

**Attached Single**MLS #: **12003845**Status: **PRIV-ACTV**Address: **4165 S Ellis Ave Unit 1N, Chicago, IL 60653**Bedrooms: **3** Area: **8036**List Price: **\$200,000**Bathrooms (full/half): **2 /**

New Const.:

Min List Price:

Showings: **No** Actv. Date: **03/16/2024**

Max List Price:

Restrict private access Y/N:

Showing Instructions: **Sentri Lock Agent must accompany. Please turn off all lights.**Type Detached/Attached: **Condo-Duplex**

Basement:

Pets Allowed (Y/N): **Yes**Master Bedroom Bath: **Full**Approx Sq Ft: **1500**Elementary: **(299)**Junior High: **(299)**High School: **(299)**

Remarks: **Amazing Short Sale Opportunity, Buyer moves in with instant Equity! This beautiful 3 Bed, 2 Bath Duplex Condo has been appraised at \$230,000, so it's new owner moves in with equity. This condo boasts an open floor plan with 9ft. ceilings, Granite countertops, 42-inch cabinets and an Island. Spacious rooms, tons of closet space and a lower-level third bedroom. The downstairs is perfect for entertaining or the perfect "man cave". If that's not enough, can you say.. "location, location, location!?! This condo is blocks from the Lake and minutes to I-55. Secured Parking Included. \*This is an income-restricted City of Chicago Affordable Housing (TIF) unit. Buyer must meet 100% HUD household income guidelines and be approved by (DOH) Department of Housing staff prior to placing an offer. At time of closing, buyer must agree to sign an Affordable Housing Covenant and Agreement with resale restrictions."**

Broker Private Remarks: **CC: Pursuant to Short Sale. \*\*\*ELECTRONIC SIGNATURES ARE NOT ACCEPTABLE ON ANY SHORT SALE DOCUMENTS. PHONE PICTURES OF SHORT SALE DOCUMENTS ARE NOT ACCEPTABLE\*\*\* "This is an income-restricted City of Chicago Affordable Housing (TIF) unit. Buyer must meet 100% HUD household income guidelines and be approved by DOH staff prior to placing an offer. At time of closing, buyer must agree to sign an Affordable Housing Covenant and Agreement with resale restrictions." All buyers must be at or below 100% of the Area Median Income (AMI). The FAQ link to the HUD income chart can further assist the buyer with any questions: [https://www.chicago.gov/city/en/depts/doh/provdrs/renters/svcs/ami\\_chart.html](https://www.chicago.gov/city/en/depts/doh/provdrs/renters/svcs/ami_chart.html) The Application materials can be found here: <https://www.chicago.gov/city/en/depts/doh/provdrs/homebuyers/svcs/affordable-homeownership-opportunities.html> In addition, all buyers are required to complete the HUD Homebuyer Education Training and Condominium Training. To register for the HUD Homebuyer Education Training, the buyer can work with any HUD agency of their choice - listed at: <https://www.chicago.gov/city/en/depts/doh/provdrs/homebuyers/svcs/housing-counseling-centers.html> To register for the Condominium Training, please have all buyers contact the Chicago Housing Trust at [chicagohousingtrust@cityofchicago.org](mailto:chicagohousingtrust@cityofchicago.org) to register for the Condominium Training.**

Special Compensation Information: **Short Sale**Can this listing be shared with Clients?: **Yes**Buyer Ag. Comp.: **2.5% MINUS -\$250 (% of Net Sale Price)**Exp. Date: **09/04/2024**Broker: **Keller Williams Experience (26515)**List Broker: **Cherise Baggett (266534) / cheriseragland@kw.com**

CoList Broker:

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

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Prepared By: Cherise Baggett | Keller Williams Experience | 03/14/2024 12:27 AM