

AUCTION - ALBANY PARK COURTYARD APARTMENT BUILDING

5039-5045 N. Springfield Avenue
Chicago, IL 60625



- ❖ THE MELVIN MACKIN ESTATE BY ITS TRUSTEE ORDERS DECEMBER 15TH AUCTION OF...
- ❖ LOVELY 32 UNIT RED PRESSED BRICK COURTYARD BUILDING NEEDING RENOVATION
- ❖ PERFECT FOR DEVELOPER/INVESTORS. A GREAT VALUE-ADD OPPORTUNITY
- ❖ ON LOVELY TREE LINED STREET

- ❖ FOR BIDDER'S INFORMATION PACKAGE, PLEASE GO TO www.dkrealty.com/auctprop.html

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DK REALTY PARTNERS, LLC



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Chicago, IL 60625

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AUCTION OF 5039-45 N. SPRINGFIELD AV., CHICAGO, IL
VIEW LOOKING NORTH ON N. SPRINGFIELD AVENUE

3-story plus basement pressed red brick 22,776± square foot courtyard building containing a total of 32 apartments built circa 1932 on a lot with 100' frontage by 124' depth. It has 24-four room, one bedroom, one bath units; 2-four room, one bedroom, one bath garden units and 6-three room, one bath studio units.

There are 5 tiers, two of which have 7 units and the others have 6 units each. The one bedroom apartments generally consist of a living room, dining room, kitchen and one bedroom. The garden apartments consist of a living room, kitchen and one bedroom. Zoning is RT-4, Residential Two-Flat Townhouse and Multi-Unit District.



There are six steel stairways with landings that are under contract to be constructed to replace the wooden porches. The buyer will have to assume this contract. Newer gas fired steam boiler and 2 three year old "A.O. Smith" 81-gallon water heaters.

This property is in below average physical condition. Most of the finishes are older and require repair or replacement. There is evidence of possible ceiling leaks (peeling paint observed). In addition, the building requires tuckpointing, courtyard sidewalk repair, replacement of flooring in many units and much window replacement. This is by no means a complete list of required repairs or renovations and your complete inspection of the property is encouraged prior to bidding.

All tenants are on verbal month to month leases.



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A Refinished Living Room



A Kitchen Under Renovation



Bathroom



New Porches Under Construction



Newer Boiler



Hot Water Heaters

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Rent Roll



<u>Address</u>	<u>Unit</u>	<u>Size</u>	<u>Tenant</u>	<u>Monthly Rent</u>	<u>Amount Paid Aug-08</u>	<u>Amount Paid Sep-08</u>	<u>Amount Paid Oct-08</u>
5039	Garden	1 bedroom	Needs remodeling or more				
5039	1A	1 bedroom	Needs remodeling or more				
5039	1B	Studio	Needs remodeling or more				
5039	2A	1 bedroom	Needs remodeling or more				
5039	2B	Studio	Jung Sook Oh and Hyun Hee Kim	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
5039	3A	1 bedroom	Ui Ja Kim and Young Min Kim	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00
5039	3B	Studio	Bo Hee Kim and Soon Ja Kim	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
5039.5	1A	1 bedroom	Occupied by Javier, a tradesman who does not pay rent but is working on units painting & carpeting etc...				
5039.5	1B	1 bedroom	Being worked on now for Mr. Pradith*	\$ 600.00	\$ 600.00		
5039.5	2A	1 bedroom	Jesus Laguizamo	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00
5039.5	2B	1 bedroom	Youngji Chae	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00
5039.5	3A	1 bedroom	New tenant to move in on Nov. 8th	\$ 650.00			
5039.5	3B	1 bedroom	Khamphan Pradith	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00
5041	1A	1 bedroom	Ceiling coming down				
5041	1B	1 bedroom	Occupied by Paul Zeeb the custodian who pays no rent				
5041	2A	1 bedroom	Rentable but vacant				
5041	2B	1 bedroom	Vi Tuong Le	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00
5041	3A	1 bedroom	Arsenio Pacele	\$ 485.00	\$ 485.00	\$ 485.00	
5041	3B	1 bedroom	Rentable but vacant				
5043	1A	1 bedroom	Needs remodeling or more				
5043	1B	1 bedroom	Needs remodeling or more				
5043	2A	1 bedroom	Needs remodeling or more				
5043	2B	1 bedroom	Needs remodeling or more				
5043	3A	1 bedroom	Needs remodeling or more				
5043	3B	1 bedroom	Needs remodeling or more				
5045	Garden	1 bedroom	Needs remodeling or more				
5045	1A	1 bedroom	Needs remodeling or more				
5045	1B	Studio	Needs remodeling or more				
5045	2A	1 bedroom	Anna Michelik	\$ 500.00			
5045	2B	Studio	Hussain Alfayadi	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
5045	3A	1 bedroom	E Roseen (Shadowe)	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00
5045	3B	Studio	Ceiling coming down	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
				\$ 7,545.00	\$ 7,545.00	\$ 6,385.00	\$ 5,900.00

*who will be moving in from apartment 3B

AUCTION - ALBANY PARK

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Real Estate Tax Bill



DK REALTY PARTNERS, LLC



PRINT

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Office of Cook County Treasurer - Maria Pappas

Cook County Property Tax & Payment Information

Printed copies of this information may not be used as a tax bill.
Payments must be submitted with original tax bill.

Property Index Number (PIN): 13-11-307-005-0000

2007 Tax Year Information - Payable in 2008

Tax Year: 2007 Tax Type: Current Tax Volume: 331 PCL: 3-15

Property Location

5039 N SPRINGFIELD AVE
CHICAGO, IL 60625-6192

Mailing Information

MACKIN BLDG MGT
5043 N SPRINGFIELD AVE
CHICAGO, IL 60625-6198

Exemption Information

Homeowner Exemption Received: NO
Senior Citizen Exemption Received: NO
Senior Freeze Exemption Received: NO

Tax Payment Information

Installment	Tax Amount Billed	Tax Due Date	Last Payment Received	Date Received
1st	\$10,481.95	03/04/2008	\$10,481.95	02/22/08
2nd	\$12,631.38	11/03/2008	\$0.00	
Balance Due:	\$12,631.38			

The balance due, including any penalty, is as of: 1
Payments processed are posted through: 1

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General Auction Information



AUCTION DATE, TIMES & LOCATION:

Monday, December 15, 2008

**Union League Club of Chicago*
Colonial Room
65 W. Jackson Blvd.
Chicago, IL**

Registration:

9:30am – 10:30am

Bidder's Seminar:

10:30pm – 11:00 Noon

Live-cry Auction:

11:00 am

PROPERTY INSPECTION DATES:

Tuesday, November 18 from 1:00 pm – 2:30 pm

Tuesday, November 25 from 1:00 pm – 2:30 pm

Thursday, December 4 from 1:00 pm – 2:30 pm

Monday, December 8 from 1:00pm – 2:30pm

Meet Mr. Kaufman in the apartment courtyard.

REALTOR® PARTICIPATION INVITED:

Broker participation is welcome and a 1.5% (one and one-half percent) commission will be paid to the licensed broker who registers the successful Purchaser according to the Broker Participation Guidelines found in the Bidder's Information Package. The deadline for broker participation will be 4:00pm, Friday, December 12, 2008.

BIDDER'S INFORMATION PACKAGE:

Bidder's Information Packages will be available online and include: Auction Procedures, Real Estate Sale Contract, Title Summary, Surveys, Tax Information, etc.

FOR FURTHER INFORMATION, CONTACT:

David M. Kaufman, CCIM

Phone: 312/912-7092 or Cell: 847/275-2489

E-mail: kaufman100@gmail.com

***Please note that the Union League of Chicago has a dress code that does not permit jeans, gym shoes etc... Casual business attire is acceptable.**

Thinking of selling your Real Estate? Call David Kaufman to find out which of our sales approaches will be best for your property. Need a property manager? Our management division specializes in managing all types of real estate.

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