



**Office/Tech** Status: **ACTV** MLS #: **10612648**  
 Address: **840 N 5th Ave, Kankakee, 60901**  
 Bedrooms: List Price: **\$100,000**  
 Baths(full/half):/ Rent Price:  
 Total Rms: Area: **4507**  
 Master Bedroom Bath: HO Assessments:  
 # Fireplaces: Frequency:  
 PIN: **16093210401200** Taxes: **\$3,538.65**  
 Spec Asmt: Tax Year:  
 Type Ownership: **Individual** Tax Exemptions:  
 Broker Owned/Interest: **No** Year Built: **1961**  
 Basement: Built Before 1978: **Yes**  
 Parking Type: # Spaces (Gar/Ext): **0**  
 Subdivision:  
 Type: Contract:  
 Style: Sold Price:  
 Approx SF: Rented Price:  
 Exterior: **Brick** Broker Owned/Interest: **No**  
 Age:

Elementary: District #:  
 Middle: District #:  
 High: District #:

Lot Dimensions: **55.47X112.39X45X79.94** Lot Size: Acres:  
 Waterfront: Coordinates: North: South: East: West:  
 Directions: **E. Court St. to 5th Ave. N past Sammy's Pizza. Building on right. Or Kennedy Dr. to 5th Ave. S to building on left.**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:									
Dining Room:									
Kitchen:									
Family Room:									
Laundry Room:									
Master Bedroom:									
2nd Bedroom:									
3rd Bedroom:									
4th Bedroom:									

Air:  
 Appliances:  
 Assessments Include:  
 Basement:  
 Existing Bas./Fnd.:  
 Bath Amenities:  
 Dining Room:  
 Fireplace:  
 Garage:  
 Heat/Fuel:  
 Lot Description:  
 Sewer:

Kitchen:  
 Other Rooms:  
 Water:

Remarks: **Starting a new business or are you just wanting to own your own location for your existing business? This could be the place for you on N. 5th Avenue with over 3700 cars per day according to IDOT. Close to both Kennedy Dr. and W. Court St. Also, located to Meadowview Shopping Center, the YMCA, Sammy's Pizza, Meadowview Theater, Bradley, St. Mary's Hospital and Riverside Hospital. among other businesses and high points. Potential uses could be hair salon/barbershop, chiropractor's office, doctor's office, dental office, small real estate office, insurance office, nail salon among others (check zoning). There are plenty of good homes around for demand, too. When you enter the front door you will be in the waiting room then the front office area and there are storage rooms and 3 private offices and a 1/2 bath. Good condition. Stop by soon. May not last long!**

Broker Private Remarks: **Please remove shoes when entering the home. Close and lock all exterior doors, turn off lights you turned on and leave card before leaving. Please submit preapproval letter/proof of funds at time of offer.**

Holds Earnest Money: Listing Type: **Exclusive Right to Sell** Sp. Comp. Info.: **None**  
 Cooperative Compensation: **3% (on Gross SP)**  
 Showing Instructions: **Use Show Assist or Call 1-800-Showing** Lock Box: **Sentrilock**  
 Owner: Owner's Phone:  
 List Office: **Coldwell Banker Residential** ID#: **94015** Office Phone: **(815) 933-9700**  
 List Broker: **Berry McCracken, GRI (940174)** ID#: **940174** Agent Phone: **(815) 954-7761**  
 List Broker E-mail:  
**Berry.McCracken@cbexchange.com**  
 CoList Broker: Agents Additional Contact #:  
 List Date: **01/16/2020** Contract: Closed Date:  
 Off-Market Date: Expiration Date: **01/06/2021** Status Date: **01/22/2020** Original List Price: **\$100,000**  
 Buyer Office: Buyer Broker: Listing Market Time: **100**

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



**Detached Single** Status: **ACTV** MLS #: **10607050**  
 Address: **1111 S Evergreen Ave, Kankakee, 60901**  
 Bedrooms: **3** List Price: **\$137,900**  
 Baths(full/half): **1/1** Rent Price:  
 Total Rms: **6** Area: **4507**  
 Master Bedroom Bath: **None** HO Assessments:  
 # Fireplaces: **1** Frequency: **Not Applicable**  
 PIN: **16170542902400** Taxes: **\$4,025.66**  
 Spec Asmt: **No** Tax Year: **2018**  
 Type Ownership: **Fee Simple** Tax Exemptions: **Homeowner**  
 Broker Owned/Interest: **No** Year Built: **1940**  
 Basement: **Full** Built Before 1978: **Yes**  
 Parking Type: **Garage** # Spaces (Gar/Ext): **2/**  
 Subdivision:  
 Type: **2 Stories** Contract:  
 Style: **American 4-Sq.** Sold Price:  
 Approx SF: **1732** Rented Price:  
 Exterior: **Brick** Broker Owned/Interest: **No**  
 Age: **71-80 Years**

Elementary: District #: **111**  
 Middle: District #: **111**  
 High: **Kankakee High School** District #: **111**

Lot Dimensions: **47 X 150** Lot Size: **Less Than .25 Acre** Acres: **0.16**  
 Waterfront: **No** Coordinates: North: South: East: West:  
 Directions: **Cobb Blvd to S. Evergreen. 3rd house N of Cobb Blvd on left. Brick home.**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	<b>19X13</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>All</b>					
Dining Room:	<b>13X12</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>All</b>					
Kitchen:	<b>15X8</b>	<b>Main Level</b>	<b>Vinyl</b>	<b>All</b>					
Family Room:		<b>Not Applicable</b>							
Laundry Room:		<b>Not Applicable</b>							
Master Bedroom:	<b>13X13</b>	<b>2nd Level</b>	<b>Carpet</b>	<b>All</b>					
2nd Bedroom:	<b>13X12</b>	<b>2nd Level</b>	<b>Hardwood</b>	<b>All</b>					
3rd Bedroom:	<b>13X11</b>	<b>2nd Level</b>	<b>Carpet</b>	<b>All</b>					
4th Bedroom:									
Sun/Florida Room:	<b>17X9</b>	<b>Main Level</b>	<b>Carpet</b>	<b>All</b>					
Air:	<b>Central Air</b>								
Appliances:	<b>Oven/Range, Dishwasher, Refrigerator, Disposal</b>								
Assessments Include:	<b>None</b>								
Basement:	<b>Unfinished</b>								
Existing Bas./Fnd.:									
Bath Amenities:									
Dining Room:	<b>Separate</b>								
Fireplace:	<b>Wood Burning, Gas Logs</b>								
Garage:	<b>Garage Door Opener(s), Transmitter(s)</b>								
Heat/Fuel:	<b>Gas, Forced Air</b>								
Lot Description:	<b>Fenced Yard, Mature Trees</b>								
Sewer:	<b>Sewer-Public</b>								
					Kitchen:	<b>Pantry-Closet</b>			
					Other Rooms:				
					Water:	<b>Public</b>			

Remarks: **Become a part of this sought after community with this 3 bedroom brick home! You'll appreciate the large living room with brick gas log fireplace. Exposed hardwood floors through most of the home and arched doorways. Corner china cabinet in separate dining room next to kitchen and den/sunroom. Back den/sunroom needs finishing work. Kitchen with breakfast bar open to den/sunroom. All 3 bedroom upstairs are spacious with small walk in closets! Small recessed area with linen closet leading to bathroom. Full basement with furnace and water heater with storage room. Outside is an ample yard with a shed and 2 car garage. If you are active you'll love this active community with Kankakee River only steps away, plus 2 parks, boat club, country club, walking trails, 8 tennis courts, baseball diamonds and more! The great neighbors are a bonus! Sold "as is". Ask about AHS brand home warranty.**

Broker Private Remarks: **Please remove shoes when entering the home. Close and lock all exterior doors, turn off lights you turned on and leave card before leaving. Please submit preapproval letter/proof of funds and signed/initialed disclosures at time of offer. Visit the Kankakee High School to see the transformation in process! When choosing a home to purchase most people 1) review a home online 2) talk with friends and family then 3) visit it in person to make their decision. Make sure you do the third step when you decide on a school, also.**

Holds Earnest Money: **Yes** Listing Type: **Exclusive Right to Sell** Sp. Comp. Info.: **None**  
 Cooperative Compensation: **3 % (on Net SP)**  
 Showing Instructions: **Use Show Assist or Call 1-800-Showing.** Lock Box: **Sentrilock**  
 Owner: **Owner of Record** Owner's Phone:  
 List Office: **Coldwell Banker Residential** ID#: **94015** Office Phone: **(815) 933-9700**  
 List Broker: **Berry McCracken, GRI (940174)** ID#: **940174** Agent Phone: **(815) 954-7761**  
 List Broker E-mail: **Berry.McCracken@cbexchange.com**  
 CoList Broker: Agents Additional Contact #:  
 List Date: **01/06/2020** Contract: Closed Date: Original List Price: **\$150,000**  
 Off-Market Date: Expiration Date: **07/05/2020** Status Date: **03/25/2020** Listing Market Time: **110**  
 Buyer Office: Buyer Broker:

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Prepared By: Berry McCracken, GRI | Coldwell Banker Residential | 04/24/2020 12:36 PM



**Detached Single** Status: **ACTV** MLS #: **10692802**  
 Address: **1423 Truman Dr, Bradley, 60915**  
 Bedrooms: **3** List Price: **\$179,987**  
 Baths(full/half): **2/0** Rent Price:  
 Total Rms: **6** Area: **4501**  
 Master Bedroom Bath: **Full** HO Assessments:  
 # Fireplaces: **1** Frequency: **Not Applicable**  
 PIN: **17092141304200** Taxes: **\$4,973.44**  
 Spec Asmt: **No** Tax Year: **2018**  
 Type Ownership: **Fee Simple** Tax Exemptions: **None**  
 Broker Owned/Interest: **No** Year Built: **1995**  
 Basement: **None** Built Before 1978: **No**  
 Parking Type: **Garage** # Spaces (Gar/Ext): **2/**  
 Subdivision:  
 Type: **1 Story** Contract:  
 Style: **Ranch** Sold Price:  
 Approx SF: **1600** Rented Price:  
 Exterior: **Vinyl Siding, Brick** Broker Owned/Interest: **No**  
 Age: **21-25 Years**

Elementary: District #: **61**  
 Middle: District #: **61**  
 High: **Bradley Boubonnais High School** District #: **307**

Lot Dimensions: **85X120** Lot Size: **Less Than .25 Acre** Acres: **0.234**  
 Waterfront: **No** Coordinates: North: South: East: West:  
 Directions: **North St. to N. Jackson Ave. to Truman Dr. Home is right in front of you!**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	<b>17X16</b>	<b>Main Level</b>	<b>Carpet</b>	<b>All</b>					
Dining Room:	<b>12X11</b>	<b>Main Level</b>	<b>Carpet</b>	<b>All</b>					
Kitchen:	<b>19X11</b>	<b>Main Level</b>	<b>Vinyl</b>	<b>All</b>					
Family Room:		<b>Not Applicable</b>							
Laundry Room:		<b>Not Applicable</b>							
Master Bedroom:	<b>14X13</b>	<b>Main Level</b>	<b>Carpet</b>	<b>All</b>					
2nd Bedroom:	<b>12X11</b>	<b>Main Level</b>	<b>Carpet</b>	<b>All</b>					
3rd Bedroom:	<b>13X11</b>	<b>Main Level</b>	<b>Carpet</b>	<b>All</b>					
4th Bedroom:									

Air: **Central Air**  
 Appliances: **Oven/Range, Dishwasher, Refrigerator, Washer, Dryer, All Stainless Steel Kitchen Appliances**  
 Assessments Include: **None**  
 Basement: **Crawl**  
 Existing Bas./Fnd.:  
 Bath Amenities:  
 Dining Room: **Separate**  
 Fireplace: **Wood Burning, Gas Starter**  
 Garage: **Garage Door Opener(s), Transmitter(s)**  
 Heat/Fuel: **Gas, Forced Air**  
 Lot Description:  
 Sewer: **Sewer-Public**  
 Kitchen: **Eating Area-Table Space**  
 Other Rooms:  
 Water: **Public**

Remarks: **Beautiful white brick ranch in Bradley! Updates include freshly painted interior, all new flooring, new granite countertops, sink and new stainless steel appliances. When you first walk into this split floor plan 1 story home, you are greeted with the entry. Walking straight ahead is the living room with cathedral ceiling and woodburning gas start fireplace with eyeball lights above fireplace. Living room then leads to kitchen with eating area looking onto the deck. Kitchen also features granite countertops with undermount sink on the island with breakfast bar and new stainless steel kitchen appliances. To the front is the dining room and to the back is the private en suite with bedroom, walk in closet with closet organisers and bathroom with double basin vanity! Plus the utility room behind the large garage. The other side of the home has 2 other bedrooms and main bath. The sliding doors off the kitchen open to the large deck with the pergola. They both look out onto the unobstructed view of the farmland behind. All of this is located on a cul de sac close to shopping, Lowe's, Meier Food, Turk Furniture and more. Also close to CSL Behring, NuCor Steel, I-57 exit 315 for easy and quick access to Chicago or Champaign. Many benefits to this great home and its location!**

Broker Private Remarks: **New water line under the dirt to the west of the home. Please remove shoes when entering the home. Close and lock all exterior doors, turn off lights you turned on and leave card before leaving. Please submit preapproval letter/proof of funds and signed/initialled disclosures at time of offer.**

Holds Earnest Money: **No** Listing Type: **Exclusive Right to Sell** Sp. Comp. Info.: **None**  
 Cooperative Compensation: **2.5% (on Net SP)**  
 Showing Instructions: **Use Show Assist or Call 1-800-Showing.** Lock Box: **Sentrilock**  
 Owner: **OOB** Owner's Phone:  
 List Office: **Coldwell Banker Residential** ID#: **94015** Office Phone: **(815) 933-9700**  
 List Broker: **Berry McCracken, GRI (940174)** ID#: **940174** Agent Phone: **(815) 954-7761**  
 List Broker E-mail:  
**Berry.McCracken@cbexchange.com**  
 CoList Broker:  
 List Date: **04/15/2020** Contract: Agents Additional Contact #:  
 Off-Market Date: Expiration Date: **10/13/2020** Closed Date:  
 Buyer Office: Status Date: **04/23/2020** Original List Price: **\$179,987**  
 Listing Market Time: **10**  
 Buyer Broker:

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Prepared By: **Berry McCracken, GRI | Coldwell Banker Residential | 04/24/2020 12:36 PM**





**Detached Single** Status: **ACTV** MLS #: **10664963**  
 Address: **741 N River Dr, Kankakee, 60901**  
 Bedrooms: **3** List Price: **\$269,987**  
 Baths(full/half): **3/0** Rent Price:  
 Total Rms: **8** Area: **4507**  
 Master Bedroom Bath: **Shared** HO Assessments:  
 # Fireplaces: Frequency: **Not Applicable**  
 PIN: **16093120502100** Taxes: **\$7,653.80**  
 Spec Asmt: **No** Tax Year: **2018**  
 Type Ownership: **Fee Simple** Tax Exemptions: **Homeowner**  
 Broker Owned/Interest: **No** Year Built: **2000**  
 Basement: **Full, Walkout** Built Before 1978: **No**  
 Parking Type: **Garage, Exterior Space(s)** # Spaces (Gar/Ext): **2/5**  
 Subdivision:  
 Type: **2 Stories, Hillside** Contract:  
 Style: **Traditional** Sold Price:  
 Approx SF: **3046** Rented Price:  
 Exterior: **Vinyl Siding** Broker Owned/Interest: **No**  
 Age: **16-20 Years**

Elementary: District #: **111**  
 Middle: District #: **111**  
 High: **Kankakee High School** District #: **111**

Lot Dimensions: **50X240X50X250** Lot Size: **.25-.49 Acre** Acres: **0.305**  
 Waterfront: **Yes** Coordinates: North: South: East: West:  
 Directions: **W. Court St to Kennedy Dr. then N to River Dr. along the river, left and home is on left. Rt 45 (LaGrange Road) turns into Kennedy Dr. to right on River Dr. (near hill), home on left.**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	<b>17X12</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>All</b>					
Dining Room:	<b>COMBO</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>All</b>					
Kitchen:	<b>20X12</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>All</b>					
Family Room:	<b>25X15</b>	<b>Walkout Basement</b>	<b>Hardwood</b>	<b>All</b>					
Laundry Room:		<b>Not Applicable</b>							
Master Bedroom:	<b>16X13</b>	<b>2nd Level</b>	<b>Wood Laminate</b>	<b>All</b>					
2nd Bedroom:	<b>13X12</b>	<b>2nd Level</b>	<b>Wood Laminate</b>	<b>All</b>					
3rd Bedroom:	<b>12X12</b>	<b>2nd Level</b>	<b>Wood Laminate</b>	<b>All</b>					
4th Bedroom:									
Bonus:	<b>22X19</b>	<b>2nd Level</b>	<b>Carpet</b>	<b>All</b>					
Air:	<b>Central Air</b>								
Appliances:	<b>Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, All Stainless Steel Kitchen Appliances</b>								
Assessments Include:	<b>None</b>								
Basement:	<b>Finished</b>								
Existing Bas./Fnd.:									
Bath Amenities:	<b>Whirlpool, Separate Shower</b>								
Dining Room:	<b>Combined w/ LivRm</b>								
Fireplace:									
Garage:	<b>Garage Door Opener(s), Transmitter(s), 7 Foot or more high garage door</b>								
Heat/Fuel:	<b>Gas, Forced Air</b>				Kitchen:	<b>Eating Area-Breakfast Bar, Island, Pantry-Closet</b>			
Lot Description:	<b>River Front, Water Rights, Water View, Mature Trees</b>				Other Rooms:				
Sewer:	<b>Sewer-Public</b>				Water:	<b>Public</b>			

Remarks: **Looking for a unique view you won't find anywhere else around? Come see this striking 3000+ sq ft custom RIVERFRONT home perched high on a hillside overlooking the magnificent Kankakee River! NO FLOOD INSURANCE NEEDED! This comfortable home has a WALKOUT BASEMENT that walks out to a 31'x12' covered deck with PANORAMIC RIVER VIEWS. 3 spacious bedrooms (2 with great river views), 3 bathrooms on 3 levels with 27'x20' 2nd story BONUS ROOM with washer & dryer by the bedrooms. Fine, quality finishes throughout the home including Brazilian cherry hardwood floors, QUARTZ COUNTERTOPS, Schrock cabinets, island with breakfast bar and dual sided cabinets, beautiful STAINLESS STEEL APPLIANCES, luxury bathroom off the master bedroom, 31'x12' LIGHTED & SCREENED DECK for relaxing or dining with more gorgeous river views, newer HIGH EFFICIENCY FURNACE, 50 gallon direct vent water heater and much more! The 1st floor has an OPEN FLOOR PLAN with 9' ceilings, many recessed lights and a wall with cable and electric for your smart TV along with rough-in for SURROUND SOUND speakers. The lower level is perfect for casual entertaining of friends with rough in perfect for wet bar. SLIDING GLASS DOORS to the riverfront views from the covered deck. Walk from the deck to the playset and backyard leading to the RIVERFRONT PATIO and pier with dock and boat launch. At the end of the season you can conveniently remove your boat and take it up the BOAT LAUNCH DRIVE to the street! This quality and relaxing 20 year old home is ready for the next owners! BONUS: swing/play set, dock and upper deck furniture all stay with a bill of sale! Also, owner will give new owner up to \$5000 closing cost credit at closing with an acceptable offer.**

Broker Private Remarks: **Please remove shoes when entering the home. Close and lock all exterior doors, turn off lights you turned on and leave card before leaving. Please submit preapproval letter/proof of funds and signed/initialed disclosures at time of offer. Drive for boat launch is shared by neighbor. Owner says white post at end of drive shows property line. Visit the Kankakee High School to see the transformation in process! When choosing a home to purchase most people 1) review a home online 2) talk with friends and family then 3) visit it in person to make their decision. Make sure you do the third step when you decide on a school, also. Closing cost credit can be used for repaving driveway to boat launch.**

Holds Earnest Money: **Yes** Listing Type: **Exclusive Right to Sell** Sp. Comp. Info.: **None**  
 Cooperative Compensation: **2.5% (on Net SP)**  
 Showing Instructions: **Use Show Assist or Call 1-800-Showing** Lock Box: **Sentrilock**  
 Owner: **OOB** Owner's Phone:  
 List Office: **Coldwell Banker Residential** ID#: **94015** Office Phone: **(815) 933-9700**  
 List Broker: **Berry McCracken, GRI (940174)** ID#: **940174** Agent Phone: **(815) 954-7761**  
 List Broker E-mail: **Berry.McCracken@cbexchange.com**  
 CoList Broker:  
 List Date: **03/12/2020** Contract: Agents Additional Contact #:  
 Off-Market Date: Expiration Date: **09/03/2020** Closed Date: Original List Price: **\$269,987**  
 Buyer Office: Status Date: **03/18/2020** Listing Market Time: **44**  
 Buyer Broker:

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**Detached Single** Status: **ACTV** MLS #: **10667390**  
 Address: **2910 River Bend Dr, Kankakee, 60901**  
 Bedrooms: **4** List Price: **\$300,000**  
 Baths(full/half): **2/1** Rent Price:  
 Total Rms: **8** Area: **4507**  
 Master Bedroom Bath: **Full** HO Assessments:  
 # Fireplaces: **1** Frequency: **Not Applicable**  
 PIN: **07082330304300** Taxes: **\$6,237.46**  
 Spec Asmt: **No** Tax Year: **2018**  
 Type Ownership: **Fee Simple** Tax Exemptions:  
 Broker Owned/Interest: **No** Year Built: **2004**  
 Basement: **Full** Built Before 1978: **No**  
 Parking Type: **Garage** # Spaces (Gar/Ext): **2.5/**  
 Subdivision:  
 Type: **1.5 Story** Contract:  
 Style: **Cape Cod** Sold Price:  
 Approx SF: **2629** Rented Price:  
 Exterior: **Vinyl Siding** Broker Owned/Interest: **No**  
 Age: **16-20 Years**

Elementary: District #: **2**  
 Middle: **Limestone Elementary School** District #: **2**  
 High: **Herscher High School** District #: **2**

Lot Dimensions: **130 X 175** Lot Size: **.50-.99 Acre** Acres: **0.522**  
 Waterfront: **No** Coordinates: North: South: East: West:  
 Directions: **Rt 113 W to 2750 W and turn S to River Bend Dr. Turn W on River Bend Dr. to home across from park.**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	<b>18X17</b>	<b>Main Level</b>	<b>Carpet</b>	<b>All</b>	Recreation Room:	<b>26X21</b>	<b>Basement</b>	<b>Other</b>	
Dining Room:		<b>Not Applicable</b>							
Kitchen:	<b>26X15</b>	<b>Lower</b>	<b>Ceramic Tile</b>	<b>All</b>					
Family Room:	<b>32X17</b>	<b>Basement</b>	<b>Carpet</b>						
Laundry Room:	<b>8X7</b>	<b>Lower</b>	<b>Ceramic Tile</b>	<b>All</b>					
Master Bedroom:	<b>19X16</b>	<b>Main Level</b>	<b>Carpet</b>	<b>All</b>					
2nd Bedroom:	<b>18X13</b>	<b>2nd Level</b>	<b>Carpet</b>	<b>All</b>					
3rd Bedroom:	<b>18X18</b>	<b>2nd Level</b>	<b>Carpet</b>	<b>All</b>					
4th Bedroom:	<b>15X13</b>	<b>Main Level</b>	<b>Vinyl</b>	<b>All</b>					
Walk In Closet:	<b>10X8</b>	<b>Main Level</b>	<b>Carpet</b>	<b>All</b>					

Air: **Central Air**  
 Appliances: **Oven/Range, Dishwasher, Refrigerator, Washer, Dryer, Disposal**  
 Assessments Include: **None**  
 Basement: **Finished**  
 Existing Bas./Fnd.:  
 Bath Amenities: **Whirlpool, Separate Shower, Double Sink**  
 Dining Room:  
 Fireplace: **Wood Burning, Gas Starter**  
 Garage: **Garage Door Opener(s), Transmitter(s)**  
 Heat/Fuel: **Gas, Forced Air**  
 Kitchen: **Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Pantry-Closet**  
 Lot Description:  
 Sewer: **Septic-Private**  
 Other Rooms:  
 Water: **Public**

Remarks: **Stretch out! One of the strong features of this home is the space. Walking into this 3-4 bedroom home on a 1/2 acre with full finished basement, you'll see the large living room with the oak mantle woodburning fireplace flowing into the large kitchen. Most rooms are very spacious, including the bathrooms. The kitchen and both full bathrooms have Amish oak cabinets. The kitchen also has a breakfast bar, large island with storage plus a large eat-in area spacious enough for almost any table. The master bedroom suite is on the first floor with a 19'x16' bedroom. Large enough for your king sized bed! The walk-in closet is like a room, measuring about 10'x8'. The master bath has both a whirlpool tub and a separate shower plus a double basin sink. Near the front door is an office that can be used as a 4th bedroom with the double oak 6 panel closet doors. Upstairs are 2 large bedrooms that run from the front to the back of the home. Between the bedrooms is another large bathroom. Next is the basement which is almost fully finished with a rec room area with both pool and ping pong tables for the active family as well as a large family room for watching TV or just relaxing and talking. The unfinished area is great for storage. The sliding doors in the kitchen lead to the covered patio overlooking the landscaped and open backyard. Also, the large 28'x27' garage is large enough for 2 large vehicles plus storage. And it was planned for a 3rd car later with the 3 car wide concrete driveway. Or just use it to park a car out of the way of the cars inside the garage. A few of the nice extras include extra insulation in basement for noise insulation, 4' wide stairs to upstairs and basement, 9' basement, insulated hot water line to master bath, hot and cold running water in garage, among other things. Ask for 1 year AHS home warranty. Another benefit is the home is located across from a very nice park with play equipment. People will be running to get this home in popular Herscher School District!**

Broker Private Remarks: **Please remove shoes when entering the home. Close and lock all exterior doors, turn off lights you turned on and leave card before leaving. Please submit preapproval letter/proof of funds and signed/initialed disclosures at time of offer. Pool table, ping pong table, air hockey dart board can stay. Stools & wheeled cart in basement can stay. Entertainment center in basement and speakers negotiable. There is a strong box in master suite walk-in closet that will stay. Basement safe stays. Bike racks & plastic storage unit in garage stay. refrigerator and freezer and 14' ladder in garage stay.**

Holds Earnest Money: **Yes** Listing Type: **Exclusive Right to Sell** Sp. Comp. Info.: **None**  
 Cooperative Compensation: **2.5 % (on Net SP)**  
 Showing Instructions: **Use Show Assist or Call 1-800-Showing.** Lock Box: **Sentrilock**  
 Owner: **Lemenager, M & L** Owner's Phone:  
 List Office: **Coldwell Banker Residential** ID#: **94015** Office Phone: **(815) 933-9700**  
 List Broker: **Berry McCracken, GRI (940174)** ID#: **940174** Agent Phone: **(815) 954-7761**  
 List Broker E-mail:  
**Berry.McCracken@cbexchange.com**  
 CoList Broker:  
 List Date: **03/12/2020** Contract: Agents Additional Contact #:  
 Off-Market Date: Expiration Date: **09/05/2020** Closed Date:  
 Buyer Office: Status Date: **03/20/2020** Original List Price: **\$300,000**  
 Listing Market Time: **44**

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

Prepared By: Berry McCracken, GRI | Coldwell Banker Residential | 04/24/2020 12:36 PM



**Detached Single** Status: **ACTV** MLS #: **10686538**  
 Address: **7986 E 6000 N Rd, Grant Park, 60940**  
 Bedrooms: **3** List Price: **\$475,000**  
 Baths(full/half): **3/0** Rent Price:  
 Total Rms: **11** Area: **940**  
 Master Bedroom Bath: **Full** HO Assessments:  
 # Fireplaces: **2** Frequency: **Not Applicable**  
 PIN: **0610042000600** Taxes: **\$6,886.20**  
 Spec Asmt: **No** Tax Year: **2018**  
 Type Ownership: **Fee Simple** Tax Exemptions: **Homeowner, Senior**  
 Broker Owned/Interest: **No** Year Built: **1997**  
 Basement: **Full** Built Before 1978: **No**  
 Parking Type: **Garage** # Spaces (Gar/Ext): **5.5/**  
 Subdivision:  
 Type: **2 Stories** Contract:  
 Style: **Queen Anne** Sold Price:  
 Approx SF: **4000** Rented Price:  
 Exterior: **Vinyl Siding** Broker Owned/Interest: **No**  
 Age: **21-25 Years, Rebuilt in 1997**

Elementary: District #: **1**  
 Middle: District #: **1**  
 High: District #: **1**

Lot Dimensions: **370X292** Lot Size: **2.0-2.99 Acres** Acres: **2.48**  
 Waterfront: **No** Coordinates: North: South: East: West:  
 Directions: **From Rt 1: Rt 1 to 6000 N Road, then West to home on South side. Located on corner. From Rt 50: Rt. 50 to 5000 N. Road, then East to 5000 E. Road, N to 6000 N. Road to home on South side. Located on corner.**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	<b>15X15</b>	<b>Main Level</b>	<b>Hardwood</b>		Office:	<b>14X12</b>	<b>2nd Level</b>	<b>Carpet</b>	
Dining Room:	<b>15X14</b>	<b>Main Level</b>	<b>Hardwood</b>		Game Room:	<b>35X19</b>	<b>2nd Level</b>	<b>Hardwood</b>	
Kitchen:	<b>15X14</b>	<b>Main Level</b>	<b>Hardwood</b>		Sitting Room:	<b>11X9</b>	<b>2nd Level</b>	<b>Carpet</b>	
Family Room:	<b>29X15</b>	<b>Main Level</b>	<b>Carpet</b>						
Laundry Room:	<b>12X6</b>	<b>2nd Level</b>	<b>Ceramic Tile</b>						
Master Bedroom:	<b>15X15</b>	<b>2nd Level</b>	<b>Carpet</b>						
2nd Bedroom:	<b>15X11</b>	<b>2nd Level</b>	<b>Carpet</b>						
3rd Bedroom:	<b>15X12</b>	<b>2nd Level</b>	<b>Carpet</b>						
4th Bedroom:									
Library:	<b>24X16</b>	<b>Main Level</b>	<b>Hardwood</b>						
Air:	<b>Central Air, Zoned</b>								
Appliances:	<b>Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal</b>								
Assessments Include:	<b>None</b>								
Basement:	<b>Unfinished, Egress Window</b>								
Existing Bas./Fnd.:									
Bath Amenities:	<b>Whirlpool, Separate Shower, Double Sink</b>								
Dining Room:	<b>Separate</b>								
Fireplace:	<b>Wood Burning, Gas Logs</b>								
Garage:	<b>Garage Door Opener(s), Transmitter(s), Heated, Multiple Garages</b>								
Heat/Fuel:	<b>Propane, Forced Air</b>								
Lot Description:	<b>Corner, Horses Allowed, Mature Trees</b>				Other Rooms:	<b>Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Pantry-Closet</b>			
Sewer:	<b>Septic-Private</b>				Water:	<b>Well-Private</b>			

Remarks: **A truly unique home - not another home like this one! From the moment you first walk into this home you feel like you have stepped back in time yet have the features you want for today! Situated on nearly 2.5 acres between Grant Park, Manteno and Bourbonnais yet just farmland in view! This Victorian style home, complete with glass handle doorknobs, was taken down to the foundation and rebuilt with an addition about 10 years later. This 12 room home has large open rooms and 3 bedroom home and 3 bathrooms with an ensuite set up plus a sitting area for reading in the morning or evening. There is a parlor when you first walk in for the guests that steps into the family room with fireplace. The kitchen looks out onto the open backyard that opens to the farm field in back. The kitchen has both a breakfast nook and a small island with seating. The cabinets in the kitchen complement the hardwood floors. Separate dining room with hardwood floors. The large library has an office area plus steps to the upstairs that houses the large game room with pool table and the hobby room/office. The front steps take you to the 3 bedrooms with the laundry room and cabinets upstairs, also. The master bedroom is very comfortable with a gas fireplace, sitting room plus master bathroom area with double basin sinks, whirlpool tub with windows for light. There is a 3rd floor that can be used for storage or a playroom for kids. Outside on the 2.48 acres are 2 sheds and a large 2.5 car detached garage or use it as a large workshop! Plus a wraparound deck with attached gazebo overlooking the back yard. Plus you'll love the convenience of the heated 3 car attached garage. You really have to see this one to believe it! 3 furnaces and 3 central airs new within the past 5 years. Just over 5 minutes away from the new Bourbonnais Parkway for easy access to Chicago but you feel like you are in the country. What a combination of benefits! There is so much to enjoy with this home! Ask for the AHS brand home warranty!**

Broker Private Remarks: **Preapproved clients only, please. Please remove shoes when entering the home. Close and lock all exterior doors, turn off lights you turned on and leave card before leaving. Please submit preapproval letter/proof of funds and signed/initialed disclosures at time of offer. Please follow COVID-19/CDC guidelines. Refrain from touching while inside of property, remove shoes, and use hand sanitizer while inside of the home.**

Holds Earnest Money: **Yes** Listing Type: **Exclusive Right to Sell** Sp. Comp. Info.: **None**  
 Cooperative Compensation: **2.5% (on Net SP)**  
 Showing Instructions: **Use Show Assist or Call 1-800-Showing.** Lock Box: **Sentrilock**  
 Owner: **Eggert, J.** Owner's Phone:  
 List Office: **Coldwell Banker Residential** ID#: **94015** Office Phone: **(815) 933-9700**  
 List Broker: **Berry McCracken, GRI (940174)** ID#: **940174** Agent Phone: **(815) 954-7761**  
 List Broker E-mail:  
**Berry.McCracken@cbexchange.com**  
 CoList Broker:  
 List Date: **04/08/2020** Contract: Agents Additional Contact #:  
 Off-Market Date: Expiration Date: **09/29/2020** Closed Date: Original List Price: **\$475,000**  
 Buyer Office: Status Date: **04/15/2020** Listing Market Time: **17**  
 Buyer Broker:



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