



<b>Two to Four Units</b>	<b>MLS #: 12482790</b>	<b>List Price: \$450,000</b>
Status: <b>NEW</b>	List Date: <b>10/08/2025</b>	Orig List Price: <b>\$450,000</b>
Area: <b>123</b>	List Dt Rec: <b>10/08/2025</b>	Sold Price:
Address: <b>528 E Chicago St , Elgin, IL 60120</b>	Directions: <b>Page to N Liberty to E Chicago</b>	Contingency Flag:
Sold by:	Contract:	Mkt. Time (Lst./Tot.): <b>6/6</b>
Closed:	Financing:	Concessions:
Off Mkt:	Blt Before 78: <b>Yes</b>	Contingency:
Year Built: <b>1875</b>	Dimensions: <b>66 x 134 x 66 x 134</b>	County: <b>Kane</b>
Ownership: <b>Fee Simple</b>	Subdivision:	Model: <b>4 unit - Investment Property</b>
Corp Limits: <b>Elgin</b>	Township: <b>Elgin</b>	Parking: <b>Garage</b>
Coordinates:	Acreage: <b>0.2</b>	# Spaces: <b>Gar:3</b>
	Total Units: <b>4</b>	Parking Incl: <b>Yes</b>
Total Rooms: <b>14</b>	Total Baths <b>4/0</b> (Full/Half):	In Price:
Total Bedrooms: <b>4</b>	Basement: <b>Full</b>	3 BR Unit: <b>No</b>
Waterfront: <b>No</b>		Zoning: <b>Multi-Family</b>
Mobility Score: - <b>?</b>		

Remarks: **Multi Family - Income Producing Investment Property \* 2900 above ground SQFT \* 1511 BSMT SQFT \* \$4050.00 per month in rents collected \* 3 Car Garage \* All units have been renovated over time: Unit #1 2013 to 2025, Unit #2 Bathroom Reno 2023, Unit #3 Kitchen Reno 2004 and Bathroom Reno 2023, Unit #4 Reno 2016. \* 1.19 miles from Elgin Metra \* Property located in Historical Elgin. Exterior recently stripped and painted \$22,500. Historical Building**

#### School Data

Elementary: **Channing Memorial (46)**  
Junior High: **Ellis (46)**  
High School: **Elgin (46)**

#### Taxes/Assessments

PIN: **0613261012**  
Mult PINs:  
Tax Amount: **\$9,142**  
Tax Year: **2024**  
Exemptions: **None**  
Special Assessments: **No**  
Special Service Area: **No**

#### Financial Info

Total Rental Income: **\$4,050**  
Net Operating Income:  
Gross Income: **\$48,600**  
Other Income: **Garage/s**

<b>Floor Level</b>	<b>Sq Ft.</b>	<b>Rooms</b>	<b>Bedrooms</b>	<b>Bathrooms</b>	<b>Master Bath</b>	<b>Sec Deposit</b>	<b>Rent</b>	<b>Lease Exp</b>
<b>Unit #1</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>1/0</b>	<b>Full</b>	<b>825</b>	<b>1300</b>	<b>11/25</b>
<b>Unit #2</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>1/0</b>	<b>Full</b>	<b>675</b>	<b>825</b>	<b>11/25</b>
<b>Unit #3</b>	<b>2</b>	<b>4</b>	<b>1</b>	<b>1/0</b>	<b>Full</b>	<b>900</b>	<b>1100</b>	<b>11/25</b>
<b>Unit #4</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>1/0</b>	<b>Full</b>	<b>825</b>	<b>825</b>	<b>11/25</b>

Age: **100+ Years, Rehab in 2004**

Type-Multi Unit: **4 Flat, 1 Story Unit/s, 2 Story Unit/s**

Style: **Colonial**

Const Opt:

General Info: **Commuter Bus, Commuter Train, Historical District**

Amenities: **Park/Playground, Curbs/Gutters, Sidewalks, Street Lights, Street Paved**

Ext. Bldg. Type: **Frame**

Lot Size: **Less Than .25 Acre**

Lot Size Source: **County Records**

Lot Desc: **Level**

Roof: **Asphalt/Glass (Shingles)**

Foundation: **Stone**

Ext Bas/Fnd:

Ext Prop Feats:

Conversion: **Yes**

Deconversion:

Relist:

Janitor Expense (\$/src): **/**

Water Expense (\$/src): **/**

Repairs/Decor Expense (\$/src): **/**

Operating Expense Includes:

Garage Ownership: **Owned**

Garage On Site: **Yes**

Garage Type: **Detached**

Garage Details:

Parking Ownership:

Parking On Site:

Parking Details:

Appliances/Features (1): **Stove, Refrigerator**

Appliances/Features (2): **Stove, Refrigerator**

Appliances/Features (3): **Stove, Refrigerator**

Appliances/Features (4): **Stove, Refrigerator**

Bath Amn:

Basement Details: **Unfinished, Cellar, Exterior Access**

Additional Rooms:

Building Unit Info:

Tenancy Type: **Leases, Month To Month**

Tenant Pays (1): **Electric**

Tenant Pays (2): **Electric**

Tenant Pays (3): **Electric**

Tenant Pays (4): **Electric**

Water: **Public**

Sewer: **Sewer-Public**

Heating: **Radiant**

Equipment:

HERS Index Score:

Green Disc:

Green Rating Srce:

Green Feats:

Possession: **Closing**

Sale Terms: **Conventional**

Gas Supplier: **Nicor Gas**

Electric Supplier: **Commonwealth Edison**

Fuel Expense (\$/src): **/**

Trash Expense (\$/src/yr): **//**

Manager Expense (\$/src): **/**

Electricity Expense (\$/src): **/**

Insurance Expense (\$/src): **\$209/Actual**

Other Expense (\$/src): **/Combination**

Broker Private Remarks: **All units have been renovated over time: Unit #1 2013 to 2025, Unit #2 Bathroom Reno 2023, Unit #3 Kitchen Reno 2004 and Bathroom Reno 2023, Unit #4 Reno 2016. exterior recently stripped and painted \$22,500 \* EST: Utilities \$600.00 per MO. \* EST: Cleaning and Maintenance \$200.00 per Mo**

Internet Listing: **Yes**

VOW AVM: **No**

Listing Type: **Exclusive Right to Sell**

Additional Sales Information: **None**

Showing Inst: **Call LA: Barb 847-462-9999**

Owner: **Owner of Record**

Broker: **@properties Christie's International Real Estate (4777) / (847) 381-0300**

List Broker: **Barbara Cullen (42557) / (847) 462-9999 / barbcullen@atproperties.com**

CoList Broker:

Remarks on Internet?: **Yes**

VOW Comments/Reviews: **No**

Holds Earnest Money: **Yes**

Expiration Date: **09/28/2026**

Cont. to Show?:

Ph #:

Addr on Internet?: **Yes**

Lock Box: **None**

Broker Notices:

Broker Owned/Interest: **No**

More Agent Contact Info:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12482790

Prepared By: Barbara Cullen | @properties Christie's International Real Estate | 10/13/2025 12:55 PM