



Some photos may be virtually staged

**Residential Rental**

Status: **RNTD**  
 Area: **18**  
 Address: **9614 W Higgins Rd Unit 2H, Rosemont, IL 60018**  
 Directions: **HIGGINS RD, WEST OF RIVER RD, S OF DEVON AVE**

MLS #: **11890770**

List Date: **09/21/2023**

List Dt Rec: **09/21/2023**

Rent Price: **\$1,795**

Orig Rent Price: **\$1,795**

Rented Price: **\$1,795**

Rented: **10/15/2023**

Off Mkt: **09/28/2023**

Year Built: **1968**

Dimensions: **COMMON**

Subdivision:

Corp Limits: **Rosemont**

Coordinates:

Rooms: **5**

Bedrooms: **2**

Basement: **None**

Total Units: **27**

Unit Floor Lvl.: **2**

# Stories: **3**

Avail Furnished?:

Financing:  
 Built B4 78: **Yes**

Model:  
 Township: **Leyden**

Bathrooms: **1/0**

(Full/Half):

Master Bath: **None**

Bmt Bath: **No**

Board Approval:

# Days for

Bd Apprvl:

Furnished Rate:

Lst. Mkt. Time: **8**

Contingency:

Curr. Leased:

Lease Expires:

County: **Cook**

# Fireplaces:

Parking: **Exterior Space(s)**

# Spaces: **Ext:1**

Parking Incl.

In Price:

Waterfront: **No**

Appx SF: **0**

SF Source: **Not Reported**

Bldg. Assess. SF:

Short Term Lease?:

Short Term Rate:

Security Deposit: **1795**

Buyer Ag. Comp.: **HALF MONTH RENT -\$150 (Net Lease Price)**

Mobility Score: -

Remarks: **BEAUTIFULLY UPDATED 2 BEDROOM 1 BATH RENTAL IN THE HEART OF ROSEMONT. THIS SIZEABLE UNIT OFFERS WOOD LAMINATE FLOORING OPEN CONCEPT WITH LARGE LIVING AREA, SEPARATE DINING ROOM, UPDATED FULL BATHROOM, SPACIOUS KITCHEN WITH PLENTY OF CABINETS AND IN UNIT LAUNDRY WITH NEWER FULL SIZE STACKABLE WASHER AND DRYER. EXTRA STORAGE LOCKER IN THE BASEMENT. WONDERFUL LOCATION WITH EASY ACCESS TO RESTAURANTS, FASHION OUTLET SHOPPING, CLOSE TO RIVERS CASINO, THEATERS, O'HARE AIRPORT, EXPRESSWAYS AND THE CTA BLUE LINE. TENANTS PAY ELECTRIC HEAT/AC, CABLE/INTERNET. RENT INCLUDES WATER, PARKING STORAGE UNIT, OUTDOOR POOL, EXTERIOR MAINTENANCE, SNOW REMOVAL AND LAWN CARE. CREDIT AND BACKGROUND CHECK REQUIRED FROM EACH ADULT APPLICANT AT THEIR EXPENSE. NO SMOKING OR PETS!**

**School Data**

Elementary: **Rosemont (78)**

Junior High: **Rosemont (78)**

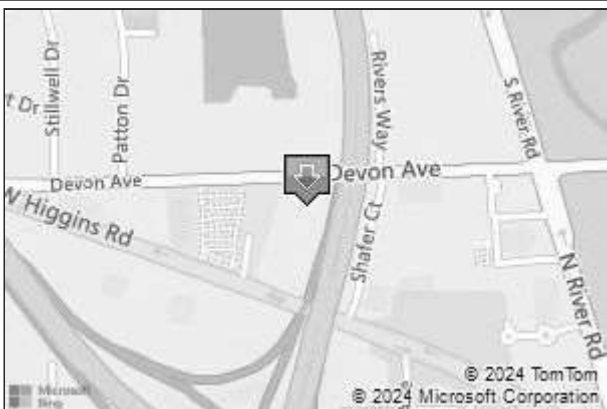
High School: **(212)**

Square Footage Comments:

**Pet Information**

Pets Allowed: **No Pets**

Max Pet Weight:



<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>	<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>
Living Room	12X18	Main Level	Wood Laminate		Master Bedroom	10X24	Main Level	Wood Laminate	
Dining Room	10X13	Main Level	Wood Laminate		2nd Bedroom	10X10	Main Level	Wood Laminate	
Kitchen	10X10	Main Level	Wood Laminate		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	1X1	Main Level	Wood Laminate						

Interior Property Features: **Wood Laminate Floors, 1st Floor Laundry**

Exterior Property Features:

Age: **51-60 Years**

Type: **Condo**

Exposure:

Exterior: **Brick**

Air Cond: **Central Air**

Heating: **Electric**

Kitchen:

Appliances: **Oven/Range, Dishwasher, Refrigerator, Washer, Dryer**

Dining: **Separate**

Bath Amn:

Fireplace Details:

Laundry Features: **In Unit**

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership:

Parking On Site: **Yes**

Parking Details:

Parking Fee (High/Low): /

Driveway:

Basement Details: **None**

Sewer: **Sewer-Public**

Water: **Public**

General Info: **Non-Smoking Building, Non-Smoking Unit**

Amenities: **Storage, Park/Playground, Pool-Outdoors, Sidewalks, Street Lights, Street Paved, Ceiling Fan**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Lease Terms: **1 Year Lease, Board Approval**

Possession: **Immediate**

Management:

Fireplace Location:  
Electricity:  
Equipment: **Ceiling Fan**  
Additional Rooms: **No additional rooms**  
Other Structures:  
Door Features: **French Doors**  
Window Features:

Foundation:  
Roof:  
Disability Access: **No**  
Disability Details:  
Lot Desc:  
Lot Size Source:

Fees/Approvals:  
Monthly Rent Incl: **Water, Parking, Pool, Scavenger, Exterior Maintenance, Lawn Care, Snow Removal**  
Available As Of: **09/21/2023**  
Rural:  
Addl. Sales Info.:  
Broker Owned/Interest: **No**

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 11890770

Prepared By: Daniel Stoychev | Citypoint Illinois LLC | 04/11/2024 04:14 PM

MLS #	Stat	Address	City	Rent Search Price	All Beds	Baths	Type DE/AT	Area	
1	11890770	<b>RNTD</b>	9614 W Higgins Rd Unit 2H	Rosemont	\$1,795	2	1	Condo	18
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Prepared By: Daniel Stoychev | Citypoint Illinois LLC | 04/11/2024 04:14 PM



**Residential Rental**

Status: **RNTD**  
 Area: **68**  
 Address: **765 Busse Hwy Unit 2B, Park Ridge, IL 60068**  
 Directions: **North of Touhy, South of Oakton, approx 1 mile from Uptown Park Ridge**

MLS #: **11993856**  
 List Date: **03/04/2024**  
 List Dt Rec: **03/04/2024**

Rent Price: **\$1,500**  
 Orig Rent Price: **\$1,500**  
 Rented Price: **\$1,500**

Rented: **03/19/2024**  
 Off Mkt: **03/19/2024**  
 Year Built: **1961**  
 Dimensions: **50X125**  
 Subdivision:  
 Corp Limits: **Park Ridge**  
 Coordinates:  
 Rooms: **4**

Bedrooms: **1**  
 Basement: **None**  
 Total Units:  
 Unit Floor Lvl.: **2**  
 # Stories: **2**  
 Avail Furnished?:

Financing:  
 Built B4 78: **Yes**  
 Model:  
 Township: **Maine**

Bathrooms **1/0**  
 (Full/Half):  
 Master Bath: **None**  
 Bmt Bath: **No**  
 Board Approval:  
 # Days for  
 Bd Apprvl:  
 Furnished Rate:

Lst. Mkt. Time: **5**  
 Contingency:  
 Curr. Leased:  
 Lease Expires:  
 County: **Cook**  
 # Fireplaces:  
 Parking: **None**  
 # Spaces: **0**  
 Parking Incl.  
 In Price:  
 Waterfront: **No**  
 Appx SF: **550**  
 SF Source: **Landlord/Tenant/Seller**  
 Bldg. Assess. SF:  
 Short Term Lease?:  
 Short Term Rate:  
 Security Deposit:

Buyer Ag. Comp.: **1/2MO RENT/LESS -\$195 (ON LEASES 12 MONTHS OR LONGER) (NET LEASE PRICE) (Net Lease Price)**  
 Clsd Buyer Ag. Comp.: **1/2 MONTH RENT - \$195 (Net Lease Price)**  
 Mobility Score: -



Remarks: **Beautifully updated one bedroom near Uptown Park Ridge. Move in ready with new laminate wood floors throughout and freshly painted. Revamped eat in kitchen includes breakfast bar with seating for up to three. Bright remodeled full bath. Sloped eight to ten foot ceilings, includes new light fixtures and recessed lighting in the living room. Coin laundry on lower level plus storage locker in the garage. Heat, water, scavenger and exterior maintenance included in rent. Great location near public transportation, neighborhood restaurants, shops and stores.**

**School Data**  
 Elementary: **(84)**  
 Junior High: **(84)**  
 High School: **(207)**

**Pet Information**  
 Pets Allowed: **No Pets**  
 Max Pet Weight:

Square Footage Comments:

<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>	<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>
Living Room	14X13	Main Level	Wood Laminate	Blinds	Master Bedroom	13X11	Main Level	Wood Laminate	Blinds
Dining Room	8X9	Main Level	Wood Laminate	Blinds	2nd Bedroom		Not Applicable		
Kitchen	9X8	Main Level	Wood Laminate	Blinds	3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	8X10	Lower	Wood Laminate						

Interior Property Features:  
 Exterior Property Features:

Age: **61-70 Years**  
 Type: **Low Rise (1-3 Stories)**  
 Exposure:  
 Exterior: **Brick**  
 Air Cond: **1 (Window/Wall Unit)**  
 Heating: **Radiant**  
 Kitchen: **Eating Area-Breakfast Bar, Eating Area-Table Space**  
 Appliances: **Oven/Range, Refrigerator**

Laundry Features:  
 Garage Ownership:  
 Garage On Site:  
 Garage Type:  
 Garage Details:  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Sewer: **Sewer-Public**  
 Water: **Public**  
 General Info: **Non-Smoking Building**  
 Amenities:  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:

Dining: **Kitchen/Dining Combo**

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity:

Equipment:

Additional Rooms: **No additional rooms**

Other Structures:

Door Features:

Window Features:

Parking Fee (High/Low): /

Driveway:

Basement Details: **None**

Foundation:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc:

Lot Size Source:

Lease Terms:

Possession: **Closing**

Management:

Fees/Approvals:

Monthly Rent Incl: **Heat, Water, Scavenger, Exterior Maintenance, Lawn Care, Storage Lockers**

Available As Of: **03/01/2024**

Rural:

Addl. Sales Info.:

Broker Owned/Interest: **No**

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MLS #: 11993856

Prepared By: Daniel Stoychev | Citypoint Illinois LLC | 04/11/2024 04:17 PM



**Residential Rental**

Status: **RNTD**

Area: **68**

Address: **2000 Parkside Dr Unit D2, Park Ridge, IL 60068**

Directions: **Main intersections are Caldwell and Dempster. Head west on Dempster until you reach Parkside Drive, head north.**

Rented: **12/01/2023**

Off Mkt: **11/22/2023**

Year Built: **1975**

Dimensions: **COMMON**

Subdivision:

Corp Limits: **Park Ridge**

Coordinates:

Rooms: **5**

Bedrooms: **2**

Basement: **None**

Total Units:

Unit Floor Lvl.: **2**

# Stories: **2**

Avail Furnished?:

MLS #: **11934778**

List Date: **11/20/2023**

List Dt Rec: **11/20/2023**

Financing:

Built B4 78: **Yes**

Model:

Township: **Maine**

Bathrooms **1/0**

(Full/Half):

Master Bath: **None**

Bmt Bath:

Board Approval:

# Days for

Bd Apprvl:

Furnished Rate:

Rent Price: **\$1,600**

Orig Rent Price: **\$1,600**

Rented Price: **\$1,600**

Lst. Mkt. Time: **3**

Contingency:

Curr. Leased:

Lease Expires:

County: **Cook**

# Fireplaces:

Parking: **Exterior Space(s)**

# Spaces: **Ext:2**

Parking Incl. **Y**

In Price:

Waterfront: **No**

Appx SF: **0**

SF Source: **Not Reported**

Bldg. Assess. SF:

Short Term Lease?:

Short Term Rate:

Security Deposit:

Buyer Ag. Comp.: **50% OF FIRST MONTH RENT -\$150 (Gross Lease Price)**

Clsd Buyer Ag. Comp.: **1600 (Gross Lease Price)**

Mobility Score:-



Remarks: **Elevate your lifestyle in Park Ridge with this sleek 2 bedroom, 1 bath condo. Heating and water are included for your convenience, and it will be professionally cleaned and freshly painted before move in date. Ready for you to move in on Dec.1, this condo is nestled in a thriving neighborhood served by Maine School District 63, and it's just steps away from a bustling intersection, adorned with an array of stores and trendy restaurants. Plus, enjoy the convenience of ample parking spaces, available on a first-come, first-served basis, and rest assured, there have never been any complaints about parking. Coin laundry available in basement of building. With plenty of closet space to keep your belongings organized, this is your next home-seize the opportunity.**

**School Data**

Elementary: **(63)**

Junior High: **(63)**

High School: **(63)**

Square Footage Comments:

**Pet Information**

Pets Allowed: **No Pets**

Max Pet Weight:

**Room Name Size**

Living Room **27X13**

Dining Room **COMBO**

Kitchen **10X10**

Family Room

Laundry Room

**Level**

**Main Level**

**Main Level**

**Main Level**

**Not Applicable**

**Flooring**

**Hardwood**

**Hardwood**

**Win Trmt**

**Room Name Size**

Master Bedroom **14X12**

2nd Bedroom **14X12**

3rd Bedroom

4th Bedroom

**Level**

**Main Level**

**Main Level**

**Not Applicable**

**Not Applicable**

**Flooring**

**Hardwood**

**Hardwood**

**Win Trmt**

Interior Property Features:

Exterior Property Features:

Age: **41-50 Years**

Type: **Condo**

Exposure:

Exterior: **Brick**

Air Cond: **1 (Window/Wall Unit)**

Heating: **Baseboard**

Kitchen:

Appliances: **Dishwasher**

Laundry Features: **Common Area**

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership:

Parking On Site: **Yes**

Parking Details:

Sewer: **Sewer-Public**

Water: **Lake Michigan**

General Info: **None**

Amenities:

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Dining:  
Bath Amn:  
Fireplace Details:  
Fireplace Location:  
Electricity:  
Equipment:  
Additional Rooms: **No additional rooms**  
Other Structures:  
Door Features:  
Window Features:

Parking Fee (High/Low): /  
Driveway:  
Basement Details: **None**  
Foundation:  
Roof:  
Disability Access: **No**  
Disability Details:  
Lot Desc:  
Lot Size Source:

Lease Terms:  
Possession: **Closing**  
Management:  
Fees/Approvals:  
Monthly Rent Incl: **Heat, Water, Parking, Scavenger, Lawn Care, Storage Lockers, Snow Removal**  
Available As Of: **12/01/2023**  
Rural:  
Addl. Sales Info.:  
Broker Owned/Interest: **No**

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MLS #: 11934778

Prepared By: Daniel Stoychev | Citypoint Illinois LLC | 04/11/2024 04:17 PM



**Residential Rental**

Status: **RNTD**  
 Area: **68**  
 Address: **400 Thames Pkwy Unit 1J, Park Ridge, IL 60068**  
 Directions: **Talcott West of Dee to Thames South to 400**

MLS #: **11937023**  
 List Date: **11/27/2023**  
 List Dt Rec: **11/27/2023**

Rent Price: **\$1,650**  
 Orig Rent Price: **\$1,650**  
 Rented Price: **\$1,650**

Rented: **02/03/2024**  
 Off Mkt: **02/03/2024**  
 Year Built: **1972**  
 Dimensions: **INTEGRAL**  
 Subdivision: **Bristol Court**  
 Corp Limits: **Park Ridge**  
 Coordinates:  
 Rooms: **4**

Financing:  
 Built B4 78: **Yes**  
 Model: **1 Bedroom**  
 Township: **Maine**

Bedrooms: **1**  
 Basement: **None**  
 Total Units: **36**  
 Unit Floor Lvl.: **1**  
 # Stories: **3**  
 Avail Furnished?: **No**

Bathrooms **1/0**  
 (Full/Half):  
 Master Bath: **None**  
 Bmt Bath: **No**  
 Board Approval:  
 # Days for  
 Bd Apprvl:  
 Furnished Rate:

Lst. Mkt. Time: **64**  
 Contingency:  
 Curr. Leased: **No**  
 Lease Expires:  
 County: **Cook**  
 # Fireplaces:  
 Parking: **Garage**  
 # Spaces: **Gar:1**  
 Parking Incl. **Y**  
 In Price:  
 Waterfront: **No**  
 Appx SF: **900**  
 SF Source: **Builder**  
 Bldg. Assess. SF:  
 Short Term Lease?: **No**  
 Short Term Rate:  
 Security Deposit: **1650**

Buyer Ag. Comp.: **1/2 MONTH -\$100 (Net Lease Price)**  
 Clsd Buyer Ag. Comp.: **1/2 MONTH -\$100 (Net Lease Price)**

Remarks: **Beautiful Bristol Court one bedroom unit facing forest preserve. Elevator building, wood floors throughout. Rent includes heat, air, water, snow removal, lawn care. No pets. Non smoking unit. Available immediately. Tenant pays move in and move out fees. Indoor parking and guest parking included. Updated kitchen cabinets, Parking space #15, storage space #5.**

**School Data**  
 Elementary: **George Washington (64)**  
 Junior High: **Lincoln (64)**  
 High School: **Maine South (207)**  
 Square Footage Comments:

**Pet Information**  
 Pets Allowed: **No Pets**  
 Max Pet Weight:



<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>	<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>
Living Room	21X15	Main Level	Hardwood	Blinds	Master Bedroom	16X14	Main Level	Hardwood	Blinds
Dining Room	10X9	Main Level	Hardwood		2nd Bedroom		Not Applicable		
Kitchen	9X7	Main Level	Other		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **Elevator, Hardwood Floors**

Exterior Property Features:

Age: **51-60 Years**

Type: **Condo**

Exposure: **W (West)**

Exterior: **Brick**

Air Cond: **Central Air**

Heating: **Gas, Hot Water/Steam**

Kitchen: **Galley**

Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Disposal**

Laundry Features: **Common Area**

Garage Ownership: **Owned**

Garage On Site: **Yes**

Garage Type: **Attached**

Garage Details: **Garage Door Opener(s), Transmitter(s)**

Parking Ownership:

Parking On Site:

Parking Details:

Sewer: **Sewer-Public**

Water: **Lake Michigan**

General Info: **Non-Smoking Unit**

Amenities: **Elevator, Storage, Business Center, Sidewalks, Street Lights, Street Paved**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Lease Terms:



Dining: **Combined w/ LivRm**  
Bath Amn:  
Fireplace Details:  
Fireplace Location:  
Electricity: **Circuit Breakers**  
Equipment:  
Additional Rooms: **No additional rooms**  
Other Structures:  
Door Features:  
Window Features:

Parking Fee (High/Low): /  
Driveway:  
Basement Details: **None**  
Foundation:  
Roof: **Asphalt/Glass (Rolled)**  
Disability Access: **No**  
Disability Details:  
Lot Desc: **Forest Preserve Adjacent**  
Lot Size Source:

Possession: **Closing**  
Management: **Manager On-site, Monday through Friday**  
Fees/Approvals: **Move-in Fee, Move Out Fee**  
Monthly Rent Incl: **Cooking Gas, Heat, Water, Scavenger, Exterior Maintenance, Lawn Care, Snow Removal, Air Conditioning**  
Available As Of: **12/01/2023**  
Rural:  
Addl. Sales Info.: **List Broker Must Accompany**  
Broker Owned/Interest: **No**

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MLS #: 11937023

Prepared By: Daniel Stoychev | Citypoint Illinois LLC | 04/11/2024 04:17 PM



**Residential Rental**

Status: **RNTD**

Area: **68**

Address: **2610 Oakton St Unit 5W, Park Ridge, IL 60068**

Directions: **From Oakton Street and Busse Street, west to address on the north side of Oakton. Upon entering the complex, drive past 2600 to 2610 on the left.**

Rented: **12/02/2023**

Off Mkt: **11/21/2023**

Year Built: **1976**

Dimensions: **CONDO**

Subdivision:

Corp Limits: **Park Ridge**

Coordinates: **W:2610**

Rooms: **5**

Bedrooms: **2**

Basement: **None**

Total Units: **12**

Unit Floor Lvl.: **2**

# Stories: **3**

Avail Furnished?:

MLS #: **11923068**

List Date: **11/03/2023**

List Dt Rec: **11/04/2023**

Financing:

Built B4 78: **Yes**

Model:

Township: **Maine**

Bathrooms **1/0**  
(Full/Half):

Master Bath: **None**

Bmt Bath:

Board Approval:

# Days for

Bd Apprvl:

Furnished Rate:

Rent Price: **\$1,700**

Orig Rent Price: **\$1,700**

Rented Price: **\$1,800**

Lst. Mkt. Time: **19**

Contingency:

Curr. Leased: **No**

Lease Expires:

County: **Cook**

# Fireplaces:

Parking: **Exterior Space(s)**

# Spaces: **Ext:2**

Parking Incl. **Y**

In Price:

Waterfront: **No**

Appx SF: **1000**

SF Source: **Estimated**

Bldg. Assess. SF:

Short Term Lease?:

Short Term Rate:

Security Deposit: **1700**

Buyer Ag. Comp.: **1/2 MONTHLY RENT - \$150 (Net Lease Price)**

Cld Buyer Ag. Comp.: **1/2 MONTHLY RENT - \$150 (Net Lease Price)**

Remarks: **Spacious and airy 2-bedroom unit with flexicore construction. Remodeled bathroom and recent laminate flooring throughout. The living room offers plenty of natural light and relaxing views. The lease includes 2 exterior parking spaces. Laundry is available onsite. Central location near Metra, forest preserve, ice arena, expressway.**

**School Data**

Elementary: **(64)**

Junior High: **(64)**

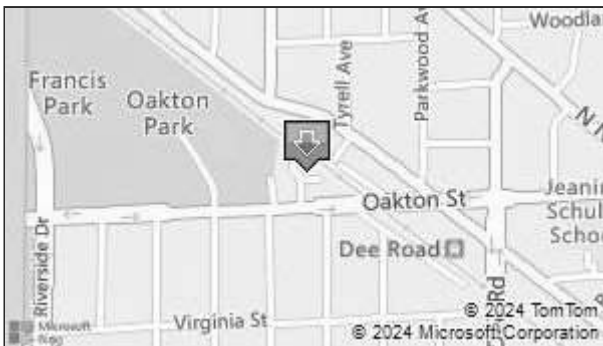
High School: **(207)**

Square Footage Comments:

**Pet Information**

Pets Allowed: **Cats OK, Dogs OK**

Max Pet Weight: **25**



**Room Name Size**

Living Room **23X16**

Dining Room **COMBO**

Kitchen **11X7**

Family Room

Laundry Room

**Level**

**2nd Level**

**2nd Level**

**2nd Level**

**Not Applicable**

**Flooring**

**Wood Laminate**

**Wood Laminate**

**Wood Laminate**

**Wood Laminate**

**Win Trmt**

**Screens**

**None**

**Blinds**

**Room Name Size**

Master Bedroom **13X12**

2nd Bedroom **13X11**

3rd Bedroom

4th Bedroom

**Level**

**2nd Level**

**2nd Level**

**Not Applicable**

**Not Applicable**

**Flooring**

**Wood Laminate**

**Wood Laminate**

**Wood Laminate**

**Wood Laminate**

**Win Trmt**

**Blinds**

**Blinds**

**Blinds**

**Blinds**

Interior Property Features: **Wood Laminate Floors, Flexicore, Drapes/Blinds**

Exterior Property Features: **Patio, Storms/Screens, Outdoor Grill, End Unit, Cable Access**

Age: **41-50 Years**

Type: **Condo**

Exposure: **W (West)**

Exterior: **Brick**

Air Cond: **Central Air**

Heating: **Gas, Forced Air**

Kitchen: **Eating Area-Table Space**

Appliances: **Oven/Range, Dishwasher,**

**Refrigerator, Range Hood**

Dining: **Combined w/ LivRm**

Bath Amn:

Fireplace Details:

Laundry Features: **Common Area**

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership:

Parking On Site: **Yes**

Parking Details: **Assigned Spaces, Visitor Parking**

Parking Fee (High/Low): **/**

Driveway:

Basement Details: **None**

Foundation:

Sewer: **Sewer-Public**

Water: **Lake Michigan, Public**

General Info: **School Bus Service, Commuter Bus, Commuter Train, Interstate Access**

Amenities: **Bike Room/Bike Trails, Coin Laundry, Park/Playground, Curbs/Gutters, Sidewalks,**

**Street Lights, Street Paved, Ceiling Fan, Public Bus, Picnic Area**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Lease Terms:

Possession: **Closing, Other**

Management: **Manager Off-site**

Fireplace Location:  
Electricity: **Circuit Breakers**  
Equipment: **TV-Cable, Ceiling Fan**  
Additional Rooms: **No additional rooms**  
Other Structures:  
Door Features:  
Window Features:

Roof:  
Disability Access: **No**  
Disability Details:  
Lot Desc: **Common Grounds, Landscaped Professionally,  
Outdoor Lighting, Sidewalks, Streetlights**  
Lot Size Source:

Fees/Approvals:  
Monthly Rent Incl: **Cooking Gas, Water, Scavenger, Lawn Care, Snow Removal**  
Available As Of: **11/03/2023**  
Rural: **No**  
Electric Supplier: **Commonwealth Edison**  
Addl. Sales Info.: **None**  
Broker Owned/Interest: **No**

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MLS #: 11923068

Prepared By: Daniel Stoychev | Citypoint Illinois LLC | 04/11/2024 04:17 PM



**Residential Rental**

Status: **RNTD**

Area: **68**

Address: **9 S Home Ave Unit 1S, Park Ridge, IL 60068**

Directions: **Touhy, east of Dee Rd, west of Greenwood. Southeast corner of Touhy & Home Ave.**

Rented: **10/28/2023**

Off Mkt: **10/28/2023**

Year Built: **1960**

Dimensions: **75 X 133**

Subdivision:

Corp Limits: **Park Ridge**

Coordinates:

Rooms: **4**

Bedrooms: **2**

Basement: **Full**

Total Units: **6**

Unit Floor Lvl.: **1**

# Stories: **2**

Avail Furnished?: **No**

MLS #: **11914325**

List Date: **10/22/2023**

List Dt Rec: **10/24/2023**

Financing:

Built B4 78: **Yes**

Model:

Township: **Maine**

Bathrooms **1/0**

(Full/Half):

Master Bath: **None**

Bmt Bath: **No**

Board Approval: **No**

# Days for

Bd Apprvl:

Furnished Rate:

Rent Price: **\$1,800**

Orig Rent Price: **\$1,800**

Rented Price: **\$1,800**

Lst. Mkt. Time: **7**

Contingency:

Curr. Leased: **No**

Lease Expires:

County: **Cook**

# Fireplaces:

Parking: **Exterior Space(s)**

# Spaces: **Ext:1**

Parking Incl. **Y**

In Price:

Waterfront: **No**

Appx SF: **1100**

SF Source: **Landlord/Tenant/Seller**

Bldg. Assess. SF:

Short Term Lease?: **No**

Short Term Rate:

Security Deposit: **\$1800**

Buyer Ag. Comp.: **1/2 OF 1 MONTH'S RENT - \$150. SEE AGENT REMARKS (Net Lease Price)**

Mobility Score: -

Remarks: **Large, corner, 2 bedroom ,1 bath unit on the 1st floor in a 6 flat..no stairs to climb! All large room sizes with big closets. Kitchen has been updated and is huge with table space and a pantry. Long time owners...manager on site. Coin laundry. Designated outdoor parking space is just steps from your back door & is included in rent. No pets. No smoking. Minimum credit score of 650. Security deposit of \$1800 and 1st months rent will be required at signing of the lease. Gas and electric ARE NOT included in the rent. Super convenient location...walking distance to PR Community Center and parks. Short walk to Washington Elementary School, Lincoln Middle School, and Maine South High School. 1 mile to uptown Park Ridge. Close to public transportation. Easy access to interstate. Enjoy all that Park Ridge has to offer!**

**School Data**

Elementary: **George Washington (64)**

Junior High: **Lincoln (64)**

High School: **Maine South (207)**

Square Footage Comments:

**Pet Information**

Pets Allowed: **No Pets**

Max Pet Weight:



<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>	<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>
Living Room	13X21	Main Level	Hardwood	Blinds	Master Bedroom	13X15	Main Level	Hardwood	Blinds
Dining Room		Not Applicable			2nd Bedroom	13X15	Main Level	Hardwood	Blinds
Kitchen	15X19	Main Level	Hardwood	Blinds	3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features: **Storms/Screens, End Unit**

Age: **61-70 Years**

Type: **Flat**

Exposure: **W (West)**

Exterior: **Brick**

Air Cond: **1 (Window/Wall Unit)**

Heating: **Gas, Baseboard**

Kitchen: **Eating Area-Table Space, Pantry-Closet, Updated Kitchen**

Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, All Stainless Steel Kitchen Appliances**

Dining: **Combined w/ LivRm**

Bath Amn:

Laundry Features: **Common Area**

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership:

Parking On Site: **Yes**

Parking Details: **Assigned Spaces, Off Street**

Parking Fee (High/Low): /

Driveway:

Sewer: **Sewer-Public**

Water: **Lake Michigan**

General Info: **Commuter Bus, Commuter Train, Interstate Access, Non-Smoking Building, Non-Smoking Unit**

Amenities: **Coin Laundry, Storage, Curbs/Gutters, Sidewalks, Street Lights, Street Paved, Ceiling Fan, Laundry**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Lease Terms: **1 Year Lease**

Fireplace Details:  
Fireplace Location:  
Electricity:  
Equipment:  
Additional Rooms: **No additional rooms**  
Other Structures:  
Door Features:  
Window Features:

Basement Details: **Unfinished**  
Foundation: **Concrete**  
Roof: **Asphalt/Glass (Shingles)**  
Disability Access: **No**  
Disability Details:  
Lot Desc:  
Lot Size Source: **County Records**

Possession: **Immediate**  
Management: **Self-Management**  
Fees/Approvals:  
Monthly Rent Incl: **Water, Parking, Scavenger, Lawn Care, Trash Collection**  
Available As Of: **11/01/2023**  
Rural: **No**  
Addl. Sales Info.: **List Broker Must Accompany**  
Broker Owned/Interest: **No**

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MLS #: 11914325

Prepared By: Daniel Stoychev | Citypoint Illinois LLC | 04/11/2024 04:17 PM



**Residential Rental**

Status: **RNTD**

Area: **68**

Address: **400 Thames Pkwy Unit 1L, Park Ridge, IL 60068**

Directions: **Talcott W of Dee or S of Touhy to THAMES Parkway to 400**

Rented: **02/07/2024**

Off Mkt: **02/07/2024**

Year Built: **1971**

Dimensions: **COMMON**

Subdivision: **Bristol Court**

Corp Limits: **Park Ridge**

Coordinates:

Rooms: **5**

Bedrooms: **2**

Basement: **None**

Total Units:

Unit Floor Lvl.: **1**

# Stories: **4**

Avail Furnished?: **No**

MLS #: **11931640**

List Date: **11/15/2023**

List Dt Rec: **11/15/2023**

Financing:

Built B4 78: **Yes**

Model:

Township: **Maine**

Bathrooms **2/0**

(Full/Half):

Master Bath: **Full**

Bmt Bath: **No**

Board Approval:

# Days for

Bd Apprvl:

Furnished Rate:

Rent Price: **\$2,200**

Orig Rent Price: **\$2,200**

Rented Price: **\$2,100**

Lst. Mkt. Time: **83**

Contingency:

Curr. Leased: **No**

Lease Expires:

County: **Cook**

# Fireplaces:

Parking: **Garage, Exterior Space(s)**

# Spaces: **Gar:1 Ext:1**

Parking Incl. **Y**

In Price:

Waterfront: **No**

Appx SF: **1200**

SF Source: **Estimated**

Bldg. Assess. SF:

Short Term Lease?:

Short Term Rate:

Security Deposit: **2200**

Buyer Ag. Comp.: **1/2 MONTH RENT - \$195 (Net Lease Price)**

Clsd Buyer Ag. Comp.: **1/2 MONTH RENT - \$195 (Net Lease Price)**

Mobility Score: -

Remarks: **Bristol Court First Floor Condo unit; 2 bedroom and 2 bath. New vinyl flooring throughout, new stainless steel appliances, freshly painted throughout. Monthly assessment includes indoor parking, storage unit, heat, central air and water. Laundry room located in first floor. On-site management. Very nice, well kept building complex, minutes from O'Hare. Award winning elementary school - District 64, Main South High School District - 207**

**School Data**

Elementary: **George Washington (64)**

Junior High: **Lincoln (64)**

High School: **Maine South (207)**

Square Footage Comments:

**Pet Information**

Pets Allowed: **Pet Weight Limitation**

Max Pet Weight: **25**



Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	23X15	Main Level	Vinyl		Master Bedroom	12X12	Main Level	Vinyl	
Dining Room	12X9	Main Level			2nd Bedroom	18X11	Main Level		
Kitchen	9X8	Main Level	Vinyl		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room					Foyer	10X5	Main Level		

Interior Property Features:

Exterior Property Features:

Age: **51-60 Years**

Type: **Condo**

Exposure: **N (North)**

Exterior: **Brick**

Air Cond: **Central Air**

Heating: **Gas, Hot Water/Steam**

Kitchen: **Galley**

Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator**

Laundry Features:

Garage Ownership: **Owned**

Garage On Site: **Yes**

Garage Type: **Attached**

Garage Details: **Garage Door Opener(s)**

Parking Ownership:

Parking On Site: **Yes**

Parking Details:

Sewer: **Sewer-Public**

Water: **Lake Michigan**

General Info: **School Bus Service**

Amenities: **Coin Laundry, Elevator, Storage, On Site Manager/Engineer, Receiving Room**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Dining: **Combined w/ LivRm**  
Bath Amn:  
Fireplace Details:  
Fireplace Location:  
Electricity:  
Equipment:  
Additional Rooms: **Foyer**  
Other Structures:  
Door Features:  
Window Features:

Parking Fee (High/Low): /  
Driveway:  
Basement Details: **None**  
Foundation:  
Roof:  
Disability Access: **Yes**  
Disability Details: **No Interior Steps**  
Lot Desc:  
Lot Size Source:

Lease Terms:  
Possession: **Closing**  
Management: **Manager On-site**  
Fees/Approvals: **Credit Report**  
Monthly Rent Incl: **Heat, Water, Air Conditioning**  
Available As Of: **11/15/2023**  
Rural:  
Addl. Sales Info.: **None**  
Broker Owned/Interest: **No**

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MLS #: 11931640

Prepared By: Daniel Stoychev | Citypoint Illinois LLC | 04/11/2024 04:17 PM