

FOR SALE

\$575,000

SHORT SALE - PRICE REDUCED!



2337 – 2339 N. ELSTON / CHICAGO, IL

Property Features:

- Ownership is motivated to sell quickly!
- Over 70,000 vpd (FULLERTON/ELSTON/DAMEN)
- Located between Lincoln Park & Bucktown
- Near Target, Dominick's, Kohl's + Best Buy
- Streets are being redeveloped by City

Contact Information:

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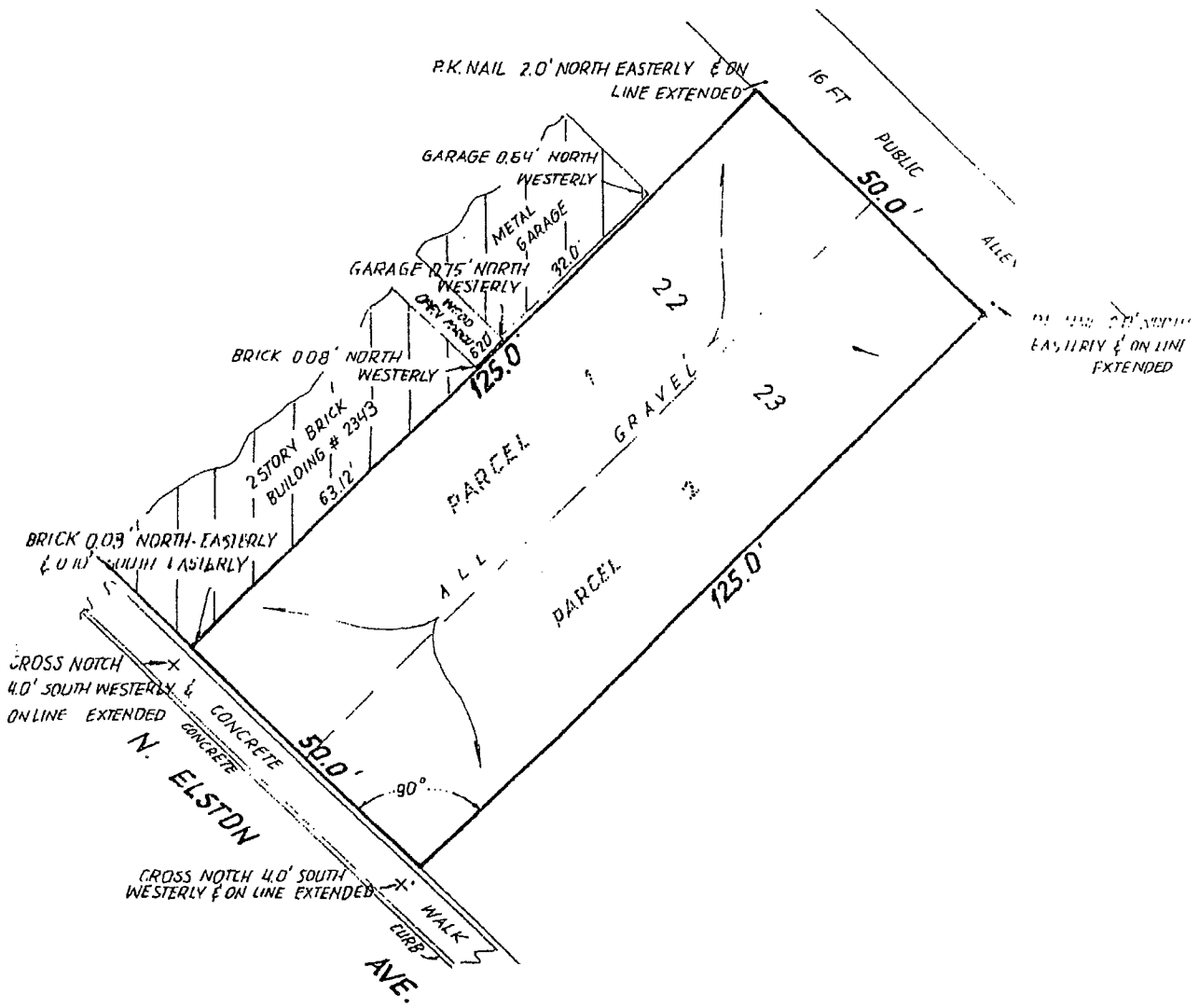
www.dkbrokerage.com

**DK REAL ESTATE
SERVICES**
A DRAPER AND KRAMER COMPANY

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Lot 22, in Block 11 in FULLERTON'S ADDITION TO CHICAGO, a Subdivision of the Southeast quarter, West of the River in Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, with part of the North 1/2 of the Northeast quarter of Section 31,
Parcel 2: Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Lot 23 in Block 11 in FULLERTON'S ADDITION TO CHICAGO, in Sections 30 and 31, Township 40 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded in Book 14, of Plats Page 57, in Cook County, Illinois.



NOTE:

Dimensions are not to be assumed or scaled.

The legal description noted on this plat is a copy of the order and for accuracy MUST be compared with Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

State of Illinois)
County of Cook)

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C. does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Chicago, Illinois Dated this 3rd day of SEPTEMBER 2002

JENS K. DOE PROFESSIONAL
LAND SURVEYORS, P.C.

DOMINICK M. BLAZNICK (PRESIDENT)
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3390

