Detached Single
MLS #: 08523438
Status: NEW
List Price: $769,000
List Date: 01/24/2014
Area: 8024
List Dt Rec: 01/24/2014
Address: 1632 W Ohio St , Chicago, Illinois 60622
Directions: Ashland to Ohio, West to 1632
Lst. Mkt. Time: 2

Exterior Property Features:

Interior Property Features:

Detectors, Sump Pump

Equipment:

Copyright 2014 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

Prepared By: Karen Biazar | North Clybourn Group, Inc. | 01/25/2014 05:20 PM

Detectors, Sump Pump

Equipment:

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Prepared By: Karen Biazar | North Clybourn Group, Inc. | 01/25/2014 05:20 PM

Detectors, Sump Pump

Equipment:

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Prepared By: Karen Biazar | North Clybourn Group, Inc. | 01/25/2014 05:20 PM
# 1632 W. Ohio Final Description of Finishes & Materials

## CABINETRY

<table>
<thead>
<tr>
<th>KITCHEN</th>
<th>Style</th>
<th>Finish</th>
<th>Installation</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper</td>
<td>Flat Panel, Frosted Glass</td>
<td>White Gloss</td>
<td>Wall cabinets equipped with under cabinet lighting</td>
<td>Builders Cabinets</td>
</tr>
<tr>
<td>Base</td>
<td>Flat Panel</td>
<td>Spring Blossom Textured laminate finish</td>
<td>Floor based with finished toe kick</td>
<td>Builders Cabinets</td>
</tr>
<tr>
<td>Island</td>
<td>Flat Panel</td>
<td>Spring Blossom Textured laminate finish</td>
<td>Floor based with finished toe kick</td>
<td>Builders Cabinets</td>
</tr>
</tbody>
</table>

### BATH VANITIES

<table>
<thead>
<tr>
<th>Style</th>
<th>Finish</th>
<th>Installation</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Powder Room</td>
<td>Flat Panel, Spring Blossom Textured laminate finish</td>
<td>Wall mounted single vanity</td>
<td>Builder's Cabinets</td>
</tr>
<tr>
<td>Master Bath</td>
<td>Flat Panel, Spring Blossom Textured laminate finish</td>
<td>Wall mounted double vanity</td>
<td>Builder's Cabinets</td>
</tr>
<tr>
<td>2nd Level Hall Bath</td>
<td>Flat Panel, Spring Blossom Textured laminate finish</td>
<td>Floor based single vanity</td>
<td>Builder's Cabinets</td>
</tr>
<tr>
<td>Lower Level Bath</td>
<td>Flat Panel, Spring Blossom Textured laminate finish</td>
<td>Floor based single vanity</td>
<td>Builder's Cabinets</td>
</tr>
</tbody>
</table>

## BAR

<table>
<thead>
<tr>
<th>Style</th>
<th>Finish</th>
<th>Installation</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family Room Lower Level Base Cabinetry</td>
<td>Flat Panel, Spring Blossom Textured laminate finish</td>
<td>Floor based with finished toe kick</td>
<td>Builder's Cabinets</td>
</tr>
</tbody>
</table>

## CABINET HARDWARE

<table>
<thead>
<tr>
<th>Kitchen</th>
<th>Bar Pulls</th>
<th>Finish</th>
<th>Installation</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Bar Pulls</td>
<td>Brushed Chrome</td>
<td>All doors and drawers except dummy drawers</td>
<td>Developer's Preferred Source</td>
</tr>
<tr>
<td>Powder Room</td>
<td>Bar Pulls</td>
<td>Brushed Chrome</td>
<td>All doors and/ or drawers</td>
<td>Developer's Preferred Source</td>
</tr>
<tr>
<td>Master Bath</td>
<td>Bar Pulls</td>
<td>Brushed Chrome</td>
<td>All doors and/ or drawers</td>
<td>Developer's Preferred Source</td>
</tr>
<tr>
<td>2nd Level Hall Bath</td>
<td>Bar Pulls</td>
<td>Brushed Chrome</td>
<td>All doors and/ or drawers</td>
<td>Developer's Preferred Source</td>
</tr>
<tr>
<td>Lower Level Bath</td>
<td>Bar Pulls</td>
<td>Brushed Chrome</td>
<td>All doors and/ or drawers</td>
<td>Developer's Preferred Source</td>
</tr>
<tr>
<td>Wet bar</td>
<td>Bar Pulls</td>
<td>Brushed Chrome</td>
<td>All doors and/ or drawers</td>
<td>Developer's Preferred Source</td>
</tr>
</tbody>
</table>

## APPLIANCES

<table>
<thead>
<tr>
<th>Kitchen</th>
<th>Brand</th>
<th>Finish</th>
<th>Model</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refrigerator</td>
<td>Bosch 500 Series</td>
<td>Stainless Steel</td>
<td>36&quot; Side by Side, B22CS50SNSS</td>
<td>Abt</td>
</tr>
<tr>
<td>Range</td>
<td>Bosch 500 Series</td>
<td>Stainless Steel</td>
<td>30&quot; Slide In Gas, HGS5053SS</td>
<td>Abt</td>
</tr>
<tr>
<td>Microwave</td>
<td>Panasonic</td>
<td>Stainless Steel</td>
<td>1.6 Cu Ft., NNSD797SS</td>
<td>Abt</td>
</tr>
<tr>
<td>Microwave Trim Kit</td>
<td>Panasonic</td>
<td>Stainless Steel</td>
<td>27&quot; NNTK722SS</td>
<td>Abt</td>
</tr>
<tr>
<td>Hood</td>
<td>Zephyr</td>
<td>Stainless Steel</td>
<td>30&quot; Wall Mount Canopy, ZSAE30BS</td>
<td>Abt</td>
</tr>
<tr>
<td>Dishwasher</td>
<td>Bosch</td>
<td>Stainless Steel</td>
<td>24&quot; Built in, SHX3AR75SS</td>
<td>Abt</td>
</tr>
<tr>
<td>Beverage Center</td>
<td>Frigidaire</td>
<td>Stainless Steel</td>
<td>Under Counter, FBBC46F5LS</td>
<td>Home Depot</td>
</tr>
</tbody>
</table>

## LAUNDRY

<table>
<thead>
<tr>
<th>Washer Lower Level</th>
<th>Whirlpool</th>
<th>Finish</th>
<th>Model</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dryer Lower Level</td>
<td>Whirlpool</td>
<td>White</td>
<td>Front Load, WFW70HEBWH</td>
<td>Abt</td>
</tr>
<tr>
<td>2nd Level Hook Ups Only</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

## PLUMBING FIXTURES

<table>
<thead>
<tr>
<th>Sinks</th>
<th>Style</th>
<th>Finish</th>
<th>Installation</th>
<th>Source/Brand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td>Single bowl rectangular</td>
<td>Stainless Steel</td>
<td>(1) Under mount equipped with 3/4 H.P. Insinkerator Garbage Disposal &amp; Insinkerator Stainless Steel Top Switch</td>
<td>West Lake Plumbing</td>
</tr>
<tr>
<td>Powder Room</td>
<td>Rectangular</td>
<td>White</td>
<td>(1) Under mount</td>
<td>West Lake Plumbing</td>
</tr>
<tr>
<td>Master Bath</td>
<td>Rectangular</td>
<td>White</td>
<td>(2) Under mount</td>
<td>West Lake Plumbing</td>
</tr>
<tr>
<td>2nd Level Hall Bath</td>
<td>Rectangular</td>
<td>White</td>
<td>(1) Under mount</td>
<td>West Lake Plumbing</td>
</tr>
<tr>
<td>Lower Level Bath</td>
<td>Rectangular</td>
<td>White</td>
<td>(1) Under mount</td>
<td>West Lake Plumbing</td>
</tr>
<tr>
<td>Wet Bar</td>
<td>Single bowl bar</td>
<td>Stainless Steel</td>
<td>(1) Under mount</td>
<td>West Lake Plumbing</td>
</tr>
</tbody>
</table>

## FAUCETS

<table>
<thead>
<tr>
<th>Faucets</th>
<th>Style</th>
<th>Finish</th>
<th>Installation</th>
<th>Source/Brand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td>Single handle</td>
<td>Polished Chrome</td>
<td>Counter mounted with pull out spray</td>
<td>Danze</td>
</tr>
<tr>
<td>Powder Room</td>
<td>Single handle</td>
<td>Polished Chrome</td>
<td>Counter mounted</td>
<td>Private Label</td>
</tr>
<tr>
<td>Master Bath</td>
<td>Widespread, 2 handle</td>
<td>Polished Chrome</td>
<td>Counter mounted</td>
<td>Danze</td>
</tr>
<tr>
<td>2nd Level Hall Bath</td>
<td>Single handle</td>
<td>Polished Chrome</td>
<td>Counter mounted</td>
<td>Private Label</td>
</tr>
<tr>
<td>Lower Level Bath</td>
<td>Single handle</td>
<td>Polished Chrome</td>
<td>Counter mounted</td>
<td>Private Label</td>
</tr>
<tr>
<td>Wet Bar</td>
<td>Single handle</td>
<td>Polished Chrome</td>
<td>Counter mounted</td>
<td>Danze Parma</td>
</tr>
</tbody>
</table>
### TUB/ SHOWER UNITS

<table>
<thead>
<tr>
<th>Master Bath</th>
<th>Shower Prepared for Optional Steam</th>
<th>Style</th>
<th>Finish</th>
<th>Installation</th>
<th>Source/ Brand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shower Door</td>
<td>Frameless</td>
<td>Clear Glass</td>
<td>Approximately 7” in height with option to add glass header to the ceiling for steam</td>
<td>Custom Fabricated</td>
<td></td>
</tr>
<tr>
<td>Tub</td>
<td>36” x 72” Freestanding</td>
<td>White</td>
<td>Non Built in</td>
<td>Private Label</td>
<td></td>
</tr>
</tbody>
</table>

| 2nd Level Bath                                                           | Tub/ Shower Combination            | White           | Built in with tiled tub front | Private Label      |                     |

| Lower Level Bath                                                         | Tub/ Shower Combination            | White           | Built in with white tub front | Private Label      |                     |

### TUB/ SHOWER TRIM

<table>
<thead>
<tr>
<th>Master Bath</th>
<th>Shower Trim</th>
<th>Single handle</th>
<th>Polished Chrome</th>
<th>(1) Ceiling Rain showerhead</th>
<th>Danze</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tub Filler</td>
<td>Single handle</td>
<td>Polished Chrome</td>
<td>Floor based</td>
<td>Private Label</td>
<td></td>
</tr>
</tbody>
</table>

| 2nd Level Bath                                                           | Tub/ Shower Trim                   | Single handle   | Polished Chrome | Wall mounted shower head , tub filler and valve | Private Label      |                     |

| Lower Level Bath                                                         | Tub/ Shower Trim                   | Single handle   | Polished Chrome | Wall mounted shower head , tub filler and valve | Private Label      |                     |

### TOILETS

<table>
<thead>
<tr>
<th>Master Bath</th>
<th>Dual Flush</th>
<th>White</th>
<th>Floor Mounted</th>
<th>Toto</th>
</tr>
</thead>
<tbody>
<tr>
<td>Powder Room</td>
<td>Dual Flush</td>
<td>White</td>
<td>Floor Mounted</td>
<td>Toto</td>
</tr>
<tr>
<td>2nd Level Hall Bath</td>
<td>Dual Flush</td>
<td>White</td>
<td>Floor Mounted</td>
<td>Toto</td>
</tr>
<tr>
<td>Lower Level Bath</td>
<td>Dual Flush</td>
<td>White</td>
<td>Floor Mounted</td>
<td>Toto</td>
</tr>
</tbody>
</table>

### COUNTERTOPS

<table>
<thead>
<tr>
<th>Kitchen</th>
<th>Thickness</th>
<th>Material</th>
<th>Color</th>
<th>Style/ Color/ Finish/ Material</th>
<th>Installation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Powder Room</td>
<td>1¼”</td>
<td>Quartz</td>
<td>Gun Metal</td>
<td>With square polished edge and 4” quartz backsplash</td>
<td>With square polished edge and 4” quartz backsplash</td>
</tr>
<tr>
<td>Master Bathroom</td>
<td>1¼”</td>
<td>Quartz</td>
<td>Glaciar</td>
<td>With square polished edge and 4” quartz backsplash</td>
<td>With square polished edge and 4” quartz backsplash</td>
</tr>
<tr>
<td>2nd Level Hall Bath</td>
<td>1¼”</td>
<td>Quartz</td>
<td>Glaciar</td>
<td>With square polished edge and 4” quartz backsplash</td>
<td>With square polished edge and 4” quartz backsplash</td>
</tr>
<tr>
<td>Lower Level Bath</td>
<td>1¼”</td>
<td>Quartz</td>
<td>Glaciar</td>
<td>With square polished edge and 4” quartz backsplash</td>
<td>With square polished edge and 4” quartz backsplash</td>
</tr>
<tr>
<td>Wet Bar</td>
<td>1¼”</td>
<td>Quartz</td>
<td>Gun Metal</td>
<td>With square polished edge and 4” quartz backsplash</td>
<td>With square polished edge and 4” quartz backsplash</td>
</tr>
</tbody>
</table>

### TILES

<table>
<thead>
<tr>
<th>Applicable wall areas</th>
<th>Size</th>
<th>Style/ Color/ Finish/ Material</th>
<th>Installation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master Bath</td>
<td>12” x 24”</td>
<td>Snow White Porcelain, Grout: TEC Standard White 931</td>
<td>Laid horizontal and straight to the bottom of the upper cabinets and around the hood to the top of the upper cabinets</td>
</tr>
</tbody>
</table>

### STONE/ TILE

<table>
<thead>
<tr>
<th>Kitchen Backsplash</th>
<th>Size</th>
<th>Material</th>
<th>Color</th>
<th>Style/ Color/ Finish/ Material</th>
<th>Installation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable wall areas</td>
<td>12” x 35”</td>
<td>Yakarta, Bianco Porcelain, Grout: TEC Standard White 931</td>
<td></td>
<td></td>
<td>Laid horizontal and straight, installed to the bottom of the upper cabinets and around the hood to the top of the upper cabinets</td>
</tr>
</tbody>
</table>

*Heated floors included in Master Bathroom (*Excludes shower base)
### BATH ACCESSORIES
Toilet paper holders & towel bars are to be supplied by Buyer and installed by Developer. Reasonable labor will be provided at no cost if provided by closing as instructed by the North Clybourn Group Design Department.

### BATHROOM MIRRORS
Frameless custom fabricated mirrors are installed 36-48" in height.

### PAINT

<table>
<thead>
<tr>
<th>Room Location</th>
<th>Color Name</th>
<th>Included Color #</th>
<th>Finish</th>
<th>Brand</th>
</tr>
</thead>
<tbody>
<tr>
<td>General: Kitchen/Dining/Living Room/ Hallways/ Stairwells/ Lower Level Family Room</td>
<td>Nimbus</td>
<td>1465</td>
<td>Flat</td>
<td>Benjamin Moore</td>
</tr>
<tr>
<td>Powder Room</td>
<td>Light Pewter</td>
<td>1464</td>
<td>Eggshell</td>
<td>Benjamin Moore</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>Smoke Embers</td>
<td>1466</td>
<td>Flat</td>
<td>Benjamin Moore</td>
</tr>
<tr>
<td>Master Bath</td>
<td>Smoke Embers</td>
<td>1466</td>
<td>Eggshell</td>
<td>Benjamin Moore</td>
</tr>
<tr>
<td>2nd Level Hall Bath</td>
<td>Light Pewter</td>
<td>1464</td>
<td>Eggshell</td>
<td>Benjamin Moore</td>
</tr>
<tr>
<td>Lower Level Bath</td>
<td>Light Pewter</td>
<td>1464</td>
<td>Eggshell</td>
<td>Benjamin Moore</td>
</tr>
<tr>
<td>2nd Level Middle Bedroom</td>
<td>Light Pewter</td>
<td>1464</td>
<td>Flat</td>
<td>Benjamin Moore</td>
</tr>
<tr>
<td>2nd Level Front Bedroom</td>
<td>Light Pewter</td>
<td>1464</td>
<td>Flat</td>
<td>Benjamin Moore</td>
</tr>
<tr>
<td>Lower Level Bedroom</td>
<td>Light Pewter</td>
<td>1464</td>
<td>Flat</td>
<td>Benjamin Moore</td>
</tr>
<tr>
<td>Door and Trim Color</td>
<td>Developer's Selected White</td>
<td>1464</td>
<td>Semi Gloss</td>
<td>Builder's Selected Brand</td>
</tr>
<tr>
<td>Ceiling &amp; Closet Color</td>
<td>Developer's Selected White</td>
<td>1464</td>
<td>Flat</td>
<td>Builder's Selected Brand</td>
</tr>
</tbody>
</table>

### CLOSETS
Developer provided contribution of $1,500.00 for Buyer’s purchase of closet organizers to be installed by an outside vendor of choice post closing, independent of the Developer.

### GENERAL FLOORING

**Hardwood**
Finish: 3 1/4" Red Oak Floors with (1) coat of stain and 2 coats of water based sealer. Hardwood to be installed throughout Main Level and 2nd Level including Powder Room. Excludes bathrooms, laundry closet and mechanical closet.

**Hardwood Floor Stain**
Bona- Ebony

**Carpet Lower Level**
Purchaser’s choice of carpet from Developer’s Designer selected options to be installed throughout the Lower Level. Excludes bathrooms, laundry closet, mechanical closet & Wet Bar Area. Allowance: Up to $22.00 per square yard (source: Pro Source)

**Wet Bar Area**
3’ x 10’ area under Wet Bar to be tiled as listed in Stone/Tile section

**Utility Tile**
Mechanical and Laundry Closets: Developer’s selected ceramic tile
### INTERIOR STAIRS & RAILING

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior stairs</td>
<td>Red Oak stair treads with (1) coat of stain, same color as hardwood floors, 2 coats of water based sealer and white painted risers</td>
</tr>
<tr>
<td>Railing</td>
<td>Custom Brushed Metal Railing</td>
</tr>
</tbody>
</table>

### WINDOWS/ DOORS/ TRIM

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Windows</td>
<td>Advanced Windows with double glazing, Argon fill, Low E, Energy Star Qualified</td>
</tr>
<tr>
<td>Fiber optic</td>
<td>Fiberglass mesh screens provided for all operable windows</td>
</tr>
<tr>
<td>Window Trim</td>
<td>Front Exterior Window Trim Color: Bronzatone</td>
</tr>
<tr>
<td>Side &amp; Rear Exterior Window Trim Color</td>
<td>Bronzatone</td>
</tr>
<tr>
<td>Doors</td>
<td>Interior Window Trim Color: White</td>
</tr>
<tr>
<td>Main Entry</td>
<td>Full Lite Glass Door</td>
</tr>
<tr>
<td>Main Rear Entry Door</td>
<td>9' Sliding Glass Door, with 2 panels and a single slider.</td>
</tr>
<tr>
<td>Roof Access Door</td>
<td>Metal Door with half lite on top</td>
</tr>
<tr>
<td>Interior doors</td>
<td>Single Panel Square Top, solid core doors. 8'-0&quot; on main level and 2nd level, 6'-8&quot; on lower level Excludes laundry and Mechanical closet doors</td>
</tr>
<tr>
<td>Closet, Mechanial &amp; Laundry Room Doors</td>
<td>Combination of solid core 2 panel &amp; Bi-Fold</td>
</tr>
<tr>
<td>Door Hardware</td>
<td>Main Entry: Developer’s selected hardware with factory hinges and deadbolt lock</td>
</tr>
<tr>
<td>Interior</td>
<td>Satin Nickel Lever handles with factory hinges</td>
</tr>
<tr>
<td>Door Trim</td>
<td>Interior Door &amp; Window Trim: 3&quot; flat profile painted white throughout</td>
</tr>
<tr>
<td>Baseboards</td>
<td>5&quot; flat profile on main level and 2nd level and 31/2&quot; flat profile on lower level, painted white throughout</td>
</tr>
</tbody>
</table>

### AUDIO VISUAL

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Speaker Pre Wire</td>
<td>*Wiring only, actual speakers and volume control hardware not included</td>
</tr>
<tr>
<td>Kitchen</td>
<td>(2) wall mounted points with volume control point</td>
</tr>
<tr>
<td>Living Room</td>
<td>(2) wall mounted points with volume control point</td>
</tr>
<tr>
<td>Dining Room</td>
<td>(2) wall mounted points with volume control point</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>(2) wall mounted points with volume control point</td>
</tr>
<tr>
<td>Master Bathroom</td>
<td>(1) wall mounted dual point with volume control point</td>
</tr>
<tr>
<td>Lower Level Family Room</td>
<td>(5) wall mounted points (5.1), no volume control. Termination point located in family room next to plasma point</td>
</tr>
<tr>
<td>Pent House Lounge</td>
<td>(2) wall mounted points with volume control point</td>
</tr>
<tr>
<td>Main Level Rear Deck</td>
<td>(2) exterior points with interior volume control point</td>
</tr>
<tr>
<td>Roof Deck</td>
<td>(2) exterior points with interior volume control point</td>
</tr>
<tr>
<td>Telephone &amp; Cable Wire</td>
<td>(1) phone point</td>
</tr>
<tr>
<td>Kitchen</td>
<td>(2) cable points</td>
</tr>
<tr>
<td>Living Room</td>
<td>(1) phone point, (1) cable point</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>(1) phone point, (1) cable point</td>
</tr>
<tr>
<td>Master Bathroom</td>
<td>(1) cable point</td>
</tr>
<tr>
<td>All Guest bedrooms</td>
<td>(1) phone point, (1) cable point</td>
</tr>
<tr>
<td>Lower Level Family Room</td>
<td>(1) phone point, (1) cable point</td>
</tr>
<tr>
<td>Pent House Lounge</td>
<td>(1) phone point, (1) cable point</td>
</tr>
</tbody>
</table>

### LIGHTING

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recessed Cans</td>
<td>Installed in the: Kitchen, Living Room, Dining Room, Master Bedroom, Master Bedroom Closet, Master Bathroom, 2nd Level Front Bedroom, Bottom of Stairs leading up to Pent House Lounge, Lower Level Family Room, Above Wet Bar, Lower Level Bedroom, 2nd Level Hallway, Lower Level Hallway</td>
</tr>
<tr>
<td>Developer Provided</td>
<td>The Developer will issue a $1,000.00 contribution towards the purchase of the following surface mounted light fixtures. The Developer will provide reasonable labor to install purchaser’s supplied light fixtures or ceiling fans, if provided before closing. If buyer opts not to provide a light fixture for either or all locations, the box(es) will be capped with a blank plate for future use. Instructions for Buyer supplied fixtures will be provided by the North Clybourn Group Design Department. *Special Note- Ceiling Fans with remote controls are recommended</td>
</tr>
<tr>
<td>Surface Mounted</td>
<td>Kitchen Island: (3) pendant Lights</td>
</tr>
<tr>
<td>Powder Room</td>
<td>(1) wall mounted light above vanity</td>
</tr>
<tr>
<td>Living Room</td>
<td>(1) ceiling light</td>
</tr>
<tr>
<td>Dining Room</td>
<td>(1) ceiling Light</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>(1) ceiling light</td>
</tr>
</tbody>
</table>

---

Buyer:___________________________     Date:___________
Buyer:___________________________     Date:___________
1-24-14  
Seller:___________________________     Date:___________
<table>
<thead>
<tr>
<th>Service</th>
<th>developer Provided</th>
<th>developer Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Smoke Detectors and Carbon Monoxide Detectors</td>
<td>Ceiling lights to be installed in all closets except master bedroom closet, (recessed cans)</td>
<td>Exterior lights to be installed at exterior locations determined at Builder's Developers discretion</td>
</tr>
<tr>
<td>Electric</td>
<td>Wiring: All electrical wiring shall be in accordance with the City of Chicago Building Code. 200 amps new service</td>
<td></td>
</tr>
<tr>
<td>Drywall/Insulation</td>
<td>Hardwired and installed in room locations per City of Chicago Building Code</td>
<td></td>
</tr>
<tr>
<td>Mechanicals</td>
<td>Heating: Programmable 90+ efficiency furnace and humidifier</td>
<td></td>
</tr>
<tr>
<td>Plumbing</td>
<td>Compressor location: Ground Level under deck</td>
<td></td>
</tr>
<tr>
<td>Interior Parapet wall finished in painted Hardie Board</td>
<td>New cast iron sewer to street main line. All inside rough plumbing, combination of copper and PVC</td>
<td></td>
</tr>
<tr>
<td>Water Heater: 65 gallon, Quick Recovery, hot water heater</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior/Fencing</td>
<td>Sides &amp; Rear: Vertical wood fencing installed approximately 6'-7' in height</td>
<td></td>
</tr>
<tr>
<td>Masonry</td>
<td>Front elevation: Facing Brick</td>
<td></td>
</tr>
<tr>
<td>Roofing</td>
<td>All new modified bitumen roof</td>
<td></td>
</tr>
<tr>
<td>Roof Deck</td>
<td>Built out in pressure treated lumber and equipped with 1 electrical outlet, (2) exterior speaker points, (3) exterior light fixtures and (1) water spigot</td>
<td></td>
</tr>
<tr>
<td>Interior Parapet wall finished in painted Hardie Board</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main Level Rear Deck</td>
<td>Built out in pressure treated lumber and equipped with 1 electrical outlet, (2) exterior speaker points, (3) exterior lights, (1) water spigot and (1) gas line</td>
<td></td>
</tr>
<tr>
<td>Fencing</td>
<td>Front: Decorative horizontal metal gate</td>
<td></td>
</tr>
<tr>
<td>Mail Box</td>
<td>Provided by the Buyer and installed by Developer on the front gate</td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td>To be determined at Developer's discretion respective to site</td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>(2) Car Garage with remote opener</td>
<td></td>
</tr>
<tr>
<td>General Information</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wood doors are subject to movement because of the natural characteristics of wood. Seller’s Responsibility for movement of wood doors shall be governed by the standards of the door manufacturer. Every building is constantly on the move. On a cold, dry day a building will contract. On a hot, moist day a building actually expands. The reason is that cold and dryness cause some materials to contract, while heat and moisture can cause some materials to expand. A building can swell during rain and shrink during a dry spell. SUCH MOVEMENT CHARACTERIZES ALL BUILDINGS, IS NORMAL AND SHOULD BE EXPECTED. It is possible that movement will have an effect on the walls, ceilings, floors and framing system of your home. It may cause cracking and nail popping in the drywall. The same problem may occur in the flooring system. THEREFORE, WE ARE UNABLE TO GUARANTEE THAT SETTLING, NAIL POPS, CRACKING OF WALLS AND CERAMIC TILE FLOOR WILL NOT APPEAR. All samples for selection are of actual materials used at Sustainabuild Projects. Because of the natural characteristics, production lots, and other circumstances beyond our control, there may be color shade, hue or texture differences between the sample displayed and the materials supplied or installed in your unit. All construction will conform to and meet the building code requirements of the City of Chicago. Certain changes may be dictated by the City’s code. Purchaser’s signature appearing in these Specifications shall constitute approval and acceptance of all work, if any, already completed as of this date. Acceptance of keys to the building by Purchaser shall constitute formal acceptance and approval of the completed building. Specifications and brand names herein shall be adhered to as closely as possible. However, substitutions may be made by the seller at its sole discretion. Such substitutions shall be of equal or like kind.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Buyer:___________________________ Date:___________
Buyer:___________________________ Date:___________ 1-24-14
Buyer:___________________________ Date:___________ Seller:___________________________ Date:___________
### 1632 W Ohio Kitchen

<table>
<thead>
<tr>
<th>1a</th>
<th>1b</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1.png" alt="Cabinetry" /></td>
<td><img src="image2.png" alt="Cabinetry" /></td>
<td><img src="image3.png" alt="Backsplash" /></td>
<td><img src="image4.png" alt="Countertop" /></td>
<td><img src="image5.png" alt="Hardwood" /></td>
</tr>
</tbody>
</table>

**[1] Cabinetry**
- a. Uppers: Combination of Flat Panel and Framed Frosted Glass Doors, White Gloss Finish
- b. Base Cabinets and Island: Flat Panel, Spring Blossom Textured Laminate Finish

**[2] Backsplash:** 12” x 35” Yakarta Blanco Porcelain

**[3] Countertop:** 1 1/4” Absolute Blanc Quartz

**[4] Hardwood:** 3 1/4” Red Oak Floors with 1 coat of Ebony by Bona stain and 2 coats of water based sealer

**[5] Paint:** Benjamin Moore, Nimbus, #1464, Flat Finish

---

**Nasira Steward**  
Design Manager  
P: 773.645.7912  
F: 773.252.1126  
Nasira@NorthClybournGroup.com

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**North Clybourn Group**  
Real Estate Sales & Leasing

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**The Biazar Group**

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**Jaw Development**
[5] Microwave: Panasonic, 1.6 Cu Ft, Model: NNSD797SS
[1] Vanity: Flat panel, wall mounted double vanity, Spring Blossom Textured Laminate
[2] Countertop: 1 1/4" Glaciar Quartz
[3] Shower and Tub Walls: 12" x 24" Snow White Porcelain
[4] Floor: 12" x 24" Monoceibe Modern Gray Porcelain
[5] Shower Base and Ceiling: 2" x 2" Monoceibe Modern Gray Porcelain
1632 W Ohio  Guest Bathrooms

2nd Level Hall Bath

[1] Vanity: Flat panel, wall mounted single vanity, Spring Blossom Textured Laminate Finish
[2] Countertop: 1 1/4” Glaciar Quartz
[3] Shower Walls: 12” x 24” Sight White Porcelain
[4] Floor: 12” x 24” Monoceibec Modern Gray Porcelain
[5] Paint: Benjamin Moore, Light Pewter, #1464, Eggshell Finish

Lower Level Hall Bath

[1] Vanity: Flat panel, wall mounted single vanity, Spring Blossom Textured Laminate Finish
[2] Countertop: 1 1/4” Glaciar Quartz
[3] Shower Walls: 12” x 24” Sight Gray Porcelain
[4] Floor: 12” x 24” Shades Vapor Honed Porcelain
[5] Paint: Benjamin Moore, Light Pewter, #1464, Eggshell Finish
1632 W Ohio Powder Room and Lower Level Wet Bar

[1] Vanity: Flat panel, wall mounted single vanity, Spring Blossom Textured Laminate Finish
[2] Countertop: 1 1/4” Gun Metal Quartz
[3] Floor: 12” x 24” Silk Road Natural Porcelain
[4] Hardwood: 3 1/4” Red Oak Floors with 1 coat of Ebony by Bona stain and 2 coats of water based sealer

[1] Base Cabinetry: Flat panel, wall mounted single vanity, Spring Blossom Textured Laminate Finish
[2] Countertop: 1 1/4” Gun Metal Quartz
[3] Floor: 12” x 24” Shades Vapor Honed Porcelain
[4] Paint: Benjamin Moore, Nimbus, #1465, Flat Finish

Nasira Steward
Design Manager
P:773.645.7912
F: 773.252.1126
Nasira@NorthClybournGroup.com
Disclosure Regarding Real Estate Agency Relationships

Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of agency relation that you have with that licensee.

A broker or salesperson may function in any of the following capacities.
(A) Represent the seller as an authorized seller's agent or subagent
(B) Represent the buyer as an authorized buyer's agent or subagent
(C) Represent both the seller and the buyer as a disclosed dual agent, authorized by both the seller and the buyer
(D) Represent neither the seller nor the buyer as an agent, but provide services authorized by the seller or buyer to complete a transaction as a transaction coordinator.

SELLER'S AGENTS (A)
A Seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A Seller can authorize a seller's agent to work with subagents buyer's agents and/or transaction coordinators. A subagent of the seller is one who has agreed to work with the listing agent and who, like the listing agent acts solely on behalf of the seller. Seller's agents and their subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller.
The duties that a seller's agent and subagent owes to the seller includes:
- Promoting the best interests of the seller
- Fully disclosing to the seller all facts that might affect or influence the seller's decision to accept an offer to purchase
- Keeping confidential the seller's motivations for selling unless express permission is given otherwise
- Presenting all offers to the seller
- Disclosing to the seller all information known to the seller's agent about the identity of all buyers and the willingness of those buyers to complete the sale or to offer a higher price

BUYER'S AGENTS (B)
A Buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. A subagent of the buyer is one who has agreed to work with the buyer's agent and who, like the buyer's agent, acts solely on behalf of the buyer. Buyer's agents and their subagents will disclose to the buyer known information about the seller which may be used to the benefit of the buyer.
The duties that a buyer's agent and subagent owes to the buyer include:
- Promoting the best interest of the buyer
- Fully disclosing to the buyer all facts that might affect or influence the buyer's decision to tender an offer to purchase
- Keeping confidential the buyer's motivations for buying unless express permission is given otherwise
- Presenting all offers on behalf of the buyer
- Disclosing to the buyer all information known to the buyer's agent about the willingness of the seller to complete the sale or to accept a lower price

DUAL AGENTS (C)
A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer.
In such a dual agency situation, the licensee will not be able to disclose all known information to either the seller or the buyer. As a dual agent, the licensee will not be able to provide the full range of fiduciary duties to the seller or the buyer.
The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller and the buyer.

TRANSACTION COORDINATOR (D)
A transaction coordinator is a licensee who is not acting as an agent of either the seller or the buyer, yet is providing services to complete a real estate transaction.
The transaction coordinator is not an agent for either party and therefore owes no fiduciary duty to either party. The transaction coordinator is not the advocate of either party and therefore has no obligation to "negotiate" for either party. The responsibilities to the transaction typically include:
- Providing access to and the showings of the property
- Providing access to market information
- Providing assistance in the preparation of a buy and sell agreement which reflects the terms of the parties' agreement
- Presenting a buy and sell agreement and any subsequent counter-offers
- Assisting all parties in undertaking all steps necessary to carry out the agreement, such as the execution of documents, the obtaining of financing, the obtaining of inspection, etc.

DESIGNATED AGENCY
A buyer or seller with a designated agency us represented only by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the buyer or seller. The named "designated" agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent of the supervisory broker who is also named in the agreement. Other agents in the firm have no duties to the buyer or seller and may act solely on behalf of another party in the transaction.

LICENSEE DISCLOSURE

with the BUYER

(with a check one from each column)

( ) Buyer's Agent
( ) Transaction Coordinator
( ) None of the Above

AND

with the SELLER

( ) Seller's Agent
( ) Transaction Coordinator
( ) None of the Above

--- Check here if acting as a designated agent, only if the licensee's broker and a named supervisory broker have the same agency relationship as the licensee named below. If the other party in a transaction represented by an affiliated licensee, the licensee's broker and all named supervisory brokers shall be considered disclosed consensual dual agents.

ACKNOWLEDGEMENT:

By signing below, the parties confirm that they have received and read the information in this agency disclosure and state that this form was provided to them before the disclosure of any confidential information specific to the potential buyers or sellers. THIS IS NOT A CONTRACT.

Potential Buyer/Seller (circle one)

Potential Buyer/Seller (circle one)
MOLD DISCLOSURE  
(Buyer and Seller)

Printed Name(s) of Seller(s): Owner Of Record

Printed Name(s) of Buyer(s): ____________________________

Property Address: 1632 W. Ohio Chicago IL, 60622

1. Seller’s Disclosure: To the best of Seller’s actual knowledge, Seller represents:
   A. The Property described above _____ has _______ has not been previously tested for molds:
      (If the answer for 1.A. is "has not", then skip 1.B and 1.C and go to Section 2.)
   B. The molds found _____ were _____ were not identified as toxic molds;
   C. With regard to any molds that were found, measures _____ were _____ were not
taken to remove those molds.

2. Mold Inspection: Molds, fungus, mildew, and similar organisms ("Mold Conditions") may
   exist in the Property of which the Seller is unaware and has not actual knowledge. The Mold
   Conditions generally grow in places where there is excessive moisture, such as where leakage
   may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A
   professional home inspection may not disclose Mold Conditions. As a result, Buyer may wish to
   obtain an inspection specifically for Mold Conditions to more fully determine the condition of the
   Property and this environmental status. Neither Seller’s nor Buyer's agents are experts in the
   field of Mold Conditions and other related conditions and Buyer and Seller shall not rely on
   Broker or it's agents for information relating to such conditions. Buyer is strongly encouraged to
   satisfy itself as to the condition of the property.

3. Hold Harmless: Buyer’s decision to purchase the Property is independent of
   representation of the Broker or Broker's agents involved in the transaction regarding Mold
   Conditions. Accordingly, Buyer agrees to indemnify and hold North Clybourn Group, Inc. and
   Karen Biazar / Staci Slattery (print name of Broker(s) and Designated Agent(s)) harmless
   in the event any Mold Conditions are present on the Property.

4. Receipt of Copy: Seller and Buyer have read and acknowledge receipt of a copy of this
   Mold Disclosure.

Professional Advice: Seller and Buyer acknowledge that they have been advised to consult with a
professional of their choice regarding any questions or concerns relating to Mold Conditions or this
Mold Disclosure.

Buyer Date Seller Date

REV 01/03
DISCLOSURE OF INFORMATION ON RADON HAZARDS
(For Residential Real Property Sales or Purchases)

Radon Warning Statement

Every buyer of any interest in residential real property is notified that the property may present exposure to
dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer.
Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading
cause overall. The seller of any interest in residential real property is required to provide the buyer with any
information on radon test results of the dwelling showing elevated levels of radon in the seller’s possession.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon
test performed prior to purchase or taking occupancy, and mitigated if elevated levels are found. Elevated radon
concentrations can easily be reduced by a qualified, licensed radon mitigator.

Seller’s Disclosure (initial each of the following which applies)

_____ (a) Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to
be present within the dwelling. (Explain)

_____ (b) Seller has provided the purchaser with all available records and reports pertaining to elevated radon
concentrations within the dwelling.

_____ (c) Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon
concentrations have been mitigated or remediated.

_____ (d) Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

Purchaser’s Acknowledgment (initial each of the following which applies)

_____ (e) Purchaser has received copies of all information listed above.

_____ (f) Purchaser has received the IEMA approved Radon Disclosure Pamphlet.

Agent’s Acknowledgement (initial IF APPLICABLE)

_____ (g) Agent has informed the seller of the seller’s obligations under Illinois law.

Certification of Accuracy

The following parties have reviewed the information above and each party certifies, to the best of his or her
knowledge, that the information he or she has provided is true and accurate.

Seller: ___________________________ Date: 11/20/13

Purchaser: ________________________ Date: ____________________________

Agent: ___________________________ Date: 11/20/13

Property Address: 1632 W. Ohio

City, State, Zip Code: Chicago IL, 60622

FORM 422 Revised 06-09
COPYRIGHT ILLINOIS ASSOCIATION OF REALTORS
Home-Turf Report for 1632 W Ohio, Chicago

Prepared by: Karen Blazer // North Clybourn Group, Inc. // (773) 252-0600 // info@northclybourngroup.com
© Home-Turf Marketing Systems, L.L.C. // Visit www.hometurfonline.com or call (800) 689-1652

City Ward#: 1
Alderman: Joe Moreno
2058 N. Western Avenue, 60647, 773-278-0101

Nearest Public High Schools:
- Wells Acad. Hs, 936 N Ashland Av, 0.4mi N
- Noble Street Charter High, 1010 N Noble St, 0.6mi NE

Nearest Private High Schools:
- West Town Acad., 2021 West Fulton Ave, 0.6mi SW
- Holy Trinity High, 1443 W Division St, 0.8mi N
- Chicago Acad. For The Arts, 1010 W Chicago, 0.8mi E

Nearest Public Elementary Schools:
- Otis Elem., 525 N Armour St, 0.2mi SE
- Talcott Elem., 1840 W Ohio St, 0.2mi W

Nearest Private Elementary Schools:
- Esperanza, 520 N Marshfield Ave, 0.1mi S
- St Nicholas Cathedral, 2200 W Rice St, 0.8mi NW

Nearest Daycare Centers:
- Children's Learning Place, 1681 N. Milwaukee Ave., 1.5mi NW
- Ame Wayman Day Care Ctr, 511 W Elm St, 1.6mi NE
- Clybourn KinderCare, 1733 N. Marcey St., 1.6mi NE

Nearest Starbucks:
- 0.6mi N

Nearest Public Library:
- West Town, 1625 W. Chicago Ave., 312-743-0450, 0.2mi N

Nearest Hospital:
- Rush University Medical Ctr, 1653 W Congress Pkwy, 1.2mi S

Nearest Major Grocery Stores:
- Jewel, 1341 N Paulina St, 1.0mi N
- Whole Foods, 1550 N Kingsbury St, 1.4mi NE

Nearest Movie Theaters:
- Regal Theaters Webster Place 11, 1471 W Webster Ave, 2.0mi N
- Facets Cinematheque, 1517 W Fullerton Ave, 2.2mi N

Nearest Health Clubs:
- Sheila Kelley's S Factor, 1400 W Hubbard St, 0.3mi SE
- Sana Vita Studio, 1357 W Grand Ave, 0.4mi E

Nearest Starbucks:
- 520 N. Ogden Ave., 0.5mi E

Nearest CTA Station:
- Ashland, Green, Pink, 0.5mi S

Nearest Metra:
- Western, 1.0mi W

Nearest Fire:
- 0.6mi N

Home-Turf Marketing Systems, L.L.C. and the users of Home-Turf assume no responsibility for any loss or impact resulting from the use of this information. No representations are made regarding the accuracy of the information provided. All data is subject to change and should be verified with local sources.
Nearest Restaurant Report for 1632 W Ohio, Chicago

Prepared by: Karen Biazer // North Clybourn Group, Inc. // (773) 252-0600 //

© Home-Turf Marketing Systems, L.L.C. // Visit www.hometurfonline.com or call (800) 689-1652

Restaurants are sorted by distance to the property in each category.

American/Continental/European

Uncle Mike's Place, 1700 W. Grand Ave., 312-226-5318, 0.1mi SW
Output Lounge & Sports Bar, 1758 W. Grand Ave., 312-929-2515, 0.2mi SW
Tulum Grill, 1800 W. Grand Ave., 312-997-2400, 0.2mi SW
Hoosier Mama Pie Shop, 1618 1/2 W. Chicago Ave., 312-243-4846, 0.3mi N
George Boys Grill, 801 N. Ashland Ave., 312-733-9545, 0.3mi N
Green Zebra, 1460 W. Chicago Ave., 312-243-7100, 0.3mi NE
Flo, 1434 W. Chicago Ave., 312-243-0477, 0.3mi NE

Chinese

Arami, 1829 W. Chicago Ave., 312-243-1535, 0.3mi NW
Mon Lung Restaurant, 1009 N. Ashland Ave., 773-227-8824, 0.5mi N
Sawtooth Restaurant and Lounge, 1350 W. Randolph St., 312-526-3320, 0.7mi SE
Usagi Ya, 1178 N. Milwaukee Ave., 773-292-5885, 0.7mi N
Bob San, 1805 W. Division St., 773-235-8888, 0.8mi N
Tozi Korean BBQ Cuisine, 1846-48 N. Milwaukee Ave., 773-489-1212, 1.8mi NW
Thai Village, 2053 W. Division St., 773-384-5352, 0.9mi NW

Japanese/Sushi

Yuzu Sushi & Robata Grill, 1715 W. Chicago Ave., 312-666-4100, 0.2mi NW
Kai Sushi, 1406 W. Grand Ave., 312-733-9083, 0.3mi E
Butterfly Sushi Bar & Thai Cuisine on Chicago, 1421 W. Chicago Ave., 312-492-9955, 0.4mi NE
Kin Japanese Cuisine, 933 N. Ashland Ave., 773-227-7758, 0.4mi N
Kyu Sushi, 939 N. Ashland Ave., 773-772-5985, 0.5mi N
Butterfly Sushi Bar & Thai Cuisine, 1156 W. Grand Ave., 312-563-5555, 0.6mi E
Sushi X, 1136 W. Chicago Ave., 312-491-9232, 0.7mi NE

Thai/Vietnamese/Asian/Fusion

Kin Sushi and Thai Cuisine, 1134 N. Milwaukee Ave., 773-772-2722, 0.7mi NW
Thai Village, 2053 W. Division St., 773-384-5352, 0.9mi NW
Takumi/My Thai, 555 W. Madison St., 312-669-1999, 1.6mi SE
Lemongrass Thai, 1520 W. Taylor St., 312-829-0800, 1.6mi S
Thai Urban Kitchen, 500 W. Madison St., 312-575-0266, 1.7mi SE
Silom 12 Thai Bucktown, 1846-48 N. Milwaukee Ave., 773-489-1212, 1.8mi NW
Thai Aroma, 417 W. North Ave., 312-664-3400, 2.0mi NE

Bar/BBQ/American Regional

Mahoneys Pub & Grille, 551 N. Ogden Ave., 312-733-2121, 0.6mi E
Cleos, 1935 W. Chicago Ave., 312-243-5600, 0.4mi NW
High Dive, 1938 W. Chicago Ave., 773-235-3483, 0.4mi NW
Clutch, 459 N. Ogden Ave., 312-526-3450, 0.5mi E
Twisted Spoke, 501 N. Ogden Ave., 312-666-1500, 0.5mi E
Old Oak Tap, 2109 W. Chicago Ave., 773-772-0406, 0.6mi W
The Silver Palm, 768 N. Milwaukee Ave., 312-666-9322, 0.7mi E

Pizza

Coalfire, 1321 W. Grand Ave., 312-226-2625, 0.4mi E
Bobo's Market-Cafe, 1953 W. Chicago Ave., 312-226-8198, 0.5mi NW
Pie-Eyed Pizzeria, 1111 W. Chicago Ave., 312-243-3735, 0.7mi E
Lou Malnati's Pizzeria (Carryout and Delivery), 1520 N. Damen Ave., 773-395-2400, 1.2mi N
Lucia's Deli, 1825 W. North Ave., 773-292-9700, 1.3mi N
Pronto 'Za, 1234 N. Halsted St., 312-302-9988, 1.3mi NE
Sarpino's Pizzeria, 627 W. Lake St., 312-207-1777, 1.4mi E

Mexican/Central/South American

Gaudi Coffee and Grill, 624 N. Ashland Ave., 312-733-9528, 0.1mi NE
Mr. Taco's Restaurant, 810 N. Marshfield Ave., 312-421-0088, 0.3mi N
El Taco Veloz, 1745 W. Chicago Ave., 312-738-0363, 0.3mi NW
El Taco Deloz Taqueria, 1743 W. Chicago Ave., 312-738-0363, 0.3mi NW
Taqueria Traspasada No. 2, 811 N. Ashland Ave., 312-850-2069, 0.3mi N
Tecalitlan Restaurant, 1814 W. Chicago Ave., 773-384-4285, 0.3mi NW
Donata Nty's Tacos, 1815 W. Chicago Ave., 312-243-2209, 0.3mi NW

Middle Eastern/Mediterranean

Chickepa, 2018 W. Chicago Ave., 773-384-9930, 0.5mi NW
Baba Pita, 1032 W. Lake St., 312-243-3439, 0.9mi SE
Marrakech Cuisine, 1413 N. Ashland Ave., 773-227-6451, 1.0mi N
Hebron Kabobs, 925 W. Randolph St., 312-243-5040, 1.1mi SE
Downtown Gyros, 800 W. Randolph St., 312-455-5900, 1.2mi SE
MetroKlub, 733 W. Madison St., 312-602-2104, 1.4mi SE
Reza's, 432 W. Ontario St., 312-664-4500, 1.5mi E

Bakery/Cafe/Deli/Coffee Shop

La Farine, 1461 W. Chicago Ave., 312-850-4019, 0.3mi NE
Pierre's Bakery, 1926 W. Chicago Ave., 773-360-8878, 0.4mi NW
Sip Coffee House, 1223 W. Grand Ave., 312-563-1123, 0.5mi E
Barbari, 2020 W. Chicago Ave., 773-342-8220, 0.5mi NW
Sweet Cakes Bakery, 901 N. Damen Ave., 773-772-5771, 0.6mi NW
Lovely, 1130 N. Milwaukee Ave., 773-572-4766, 0.7mi N
Jupiter Outpost, 1139 W. Fulton Market, 312-226-5768, 0.8mi SE

Italian

Pauly's Pizza Ria, 1746 W. Grand Ave., 312-243-4444, 0.2mi SW
Mexique, 1529 W. Chicago Ave., 312-850-0288, 0.2mi NE
Natalino's, 1523 W. Chicago Ave., 312-997-3700, 0.3mi NE
Paula & Monica's Pizzeria, 1518 W. Chicago Ave., 312-929-3615, 0.3mi NE
Leopold, 1450 W. Chicago Ave., 312-348-1028, 0.3mi NE
Oggi Trattoria E Cafe, 1378 W. Grand Ave., 312-733-0442, 0.4mi E
Bella Notte, 1374 W. Grand Ave., 312-733-5136, 0.4mi E

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Amenity Report for 1632 W Ohio, Chicago
Prepared by: Karen Biazer // North Clybourn Group, Inc. // (773) 252-0600 //
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01/25/2014

City Ward#: 1
Alderman: Joe Moreno
2058 N. Western Avenue, 60647, 773-278-0101

Nearest Public High Schools:
Wells Acad. Hs, 936 N Ashland Av, 0.4mi N
Noble Street Charter High, 1010 N Noble St, 0.6mi NE
Best Practice High, 2040 W Adams St, 1.1mi SW
Clemente Acad. Hs, 1147 N Western Av, 1.2mi NW
Clemente Achievement Academy Hs, 1147 N Western Ave, 1.2mi NW
Crane HS, 2245 W Jackson Bl, 1.3mi SW
Crane High School, 2245 W Jackson Blvd, 1.3mi SW
Payton Prep HS, 1034 N Wells St, 1.8mi E
Simpson Acad HS, 1321 S Paulina St, 2.0mi S

Nearest Public Elementary Schools:
Otis Elem., 525 N Armour St, 0.2mi SE
Talcott Elem., 1840 W Ohio St, 0.2mi W
Rudolph Elem Learning Center, 110 N Paulina St, 0.4mi S
Near North Special Ed Center, 739 N Ada St, 0.4mi NE
Carpenter Elem., 1250 W Erie St, 0.5mi E
Peabody Elem., 1444 W Augusta Bl, 0.5mi NE
Brown, W Elem., 54 N Hermitage Av, 0.7mi S
Mitchell Elem., 2233 W Ohio St, 0.7mi W
Andersen, H C Elem., 1148 N Honore St, 0.7mi N

Nearest Private High Schools:
West Town Acad., 2021 West Fulton Ave, 0.6mi SW
Holy Trinity High, 1443 W Division St, 0.8mi N
Chicago Acad. For The Arts, 1010 W Chicago, 0.8mi E
Josephinum Acad., 1501 N Oakley Blvd, 1.4mi NW
Puerto Rican H S, 2739 W Division St, 1.6mi NW

Nearest Private Elementary Schools:
Esperanza, 520 N Marshfield Ave, 0.1mi S
St Nicholas Cathedral, 2200 W Rice St, 0.8mi NW
Near North Montessori, 1434 W Division, 0.8mi N
St Stanislaus Kostka, 1255 N Noble St, 0.9mi N
St Malachy, 2252 W Washington, 1.0mi SW

Nearest Public Libraries:
West Town, 1625 W. Chicago Ave., 312-743-0450, 0.2mi N
Manning, 6 S Hoyne Ave, 312-746-6800, 1.0mi SW

Nearest Daycare Centers:
Children’s Learning Place, 1681 N. Milwaukee Ave., 1.5mi NW
Ame Wayman Day Care Ctr, 511 W Elm St, 1.6mi NE
Clybourn KinderCare, 1733 N. Marcey St., 1.6mi NE

Public Transportation:
Nearest CTA Station: Ashland, Green, Pink, 0.5mi N
Nearest Metra Western, 1.0mi W

Nearest Hospitals:
Rush University Medical Ctr, 1653 W Congress Pkwy, 1.2mi S
John H. Stroger, Jr. Hospital of Cook County, 1901 West Harrison St., 1.3mi S
Sts Mary and Elizabeth Medical Center-St. Elizabeth, 1431 N Claremont Ave, 1.3mi NW
Jesse Brown Department of Veteran's Affairs Medical Center, 820 S. Damen, 1.6mi S
University of Illinois at Chicago Hospital, 1740 W Taylor, 1.6mi S

Nearest Major Grocery Stores:
Dominick’s, 2021 W Chicago Ave, 0.5mi NW
Jewel, 1341 N Paulina St, 1.0mi N
Whole Foods, 1550 N Kingsbury St, 1.4mi NE
Aldi, 6520 W Fullerton, 1.4mi SE
Dominick’s, 1 N Halsted St, 1.4mi SE

Nearest Health Clubs:
Sheila Kelley’s S Factor, 1400 W Hubbard St, 0.3mi SE
Sana Vita Studio, 1357 W Grand Ave, 0.4mi E
West Loop Athletic Club, 1380 W Randolph Ave, 0.7mi SE
Soulistic Studio & Spa, 805 N Milwaukee Ave, 0.7mi E
Wicker Park Fitness, 1735 W Division St, 0.7mi N

Nearest Movie Theaters:
Regal Theaters Webster Place 11, 1471 W Webster Ave, 2.0mi N
Facets Cinematheque, 1517 W Fullerton Ave, 2.2mi N
AMC Loews 600 N. Michigan Ave. 9, 600 N Michigan Ave, 2.3mi E
Gene Siskel Film Center, 164 S State St, 2.3mi SE
AMC River East 21, 322 E Illinois St, 2.5mi E

Nearest Starbucks:
520 N. Ogden Ave., 0.5mi E
2019 West Chicago ave, 0.5mi NW
1701 West Division Street, 0.7mi N

Nearest Target:
Target, 1154 S Clark St, 2.6mi SE
Target, 2656 N Elston Ave, 2.7mi N

Nearest Drugstore:
Walgreens, 1650 W Chicago Ave, 0.3mi N
CVS, 771 N Ogden Ave, 0.7mi E

Nearest Home Improvement Store:
Home Depot, 1232 W North Ave, 1.4mi NE
Home Depot, 1300 S Clinton Street, 2.3mi SE

Public Safety:
Nearest Fire 0.6mi N
Nearest Police Station 937 N Wood St, 0.5mi NW

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