



Virtual Tour

Attached Single

Status: **NEW**
Area: **8028**

MLS #: **12419839**
List Date: **07/22/2025**
List Dt Rec: **07/22/2025**

List Price: **\$325,000**
Orig List Price: **\$325,000**
Sold Price:
SP Incl. Parking: **Yes**

Address: **1016 S Racine Ave Unit 201, Chicago, IL 60607**
Directions: **TAYLOR ST EAST OR WEST OT RACINE S TO PROPERTY**

Sold by:
Closed:
Off Mkt:
Year Built: **2006**
Dimensions: **COMMON**
Ownership: **Condo**
Corp Limits: **Chicago**
Coordinates: **S:1016 W:1200**
Rooms: **6**
Bedrooms: **3**
Basement: **None**
Waterfront: **No**
Appx SF: **1303**
Total Units: **6**
Stories: **3**
% Own. Occ.: **100**
Utility Costs:

Contract:
Financing:
Blt Before 78: **No**
Subdivision:
Township: **South Chicago**
Model:
County: **Cook**
Fireplaces:
Bathrooms **2/0**
(Full/Half):
Master Bath: **Full**
Bsmnt. Bath: **No**
SF Source: **Estimated**
Bldg. Assess. SF:
Unit Floor Lvl.: **2**
% Cmn. Own.:

Mkt. Time (Lst./Tot.): **1/1**
Concessions:
Contingency:
Curr. Leased: **No**
Parking: **Garage**
Spaces: **Gar:1**
Parking Incl. **Yes**
In Price:
Days for Bd Apprvl: **0**
Fees/Approvals:
Mobility Score: - **?**

Remarks: **Welcome to 1016 S Racine Ave, Unit 201-a rare opportunity to own a true 3-bedroom, 2-bathroom condo in the heart of Little Italy. This meticulously maintained, bright, and spacious corner unit offers an open-concept layout with abundant natural light throughout. The kitchen features granite countertops and ample cabinet space, making it ideal for both everyday living and entertaining. The primary suite includes a private en-suite bathroom, while two additional bedrooms offer versatility for guests, family, or a home office-an uncommon find in this area. Additional highlights include in-unit laundry, central HVAC, access to a shared yard, and a garage parking spot (included). The unit is offered fully furnished, if desired-providing a turnkey opportunity for homeowners. Located just steps from Taylor Street, a lively corridor of cafes, Italian bakeries, and top-rated eateries, this home offers the perfect blend of neighborhood charm and urban convenience. Situated close to the vibrant University Village community, you'll benefit from a well-managed and efficient HOA, along with easy access to UIC's East and West campuses, the Rush Medical District, and the Blue Line at Racine-making it a breeze for commuters, students, and professionals. Don't miss this rare 3-bedroom gem in one of Chicago's most sought-after neighborhoods, full of culture, community, and character. This is an income-restricted City of Chicago Affordable Housing (TIF) unit. Buyer must be at or below 100% HUD household income guidelines and be approved by DOH staff prior to placing an offer. For a household of 1 person, the household gross income requirement cannot exceed \$84,000; and for a household of 2 persons, the household gross income requirement cannot exceed \$96,000. At time of closing, buyer must agree to sign an Affordable Housing Covenant and Agreement with resale restrictions.**

School Data

Elementary: **(299)**
Junior High: **(299)**
High School: **(299)**
Other: **(299)**

Assessments

Amount: **\$201**
Frequency: **Monthly**
Special Assessments: **No**
Special Service Area: **No**
Master Association: **No**
Master Assc. Freq.: **Not Required**

Tax

Amount: **\$5,715.29**
PIN: **17173340454003 / Mult PINs:**
Tax Year: **2023**
Tax Exmps: **Homeowner, Senior**
Coop Tax Deduction:
Tax Deduction Year:

Pet Information

Pets Allowed: **Cats OK, Dogs OK**
Max Pet Weight: **999**

Square Footage Comments:

| Room Name | Size | Level | Flooring | Win Trmt | Room Name | Size | Level | Flooring | Win Trmt |
|--------------|-------|----------------|--------------|----------|----------------|-------|----------------|----------|----------|
| Living Room | 20X15 | Main Level | Carpet | | Master Bedroom | 11X13 | Main Level | Carpet | |
| Dining Room | COMBO | Main Level | | | 2nd Bedroom | 11X11 | Main Level | Carpet | |
| Kitchen | 10X10 | Main Level | Ceramic Tile | | 3rd Bedroom | 11X10 | Main Level | Carpet | |
| Family Room | | Not Applicable | | | 4th Bedroom | | Not Applicable | | |
| Laundry Room | 3X3 | Main Level | Vinyl | | Storage | 3X3 | Main Level | | |

Interior Property Features: **Laundry Hook-Up in Unit, Open Floorplan, Dining Combo**

Exterior Property Features:

Age: **16-20 Years**
Type: **Condo**
Exposure:
Exterior: **Brick**
Air Cond: **Central Air**
Heating: **Gas, Forced Air**
Kitchen: **Granite Counters**
Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Range Hood**
Dining: **Combined w/ LivRm**
Bath Amn:
Fireplace Details:
Fireplace Location:
Electricity: **Circuit Breakers**
Equipment:
Additional Rooms: **Storage**
Other Structures:
Door Features:
Window Features:

Laundry Features: **In Unit, Laundry Closet**
Garage Ownership:
Garage On Site: **Yes**
Garage Type: **Detached**
Garage Details: **Garage Door Opener(s)**
Parking Ownership:
Parking On Site:
Parking Details:
Parking Fee (High/Low): **/**
Driveway:
Basement Details: **None**
Foundation:
Exst Bas/Fnd:
Roof:
Disability Access: **No**
Disability Details:
Lot Desc:
Lot Size Source:

Sewer: **Sewer-Public**
Water: **Lake Michigan**
Const Opts:
General Info: **None**
Amenities: **Curbs/Gutters, Gated Entry, Sidewalks, Street Lights, Street Paved**
Asmt Incl: **Water, Common Insurance, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Sale Terms:
Possession: **Closing**
Est Occp Date:
Management: **Self-Management**
Rural:
Vacant: **No**
Relist:
Zero Lot Line:

Broker Private Remarks: **This is an income-restricted City of Chicago Affordable Housing (TIF) unit. Buyer must be at or below 100% HUD household income guidelines and be approved by DOH staff prior to placing an offer. For a household of 1 person, the household gross income requirement cannot**

exceed \$84,000; and for a household of 2 persons, the household gross income requirement cannot exceed \$96,000. At time of closing, buyer must agree to sign an Affordable Housing Covenant and Agreement with resale restrictions. Buyers must HUD Homebuyer Education Training: <https://www.chicago.gov/city/en/depts/doh/provdrs/homebuyers/svcs/housing-counseling-centers.html>. Buyers must apply through DOH prior to submitting an offer: <https://www.chicago.gov/city/en/depts/doh/provdrs/homebuyers/svcs/affordable-homeownership-opportunities.html>. This unit cannot be an investment and cannot be rented out. Please see additional remarks for document.

| | | |
|--|---|------------------------------------|
| Internet Listing: Yes | Remarks on Internet?: Yes | Addr on Internet?: Yes |
| VOW AVM: No | VOW Comments/Reviews: Yes | Lock Box: |
| Listing Type: Exclusive Right to Sell | Holds Earnest Money: Yes | |
| Additional Sales Information: None | Broker Notices: | Expiration Date: 07/13/2026 |
| Showing Inst: You will need to provide the buyer's certificate prior to showing confirmation. Please see agent remarks. | Cont. to Show?: | |
| Mgmt. Co: SELF MANAGE | Contact Name: SELF MANAGE | Phone: (000) 000-0000 |
| Owner: OOR | Ph #: | Broker Owned/Interest: No |
| Broker: Compass (87120) / (773) 482-1917 | List Broker: Amy Duong (165010) on behalf of Duong Kim Global (T13852) / (773) 295-4387 / amy.duongkim@compass.com | More Agent Contact Info: |
| CoList Broker: | | Owner Can Rent: Yes |

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Prepared By: Amy Duong for Duong Kim Global | Compass | 07/22/2025 10:16 AM