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Virtual Tour

Attached Single

Status: **DRF**
Area: **8028**

MLS #: **12358622**
List Date: **06/03/2025**
List Dt Rec:

List Price: **\$300,000**
Orig List Price:
Sold Price:
SP Incl. Parking: **Yes**

Address: **950 W Monroe St Unit 607, Chicago, IL 60607**
Directions: **3 Blocks West of Halsted on Monroe & Morgan.**

Sold by:
Closed:
Off Mkt:
Year Built: **2005**
Dimensions: **COMMON**
Ownership: **Condo**
Corp Limits: **Chicago**
Coordinates: **S:100 W:950**

Contract:
Financing:
Blt Before 78: **No**

Mkt. Time (Lst./Tot.): /
Concessions:
Contingency:
Curr. Leased: **No**

Rooms: **6**
Bedrooms: **2**
Basement: **None**

Subdivision:
Township: **West Chicago**
Model:
County: **Cook**
Fireplaces:
Bathrooms: **2/0**
(Full/Half):
Master Bath: **Full**
Bsmnt. Bath: **No**

Parking: **Garage**
Spaces: **Gar:1**
Parking Incl. **Yes**
In Price:

Waterfront: **No**

Appx SF: **1337**

Total Units: **99**

Stories: **8**

% Own. Occ.:

Utility Costs:

SF Source: **Plans**

Bldg. Assess. SF:

Unit Floor Lvl.: **6**

% Cmn. Own.:

Days for
Bd Apprvl: **0**
Fees/Approvals:

Mobility Score: - ?

Remarks: **City Of Chicago Affordable Home Program makes this a great opportunity to own a 2 bedroom 2 bath spacious south facing soft loft with balcony and in unit laundry at below market price in a prime West Loop walk to everything location. Building has on site manager, door staff, exercise room, business center, parking garage and 7-Eleven store. No showings without buyers qualification and approval certificate from the city of Chicago and pre approval from the lender. This is an income-restricted City of Chicago Affordable Housing (TIF) unit. Buyer must be at or below 120% 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 cannot exceed \$100,800; and for a household of 2 persons, the household gross income cannot exceed \$115,200. At time of closing, buyer must agree to sign an Affordable Housing Covenant and Agreement with resale restrictions. Please download information and documents from the MLS listing.**

School Data

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

Assessments

Amount: **\$364**
Frequency: **Monthly**
Special Assessments: **No**
Special Service Area: **No**
Master Association: **No**
Master Assc. Freq.: **Not Required**

Tax

Amount: **\$3,777.98**
PIN: **17172060171041 /**
Mult PINs:
Tax Year: **2023**
Tax Exmps: **Homeowner**
Coop Tax Deduction:
Tax Deduction Year:

Pet Information

Pets Allowed: **Cats OK, Pet Count Limitation**
Max Pet Weight:

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	29X14	Main Level	Wood Laminate		Master Bedroom	11X12	Main Level	Wood Laminate	
Dining Room	COMBO	Main Level			2nd Bedroom	10X11	Main Level	Wood Laminate	
Kitchen	28X14	Main Level	Ceramic Tile		3rd Bedroom		Not Applicable		
Family Room	28X14	Main Level			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **Elevator, Laundry Hook-Up in Unit**

Exterior Property Features: **Balcony**

Age: **16-20 Years**
Type: **Condo, Condo-Loft**
Exposure: **S (South)**
Exterior: **Brick**
Air Cond: **Central Air**
Heating: **Forced Air**
Kitchen: **Island, Pantry-Closet**
Appliances:
Dining: **Combined w/ LivRm**
Bath Amn: **Double Sink**
Fireplace Details:
Fireplace Location:
Electricity: **Circuit Breakers**
Equipment: **Humidifier, Fire Sprinklers**
Additional Rooms: **No additional rooms**
Other Structures:
Door Features:
Window Features:

Laundry Features:
Garage Ownership:
Garage On Site:
Garage Type: **Attached**
Garage Details:
Parking Ownership:
Parking On Site:
Parking Details:
Parking Fee (High/Low): /
Driveway:
Basement Details: **None**
Foundation:
Exst Bas/Fnd:
Roof: **Other**
Disability Access: **No**
Disability Details:
Lot Desc:
Lot Size Source:

Sewer: **Sewer-Public**
Water: **Lake Michigan**
Const Opts:
General Info: **None**
Amenities: **Bike Room/Bike Trails, Door Person, Elevator, Exercise Room, On Site Manager/Engineer**
Asmt Incl: **Water, Security, Doorman, Exterior Maintenance, Snow Removal, Other**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Sale Terms:
Possession: **Immediate**
Est Occp Date:
Management: **Manager On-site, Monday through Friday**
Rural:
Vacant:
Relist:
Zero Lot Line:

Broker Private Remarks: **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

Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box:
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	
Additional Sales Information: None	Broker Notices:	
Showing Inst: Please use Showing Assist	Cont. to Show?:	Expiration Date: 05/06/2026
Mgmnt. Co: Sudler	Contact Name: Dan Kunz	Phone: (312) 432-9370
Owner: of record	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		
CoList Broker:	More Agent Contact Info:	Owner Can Rent: No

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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: Amy Duong for Duong Kim Global | Compass | 06/03/2025 07:26 AM