

**Two to Four Units**

MLS #: **12482790**
 Status: **NEW** List Date: **10/08/2025**
 Area: **123** List Dt Rec: **10/08/2025**
 Address: **528 E Chicago St , Elgin, IL 60120**
 Directions: **Page to N Liberty to E Chicago**
 Sold by:
 Closed:
 Off Mkt:
 Year Built: **1875**
 Dimensions: **66 x 134 x 66 x 134**
 Ownership: **Fee Simple**

Corp Limits: **Elgin** Township: **Elgin**
 Coordinates:
 Acreage: **0.2** Total Units: **4**
 Total Rooms: **14** Total Baths **4/0**
 (Full/Half):
 Total Bedrooms: **4** Basement: **Full**
 Waterfront: **No**
 Mobility Score: - **?**

List Price: **\$450,000**
 Orig List Price: **\$450,000**
 Sold Price:
 Contingency Flag:
 Mkt. Time (Lst./Tot.): **6/6**
 Concessions:
 Contingency:
 County: **Kane**
 Model: **4 unit - Investment Property**
 Parking: **Garage**
 # Spaces: **Gar:3**
 Parking Incl: **Yes**
 In Price:
 3 BR Unit: **No**
 Zoning: **Multi-Family**

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**

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

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

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

Style: **Colonial**

Const Opts:

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:

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**

Janitor Expense (\$/src): /

Water Expense (\$/src): /

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

Operating Expense Includes:

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