,389 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	40.3 years old	Households:	25,633
Median Household Income:	$56,989	Households w/Family:	61%
Household Income Per Capita:	$27,836	Households w/Family Married:	19%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

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
0.46Mi.	**Fort Dearborn Elementary School**	C-	Public	PK - 8
Number of Students: 365 Student-Teacher Ratio: NA				
2.31Mi.	**Harlan Community Academy High School**	F	Public	9 - 12
Number of Students: 482 Student-Teacher Ratio: NA				

Flood Report

The Subject Property of **8719 S LAFLIN ST, CHICAGO, IL 60620-4844** 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: 96300238

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	118%	HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	41%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	75%	NOTABLY LOWER
MURDER	92%	SIMILAR
OVERALL	123%	HIGHER

Disaster Alerts

7/13/2024 - Severe Tornados, Flooding

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