



**Attached Single**  
Status: **PCHG**  
Area: **415**

MLS #: **12464299**  
List Date: **09/10/2025**  
List Dt Rec: **09/10/2025**

List Price: **\$195,000**  
Orig List Price: **\$210,000**  
Sold Price:  
SP Incl. Parking: **Yes**

Address: **10620 S Central Ave Unit 1A, Chicago Ridge, IL 60415**  
Directions: **CENTRAL AVE TO 10620 S CENTRAL AVE**

Sold by:  
Closed:  
Off Mkt:  
Year Built: **2005**

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

Mkt. Time (Lst./Tot.): **10/10**  
Concessions:  
Contingency:  
Curr. Leased:

Dimensions: **COMMON**  
Ownership: **Condo**  
Corp Limits: **Chicago Ridge**  
Coordinates:  
Rooms: **3**

Subdivision:  
Township: **Worth**

Model: **Condo**  
County: **Cook**  
# Fireplaces:  
Parking: **Garage**

Bedrooms: **1**  
Basement: **None**

Bathrooms: **1/0**  
(Full/Half):  
Master Bath: **None**  
Bsmnt. Bath: **No**

# Spaces: **Gar:1**  
Parking Incl: **Yes**  
In Price:

Waterfront: **No**  
Appx SF: **1100\*\***

SF Source: **Assessor**

Total Units: **5**  
# Stories: **3**  
% Own. Occ.:

Bldg. Assess. SF:  
Unit Floor Lvl.: **1**  
% Cmn. Own.:

# Days for  
Bd Apprvl: **10**  
Fees/Approvals:

\*\*Level Square Footage Details: **Main Sq Ft: 1100, Above Grade Total Sq Ft: 1100, Approx. Total Finished Sq Ft: 1100, Total Finished/Unfinished Sq Ft: 1100**

● Check FHA Eligibility

Remarks: **ATTENTION INVESTORS: THIS AIRBNB PROPERTY CAN BE YOURS. HERE IS YOUR OPPORTUNITY TO OWN THIS LIKE NEW 1 BEDROOM CONDO IN CHICAGO RIDGE. THIS FLEXICORE BUILDING HAS A SPRINKLER SYSTEM AND THERE IS AN IN-UNIT LAUNDRY, BEAUTIFUL KITCHEN WITH ALL APPLIANCES, LARGE LIVING ROOM WHICH LEADS TO A PRIVATE PATIO. THE BEDROOM HAS LOVELY LAMINATE FLOORS AND A LARGE WALK IN CLOSET.. THERE IS A MODERN UPDATED BATH. A PRIVATE GARAGE FOR THIS UNIT IS INCLUDED. THE MONTHLY MAINTENANCE COVERS LANDSCAPING, SNOW REMOVAL, AND SCAVENGER SERVICE. YOU WILL BE PROUD TO SAY THAT YOU OWN THIS LOVELY PROPERTY. DISCOVER URBAN LIVING AT ITS BEST IN THIS RENOVATED, SPACIOUS CONDO. SET IN A CHARMING 5 UNIT BUILDING, IT SEAMLESSLY BLENDS LUXURY WITH PRACTICALITY, FEATURING A PRIVATE GARAGE, IN-UNIT LAUNDRY, AND A BALCONY.**

#### School Data

Elementary: **(127.5)**  
Junior High: **(127.5)**  
High School: **H L Richards (Campus) (218)**

#### Assessments

Amount: **\$160**  
Frequency: **Monthly**  
Special Assessments: **No**  
Special Service Area: **No**  
Master Association:  
Master Assc. Freq.: **Not Required**

#### Tax

Amount: **\$4,029**  
PIN: **24172090381001 /**  
Mult PINs: **No**  
Tax Year: **2023**  
Tax Exmps: **None**  
Coop Tax Deduction:  
Tax Deduction Year:

#### Pet Information

Pets Allowed: **Cats OK, Dogs OK**  
Max Pet Weight: **50**

#### Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	19X13	Main Level	Wood Laminate	All	Master Bedroom	13X9	Main Level	Wood Laminate	All
Dining Room		Not Applicable			2nd Bedroom		Not Applicable		
Kitchen	13X10	Main Level	Ceramic Tile	All	3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	3X4	Main Level	Ceramic Tile						

#### Interior Property Features:

#### Exterior Property Features:

Age: <b>16-20 Years</b>	Laundry Features: <b>In Unit</b>	Sewer: <b>Sewer-Public, Sewer-Storm</b>
Type: <b>Condo</b>	Garage Ownership: <b>Owned</b>	Water: <b>Lake Michigan, Public</b>
Exposure: <b>E (East)</b>	Garage On Site: <b>Yes</b>	Const Opts:
Exterior: <b>Brick</b>	Garage Type: <b>Attached</b>	General Info: <b>School Bus Service, Commuter Bus, Commuter Train</b>
Air Cond: <b>Central Air</b>	Garage Details: <b>Garage Door Opener(s), Transmitter(s)</b>	Amenities: <b>Sidewalks, Street Lights, Street Paved</b>
Heating: <b>Gas, Forced Air</b>	Parking Ownership:	Asmt Incl: <b>Parking, Common Insurance, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal</b>
Kitchen: <b>Eating Area-Table Space</b>	Parking On Site:	HERS Index Score:
Appliances:	Parking Details:	Green Disc:
Dining:	Parking Fee (High/Low): <b>/</b>	Green Rating Source:
Bath Amn:	Driveway: <b>Asphalt</b>	Green Feats:
Fireplace Details:	Basement Details: <b>Slab</b>	Sale Terms: <b>Conventional, Cash Only</b>
Fireplace Location:	Foundation: <b>Concrete</b>	Possession: <b>Closing, Immediate</b>
Electricity: <b>Circuit Breakers, 150 Amp Service</b>	Ext Bas/Fnd:	Est Occp Date:
Equipment:	Roof: <b>Asphalt/Glass (Shingles)</b>	Management: <b>Self-Management</b>
Additional Rooms: <b>No additional rooms</b>	Disability Access: <b>No</b>	Rural: <b>No</b>
Other Structures:	Disability Details:	Vacant:
Door Features:	Lot Desc: <b>Landscaped Professionally</b>	Relist:
Window Features:	Lot Size Source:	Zero Lot Line:
Gas Supplier: <b>Nicor Gas</b>		
Electric Supplier: <b>Commonwealth Edison</b>		

#### Broker Private Remarks: **MOST FURNITURE IS AVAILABLE IF CLIENT IS INTERESTED.**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>No</b>	VOW Comments/Reviews: <b>No</b>	Lock Box:
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>Yes</b>	Expiration Date: <b>01/10/2026</b>
Additional Sales Information: <b>None</b>	Broker Notices:	Phone: <b>(000) 000-0000</b>
Showing Inst: <b>TEXT AGENT, RICH CLARK AT 708-218-4668</b>	Cont. to Show?:	Broker Owned/Interest: <b>No</b>
Mgmt. Co: <b>Self</b>	Contact Name: <b>SELF MANAGED</b>	More Agent Contact Info:
Owner: <b>OWNER OF RECORD</b>	Ph #:	Owner Can Rent: <b>Yes</b>
Broker: <b>Century 21 Circle (25624) / (708) 424-1199</b>		
List Broker: <b>Richard Clark (601155) / (708) 218-4668 / rclark@c21circle.com</b>		
CoList Broker: <b>John Wanda (601384) / (708) 912-7375</b>		

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**Attached Single**

Status: **PCHG**  
Area: **415**

MLS #: **12464250**List Date: **09/10/2025**List Dt Rec: **09/10/2025**List Price: **\$215,000**Orig List Price: **\$230,000**

Sold Price:

SP Incl. Parking: **Yes**Address: **10620 S Central Ave Unit 3A, Chicago Ridge, IL 60415**Directions: **CENTRAL AVE TO 10620 S CENTRAL**

Sold by:

Closed:

Off Mkt:

Year Built: **2005**Dimensions: **COMMON**Ownership: **Condo**Corp Limits: **Chicago Ridge**Coordinates: **S:12 W:7**Rooms: **5**Bedrooms: **2**Basement: **None**Waterfront: **No**Appx SF: **1200\*\***Total Units: **5**# Stories: **3**

% Own. Occ.:

\*\*Level Square Footage Details: **Main Sq Ft: 1200, Above Grade Total Sq Ft: 1200, Approx. Total Finished Sq Ft: 1200, Total Finished/Unfinished Sq Ft: 1200**

Check FHA Eligibility

Contract:

Financing:

Blt Before 78: **No**

Subdivision:

Township: **Worth**Bathrooms: **2/0**

(Full/Half):

Master Bath: **Full**Bsmnt. Bath: **No**Mkt. Time (Lst./Tot.): **10/10**

Concessions:

Contingency:

Curr. Leased:

Model:

County: **Cook**

# Fireplaces:

Parking: **Garage**# Spaces: **Gar:1**Parking Incl. **Yes**

In Price:

SF Source: **Estimated**

Bldg. Assess. SF:

Unit Floor Lvl.: **3**

% Cmn. Own.:

# Days for

Bd Apprvl: **0**

Fees/Approvals:

Remarks: **ATTENTION INVESTORS: THIS AIRBNB PROPERTY CAN BE YOURS IF YOU HURRY. OWNER OCCUPANTS AND INVESTORS ALIKE WILL LOVE THIS GORGEOUS 3RD FLOOR 2 BEDROOM CONDO IN CONVENIENT CHICAGO RIDGE LOCATION. VAULTED CEILINGS GIVE A CLASSY TOUCH TO THIS PROPERTY. THERE IS ALSO A SPRINKLER SYSTEM INSTALLED AS CODE REQUIRES IN ADDITION TO FLEXICORE CONSTRUCTION. SEPARATE LAUNDRY ROOM HAS FULL SIZE WASHER AND DRYER. THE KITCHEN HAS ALL STAINLESS STEEL APPLIANCES INCLUDED. THE ROOF IS ABOUT 4 YEARS OLD. 1 CAR ATTACHED GARAGE GIVES EASY ACCESS IN AND OUT. THERE IS A PRIVATE BALCONY FACING EAST SO THAT OCCUPANT CAN ENJOY THEIR MORNING COFFEE AS THE SUN RISES IN THE EAST. IMMEDIATE OCCUPANCY AVAILABLE. DISCOVER URBAN LIVING AT ITS BEST IN THIS RENOVATED, SPACIOUS CONDO. SET IN A CHARMING 5 UNIT BUILDING, IT SEAMLESSLY BLENDS LUXURY WITH PRACTICALITY, FEATURING A PRIVATE GARAGE, IN-UNIT LAUNDRY, AND A BALCONY.**

**School Data**Elementary: **(127.5)**Junior High: **(127.5)**High School: **H L Richards (Campus) (218)****Assessments**Amount: **\$160**Frequency: **Monthly**Special Assessments: **No**Special Service Area: **No**Master Association: **No**Master Assc. Freq.: **Not Required****Tax**Amount: **\$4,029**PIN: **24172090381004 /**

Mult PINs:

Tax Year: **2023**Tax Exmps: **None**

Coop Tax Deduction:

Tax Deduction Year:

**Pet Information**Pets Allowed: **Cats OK, Dogs OK**Max Pet Weight: **50****Square Footage Comments:**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X10	3rd Level	Wood Laminate	All	Master Bedroom	13X10	3rd Level	Carpet	All
Dining Room	13X10	3rd Level	Wood Laminate	All	2nd Bedroom	12X10	3rd Level	Carpet	All
Kitchen	13X9	3rd Level	Ceramic Tile	All	3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	8X6	3rd Level	Vinyl						

Interior Property Features: **Vaulted Ceiling(s), Wood Laminate Floors, Laundry Hook-Up In Unit, Flexicore, 9' Ceiling, Some Carpeting, Drapes/Blinds, Separate Dining Room**

Exterior Property Features: **Balcony**

Age: **16-20 Years**Type: **Condo**Exposure: **E (East)**Exterior: **Brick, EIFS (e.g. Dryvit)**Air Cond: **Central Air**Heating: **Gas, Forced Air**Kitchen: **Updated Kitchen**Appliances: **Oven/Range, Dishwasher, Refrigerator, Washer, Dryer**Dining: **Combined w/ LivRm**

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity: **Circuit Breakers, 100 Amp Service**

Equipment:

Additional Rooms: **No additional rooms**

Other Structures:

Door Features: **Sliding Doors, Storm Door(s)**Window Features: **All**Gas Supplier: **Nicor Gas**Electric Supplier: **Commonwealth Edison**Laundry Features: **Gas Dryer Hookup, In Unit**Garage Ownership: **Owned**Garage On Site: **Yes**Garage Type: **Attached**Garage Details: **Garage Door Opener(s), Transmitter(s)**

Parking Ownership:

Parking On Site:

Parking Details:

Parking Fee (High/Low): **/**Driveway: **Asphalt**Basement Details: **None**Foundation: **Concrete**

Exst Bas/Fnd:

Roof: **Asphalt/Glass (Shingles)**Disability Access: **No**

Disability Details:

Lot Desc:

Lot Size Source: **Owner**Sewer: **Sewer-Public, Sewer-Storm**Water: **Lake Michigan, Public**

Const Opts:

General Info: **None**

Amenities:

Asmt Incl: **Common Insurance, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms: **Conventional, Cash Only**Possession: **Closing, Negotiable**

Est Occp Date:

Management: **Self-Management**Rural: **No**

Vacant:

Relist:

Zero Lot Line:

Broker Private Remarks: **ALL FURNITURE MAY BE INCLUDED IF CLIENT IS INTERESTED.**

Internet Listing: **Yes**VOW AVM: **No**Listing Type: **Exclusive Right to Sell**Additional Sales Information: **None**Showing Inst: **TEXT AGENT, RICH CLARK AT 708-218-4668**Mgmt. Co: **Self**Owner: **DAVID SOLLIS**Broker: **Century 21 Circle (25624) / (708) 424-1199**List Broker: **Richard Clark (601155) / (708) 218-4668 / rclark@c21circle.com**CoList Broker: **John Wanda (601384) / (708) 912-7375**Remarks on Internet?: **Yes**VOW Comments/Reviews: **No**Holds Earnest Money: **Yes**

Broker Notices:

Cont. to Show?:

Contact Name: **BROKER**

Ph #:

Addr on Internet?: **Yes**Lock Box: **Sentrilock**Expiration Date: **01/10/2026**Phone: **(000) 000-0000**Broker Owned/Interest: **No**

More Agent Contact Info:

Owner Can Rent: **Yes**