

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
FIRST DISTRICT, MUNICIPAL DIVISION

BRANDON MCGIVERN,)
)
Plaintiff,)
)
)
v.)
)
KYLE HADLEY,)
)
)
Defendant.)
)
)

Case No. **20251707919**

Judge Bridget C. Duignan
Courtroom 1406

**PLAINTIFF'S MOTION TO LIFT STAY, SET EXPEDITED TRIAL,
AND MODIFY USE AND OCCUPANCY**

Plaintiff Brandon McGivern, appearing pro se, respectfully moves this Court to (1) lift the stay imposed on September 16, 2025; (2) set this matter for an expedited virtual bench trial; and (3) increase Use and Occupancy payments to market rate. The condition this Court set for this motion has now been satisfied: on August 18, 2026, the Circuit Court of Cook County, Chancery Division, entered final judgment resolving the related case, No. 2025-CH-05527, in its entirety. In support of this motion, Plaintiff states:

I. PROCEDURAL BACKGROUND

1. On July 21, 2025, this Court entered default judgment in Plaintiff's favor after Defendant failed to appear for trial. Judge Brian Porter indicated that, in the event Defendant filed a motion to vacate, Plaintiff would receive an expedited virtual trial, given that Plaintiff had traveled internationally to appear for the scheduled trial.
2. On September 16, 2025, this Court granted Defendant's Motion to Vacate and stayed this eviction action pending the outcome of the related Chancery case, No. 2025-CH-05527,

in which Defendant claimed an ownership interest in the property at 6122 N. Winthrop Ave., Unit C, Chicago, Illinois.

3. On December 22, 2025, the Chancery Division dismissed with prejudice the only counts of Defendant's Chancery complaint asserting any interest in the property, Count III (Constructive Trust) and Count IV (Injunctive Relief), and entered a default against Defendant on Plaintiff's counterclaims. A copy of the December 22, 2025 Order is attached as Exhibit B. Defendant never moved to vacate that default.

4. On June 16, 2026, this Court entered an agreed order confirming that the September 16, 2025 stay remained in effect pending resolution of the Chancery case, with no further court dates set. At that hearing, this Court stated that once the Chancery case reached a final ruling, Plaintiff could file a motion to lift the stay. A copy of the June 16, 2026 Agreed Order is attached as Exhibit C.

5. On August 18, 2026, the Chancery Division (Hon. Eve M. Reilly) entered final judgment disposing of the entire Chancery case: summary judgment in favor of Mr. McGivern on both of Mr. Hadley's remaining claims, and judgment for Mr. McGivern in the amount of \$43,525 on his counterclaims. A copy of the August 18, 2026 Judgment is attached as Exhibit A. (Because the parties' designations are reversed in the Chancery case, quotations from Exhibit A that refer to "Plaintiff" refer to Mr. Hadley, and references to "Defendant" refer to Mr. McGivern.)

**II. THE CONDITION FOR LIFTING THE STAY HAS BEEN SATISFIED: THE
CHANCERY CASE IS FINALLY RESOLVED**

6. The stay was imposed pending the outcome of the Chancery case, and this Court's June 16, 2026 order contemplated a motion to lift the stay upon a final ruling there. That final ruling has now been entered. The August 18, 2026 Judgment concludes: "Judgment is entered for Defendant in the amount of \$43,525 and this matter is disposed." (Ex. A ¶ 6.)

7. Every claim of every party in the Chancery case has been resolved, and Mr. Hadley recovered nothing on any of his four counts. Counts III and IV, his only claims to any interest in the property, were dismissed with prejudice on December 22, 2025. Summary judgment was entered against him on Count I (breach of an alleged oral contract to purchase the property) and Count II (seeking \$39,000 for mortgage payments and claimed improvements) on August 18, 2026. (Ex. A ¶¶ 2, 3.)

8. The Chancery court also entered judgment for Mr. McGivern in the amount of \$43,525 on his counterclaims, comprising out-of-pocket water damage costs, rent Mr. Hadley collected from third parties while occupying the property, the difference between the below-market rent Mr. Hadley paid and fair market rent, and costs. (Ex. A ¶¶ 4, 5.)

III. THE CHANCERY COURT'S FINDINGS CONFIRM THERE IS NO BASIS FOR CONTINUED OCCUPANCY

9. The Chancery court found, based on facts deemed admitted, that Mr. Hadley repudiated the alleged purchase agreement "as early as October 9, 2024 and certainly by February 14, 2025." (Ex. A ¶ 3.) Summary judgment on Count I was granted because Mr. Hadley "has admitted to repudiating the contract to purchase the Defendant's property and, therefore, he cannot prevail on that claim." (Ex. A ¶ 2.)

10. The Chancery court further found that "despite acknowledging he was not going to

purchase the Defendant's property, he did not move-out and the Defendant had to file an eviction action against him. The Defendant still did not move out but instead filed this lawsuit despite acknowledging that he would not purchase the property." (Ex. A ¶ 3.) These are judicial findings, entered in a final judgment, that this eviction action was necessitated by Mr. Hadley's refusal to vacate after repudiating any claim to purchase.

11. The Chancery court also found that Mr. Hadley "remained in the Defendant's property charging third parties rent and keeping the rent money for himself" while paying below-market rent to Mr. McGivern, and held that the doctrine of unclean hands "bars him from recovering anything." (Ex. A ¶ 3.)

IV. THE STAY SHOULD BE LIFTED

12. The purpose of the stay was to preserve the status quo while Mr. Hadley's claimed ownership interest was adjudicated. That claimed interest was dismissed with prejudice in December 2025, and the entire Chancery case is now disposed by final judgment. The stay's purpose is fully spent.

13. No filing Mr. Hadley might make in the Chancery case can change this. A postjudgment motion or appeal directed at the August 18, 2026 Judgment would concern only money claims. It could not revive Counts III and IV, which were dismissed with prejudice more than seven months before the final judgment and were never the subject of any motion to reconsider. There is, and can be, no pending claim by Mr. Hadley to any interest in the property.

14. The remaining relationship between the parties is purely monetary: Mr. McGivern holds a \$43,525 judgment against Mr. Hadley. Money judgments are collected regardless of

where a party resides. There is no legal basis for Mr. Hadley to continue occupying Mr. McGivern's property while owing that judgment.

15. Defendant's conduct during the stay further supports lifting it. Since the September 16, 2025 order, Defendant has paid Use and Occupancy late or not at all in six months: September, October, November, and December 2025, and April and June 2026. Each time, payment followed only after Plaintiff filed a contempt motion or contacted Defendant's counsel.

V. USE AND OCCUPANCY SHOULD BE INCREASED TO MARKET RATE

16. Defendant currently pays \$2,080 per month in Use and Occupancy, a rate set on September 16, 2025. Plaintiff's monthly mortgage obligation on the property is \$2,154.40 as of July 1, 2026. The current rate therefore does not cover even Plaintiff's mortgage carrying cost, and it is more than \$1,100 per month below the market rate for comparable units.

17. Illinois law provides that holdover tenants may be liable for market-rate rent. 735 ILCS 5/9-202. The property is a fully furnished three-bedroom townhouse. Comparable rental listings in the immediate area, attached as Exhibit D, show market rates for similar unfurnished three-bedroom units: the nearest comparable, 0.03 miles away on the same street, listed at \$2,500 per month; the average of fourteen comparable units within 1.7 miles is \$3,259 per month; and the range is \$2,500 to \$4,100 per month. All comparables are unfurnished, and furnished units typically command a premium. In addition, a Comparable Market Analysis prepared by Tracy Boyce, a licensed Illinois real estate broker, based on Multiple Listing Service data, concludes that the property would achieve \$3,950 to \$4,150 per month furnished and \$3,900 to \$4,200 per month unfurnished. The CMA and Ms.

Boyce's declaration pursuant to 735 ILCS 5/1-109 are attached as Exhibit E.

18. The Chancery court has already found, in a final judgment, that Mr. Hadley "has been living at Defendant's residence for below market rent and has been collecting rent from third parties." (Ex. A ¶ 3.) The judgment awarded \$23,580 on this basis, an amount calculated as twenty months of the \$1,179 monthly difference between the \$2,080 Use and Occupancy rate and the \$3,259 market figure. (Ex. A ¶ 5.) The \$3,259 figure has therefore already been credited in a final judgment. Using that figure as a conservative baseline, well below the professional CMA range and without any furnished premium, this Court should increase Use and Occupancy to \$3,259 per month, effective September 1, 2026.

VI. AN EXPEDITED VIRTUAL BENCH TRIAL SHOULD BE SCHEDULED

19. When Plaintiff obtained the default judgment on July 21, 2025, Judge Porter indicated this matter would receive an expedited virtual trial if the default were vacated. More than a year has passed. The 60-day notice to terminate expired in May 2025, and the sole basis for delay, the Chancery case, is now finally resolved. Plaintiff respectfully requests that this matter be set for an expedited virtual bench trial at the earliest available date.

WHEREFORE, Plaintiff Brandon McGivern respectfully requests that this Court enter an Order:

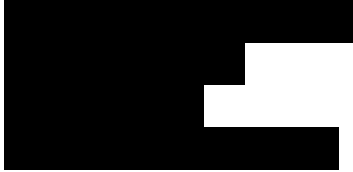
- A. Lifting the stay imposed on September 16, 2025;
- B. Scheduling this matter for an expedited virtual bench trial at the earliest available date;
- C. Increasing Use and Occupancy from \$2,080 per month to \$3,259 per month, effective September 1, 2026;

D. Granting such other relief as this Court deems just and proper.

Dated: August 19, 2026

Respectfully submitted,
/s/ Brandon McGivern

Brandon McGivern



Plaintiff, Pro Se

CERTIFICATE OF SERVICE

I, Brandon McGivern, a non-attorney, on oath state that on August 19, 2026, I served a copy of the foregoing Plaintiff's **Motion to Lift Stay, Set Expedited Trial, and Modify Use and Occupancy**, together with Exhibits A through E, via email to:

Mason S. Cole
mcole@colesadkin.com
Attorney for Defendant Kyle Hadley

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, I certify that the statements set forth in this instrument are true and correct.

/s/ Brandon McGivern
Brandon McGivern, *Pro Se*

EXHIBIT A

August 18, 2026 Chancery Judgment

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

KYLE HADLEY,

Plaintiff(s),

v.

BRANDON MCGIVERN,

Defendant(s).

Case No: 2025CH05527

Calendar 7

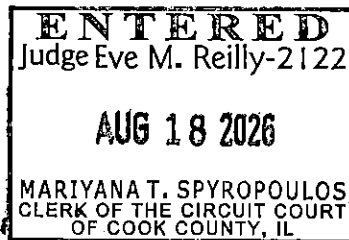
ORDER

THIS MATTER coming before the Court on Defendant's Motion for Summary Judgment on Plaintiff's Remaining Claims, and Defendant's Amended Memorandum in Support of Prove-Up on Counterclaims, the Court being fully advised on the matter. It is hereby ordered:

1. As an initial matter, the Court notes that many factual issues have been resolved in this case by the Plaintiff's admissions as well as the Court entering default on the counterclaims. On September 29, 2025, Plaintiff's counsel admitted in open court that he did not respond to the Defendant's request to admit facts and, instead, fabricated his own. Plaintiff's counsel fabricated a new set of requests to admit from the Defendant and then answered the ones he drafted. As a sanction for the fabrication, the Court granted the Defendant's Motion to Deem Facts admitted. Subsequently, on December 22, 2025, the Court granted a default against the Plaintiff for failure to timely respond to the counterclaims. The Plaintiff did not move to vacate that default. Despite the Court's ruling, the Plaintiff responds to the Motion for Summary Judgment as if none of this ever occurred and claims that there are factual disputes that do not actually exist.
2. In Count I of the complaint, the Plaintiff alleges a breach of contract for an oral contract to purchase real estate. Summary Judgment on Count I of the complaint is granted in favor of the Defendant. As the Court deemed the Defendants request to admit facts admitted, the Plaintiff has admitted to repudiating the contract to purchase the Defendant's property and, therefore, he cannot prevail on that claim.
3. In Count II of the complaint, the Plaintiff seeks \$30,000 for mortgage obligations and \$9,000 for property improvements. However, based on the default order that was entered on the counterclaims and the requests to admit, the Plaintiff has acknowledged that any property improvements were unauthorized and that working appliances were discarded. As such, he is not entitled to recover \$9,000 of unauthorized property improvements. Further, the court finds that the doctrine of unclean hands affirmative defense bars him from recovering anything. He is not entitled to \$30,000 for mortgage obligations as he has been living at Defendant's residence for below market rent and has been collecting rent from third parties. According to the facts deemed admitted, the Plaintiff repudiated the contract as early as October 9, 2024 and certainly by February 14, 2025. However, despite acknowledging he was not going to purchase the Defendant's property, he did not move-out and the Defendant had to file an eviction action against him. The Defendant still did not move out but instead filed this lawsuit despite acknowledging that he would not

purchase the property. He then remained in the Defendant's property charging third parties rent and keeping the rent money for himself. For these reasons, the Court finds the doctrine of unclean hands defense prevails and Summary Judgment on Count II is granted in favor of the Defendant.

4. This Court entered default in the Defendant's favor on the counterclaims. Plaintiff never moved to vacate that default. Due to the default and the admissions by the Plaintiff that he collected rent on the property while paying under market value rent to the Defendant, the Defendant is entitled to judgment on the Counterclaims that he has proven-up.
5. The Defendant has proven he is entitled to \$1,195 on Count I of the Counterclaim for the out-of-pocket costs for water damage. The Defendant has proven he is entitled to \$17,450 in rent paid to the Plaintiff from third parties on Count II. The Defendant has proven he is entitled to \$23,580 on Count II for rent payments as Plaintiff did not pay fair market value of rent. The Defendant has not proven the fair market value of the discarded appliances in Count III and, therefore, has not proven up damages on this count. The Defendant has not proven what Illinois law would entitle him to \$166.67 per day in holdover damages and, therefore, has not proven his damages on Count IV. The Defendant is not an attorney and has not proven he is entitled to damages in form of attorney's fees on Count V. However, the court awards \$1,300 in costs on Count V.
6. Judgment is entered for Defendant in the amount of \$43,525 and this matter is disposed.



Entered:

A handwritten signature in black ink, appearing to be "Eve M. Reilly", written over a horizontal line.

Judge Eve M. Reilly

Judge Eve M. Reilly
(312) 603-3342
ccc.chancerycalendar7@cookcountyil.gov
Courtroom 2405

EXHIBIT B

December 22, 2025 Chancery Order

(with-prejudice dismissals and counterclaim default)

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

Kyle Hadley,

Plaintiff(s),

v.

Brandon McGivern,

Defendant(s).

Case No: 2025CH05527

Calendar 7

ORDER

THIS MATTER coming before the Court for oral argument on five fully briefed motions: (1) Defendant's Motion for Judgment on the Pleadings; (2) Defendant's Motion to Compel Complete Discovery Responses and for Sanctions; (3) Defendant's Motion for Entry of Order Specifying Rule 137 Sanctions; (4) Defendant's Motion for Default Judgment on Counterclaims; and (5) Defendant's Motion to Strike Plaintiff's Untimely Answer to Counterclaims, the Court being fully advised on the matter. It is hereby ordered:

1. Defendant's Motion for Judgment on the Pleadings is DENIED. Even in consideration of the admissions contained within Plaintiff's Responses to the Request to Admit, there remains a question of material fact as to whether there was partial performance of the oral agreement by Plaintiff as an exception to the Statute of Frauds.
2. However, the Court, *sua sponte*, dismisses Counts III (Constructive Trust) and IV (Injunctive Relief) of Plaintiff's Complaint with prejudice as they are remedies and do not state valid causes of action. Similarly, Counts IV (Holdover Tenancy Damages) and V (Attorneys' Fees and Costs) of the Counterclaim are also dismissed, *sua sponte*, with prejudice as they also do not state valid causes of action.
3. Defendant's Motion for Entry of Rule 137 Sanctions is DENIED because the Court already issued a sanction in the form of deeming facts admitted.
4. As to Defendant's Motion to Compel, the Motion is granted, in part, as follows:
 - a. Plaintiff shall produce the missing Bank of America Statements for January 2023 – July 2023, October 2023 – December 2023, August 2024 – September 2024, and June 2025 – July 2025.
 - b. Plaintiff shall also produce legible copies of the Venmo Statements as they are currently illegible.
 - c. All objections contained within Plaintiff's Responses to written discovery requests are overruled. However, it appears that responses were provided over objection and were sufficient notwithstanding those in need of supplementation as specified herein.

5. Defendant's Motion to Compel is DENIED, in part, as to Interrogatory #5. Further, the Court declines to enter sanctions relating to this Motion to Compel.
6. All of Plaintiff's supplemental discovery production shall be completed by or before January 20, 2026.
7. Defendant's Motion to Strike the Answer to the Counterclaims as untimely is GRANTED as it was filed late without leave of court. As such, Defendant's Motion for Default Judgment on the Counterclaims is GRANTED.
8. This matter is set for prove-up on the remaining counterclaims for January 26, 2026 at 10:00 a.m. via Zoom Teleconference (Meeting ID: 943 7767 4389; Passcode; 980847; Dial-in: (312) 626-6799).

Judge Eve M. Reilly
DEC 22 2025
Circuit Court-2122

Entered:

ER 2122

Judge Eve M. Reilly

EXHIBIT C

June 16, 2026 Agreed Order

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, MUNICIPAL DIVISION

BRANDON MCGIVERN,

Plaintiff,

v.

KYLE HADLEY,

Defendant.

)
)
)
)
)
)
)
)
)
)

Case No. 2025-M1-707919

Judge Bridget Duignan

Courtroom 1406

June 16, 2026

AGREED ORDER

This matter coming before the Court for case management on June 16, 2026; Plaintiff Brandon McGivern appearing pro se and counsel for Defendant appearing; the Court being fully advised:

IT IS HEREBY ORDERED:

1. The stay entered September 16, 2025 pending resolution of the related Chancery action, No. 2025-CH-05527, remains in effect. There are no further court dates.

Honorable Bridget Duignan

Prepared and drafted by:

Brandon McGivern

██████████

████████████████████

Pro Se Plaintiff

Reviewed and Approved by:

COLE SADKIN LLC

Mason S. Cole

1652 W Belmont Ave, Suite 1

Chicago, Illinois 60657

T: (312) 548-8610

Firm ID: 49001
Counsel for Defendant

EXHIBIT D

Rental Comparables

14 comparable properties

Comparable Rental Listings

3-Bedroom Units Near 6122 N. Winthrop Ave., Unit C, Chicago, IL 60660

Subject Property: 6122 N. Winthrop Ave., Unit C – Fully Furnished 3BR/2.5BA, 1,800 sq ft, Townhouse with parking and in-unit laundry room.

Current Use & Occupancy: \$2,080/month

Average Comparable Rent (Unfurnished): \$3,259/month

Note: All comparable units listed below are UNFURNISHED. Furnished rentals typically command a 20-30% premium.

Address	Distance (mi)	Price	Size (sqft)	Bdrms	Baths	Property type	List date
6136 N Winthrop Ave Unit A, Chicago, IL 60660	0.03	\$2,500	1,100	3	2ba	Townhouse	1/19/25
6044 N Winthrop Ave, Apt 208, Chicago, IL 60660	0.08	\$3,146	-	3	3ba	Apartment	4/19/25
1062 W Glenlake Ave, Apt 2, Chicago, IL 60660	0.08	\$2,895	1,250	3	2ba	House	11/26/24
6044 N Winthrop Ave, Apt 508, Chicago, IL 60660	0.08	\$2,996	1,170	3	3ba	Apartment	4/17/25
6042 N Kenmore Ave, Apt 2, Chicago, IL 60660	0.1	\$2,900	-	3	2ba	Condo	4/10/25
1258 W Hood Ave, Chicago, IL 60660, USA	0.28	\$4,100	2,400	3	2.5ba	Apartment	5/12/24
1524 W Thorndale Ave, Chicago, IL 60660, USA	0.73	\$3,100	1,900	3	2ba	Condo	11/6/24
1522 W Thorndale Ave, Chicago, IL 60660, USA	0.73	\$2,900	1,900	3	2ba	Condo	11/6/24
6455 N Newgard Ave, Chicago, IL 60626	0.9	\$3,100	1,350	3	2ba	Apartment	7/4/25
1149 W Farwell Ave, Chicago, IL 60626, USA	1.25	\$3,400	2,050	3	2ba	Apartment	9/9/24
1472 W Summerdale Ave Unit 1F, Chicago, IL 60640	1.5	\$4,095	-	3	2.5ba	Apartment	-
7008 N Sheridan Rd, Chicago, IL 60626, USA	1.56	\$2,700	1,800	3	2ba	Apartment	8/17/24
1135 W Winona St, Chicago, IL 60640, USA	1.68	\$4,000	1,846	3	3ba	Apartment	3/15/25
1420 W Winnemac Ave, Chicago, IL 60640	1.7	\$3,800	-	3	2ba	Apartment	6/15/25

Source: Public rental listing data from Zillow, Apartments.com, and Redfin.

EXHIBIT E

**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

FILED DATE: 3/30/2026 6:23:05 AM 202531708929

	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

Copyright 2026 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.
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 | 03/29/2026 12:34 PM

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

Copyright 2026 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.
NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

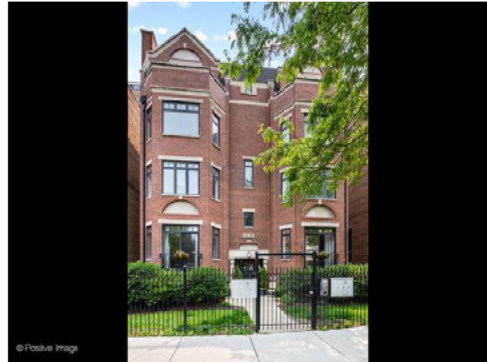
Prepared By: Tracy Boyce | @properties Christie's International Real Estate |

03/29/2026 12:34 PM

FILED: D:\P\ET\B\8019\02026\623\005\AMM 2/20/25 3:17:06 PM

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 DAY 13/8019/02/02 6:23:05 AM 2022531705929

FILED DAWP/ET/80Y9/02/02 6:23:05 AM 2022/05/17 06:59:29

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

Copyright 2026 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.
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 [REDACTED]

03/29/2026 12:34 PM

FILED DATE: 3/8/2026 6:23:05 AM 2025031706929

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:	
-------------------	-------------	-----------------------------	--

FILED DAWP/EB/8019/02/02 6:23:05 AM 2/2/25 3:17:05 PM

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

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

Copyright 2026 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.
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 [REDACTED]

03/29/2026 12:34 PM

FILED DATE: 3/8/2026 6:23:05 AM 2025031706929

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:			

FILED DAY 12/13/2023 6:23:05 AM 2023121706929

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

Copyright 2026 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.
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

03/29/2026 12:34 PM

FILED DATE: 3/30/2026 6:29:05 AM 202531706929

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

FILED D:\METES\8019\0202\623\005.AMM 2/20/25 3:17:06 PM

FILED D:\MP\EB\8019\02\02 6:23:05 AM 2/2/2017 06:59:29

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
---------------------	---------

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: 8/19/2025 6:23:05 AM 20250817065929

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

Copyright 2026 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.
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
03/29/2026 12:34 PM

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

FILED ID: APT123/80190202629005.AAM 20250317055929