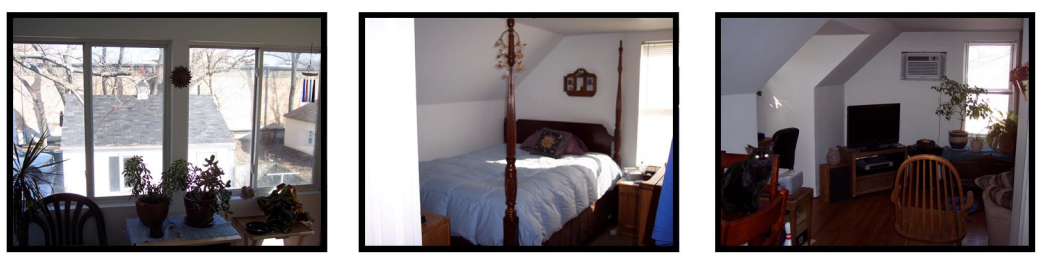
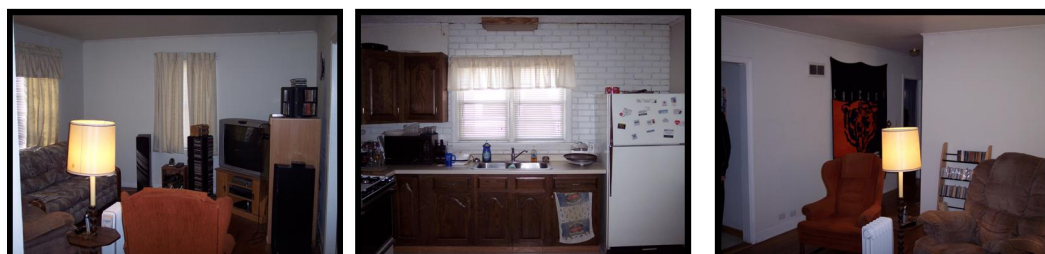




Duplex For Sale

Robert E. Frank
Real Estate, Inc.
Serving Your Real Estate Needs in
Lake & McHenry Counties Since 1980

281 N. Slusser St., Grayslake, IL 60030



Robert E. Frank, GRI
Owner / Broker

P.O. Box 1111
829 Milwaukee Ave.
Lake Villa, IL 60046

Phone: 847-356-LAND
Fax: 847-356-3311
Robert Cell: 847-508-5263

E-mail:
Landman5263@ameritech.net
Landman5263@aol.com



Features:

- 1st Floor Unit
 - 2 Bedrooms
 - 12 x 12
 - 9 x 11
 - One Bathroom
 - Living Room: 16 x 18
 - Kitchen: 12 x 10
 - Dining: 6.5 x 8
- 2nd Floor Unit
 - 1 Bedroom
 - 12 x 10
 - One Bathroom
 - Living Room: 15 x 10
 - Kitchen: 6 x 12
 - Dining: 7 x 11
 - Heated Porch: 7 x 13
- 2-Car Detached Garage (Shared)
- Utility Room: 10 x 7 (Shared)
- Deck: 12 x 16 (Shared)

Directions:
Lake & Center, E to Slusser, N to #

\$209,900

Charming Cape Cod duplex in the heart of Grayslake! Owner currently lives in one unit and leases the other. Quiet street in the Heritage District. Walk to downtown, shops, and schools! Corner lot with mature trees. 2-car detached garage and deck. Separate utilities. Common area laundry located in the first floor utility room. Please allow 24-hour notice for all showings.

www.robertefrankrealestate.com

All Information is not Guaranteed



Two to Four Units
 Status: **PCHG** MLS #: **07175513** List Price: **\$209,900**
 Area: **30** List Date: **03/31/2009** Orig List Price: **\$235,000**
 Address: **281 N Slusser ST, Grayslake 60030** Sold Price:
 Directions: **Lake & Center, East to Slusser, North to #.** Contingency Flag:
 Sold by: Listing Market Time: **179**
 Off Mkt Date: Contract Date: Points:
 Closed Date: Finance Code: Census Tract: **8611.04**
 Year: **1949** Built Before 78: **Yes**
 Owner: **Fee Simple** Subdivision: **Heritage**
 Model: Dimensions: **140 X 48**
 Corp Limits: **Grayslake** County: **Lake**
 Township: **Avon**
 Total Units: **2** Ownership: **Fee Simple** Waterfront: **No**
 Total Rooms: **10** Total Bedrooms: **3** Total Bathrooms: **2**
 3 BR Unit: **No** Parking: **Garage** Zoning: **Multi-Family**
 Basement: **No** Cars: **2** Acreage: **0.15**
 Tax: **\$4,898.58** Tax Year: **2007** Tax Exemptions: **None**
 Wall Insul: Mult PINs: **No** Special Assessments: **No**
 Ceiling Insul: PIN: **06263050010000**

	<u>Floor Level</u>	<u>Rooms</u>	<u>Bedrooms</u>	<u>Bathrooms</u>	<u>Sec Deposit</u>	<u>Rent</u>	<u>Lease Exp</u>
<u>Unit #1</u>	1	5	2	1.0	0	0	00/00
<u>Unit #2</u>	2	5	1	1.0	650	650	07/10
<u>Unit #3</u>							
<u>Unit #4</u>							

<u>Annual Expenses</u>			<u>Annual Income</u>	<u>School Data</u>	<u>Coordinates</u>
Heat:	Insurance:	Janitorial:	Misc:	Elementary: WOODVIEW SCHOOL (46)	North: 33
Gas:	Scavenger:	Misc:	Total Rental:	Junior High: GRAYSLAKE MIDDLE SCHOOL (46)	South: 0
Electricity:	Water/Sewer:		Gross Rental:	High School: GRAYSLAKE CENTRAL HIGH SCHOOL (127)	West: 20
Mgmt Fee:	Repairs/Maint:	Gross:	Net Operating:	Other:	East: 0

Age: 51-100 Years	Bath Amn:	Const Opts:
Amenities:	Equipment: TV-Dish	Other Addl Income:
Appliances/Features (1): Stove, Refrigerator, Central Air Conditioner, Garage/Space	Foundation: Concrete	Other Rooms: 1st Floor Bedroom, Kitchen-Second, Porch-Enclosed, Utility/Laundry-1st Floor
Appliances/Features (2): Stove, Refrigerator, Window Air Conditioner, Garage/Space	Exterior: Aluminum/Vinyl/Steel Siding	Possession: Closing
Appliances/Features (3): None	Garage: Detached, 2 Car Garage	Roof: Asphalt/Glass (Shingles)
Appliances/Features (4): None	Water: Public	Style: Cape Cod
Basement: Crawl, Slab	Sewer: Sewer-Public	Type: 2 Flat
	Oth Impr: Street Lights, Streets Paved	Sale Terms:
	Heating: Gas, Forced Air	Tenant Pays (1): All
	Oth Info: None	Tenant Pays (2): All
	Lot Size: Less Than .25 Acre	Tenant Pays (3): None
	Lot Desc: Corner, Wooded	Tenant Pays (4): None

Remarks: **Charming Cape Cod duplex in the heart of Grayslake! Owner currently lives in one unit and leases the other. Quiet street in the Heritage District. Walk to downtown, shops, and schools! Corner lot with mature trees. 2-car detached garage and deck. Separate utilities. Common area laundry located in the first floor utility room. Please allow 24-hour notice for all showings.**

Agent Remarks: **Please allow 24-hour notice**

Internet Listing: All	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: Yes	
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Lock Box: None
Coop Comp: 2.5% - \$150	Special Comp Info: None	
Showing Inst: Call LA - Please allow 24 hour notice		
Owner: OOR	Ph #:	Agent Owned/Interest?: No
Broker: Robert E. Frank Real Estate (2412)	Ph #: (847) 356-5263	
List Agent: Robert Frank (11927)	Ph #: (847) 356-5263	Email: Landman5263@ameritech.net; Landman5263@aol.com
Co-lister:	Ph #:	More Agent Contact Info:

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Prepared By: Robert Frank - Robert E. Frank Real Estate 09/25/2009 11:17 AM