

“none of these establish the exact dollar amount due and owing the defendant and an affidavit is needed.” The Court granted Defendant leave to amend the prove-up memorandum to attach an affidavit by March 30, 2026.

II. THIS AMENDED MEMORANDUM

5. Defendant hereby incorporates by reference his January 21, 2026 Memorandum in Support of Prove-Up on Counterclaims and Exhibits A through K attached thereto. The factual allegations, legal authority, and damages framework set forth in that memorandum remain unchanged except as updated herein.

6. In compliance with the Court’s March 24, 2026 Order, Defendant attaches the following:

Exhibit L: Affidavit of Brandon McGivern in Support of Amended Prove-Up on Counterclaims. This affidavit establishes the exact dollar amount due and owing on each counterclaim count, with every figure traceable to a specific document previously filed with this Court or attached hereto.

Exhibit M: Comparable Market Analysis prepared by Tracy Boyce, a licensed Illinois real estate broker affiliated with @properties Christie’s International Real Estate, dated March 29, 2026. This CMA, based on Multiple Listing Service data and comparable properties in the Edgewater market, independently confirms that Defendant’s original rental comparable figure of \$3,259 per month is conservative. Ms. Boyce concludes the Property would achieve \$3,950 to \$4,150 per month furnished.

III. UPDATED DAMAGES SUMMARY

7. Because the damages on Counts II and III are ongoing, the total has increased from the \$45,667 originally sought to \$49,625. This increase reflects solely the continued accrual of two existing damage categories through the date of this filing: (a) additional unauthorized subletting income collected by Plaintiff from January through March 2026, and (b) the continued below-market use differential for two additional months. No new categories of damages have been added.

Count	Original (1/21/26)	Updated (3/30/26)	Change
I: Waste & Property Damage	\$1,195.00	\$1,195.00	—
II: Unjust Enrichment	\$39,472.00	\$43,430.00	+\$3,958.00
III: Conversion / Professional Misconduct	\$5,000.00	\$5,000.00	—
TOTAL	\$45,667.00	\$49,625.00	+\$3,958.00

IV. LIABILITY IS ESTABLISHED

8. Liability on each counterclaim count is established through two independent mechanisms and is not at issue at prove-up:

(a) Default Judgment. This Court’s December 22, 2025 Order entered default on Defendant’s counterclaims. All well-pleaded facts stand admitted. *Jackson v. Graham*, 323 Ill. App. 3d 766, 773 (2d Dist. 2001).

(b) Deemed Admissions. This Court’s September 29, 2025 Order deemed admitted all 30 of Defendant’s Requests for Admission. These admissions are “conclusive” and

“binding.” *Knauerhaze v. Nelson*, 361 Ill. App. 3d 538, 549 (1st Dist. 2005).

9. The only question before this Court is the amount of damages. The attached affidavit and supporting exhibits establish the exact dollar amount due and owing on each count.

V. PRAYER FOR RELIEF

WHEREFORE, Defendant Brandon McGivern respectfully requests this Court:

(A) Enter judgment against Plaintiff Kyle Hadley on Count I (Waste and Property Damage) in the amount of \$1,195.00;

(B) Enter judgment against Plaintiff Kyle Hadley on Count II (Unjust Enrichment) in the amount of \$43,430.00, plus \$1,979.00 per month for each additional month Plaintiff remains in occupancy after March 2026;

(C) Enter judgment against Plaintiff Kyle Hadley on Count III (Conversion and Professional Misconduct) in the amount of \$5,000.00;

(D) Enter total judgment in the amount of \$49,625.00 as of March 30, 2026;

(E) Award statutory interest at the rate of 5% per annum from the date of judgment pursuant to 735 ILCS 5/2-1303;

(F) Order Plaintiff to provide Defendant immediate access to the Property to inspect Defendant’s personal furnishings;

(G) Reserve Defendant’s right to supplement damages for furnishings following inspection;

(H) Award costs of this action; and

(I) Grant such other and further relief as this Court deems just and proper.

Dated: March 29, 2026

RESPECTFULLY SUBMITTED,

/s/ Brandon McGivern

Brandon McGivern, Defendant

Brandon McGivern, *Pro Se*



CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing **Defendant's Amended Memorandum in Support of Prove-Up on Counterclaims** and all exhibits attached thereto was served upon Plaintiff's counsel by email to mcole@colesadkin.com on March 29, 2026.

/s/ Brandon McGivern

Brandon McGivern, *Pro Se Defendant*

EXHIBIT TABLE OF CONTENTS

PREVIOUSLY FILED EXHIBITS (January 21, 2026)

Exhibit	Description
A	January 6, 2025 WhatsApp Message — Plaintiff reports water damage
B	June 7, 2025 Quality Assurance Restoration Proposal
C	Insurance Claim Documentation — \$1,000 deductible payment
D	Rescue Plumbing Invoice — \$195.00
E	July 29, 2024 Letter — Extended Purchase Deadline
F	Subletting Income Log — Compiled from Plaintiff's Bank Records
G	Plaintiff's Discovery Responses — Interrogatory No. 2 (confirming subtenants)
H	Rental Comparables — 14 comparable properties
I	Plaintiff's Answers to Interrogatories — Interrogatory #10 (appliance admissions)
J	September 29, 2025 Court Order — Deemed Admissions Granted
K	December 22, 2025 Court Order — Default Judgment on Counterclaims

NEW EXHIBITS (March 29, 2026)

Exhibit	Description
L*	Affidavit of Brandon McGivern in Support of Amended Prove-Up on Counterclaims
M	Comparable Market Analysis by Tracy Boyce, Licensed Illinois Real Estate Broker, @properties Christie's International Real Estate (with supporting MLS sheets)
N	Declaration of Tracy Boyce Pursuant to 735 ILCS 5/1-109

** Exhibit L to this Amended Memorandum replaces the affidavit previously submitted as Exhibit A to Defendant's March 1, 2026 Response in Opposition to Plaintiff's Motion to Strike.*

EXHIBIT L

**Affidavit of Brandon McGivern in Support of
Amended Prove-Up on Counterclaims**

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
CHANCERY DIVISION**

KYLE HADLEY,

Plaintiff,

v.

BRANDON MCGIVERN,

Defendant.

Case No. **2025-CH-05527**

Judge Eve M. Reilly
Courtroom 2405

**AFFIDAVIT OF BRANDON MCGIVERN IN SUPPORT OF
AMENDED PROVE-UP ON COUNTERCLAIMS**

I. BACKGROUND

1. I, Brandon McGivern, am the Defendant in this action and the record titleholder of the property located at 6122 N. Winthrop Avenue, Unit C, Chicago, Illinois 60660 (“the Property”). I am over the age of 18 and have personal knowledge of the facts stated herein.

2. On December 22, 2025, this Court entered default judgment on my counterclaims after finding that Plaintiff’s answer was “filed late without leave of court.” On January 21, 2026, I filed a Memorandum in Support of Prove-Up with eleven documentary exhibits (Exhibits A through K). On January 26, 2026, both parties appeared and the Court took the memorandum under advisement.

3. Pursuant to this Court’s March 24, 2026 Order granting leave to amend the prove-up memorandum to attach an affidavit, I submit this affidavit establishing the exact dollar amounts due and owing on each counterclaim count.

4. Every dollar amount stated below is traceable to a specific document: a contractor estimate, an insurance claim, a bank record, Plaintiff's own discovery response, or an independent professional market analysis. I have sought only actual, documented damages and have not included speculative amounts.

II. COUNT I — WASTE AND PROPERTY DAMAGE: \$1,195.00

5. On January 6, 2025, Plaintiff Kyle Hadley reported water damage at the Property via WhatsApp message stating there was a water stain above the dining table and that it was "currently wet." A true and correct copy of this message was attached to my prove-up memorandum as Exhibit A.

6. Plaintiff concealed the worsening water damage from January 2025 through May 2025, a period of over four months. This is established by Deemed Admission #11 (Plaintiff concealed worsening condition for over four months) and by Plaintiff's default on the counterclaim allegations at ¶38–42.

7. On June 7, 2025, after this Court entered an Agreed Order requiring access, Rescue Plumbing and Quality Assurance Restoration inspected the Property. Their assessments documented the following:

Item	Amount
Plumber initial visit and repair (Exhibit D)	\$195.00
Mitigation cost (Exhibit B)	\$6,500.00
Repair cost (Exhibit B)	\$7,500.00
Insurance coverage (Exhibit C)	-\$13,000.00
Defendant's out-of-pocket expense	\$1,195.00

8. I seek only my actual out-of-pocket costs of \$1,195.00, not the full \$14,195.00 in repair costs, diminished property value, or increased insurance premiums. Plaintiff's default admitted \$28,000 in damages on Count I. My request of \$1,195.00, less than 5% of the admitted amount, reflects my good faith effort to seek only what I can document.

III. COUNT II — UNJUST ENRICHMENT: \$43,430.00

A. Unauthorized Subletting Income: \$19,850.00

9. Plaintiff collected rental income from subtenants occupying my Property without my knowledge or consent. This is conclusively established by Deemed Admission #18 (Plaintiff collected income from subletting without Defendant's consent).

10. Plaintiff's bank records, produced during discovery, document the following subletting payments received by Plaintiff:

Subtenant	Period	Amount
Timothy Lenihan	Aug 2022–Apr 2025	\$12,050.00
Michael Sheets	Nov 2024–Dec 2025	\$5,400.00
Documented Subtotal		\$17,450.00

11. A true and correct compilation of these payments from Plaintiff's bank records was attached to my prove-up memorandum as Exhibit F. The detailed payment log documents each individual transaction by date, amount, and payment method (Zelle electronic transfers to Plaintiff's Bank of America account). Plaintiff's own Interrogatory No. 2 response confirmed these individuals resided at the Property and made payments to

Plaintiff. That response was attached as Exhibit G.

12. On information and belief, Plaintiff has continued to collect subletting income from January 2026 through the present. This belief is based on the following: (a) Plaintiff's own Interrogatory No. 2 response stated that both Timothy Lenihan and Michael Sheets were occupying the Property through "present" as of the date of that response; (b) the documented payment pattern shows consistent monthly payments from Michael Sheets of \$800 per month through December 2025; (c) Plaintiff has not informed Defendant or this Court that either subtenant has vacated; and (d) Plaintiff continues to occupy the Property with these individuals. Based on this documented pattern, I estimate continued subletting income of at least \$800 per month for January, February, and March 2026, totaling \$2,400.

Documented subletting income (Aug 2022–Dec 2025)	\$17,450.00
Continued income Jan–Mar 2026 (on information and belief)	\$2,400.00
Component A Total	\$19,850.00

B. Below-Market Exclusive Use Differential: \$23,580.00

13. I vacated the Property on August 2, 2024, as documented by the July 29, 2024 Extended Purchase Deadline Letter (Exhibit E). Since that date, Plaintiff has had exclusive use of my furnished three-bedroom townhome while paying \$2,080 per month in use and occupancy.

14. The fair market rental value of the Property is established by two independent sources:

(a) My compilation of 14 comparable rental properties within 1.7 miles of the Property (Exhibit H to the original prove-up memorandum), all 3-bedroom units, all unfurnished, averaging \$3,259 per month. The nearest comparable, 0.03 miles away on the same street, rents for \$2,500 per month unfurnished.

(b) A Comparable Market Analysis prepared by Tracy Boyce, a licensed Illinois real estate broker affiliated with @properties | Christie's International Real Estate with over 20 years of experience in the Chicago market (Exhibit M to the amended prove-up memorandum). Ms. Boyce's CMA, based on MLS data and comparable properties in the immediate Edgewater market, concludes that the Property would achieve rent of \$3,950 to \$4,150 per month furnished. Her unfurnished estimate is \$3,900 to \$4,200 per month. Supporting MLS sheets for each comparable are attached to her CMA.

15. I use my original figure of \$3,259 per month as the market rate for purposes of this damages calculation. Ms. Boyce's independent professional analysis confirms that this figure is conservative, her lowest estimate (\$3,900 unfurnished) exceeds my figure by \$641 per month. I use the lower number in good faith.

16. All 14 of my original comparable properties are unfurnished. My Property is furnished, including living room furniture, dining room furniture, bedroom furniture for multiple bedrooms, kitchen items, electronics, linens, and household goods. Furnished rentals typically command a premium. I have applied no furnished premium and have used the unfurnished average, making the \$3,259 figure additionally conservative.

17. The below-market differential is calculated as follows:

Fair market rental rate (Exhibit H average)	\$3,259/month
Plaintiff's use and occupancy payment	\$2,080/month
Monthly differential	\$1,179/month
Period of exclusive use (Aug 2024–Mar 2026)	20 months
Component B Total (20 × \$1,179)	\$23,580.00

C. Total Count II Damages

Component A: Unauthorized Subletting Income	\$19,850.00
Component B: Below-Market Use Differential	\$23,580.00
COUNT II TOTAL	\$43,430.00

18. Both components of unjust enrichment continue to accrue. Subletting income continues at approximately \$800 per month. The below-market differential continues at \$1,179 per month. Total ongoing accrual is approximately \$1,979 per month until Plaintiff vacates.

IV. COUNT III — CONVERSION AND PROFESSIONAL MISCONDUCT: **\$5,000.00**

19. Plaintiff disposed of my functioning appliances without my authorization or consent. This is established by Deemed Admission #28 (disposed of functioning appliances without authorization) and Plaintiff's default on counterclaim allegations at ¶44.

20. In response to Interrogatory #10 (Exhibit I), Plaintiff admitted under oath to disposing of the following appliances without my permission:

Item	Plaintiff's Replacement Cost	Disposition
Washer/Dryer	\$2,192.28	"Disposed of"
Air Conditioner	\$7,075.00	"Disposed of"

21. Plaintiff characterized these appliances as "non-functioning," but produced no service report, repair estimate, or photograph to support that claim. Deemed Admission #28 conclusively establishes that the appliances were "functioning" at the time of disposal. *Knauerhaze v. Nelson*, 361 Ill. App. 3d 538, 549 (1st Dist. 2005).

22. Plaintiff's own replacement costs (\$2,192.28 for the washer/dryer and \$7,075.00 for the air conditioner) establish that these were substantial appliances. I seek \$3,500 for the fair market value of the functioning used appliances that were converted: \$1,500 for the washer/dryer and \$2,000 for the air conditioning unit. These amounts are well below Plaintiff's replacement costs and represent the reasonable value of functioning used appliances.

23. I additionally seek \$1,500 for professional misconduct. Plaintiff is a licensed real estate agent (Deemed Admission #21) who knew that oral real estate agreements are void under the Statute of Frauds (Deemed Admission #22), never obtained a written agreement (Deemed Admission #23), and fabricated evidence in this litigation (Deemed Admission #26). On September 29, 2025, this Court struck Exhibit B as fabricated, and Plaintiff's counsel stated on the record: "I completely fabricated them."

Conversion — Washer/Dryer	\$1,500.00
Conversion — Air Conditioning Unit	\$2,000.00

Professional Misconduct	\$1,500.00
COUNT III TOTAL	\$5,000.00

24. I seek \$5,000, the low end of the \$5,000–\$10,000 range alleged in the counterclaims, demonstrating good faith.

V. TOTAL DAMAGES

25. The total damages I seek on my counterclaims are as follows:

Count I (Waste and Property Damage)	\$1,195.00
Count II (Unjust Enrichment)	\$43,430.00
Count III (Conversion and Professional Misconduct)	\$5,000.00
TOTAL	\$49,625.00

26. The increase from the \$45,667 sought in my January 21, 2026 prove-up memorandum reflects only the continued accrual of ongoing damages through the date of this filing: two additional months of subletting income (\$1,600 on information and belief) and two additional months of below-market use differential (\$2,358). No new categories of damages have been added.

VI. RESERVATION OF RIGHTS

27. I reserve my right to supplement damages for personal furnishings pending inspection of the Property, as requested in my prove-up memorandum. Since my departure on August 2, 2024, Plaintiff has refused to provide door codes and denied me

access to inspect my belongings. I have no knowledge of the current condition of my personal property.

VII. VERIFICATION

28. Each amount stated above is supported by documentary exhibits filed with this Court as part of my January 21, 2026 Prove-Up Memorandum (Exhibits A through K) and the Comparable Market Analysis attached to the amended memorandum (Exhibit M). Through Plaintiff's default, all counterclaim allegations are admitted, including total damages substantially exceeding what I seek here. I have exercised restraint because I believe this Court's judgment should rest on documented amounts.

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth in this affidavit are true and correct, except as to matters therein stated to be on information and belief, and as to such matters I certify as aforesaid that I verily believe the same to be true.

Dated: March 29, 2026



/s/ Brandon McGivern

Brandon McGivern, Defendant *Pro Se*



EXHIBIT M

**Comparable Market Analysis by Tracy Boyce,
Licensed Illinois Real Estate Broker,
@properties | Christie's International Real Estate
(with supporting MLS sheets)**

Comparable Rentals (Summary)

Subject:

Address: 6122 N Winthrop Ave Unit C

Bed/Bath: 3 Bed / 2.5 Bath

Approx Sq. Ft.: 1800 sq. ft.

Condition: Updated

Furnishing: Furnished (beautiful, not your standard)

Rented: \$4,000/month (2025)

Comp 1

Address: 6161 N Kenmore Ave Unit 1N

Bed/Bath: 3 Bed / 2.5 baths (assumed similar layout)

Approx Sq. Ft: Unknown

Condition: Updated

Furnishing: Furnished

Rented: \$4,000/month (2025)

Comp 2

Address: 6007 N Sheridan Rd, Unit 17DF

Bed/Bath: 3 bed/ 3 bath

Approx Sq. Ft: 2900

Condition: Updated

Furnishing: Unfurnished

Rented: \$4,200

Comp 3

Address: 5825 N Kenmore Ave, Unit 3

Bed/Bath: 3 Bed/2.5 baths

Approx Sq Ft: 3,000

Condition: Updated

Furnishing: Unfurnished

Rented: \$4,750/month

Comp 4

Address: 5856 N Magnolia Ave, Unit 1

Bed/Bath: 3 Bed/2.5 baths

Approx Sq Ft: 1,600

Condition: Updated

Furnishing: Unfurnished

Rented: \$4,100/month (prior year)

Comp 5 ACTIVE

Address: 5856 N Magnolia Ave, Unit 1

Bed/Bath: 3 Bed

Approx Sq Ft: 1,600

Condition: Updated

Furnishing: Unfurnished

Rented: \$4,250/month

Estimated Rental Range, based on the above comparable properties:

Unfurnished Estimated Rent: \$3,900 – \$4,200 per month

Furnished Estimated Rent: \$3,950 – \$4,250 per month

Conclusion

Based on the subject property's size (approximately 1,800 sq ft), condition (renovated), inclusion of parking, and furnished status, the property would be expected to achieve rent within the range of approximately \$3,950 to \$4,150 per month under typical market conditions.

This conclusion reflects a comparison of both furnished and unfurnished properties in the immediate Edgewater market, with adjustments made for size, condition, and amenities.

Supporting MLS sheets for the comparable properties are attached.

- 6161 N Kenmore Ave Unit 1N (see attached MLS sheet)
- 6007 N Sheridan Rd Unit 17DF (see attached MLS sheet)
- 5825 N Kenmore Ave Unit 3 (see attached MLS sheet)
- 5856 N Magnolia Ave (see attached MLS sheet)

Tracy Boyce

Illinois Licensed Real Estate Broker

@properties Christie's International Real Estate



Signature: _____

Date: 3/29/2026

	MLS #	Stat	Address	City	Rent Search Price	All Beds	Baths	Type DE/AT	Area
1	12390471	RNTD	6161 N Kenmore Ave Unit 1N	Chicago	\$4,000	3	2.1	Condo-Duplex	8077
2	12474538	RNTD	6007 N Sheridan Rd Unit 17DF	Chicago	\$4,200	3	3	Condo	8077
3	12600678	NEW	5856 N Magnolia Ave Unit 1R	Chicago	\$4,250	3	2.1	Condo, Condo-Duplex	8077
4	12441868	RNTD	5825 N Kenmore Ave Unit 3	Chicago	\$4,750	5	3	Vintage	8077

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

Prepared By: Tracy Boyce | @properties Christie's International Real Estate | Cell: (312) 371-8168 | Email: tracy@tracyboyce.com |
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CMA Summary Report

Residential Rental

Active - Residential Rental

#	Listing ID	List Date	Address	Status	Area	Subdivision	Tot Rms	Bd	Bth	Gar	FP	Yr Blt	SFMU	SFBG	\$/SqFt	RP	LMT	MT
1	12600678	03/25/2026	5856 N Magnolia #1R	NEW	8077		6	3	2.1	1		2025	0			\$4,250	5	5

1 Active - Residential Rental Statistics

	High	Low	Average	Median
Rental Price	\$4,250	\$4,250	\$4,250	\$4,250
Rental Price/SqFt (Main & Upper)	\$0	\$0	\$0	\$0
Total Main & Upper SqFt	0	0	0	0
Below Grade SqFt	0	0	0	0
Beds	3	3	3	3
Baths Full/Half	2.1	2.1	2.10	2.1
Year Built	2025	2025	2025	2025
Listing Market Time	5	5	5	5
Market Time	5	5	5	5

Rented - Residential Rental

#	Listing ID	Rented Date	Address	Status	Area	Subdivision	Tot Rms	Bd	Bth	Gar	FP	Yr Blt	SFMU	SFBG	\$/SqFt	RP	RNP	LMT	MT
1	12390471	07/17/2025	6161 N Kenmore #1N	RNTD	8077		7	3	2.1	1	1	2008	0			\$4,000	\$4,000	10	10
2	12474538	01/22/2026	6007 N Sheridan #17DF	RNTD	8077		6	3	3	0	1	1969	0			\$3,950	\$4,200	128	128
3	12441868	08/30/2025	5825 N Kenmore #3	RNTD	8077		9	5	3	4	1	1908	0			\$4,750	\$4,750	18	23

3 Rented - Residential Rental Statistics

	High	Low	Average	Median
Rental Price	\$4,750	\$3,950	\$4,233	\$4,000
Rented Price	\$4,750	\$4,000	\$4,317	\$4,200
Rented Price/SqFt (Main & Upper)	\$0	\$0	\$0	\$0
Total Main & Upper SqFt	0	0	0	0
Below Grade SqFt	0	0	0	0
Beds	5	3	4	3
Baths Full/Half	3	2.1	2.70	3
Year Built	2008	1908	1962	1969
Listing Market Time	128	10	52	18
Market Time	128	10	54	23

4 Residential Rental Summary Statistics

	High	Low	Average	Median
Rental Price	\$4,750	\$3,950	\$4,238	\$4,125
Rented Price	\$4,750	\$4,000	\$4,317	\$4,200
Rental Price/SqFt (Main & Upper)	\$0	\$0	\$0	\$0
Total Main & Upper SqFt	0	0	0	0
Below Grade SqFt	0	0	0	0
Beds	5	3	4	3
Baths Full/Half	3	2.1	2.55	2.6
Year Built	2025	1908	1978	1989
Listing Market Time	128	5	40	14
Market Time	128	5	42	17

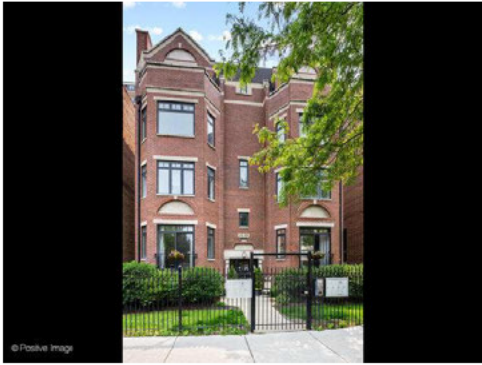
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Prepared By: Tracy Boyce | @properties Christie's International Real Estate | Cell: (312) 371-8168 | Email: tracy@tracyboyce.com | 03/29/2026 12:34 PM

FILED DATE: 3/30/2026 12:00 AM 2025CH05527

6161 N Kenmore Ave Unit 1N, Chicago, IL 60660

\$4,000

**RNTD****3
Beds****2.1
Baths****0
SqFt****Built
2008****Residential Rental**

MLS #: 12390471
Subdivision:
Type: Condo-Duplex
Unit Floor Lvl: 1
Stories: 2
Master Bath: Full
Parking: Garage
Spaces: 1
Contract Date: 06/20/2025
Rented Date: 07/17/2025

Orig. Rent Price: \$4,000
List Date: 06/11/2025
Listing Market Time: 10
Available As Of: 08/01/2025
Possession: Closing
Security Deposit:
Basement: None
Pets Allowed: Yes
Off Mkt Date: 06/20/2025
Rented Price: \$4,000

Spacious and stylish duplex-down in the heart of Edgewater-available furnished! This beautifully updated and meticulously maintained home offers an ideal layout with open-concept living on the main level. Enjoy a large living room, separate dining area, and a modern kitchen with upgraded appliances that flows into a sunny breakfast room-perfect as a second dining space or home office-and a cozy family room. Step right out to your private deck, perfect for grilling and relaxing. All three bedrooms are located on the lower level, featuring radiant heat and luxury waterproof vinyl flooring for both comfort and durability. The oversized primary suite includes a walk-in closet and a spa-like marble bathroom with double vanity, whirlpool tub, and separate shower. Garage-style covered carport parking included. Just steps to the Red Line, the lakefront, parks, and all the shops and restaurants along Granville. Landlord prefers to rent furnished, making this the perfect turnkey rental!

General

Area:	8077	Avail Furnished (Y/N):	Yes
City, State, Zip:	Chicago, IL 60660	Furnished Rent Rate:	4300
County:	Cook	Short Term Lease Ok (Y/N):	
Township:	Lake View	Short Term Rent Rate:	
Corporate Limits:	Chicago	Property Currently Being Leased:	No
Coordinates:	N:6161 W:1030	Lease Expiration Date:	
Subdivision:		Common Area Amenities:	None
Model:		Management:	Self-Management
Built Before 1978:	No	Waterfront (Y/N):	No
Age:	16-20 Years	Water View:	No
# Stories:	2	Exposure:	E (East), W (West)
Type of Rental Property:	Attached	General Information:	Commuter Bus, Commuter Train, Interstate Access
Total # Units in Building:	8	Fees/Approvals:	
Board Approval (Y/N):		Monthly Rent Incl.:	Water
# Of Days:		Disability Access and/or Equipped:	No
Pets Allowed:	Yes	Disability Access/Equipment Details:	
Max Pet Weight:	999	Rural (Y/N):	
Pet Information:	Cats OK, Dogs OK	Mobility Score:	-
Security Deposit:			
Directions:	Sheridan, W on Thorndale, N on Kenmore to 6161		

School Data

Elementary Sch Dist:	299	2nd/Alternate Jr Hi/Mid School:	
Elementary School:	Swift Elementary School Specialty School	High Sch Dist:	299
2nd/Alternate Elem School:		High School:	Senn High School
Jr High/Middle Dist:	299	2nd/Alternate High School:	
Jr High/Middle School:	Swift Elementary School Specialty School		

Utilities/Green

FILED DATE: 3/30/2026 12:00 AM 2025CH05527

Air Conditioning:	Central Air
Water:	Lake Michigan
Sewer:	Sewer-Public
Electricity:	
Heat/Fuel:	Gas, Forced Air, Radiant
HERS Index Score:	

Interior Features

Interior Property Features:	Hardwood Floors, Heated Floors, Laundry Hook-Up in Unit, Storage
Unit Floor Level:	1
Rooms:	7
Master Bedroom Bath:	Full
Bath Amenities:	Whirlpool, Separate Shower, Double Sink, Full Body Spray Shower
Basement:	None
Basement Description:	None
Basement Bathrooms (Y/N):	No
Appliances:	Oven-Double, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances
Kitchen:	Eating Area-Breakfast Bar, Eating Area-Table Space, Pantry-Closet
Door Features:	
Window Features:	

Exterior Features

Lot Dimensions:	COMMON
Lot Size Source:	
Exterior Building Type:	Brick
Lot Description:	
Roof Type:	Rubber
Foundation:	
Exterior Property Features:	Storms/Screens
Parking:	Garage
Is Parking Included in Price:	Y
Garage Ownership:	Owned
Deeded Garage Cost:	
Lowest Parking Fee:	
Highest Parking Fee:	
Other Structures:	

Room Details

Living Room:	(14X24) Main Level Hardwood
Kitchen:	(11X10) Main Level Hardwood
Laundry:	Not Applicable
2nd Bedroom:	(10X12) Lower Vinyl
4th Bedroom:	Not Applicable

Listing Info

Orig. Rental Price:	\$4,000
Rented Price (Monthly):	\$4,000
Furnished Rate:	4300
List Date:	06/11/2025

Green Supporting Documents:	
Energy/Green Building Rating Source:	
Green Features:	
Equipment:	Security System, Ceiling Fan

Dining:	Combined w/ LivRm
Laundry Features:	
# Interior Fireplaces:	1
Fireplace Location:	Family Room
Fireplace Details:	Gas Starter
Square Feet:	0
Square Feet Source:	Not Reported
Bldg. Assess. SF:	
Square Footage Comments:	

Garage Fee/Lease \$:	
Garage On-Site:	Yes
Garage Type:	Detached
# Garage Spaces:	1
Garage Details:	Carport
Parking Ownership:	
Deeded Parking Cost:	
Parking Fee/Lease \$:	
Parking On-Site:	
# Parking Spaces:	
Parking Details:	
Driveway:	

Family Room:	(19X12) Main Level Hardwood
Dining Room:	(11X9) Main Level Hardwood
Master Bedroom:	(16X12) Lower Vinyl
3rd Bedroom:	(10X10) Lower Vinyl
Additional Rooms:	No additional rooms

Contract Date:	06/20/2025
Off Market Date:	06/20/2025
Contingency:	
Financing:	

List Date Rcvd:	06/11/2025	Lease Terms:	
List Mkt Time:	10	Possession:	Closing
Available As Of:	08/01/2025	Additional Sales Info:	None
Rented Date:	07/17/2025	Broker Owned/Interested:	No

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

Prepared By: Tracy Boyce | @properties Christie's International Real Estate | Cell: (312) 371-8168 | Email: tracy@tracyboyce.com |
03/29/2026 12:34 PM

6007 N Sheridan Rd Unit 17DF, Chicago, IL 60660

\$4,200

**RNTD****3
Beds****3
Baths****2900
SqFt****Built
1969****Residential Rental**

MLS #: 12474538
Subdivision:
Type: Condo
Unit Floor Lvl: 17
Stories: 39
Master Bath: Full
Parking: None
Spaces: 0
Rented Date: 01/22/2026

Orig. Rent Price: \$5,250
List Date: 09/17/2025
Listing Market Time: 128
Available As Of: 09/17/2025
Possession: Immediate
Security Deposit: 5250
Basement: None
Pets Allowed: Yes
Off Mkt Date: 01/22/2026
Rented Price: \$4,200

Amazing-sized remodeled unit with 2900 SF features, three bedrooms and three full bathrooms, master with its own bathroom, jacuzzi, sauna, walk-in closet, balcony, and a nice view of the lake. Huge living room with new floors, modern new kitchen with a quartz countertop, with all stainless steel appliances. Every Room has a Balcony to enjoy nature, breeze, and water views. This unit is unique; it also offers a bar next to the living room. On the other side, we have two more bedrooms and two extra new bathrooms, new light fixtures. Enjoy the serenity of living on Lake Michigan, within walking distance of the restaurants, shops, and public transportation on Sheridan and Broadway

General

Area:	8077	Avail Furnished (Y/N):	No
City, State, Zip:	Chicago, IL 60660	Furnished Rent Rate:	
County:	Cook	Short Term Lease Ok (Y/N):	No
Township:	Lake View	Short Term Rent Rate:	
Corporate Limits:	Chicago	Property Currently Being Leased:	No
Coordinates:	N:6007 W:1000	Lease Expiration Date:	
Subdivision:		Common Area Amenities:	Bike Room/Bike Trails, Coin Laundry, Elevator, Exercise Room, Storage, Party Room, Pool-Outdoors, Receiving Room, Sauna
Model:		Management:	Manager On-site
Built Before 1978:	Yes	Waterfront (Y/N):	Yes
Age:	51-60 Years , Rehab in 2023	Water View:	Side(s) of Property
# Stories:	39	Water Touches:	Other
Type of Rental Property:	Attached	Exposure:	
Total # Units in Building:	356	General Information:	Non-Smoking Building, Non-Smoking Unit
Board Approval (Y/N):		Fees/Approvals:	Credit Report
# Of Days:		Monthly Rent Incl::	Cable TV, Water, Pool, Doorman, Exterior Maintenance, Snow Removal, Exercise Facilities
Pets Allowed:	Yes	Disability Access and/or Equipped:	No
Max Pet Weight:	70	Disability Access/Equipment Details:	
Pet Information:	Cats OK, Deposit Required, Dogs OK	Rural (Y/N):	
Security Deposit:	5250	Mobility Score:	-
Directions:	Sheridan Rd, between Glen Lake and Thorndale		

School Data

Elementary Sch Dist:	299	2nd/Alternate Jr Hi/Mid School:	
Elementary School:		High Sch Dist:	299
2nd/Alternate Elem School:		High School:	
Jr High/Middle Dist:	299	2nd/Alternate High School:	
Jr High/Middle School:			

Utilities/Green

Air Conditioning:	Central Air	Green Supporting Documents:	
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Water:	Public
Sewer:	Sewer-Public
Electricity:	Circuit Breakers
Heat/Fuel:	Gas, Forced Air
HERS Index Score:	

Interior Features

Interior Property Features:	Sauna, Hot Tub, Bar-Dry, Wood Laminate Floors, Storage, Doorman, Granite Counters, Lobby, Separate Dining Room, Quartz Counters
Unit Floor Level:	17
Rooms:	6
Master Bedroom Bath:	Full
Bath Amenities:	
Basement:	None
Basement Description:	None
Basement Bathrooms (Y/N):	No
Appliances:	Microwave, Dishwasher, Refrigerator, All Stainless Steel Kitchen Appliances, Cooktop, Range Hood
Kitchen:	Island, Custom Cabinetry, Granite Counters, Updated Kitchen
Door Features:	Sliding Doors
Window Features:	

Exterior Features

Lot Dimensions:	common
Lot Size Source:	
Exterior Building Type:	Brick
Lot Description:	
Roof Type:	
Foundation:	
Exterior Property Features:	Balcony, Hot Tub, Pool In-Ground
Parking:	None
Is Parking Included in Price:	
Garage Ownership:	
Deeded Garage Cost:	
Lowest Parking Fee:	
Highest Parking Fee:	
Other Structures:	Storage

Room Details

Living Room:	(18X15) Main Level Wood Laminate
Kitchen:	(17X15) Main Level Wood Laminate
Laundry:	Not Applicable
2nd Bedroom:	(16X13) Main Level Wood Laminate
4th Bedroom:	Not Applicable

Listing Info

Orig. Rental Price:	\$5,250
Rented Price (Monthly):	\$4,200
Furnished Rate:	
List Date:	09/17/2025

Energy/Green Building Rating Source:	
Green Features:	
Equipment:	
Dining:	Separate
Laundry Features:	
# Interior Fireplaces:	1
Fireplace Location:	Living Room
Fireplace Details:	Electric, Decorative Only
Square Feet:	2900
Square Feet Source:	Estimated
Bldg. Assess. SF:	
Square Footage Comments:	

Garage Fee/Lease \$:	
Garage On-Site:	
Garage Type:	
# Garage Spaces:	
Garage Details:	
Parking Ownership:	
Deeded Parking Cost:	
Parking Fee/Lease \$:	
Parking On-Site:	
# Parking Spaces:	
Parking Details:	
Driveway:	

Family Room:	Not Applicable
Dining Room:	(18X15) Main Level Wood Laminate
Master Bedroom:	(23X16) Main Level Wood Laminate
3rd Bedroom:	(15X12) Main Level Wood Laminate
Bar:	(12X14) Main Level Wood Laminate
Additional Rooms:	Bar

Contract Date:	
Off Market Date:	01/22/2026
Contingency:	
Financing:	

List Date Rcvd:	09/17/2025	Lease Terms:	1 Year Lease
List Mkt Time:	128	Possession:	Immediate
Available As Of:	09/17/2025	Additional Sales Info:	
Rented Date:	01/22/2026	Broker Owned/Interested:	No

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Prepared By: Tracy Boyce | @properties Christie's International Real Estate | Cell: (312) 371-8168 | Email: tracy@tracyboyce.com |
03/29/2026 12:34 PM

5856 N Magnolia Ave Unit 1R, Chicago, IL 60660

\$4,250

**NEW****3
Beds****2.1
Baths****1600
SqFt****Built
2025****Residential Rental**

MLS #: 12600678
Subdivision:
Type: Condo, Condo-Duplex
Unit Floor Lvl: 1
Stories: 2
Master Bath: Full, Double Sink, Shower Only
Parking: Garage
Spaces: 1

Orig. Rent Price: \$4,250
List Date: 03/25/2026
Listing Market Time: 5
Available As Of: 06/01/2026
Possession: Tenant's Rights
Security Deposit:
Basement: Full
Pets Allowed: Yes

Welcome to your next home in one of Chicago's most vibrant lakefront neighborhoods! This 2025 newer construction residence blend modern comfort with upscale design - offering the perfect mix of style, space, and convenience. Step inside your duplex-down to soaring ceilings, and gorgeous hardwood floors that stretch across a sun-drenched layout. The open-concept living and dining space with bedrooms all on the lower level offers a seamless flow ideal for both everyday living and entertaining. Oversized windows and sliding glass doors bring in peaceful, tree-lined views from your expansive covered private balcony; an ideal spot for outdoor lounging and entertaining year-round. The living space effortlessly connects to a gourmet kitchens boasting of stainless steel appliances, quartz countertops, ample custom cabinetry, and sleek pendant lighting. All of your storage needs are met with Custom built-out closets, a dedicated laundry room with full sized- front loading stackable washer and dryer along with counter space for folding and cabinets for house all of your laundry and cleaning needs. Retreat to spacious bedrooms and spa-inspired bathrooms; The over-sized primary on-suite equipt with with double vanities and walk-in shower with rain head and two custom walk-in closets. Central heat and A/C, smart home features, and garage parking round out the elevated living experience. Just 5 minutes to Andersonville, 5 minutes to Hollywood Beach and Lakeshore Drive, Walk to Wholefoods, Aldi, La Fitness, & more, Welcome to the beautiful neighborhood of Edgewater Glen, \$750 non-refundable move-in fee in lieu of security deposit, \$250 non-refundable (1) time pet fee.

General

Area:	8077	Avail Furnished (Y/N):	No
City, State, Zip:	Chicago, IL 60660	Furnished Rent Rate:	
County:	Cook	Short Term Lease Ok (Y/N):	No
Township:	Rogers Park	Short Term Rent Rate:	
Corporate Limits:	Chicago	Property Currently Being Leased:	No
Coordinates:	N:5800 W:1200	Lease Expiration Date:	
Subdivision:		Common Area Amenities:	Curbs/Gutters, Sidewalks, Street Paved, Fencing
Model:		Management:	Developer Controls
Built Before 1978:	No	Waterfront (Y/N):	No
Age:	NEW Under Construction	Water View:	No
# Stories:	2	Exposure:	W (West)
Type of Rental Property:	Attached	General Information:	None
Total # Units in Building:	4	Fees/Approvals:	Move-in Fee
Board Approval (Y/N):		Monthly Rent Incl::	Water, Scavenger, Exterior Maintenance, Lawn Care, Snow Removal, Sewer, Trash Collection
# Of Days:		Disability Access and/or Equipped:	No
Pets Allowed:	Yes	Disability Access/Equipment Details:	
Max Pet Weight:	30	Rural (Y/N):	No
Pet Information:	Deposit Required, Dogs OK, Pet Count Limitation, Pet Weight Limitation	Mobility Score:	-
Security Deposit:			
Directions:	Lakeshore Drive to Hollywood, continue West to Magnolia, North to 5856, Magnolia is one way North		

School Data

Elementary Sch Dist:	299	2nd/Alternate Jr Hi/Mid School:	
Elementary School:	Swift Elementary School Specialty School	High Sch Dist:	299
2nd/Alternate Elem School:		High School:	Senn High School
Jr High/Middle Dist:	299	2nd/Alternate High School:	
Jr High/Middle School:			

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Utilities/Green

Air Conditioning:	Central Air
Water:	Lake Michigan, Public
Sewer:	Sewer-Public
Electricity:	Circuit Breakers
Heat/Fuel:	Gas
HERS Index Score:	

Interior Features

Interior Property Features:	Hardwood Floors, Storage, Open Floorplan, Some Window Treatmnt, Some Wood Floors, Dining Combo, Drapes/Blinds
Unit Floor Level:	1
Rooms:	6
Master Bedroom Bath:	Full,Double Sink,Shower Only
Bath Amenities:	Separate Shower, Steam Shower, Double Sink, Full Body Spray Shower, Soaking Tub
Basement:	Full
Basement Description:	Finished, Egress Window, Sleeping Area
Basement Bathrooms (Y/N):	Yes
Appliances:	Oven/Range, Microwave, Dishwasher, Refrigerator, Freezer, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Intercom, Gas Oven
Kitchen:	Island, Pantry-Closet, Custom Cabinetry, Pantry, Updated Kitchen
Door Features:	
Window Features:	

Exterior Features

Lot Dimensions:	34X125
Lot Size Source:	
Exterior Building Type:	Brick
Lot Description:	
Roof Type:	Rubber
Foundation:	Concrete
Exterior Property Features:	Balcony, Deck, Patio, Porch, Front Porch, Rear Porch, Brick Paver Patio, Private Entrance, End Unit
Parking:	Garage
Is Parking Included in Price:	Y
Garage Ownership:	Fee/Leased
Deeded Garage Cost:	
Lowest Parking Fee:	
Highest Parking Fee:	
Other Structures:	Garage(s)

Room Details

Living Room:	(15X16) Main Level Hardwood Aluminum Frames
Kitchen:	(7X18) Main Level Hardwood Aluminum Frames
Laundry:	(7X9) Lower Ceramic Tile None
2nd Bedroom:	(10X11) Lower Hardwood Aluminum Frames
4th Bedroom:	Not Applicable

Green Supporting Documents:

Energy/Green Building Rating Source:

Green Features:

Equipment:

Dining:	Kitchen/Dining Combo
Laundry Features:	In Unit, Laundry Closet
# Interior Fireplaces:	
Fireplace Location:	
Fireplace Details:	
Square Feet:	1600
Square Feet Source:	Builder
Bldg. Assess. SF:	
Square Footage Comments:	

Garage Fee/Lease \$:	\$250
Garage On-Site:	Yes
Garage Type:	Detached
# Garage Spaces:	1
Garage Details:	Garage Door Opener(s)
Parking Ownership:	
Deeded Parking Cost:	
Parking Fee/Lease \$:	
Parking On-Site:	
# Parking Spaces:	
Parking Details:	
Driveway:	Concrete

Family Room:	Not Applicable
Dining Room:	(COMBO) Main Level
Master Bedroom:	(12X16) Lower Hardwood Aluminum Frames
3rd Bedroom:	(10X11) Lower Hardwood Aluminum Frames
Balcony:	(8X17) Main Level
Additional Rooms:	Balcony

Listing Info

Orig. Rental Price:	\$4,250	Contract Date:	
Rental Price (Monthly):	\$4,250	Off Market Date:	
Furnished Rate:		Contingency:	
List Date:	03/25/2026	Financing:	
List Date Rcvd:	03/25/2026	Lease Terms:	1 Year Lease
List Mkt Time:	5	Possession:	Tenant's Rights
Available As Of:	06/01/2026	Additional Sales Info:	List Broker Must Accompany
Rented Date:		Broker Owned/Interested:	No

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Prepared By: Tracy Boyce | @properties Christie's International Real Estate | Cell: (312) 371-8168 | Email: tracy@tracyboyce.com |
03/29/2026 12:34 PM

5825 N Kenmore Ave Unit 3, Chicago, IL 60660

\$4,750

**RNTD****5
Beds****3
Baths****3000
SqFt****Built
1908****Residential Rental**

MLS #: 12441868

Subdivision:

Type: Vintage

Unit Floor Lvl: 3

Stories: 1

Master Bath: Shared

Parking: Exterior Space(s)

Spaces: 4

Rented Date: 08/30/2025

Orig. Rent Price: \$4,750

List Date: 08/08/2025

Listing Market Time: 18

Available As Of: 09/01/2025

Possession: Specific Date

Security Deposit:

Basement: Full, Walkout

Pets Allowed: Yes

Off Mkt Date: 08/30/2025

Rented Price: \$4,750

Amazing restoration! Over 3,000 Sqft of pure glory on one floor! Top-floor bathed in natural light! 5 bedrooms and 3 full baths! One-of-a-kind true vintage beauty! Huge living room with bay window and decorative fireplace, expansive separate dining room with beamed ceilings! Everything new just over 10 years ago: replaced brand new or completely restored to bring back the charm of yesteryear! Stunning dark hardwood floors throughout. Gorgeous chef's kitchen; all newer cabinets, countertops, all SS apps w/2 huge refrigerators; perfect for large family gatherings or roommates! Glass tile backsplash & gorgeous granite countertops! In-Unit W/D in a huge separate laundry room! New central heat & A/C systems! Enchanted front sunroom, enclosed back solarium porch & a nice balcony! 4 parking spaces (2 rows of 2 tandem spaces each row- 4 spots total) INCLUDED! Near Lakefront just a quick walk to the beach, newly renovated L stops and tons of grocery, shops and best eateries and nitelife! This is a must see! Pets Negotiable. being completely repainted and refreshd and will be ready for Sept 1!

General

Area:	8077	Avail Furnished (Y/N):	No
City, State, Zip:	Chicago, IL 60660	Furnished Rent Rate:	
County:	Cook	Short Term Lease Ok (Y/N):	No
Township:	North Chicago	Short Term Rent Rate:	
Corporate Limits:	Chicago	Property Currently Being Leased:	
Coordinates:	N:5825 W:1038	Lease Expiration Date:	
Subdivision:		Common Area Amenities:	Bike Room/Bike Trails, Storage, Sidewalks, Street Lights, Street Paved
Model:		Management:	
Built Before 1978:	Yes	Waterfront (Y/N):	No
Age:	100+ Years , Rehab in 2011	Water View:	No
# Stories:	1	Exposure:	
Type of Rental Property:	Attached	General Information:	Commuter Bus, Commuter Train
Total # Units in Building:	4	Fees/Approvals:	Credit Report, Move-in Fee
Board Approval (Y/N):	No	Monthly Rent Incl::	Water, Parking, Exterior Maintenance, Lawn Care
# Of Days:		Disability Access and/or Equipped:	No
Pets Allowed:	Yes	Disability Access/Equipment Details:	
Max Pet Weight:	neg	Rural (Y/N):	No
Pet Information:	Additional Pet Rent, Cats OK, Dogs OK, Pet Count Limitation, Pet Weight Limitation	Mobility Score:	-
Security Deposit:			
Directions:	Ardmore or Hollywood to Kenmore (1 blk W of Sheridan). Kenmore is 1 way North; to Property.		

School Data

Elementary Sch Dist:	299	2nd/Alternate Jr Hi/Mid School:	
Elementary School:		High Sch Dist:	299
2nd/Alternate Elem School:		High School:	
Jr High/Middle Dist:	299	2nd/Alternate High School:	
Jr High/Middle School:			

Utilities/Green

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Air Conditioning:	Central Air
Water:	Public
Sewer:	Sewer-Public
Electricity:	
Heat/Fuel:	Gas, Forced Air, Indv Controls
HERS Index Score:	

Interior Features

Interior Property Features:	Hardwood Floors, Laundry Hook-Up in Unit, Storage
Unit Floor Level:	3
Rooms:	9
Master Bedroom Bath:	Shared
Bath Amenities:	
Basement:	Full, Walkout
Basement Description:	Partially Finished, Exterior Access, None
Basement Bathrooms (Y/N):	No
Appliances:	Oven/Range, Dishwasher, Refrigerator, Washer, Dryer, All Stainless Steel Kitchen Appliances
Kitchen:	Eating Area-Breakfast Bar, Island, Pantry-Butler, Pantry-Closet
Door Features:	
Window Features:	

Exterior Features

Lot Dimensions:	53X150
Lot Size Source:	
Exterior Building Type:	Brick
Lot Description:	
Roof Type:	
Foundation:	
Exterior Property Features:	
Parking:	Exterior Space(s)
Is Parking Included in Price:	Y
Garage Ownership:	
Deeded Garage Cost:	
Lowest Parking Fee:	
Highest Parking Fee:	
Other Structures:	

Room Details

Living Room:	(25X19) Main Level	Hardwood Blinds
Kitchen:	(16X11) Main Level	Hardwood Blinds
Laundry:	(8X6) Main Level	Ceramic Tile
2nd Bedroom:	(17X12) Main Level	Hardwood Blinds
4th Bedroom:	(15X12) Main Level	Hardwood Blinds
Sun/Florida Room:	(8X6) Main Level	Slate
Other:	(14X12) Main Level	
Mud Room:	(7X5) Main Level	
Balcony:	(3X7) Main Level	

Listing Info

Orig. Rental Price:	\$4,750
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Green Supporting Documents:	
Energy/Green Building Rating Source:	
Green Features:	
Equipment:	Humidifier, CO Detectors, Ceiling Fan, Water Heater-Gas

Dining:	Separate
Laundry Features:	
# Interior Fireplaces:	1
Fireplace Location:	
Fireplace Details:	Decorative Only
Square Feet:	3000
Square Feet Source:	Landlord/Tenant/Seller
Bldg. Assess. SF:	
Square Footage Comments:	

Garage Fee/Lease \$:	
Garage On-Site:	
Garage Type:	
# Garage Spaces:	
Garage Details:	
Parking Ownership:	
Deeded Parking Cost:	
Parking Fee/Lease \$:	
Parking On-Site:	Yes
# Parking Spaces:	4
Parking Details:	
Driveway:	

Family Room:	Not Applicable	
Dining Room:	(21X14) Main Level	Hardwood Blinds
Master Bedroom:	(17X12) Main Level	Hardwood Blinds
3rd Bedroom:	(16X9) Main Level	Hardwood Blinds
5th Bedroom:	(13X12) Main Level	Hardwood Blinds
Foyer:	(12X10) Main Level	Hardwood
Sun/Florida Room Heated:	(12X11) Main Level	
Utility Room-1st Floor:	(6X6) Main Level	
Additional Rooms:	5th Bedroom, Sun/Florida Room, Foyer, Other, Sun/Florida Room Heated, Mud Room, Utility Room-1st Floor, Balcony	

FILED DATE: 3/30/2026 12:00 AM 2025CH05527

Rented Price (Monthly):	\$4,750	Off Market Date:	08/30/2025
Furnished Rate:		Contingency:	
List Date:	08/08/2025	Financing:	
List Date Rcvd:	08/09/2025	Lease Terms:	
List Mkt Time:	18	Possession:	Specific Date
Available As Of:	09/01/2025	Additional Sales Info:	
Rented Date:	08/30/2025	Broker Owned/Interested:	No

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Prepared By: Tracy Boyce | @properties Christie's International Real Estate | Cell: (312) 371-8168 | Email: tracy@tracyboyce.com |
03/29/2026 12:34 PM

EXHIBIT N

Declaration of Tracy Boyce

Pursuant to 735 ILCS 5/1-109

I, Tracy Boyce, am a licensed real estate broker in the State of Illinois.

At the request of the property owner, I prepared a rental market analysis for the property located at 6122 N Winthrop Ave Unit C, Chicago, Illinois.

This analysis is based on comparable rental properties, market data, and information available through the Multiple Listing Service and other reliable sources.

Based on this analysis, it is my professional opinion that the estimated market rental value of the subject property is approximately \$3,900 to \$4,150 per month, depending on condition, timing, and market response.

This opinion is provided as an estimate of market value only and is not a guarantee of achievable rent.

I have not personally inspected the interior of the property, and my opinion is based solely on the information provided and publicly available data.

I am not a party to any dispute related to this property and am providing this statement solely as a real estate professional offering an independent rental valuation.

I declare under penalty of perjury under the laws of the State of Illinois that the foregoing is true and correct.

Tracy Boyce



Illinois Licensed Real Estate Broker

Date: 3/29/2026