Detached Single

Status:	**ACTV**	MLS #:	**07429181**	List Price:	**$259,894**
Area:	**171**	List Date:	**01/30/2010**	Orig List Price:	**$259,894**
Address:	**2525 W BUDD Street, River Grove 60171**	List Dt Rec:	**01/30/2010**	Sold Price:	
Directions:	**2 BLKS S OF GRAND, 2 BLKS E OF THATCHER, 1 WAY NORTH**			Contingency Flag:	
Sold by:				Listing Market Time:	**17**
Off Market:		Contract:		Points:	
Closed:		Financing:		Census Tract:	**8111**
Year Built:	**1964**	Built B4 78:	**Yes**	Currently Leased:	**Yes**
Ownership:	**Fee Simple**	Subdivision:			
Model:	**Step Ranch**	Dimensions:	**40 X 125**		
Corp Limits:	**River Grove**			County:	**Cook**
Township:	**Leyden**				
Rooms:	**5**	Bedrooms:	**3**	Bathrooms:	**2**
Master Bath:	**No**	Basement:	**Yes**	Basement Bath:	**Yes**
Parking:	**Garage**	Cars:	**3**	Fireplaces:	**0**

School Data

Elementary:	**RIVER GROVE ELEMENTARY SCHOOL (85.5)**
Junior High:	**RIVER GROVE ELEMENTARY SCHOOL (85.5)**
High School:	**EAST LEYDEN HIGH SCHOOL (212)**
Other:	

Coordinates

North:	**2525**
South:	**0**
West:	**8200**
East:	**0**

Assessments

Amount:	**0**
Frequency:	**Not Applicable**
Special:	**No**

Tax

Amount:	**3,516.84**
PIN:	**12264140520000**
Mult PINs:	**No**
Tax Year:	**2007**
Tax Exmps:	**None**

Miscellaneous

Waterfront:	**No**
Wall Insul:	
Ceil Insul:	
Appx SF:	**1104**
Acreage:	**0**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	**18X12**	**Main Level**	**Hardwood**		Master Bedroom	**13X10**	**Main Level**	**Hardwood**	
Dining Room		**Not Applicable**			2nd Bedroom	**12X10**	**Main Level**	**Hardwood**	
Kitchen	**21X9**	**Main Level**	**Vinyl**		3rd Bedroom	**12X10**	**Main Level**	**Hardwood**	
Family Room	**39X22**	**Basement**	**Carpet**		4th Bedroom		**Not Applicable**		

Age:	**26-50 Years, Recent Rehab**
Air Cond:	**Central Air**
Amenities:	
Appliances:	**Oven-Double, Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer**
Attic:	**Full, Unfinished**
Basement:	**Full, Finished**
Bath Amn:	
Dining:	
Driveway:	**Concrete, Off Alley**
Electricity:	**Circuit Breakers**
Equipment:	**TV-Cable, CO Detectors**
Exterior:	**Aluminum/Vinyl/Steel Siding, Brick**
HERS Index Score:	
Green Disc:	

Features:	**Patio, Porch**
Foundation:	**Concrete**
Exst Bas/Fnd:	
Fireplace:	
Garage:	**Detached, 3+ Car Garage**
Parking:	**Off Alley, On-Site**
Occ Date:	
Kitchen:	**Eating Area-Table Space**
Heating:	**Gas, Forced Air**
Water:	**Lake Michigan**
Sewer:	**Sewer-Public**
Oth Impr:	**Curbs/Gutters, Sidewalks, Street Lights, Streets Paved**
Exposure:	**E (East), W (West)**

Oth Info:	**School Bus Service, Commuter Bus, Commuter Train**
Lot Desc:	**Fenced Yard**
Lot Size:	**Less Than .25 Acre**
Asmt Incl:	**None**
Const Opts:	
Other Rooms:	
Possession:	**Closing, Negotiable, Prior to Closing, Tenant's Rights**
Roof:	**Asphalt/Glass (Shingles)**
Style:	**Ranch**
Type:	**1 Story**
Sale Terms:	**Conventional, FHA, VA, Contract (Articles) for Deed, Lease/Purchase, Owner May Help/Assist, Rent w/ Option**
Green Rating Source:	
Green Feats:	

Remarks: **WOW!!! What a bargain. Are you tired of chasing short sales and foreclosures? Quit wasting your time and come have a look at this beautiful home! Everything is 1 year old, and in excellent condition Furnace, Water Heater, Kitchen, Bathrooms, paver brick patio, & windows. All of this and the best garage in the area 3 1/2 cars! You will not be disappointed! Full finished DRY basement, MUST SEE!!!**

Agent Remarks: **This is a slam dunk!!! You won't find a nicer home for the money! Bring your pickiest buyers and watch them fall in love. Tenants are easy to get along with, but you must make an appointment. Current tenant would prefer April closing.**

Internet Listing:	**All**	Remarks on Internet?:	**Yes**	Addr on Internet?:	**Yes**
VOW AVM:	**Yes**	VOW Comments/Reviews:	**Yes**		
Listing Type:	**Exclusive Right to Sell**	Holds Earnest Money:	**Yes**	Lock Box:	**Sentrilock - Silver**
Coop Comp:	**2.5% -150**			Special Comp Info:	**Variable**
Showing Inst:	**CALL LA For Appointment (630)310-8315**				
Owner:	**Owner Of Record**	Ph #:	**630-310-8315**	Agent Owned/Interest?:	**No**
Broker:	**Garry Real Estate (24475)**	Ph #:	**(630) 893-2600**	Team:	**Team Goddard**
List Agent:	**David Goddard (223030)**	Ph #:	**(630) 992-3283**	Email:	**dave@dave-goddard.com**
Co-lister:	**Candice Goddard (221476)**	Ph #:	**(630) 310-8315**	More Agent Contact Info:	**Cell# (630) 992-3283**

Copyright 2010 MRED LLC - INFORMATION NOT GUARANTEED, CHECK FLOOD INSURANCE, ROOM SIZES ROUNDED TO THE NEAREST FOOT