Detached Single MLS #: **06310562** STAT: **CLSD** AREA: **8043**
LDR: **10/13/2006** CTGF: LP: **$509,250**
LD: **10/13/2006** OLP: **$509,250**
OMD: **10/25/2006** LISTING MRKT TIME: **13** SP: **$515,000**
CONT DT: **10/25/2006** SELLING OFC: **22638** FIN: **Conventior**
CLSD DT: **11/28/2006** SELLING AGT: **217605** PNT: **8623.39**
ADDRESS: **6812 S Constance**
CITY: **Chicago** ZIP: **60649**
DIR: **67TH ST TO CONSTANCE (1832E) SOUTH TO PROPERTY**
BLT: **1913** B78: **Y** CT: **4302**
OWN: **Fee Simple** SUB: LEASED: LEASE XD:
CRP: **CHICAGO** CNY: **Cook** TWN: **HYDE PARI**
MODEL: DIM: **50X135**
RMS: **8** BR: **5** BTH: **2.1** MBB: **Y** FP: **2** BMT: **Y** BB: **Y** PKN: **G**
CARS: **2** WF: **N** Tax: **$6,973.40** TXY: **2004** TXC: **None**
SAS: **N** PIN: **20243120150000** MPN: **N** ASF: **3505** ACR: **0**

ASM: FREQ: **Not Applicable** WI: CI:
GRS: DIST#: **299** JH: DIST#: **299** HS: DIST#: **299** OT: DIST#:
COORDINATES: NORTH: **0** SOUTH: **6812** EAST: **1800** WEST: **0**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	**26X21**	**Main Level**	**Hardwood**	**Y**
Dining Room:	**18X17**	**Main Level**	**Hardwood**	**Y**
Kitchen:	**17X15**	**Main Level**	**Hardwood**	**Y**
Family Room:		**Not Applicable**		
Master Bedroom:	**27X17**	**2nd Level**	**Carpet**	**Y**
2nd Bedroom:	**13X17**	**2nd Level**	**Carpet**	**Y**
3rd Bedroom:	**13X17**	**2nd Level**	**Carpet**	**Y**
4th Bedroom:	**13X16**	**Main Level**	**Hardwood**	**Y**
5th Bdrm:	**16X14**	**Main Level**	**Hardwood**	**Y**

ROOM NAME SIZE LEVEL FLOORING WIN TRMT

NC/AGE: **N/51-100 Years**
AIR: **None**
AMN:
APP:
ATC:
BAS: **Full, Finished**
BAT:
DIN: **Separate**
DRV: **Concrete, Side Drive**
ELC:
EQP:
EXT: **Brick**
EXP:
FEA: **Deck, Bar-Dry**
FND: **Concrete**
Exst. B/F:
FPL: **Location-Living Room, Location-Basement**
GAR: **Attached**
PAR: **Off Street**

OD:
KIT: **Eating Area-Table Space, Galley**
HEA: **Hot Water/Steam**
IMPW: **Lake Michigan**
IMPS: **Sewer-Public**
IMPO:
INF: **None**
LDS: **Fenced Yard**
Lot Size: **Less Than .25 Acre**
MAI: **None**
NCO:
OTR: **1st Floor Bedroom, Den/Office/Study, Family Room, Gallery/Foyer, Library, Sunroom/Florida Room**
POS: **Closing**
ROF:
STY:
TPE: **2 Stories**
TRM:

Remarks: **Bank-owned foreclosure. Faded diamond in the Highlands Area waiting to be polished to its original splendor. Spacious 5 br 2.1 bth brk residence features hardwd flrs, 2 fireplcs, classic original wd trm, newr windws, concr side drv, huge liv rm, sep din rm & much more. Property has been neglected & needs updating & repairs, sold "as is." Call today for appt!**

Agent Remarks:

INTERNET LISTING: **All** REMARKS INTERNET: **Y** SCI: **None**
VOW COMNTS/REVS: VOW AVM:
ADI: **Y** HEM: **Y** LIST: **Exclusive Agency**
CC: **3%-$150 NET SALE PRICE**
SHO: **PAGE LISTER FOR APPT (312) 398-4260** LBOX:
OWNER: **OWNER OF RECORD** AON: **N** PHONE:
BROKER: **Platinum Key Realty Group, Inc** ID#: **17703** PHONE: **(773) 698-6488**
AGENT: **Mario Lopez** ID#: **109806** PHONE: **(773) 792-6867**
CO-LIST: AAN: EMAIL: **cnsltnt1@hotmail.com**

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Prepared By: Kenneth Swiatek - AXXA, Inc. 06/13/2009 07:33 AM