



**Attached Single**      MLS #: **07355403**      List Price: **\$308,000**  
 Status: **PCHG**      List Date: **10/12/2009**      Orig List Price: **\$325,000**  
 Area: **91**      List Date Recvd: **10/12/2009**      Sold Price:  
 Address: **1440 SHERIDAN RD Unit UL102, Wilmette 60091**      Contingency Flag:  
 Directions: **SOUTH OF LAKE AT PLAZA DEL LAGO**  
 Sold by:      Listing Market Time: **25**  
 Off Mkt Date:      Contract Date:      Points:  
 Closed Date:      Finance Code:      Census Tract:  
 Year: **1962**      Built Before 78: **Yes**      Leased:  
 Ownership: **Condo**      Subdivision: **Wil-shores**  
 Model:      Dimensions: **COMMON GROUNDS**  
 Corp Limits: **Wilmette**      County: **Cook**  
 Township: **New Trier**  
 Rooms: **5**      Bedrooms: **2**      Bathrooms: **2**  
 Mstr Bath: **Yes**      Basement: **No**      Bmt Bath: **No**  
 Parking: **Garage**      Cars: **1**      Fireplaces:  
 Total # Units: **47**      Unit Floor Level: **L**      Waterfront: **Yes**

Elementary: **CENTRAL ELEMENTARY SCHOOL (39)**  
 Junior High: **WILMETTE JUNIOR HIGH SCHOOL (39)**  
 High School: **NEW TRIER TWP H.S. NORTHFIELD/WINNETKA (203)**  
 Other:

**Taxes**  
 Amount: **\$4,500**  
 PIN: **05272000571005**  
 Multiple PINs:  
 Tax Year: **2007**

**Assessments**  
 Monthly Assess.: **670**  
 Special: **Yes**  
 Master Assn Fee: **Yes**

**Miscellaneous**

Appx SF:      # Days for Bd Apprvl: **30**  
 Lowest Parking Fee:      Highest Parking Fee:  
 % Owner Occupied:      % Common Ownership:  
 Est Occp Date:      Wall & Ceiling Insulation: **/**  
 Coordinates: North: **14**      South: **0**      West: **3**      East: **0**

Tax Exemptions: **Homeowner**  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**  
 Pets Allowed: **No Pets**  
 Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	21X19	Lower	Wood Laminate	No	Master Bedroom	18X13	Lower	Wood Laminate	No
Dining Room	COMBO	Lower	Wood Laminate	No	2nd Bedroom	15X12	Lower	Wood Laminate	No
Kitchen	15X8	Lower	Ceramic Tile	No	3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		

Age: **26-50 Years**      Foundation: **Concrete**      Kitchen:  
 Air Cond: **3+ (Window/Wall Unit)**      Extst Bas/Fnd:  
 Amenities: **Coin Laundry, Elevator, Storage, On Site Manager/Engineer, Party Room**      Fireplace:  
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Disposal**      Garage: **Attached, Garage Door Opener(s) (Auto), Transmitter(s), Heated, Underground**      Asmt Incl: **Water, Parking, Common Insurance, TV/Cable, Exterior Maintenance, Lawn Care, Snow Removal**  
 Basement:  
 Bath Amn:  
 Dining: **Combined w/ LivRm**      Heating: **Electric, Baseboard, Radiant**      Const Opts:  
 Driveway: **Asphalt**      Water: **Public**      Other Rooms:  
 Electricity: **Circuit Breakers, 150 Amp Service**      Sewer: **Sewer-Public**      Management: **Manager Off-site**  
 Equipment: **TV-Cable, Security System, Intercom**      Oth Impr: **Sidewalks, Street Lights, Streets Paved**      Possession: **Closing**  
 Exterior: **Brick**      Oth Info: **Exclusions-Call List Office, School Bus Service, Commuter Bus, Commuter Train**      Roof: **Asphalt/Glass (Shingles)**  
 Exposure: **E (East), Lake/Water**      Type: **Condo, Mid Rise**  
 Sale Terms:  
 Unit Features: **End Unit, Elevator, Patio**

Remarks: **FANTASTIC 2 BEDROOM 2 BATH CONDO WITH PANORAMIC EAST VIEWS OF LAKE MICHIGAN OVER LOOKING SANDY BEACH.REMODELED KITCHEN & BATH,WOOD FLOORS,FRESHLY PAINTED,MOVE IN CONDITION.CONVENIENT EASY ACCESS LOWER LEVEL UNIT CLOSE TO ELEVATOR,HEATED GARAGE & LAUNDRY FACILITIES.SCLEUDED BEACH,PARTY ROOM & STORAGE.CLOSE TO TRANSPORTATION & SHOPPING.**

Agent Remarks: **WWW.1440SHERIDANRD.COM SELLER WILL PAY SPECIAL ASSESSMENT OF \$1650 FOR EAST TUCKPOINTING**

Internet Listing: **All**      Remarks on Internet?: **Yes**      Addr on Internet?: **Yes**  
 VOW AVM: **No**      VOW Comments/Reviews: **No**  
 Listing Type: **Exclusive Right to Sell**      Holds Earnest Money: **Yes**      Lock Box:  
 Coop Comp: **2.5%-\$250**      Special Comp Info: **None**  
 Showing Inst: **CALL LISTING OFFICE**  
 Owner: **OOR**      Ph #:  
 Management Co:      Management Contact:      Agent Owned/Interest?: **No**  
 Broker: **@properties (4420)**      Ph #: **(847) 763-0200**      Owner Can Rent:  
 List Agent: **Mary Marcus-West (38002)**      Ph #: **(847) 917-0935**      Team:  
 Email: **marymarcus@atproperties.**