

**MILLENNIUM
PROPERTIES R/E**



SHERIFF SALE - March 19, 2026
4058 S. King Drive | Chicago, IL
\$250,000_{min bid}

MPIREALESTATE.COM

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PROPERTY OVERVIEW



4058 S. KING DRIVE

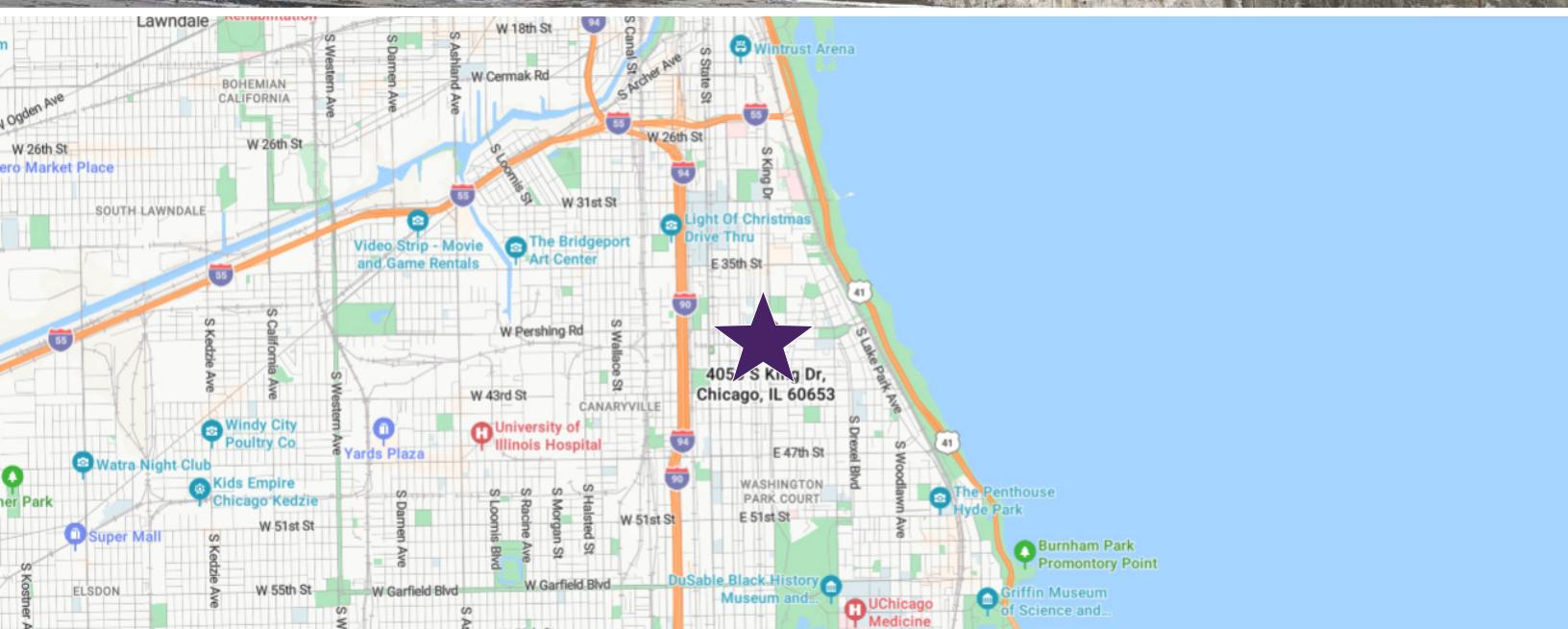
is a single-family property on a 3,300 square foot lot on historic Dr. Martin Luther King Drive in the Bronzeville neighborhood. This corner lot greystone offers the possibility of an approximately 8,840 square foot, three-story home including basement. This unique property offers a great opportunity to completely rehab as the zoning would allow for redevelopment to a 3 to 6-unit condominium development or keep as a single family property. 10 minutes to downtown Chicago, this property has easy access to public and vehicular transportation.

Situated in the heart of Chicago's Bronzeville neighborhood, the property is located one block from the CTA Green Line, half a block from MLK Drive bus service, and minutes from I-90/94 and Lake Shore Drive, providing excellent accessibility. The surrounding area includes Mariano's, local dining and coffee shops, galleries, Washington Park, the lakefront and the active 53rd Street corridor in Hyde Park, supporting strong long-term rental demand and neighborhood appreciation. Bronzeville continues to attract investment due to its proximity to downtown, Hyde Park and major transit corridors.

AUCTION HIGHLIGHTS



- 8,840 SF 3-story greystone
- Gut rehab opportunity
- Can be redeveloped as 3 to 6-unit condominium, including basement or stay as single family
- Situated on South King Drive, a corridor undergoing significant re-development
- Close to the CTA Green Line and MetraRail line
- Good opportunity for user or investor
- Close proximity to I-90/94 Dan Ryan expressway, public transit and major city arteries
- Businesses in the area include: Marianos, Walgreen's, Dunkin', Culver's and more
- Zoning: RM-5



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DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
Population:			
2020 Population	118,650	697,145	2,253,107
2024 Population	114,723	658,608	2,090,008
2029 Population Projection	110,818	633,043	2,000,867
Annual Growth 2020-2024	-0.8%	-1.4%	-1.8%
Annual Growth 2024-2029	-0.7%	-0.8%	-0.9%
Households:			
2020 Households	54,733	296,033	925,701
2024 Households	52,689	285,414	869,255
2029 Household Projection	50,801	275,293	833,678
Annual Growth 2020-2024	0.1%	0.6%	0%
Annual Growth 2024-2029	-0.7%	-0.7%	-0.8%
Owner Occupied Households	14,056	84,977	341,773
Renter Occupied Households	36,745	190,316	491,905
Avg Household Income	\$71,066	\$89,986	\$97,813
Median Household Income	\$45,050	\$58,652	\$68,216
2024 Households by Household Inc:			
Less than \$25,000	18,303	80,421	196,043
\$25,000 - 50,000	9,378	48,246	146,507
\$50,000 - 75,000	7,325	38,027	125,424
\$75,000 - 100,000	5,488	29,299	98,357
\$100,000 - 125,000	3,758	23,934	78,484
\$125,000 - 150,000	2,252	14,161	51,647
\$150,000 - 200,000	2,849	18,758	64,841
Greater than \$200,000	3,334	32,568	107,955
Businesses and Employment:			
Businesses	4,033	52,832	116,434
Employees	34,814	689,852	1,214,464

TERMS & CONDITION

PROOF OF FUNDS REQUIRED TO BID

All bidders will be required to provide an initial earnest money deposit, either as a wire transfer or as a cashier's check payable to Millennium Properties R/E, Inc. in the amount of \$25,000 at the same time the bid is submitted. Only the funds of the successful high bidder for the property will be deposited at the conclusion of the auction; all other bidders will have their funds returned to them in a timely manner.

AGENCY DISCLOSURE

Millennium Properties R/E, Inc. (Auctioneer) and all other licensees employed by or associated with the Broker, represent the Circuit Court in the sale of this Sheriff Deed.

AUCTION FORMAT

All bidding is open and public. To be able to bid you must have a \$25,000 certified or cashier's check made payable to Millennium Properties R/E Inc. or yourself, that you will sign over to Millennium Properties R/E Inc. if you are the high bidder. You will also be able to bid virtually or over the phone. To bid virtually or over the phone, you will be required to post \$25,000 with Millennium Properties R/E Inc. prior to the sale. In addition, you will be executing a power of attorney for a designated party to execute the contract on your behalf if you are the high bidder. To bid during the auction, qualified bidders need only raise their hand in the auction room or on the virtual port where you will be recognized by The Auctioneer. On the phone, please shout out your bid or instruct an Auctioneer's bidder assistant to call out your bid for you. The Auctioneer will be bidding on behalf of the bank who has provided a reserve price.

SALE LOCATION

The Auction will be held on Thursday, March 19th, 2026, at 10:30am CST (central standard time) in the offices of Chicago Title Land Trust Company 35 W. Wacker Drive 11th floor Chicago, Illinois 60601.

DAY OF THE AUCTION

We recommend bidders arrive at the offices of Chicago Title Land Trust Company at 10:00am CST in order to register, present your designated cashier's check, have any last-minute questions answered and obtain preferred seating. Registration will go on continuously for 30 minutes preceding The Auction, which will begin promptly at 10:30am.

ATTORNEY REVIEW RECOMMENDED

Information contained in this brochure and all other related material, such as the Bidder's Information Package, should be carefully reviewed by an attorney prior to the auction and is subject to and may be superseded by (a) the offer to purchase, as well as by (b) announcements made prior to the bid deadline. Requirements of the successful bidder. The successful High Bidder will be required to sign the bidder's card upon the conclusion of bidding, acknowledging the purchase and tender the required cashier's check(s) as initial down payment to the Auctioneer's assistant. The check(s) should be made payable to Millennium Properties R/E, Inc. as Escrow Agent. The High Bidder shall then immediately sign the Agreement. The Agreement shall supersede all other materials, including the Terms of Sale relating to the sale of Property. The balance of the purchase price is to be paid within 48 hours or no later than 5:00 PM CST Monday March 23 2026.

BIDS SUBJECT TO COURT APPROVAL

The High Bid shall be irrevocable. The Bid shall become subject to the approval of the Circuit Court of Cook County, Chancery Division, Illinois, Case no. 2019-CH-08294 the Honorable Marian E Perkins presiding. Millennium Properties R/E, Inc. (Selling Officer) and all other licensees employed by or associated with the Broker, represent the Court in the sale of these properties.

EARNEST MONEY

The Successful Bidder shall immediately tender certified or cashier's check to Millennium Properties R/E, Inc.

CLOSING DATE

The property is a sheriff's deed to the to the purchaser.

TITLE INSURANCE

The purchaser shall receive no title insurance policy. If you wish to have title coverage, you will need to pay any costs in connection with the examination, opinion, and insurance of title. But it is not subject to any defects on title if there are any.

INSPECTION OF THE PROPERTY

This property is being sold on an "AS-IS, WHERE-IS" basis. Your complete inspection of the property by your experts at the designated time prior to the auction is encouraged. Those inspecting the property assume all risks associated

AUCTION TERMS & CONDITIONS

with any inspection and all who enter must sign a waiver and do so at their own risk.

INSPECTION DATES AND TIMES

Thursday, February 12, 2026 - 12:00pm to 2:00pm

Wednesday, February 25, 2026 - 1:00pm to 3:00pm

Tuesday, March 3, 2026 - 12:00pm to 2:00pm

We cannot guarantee that there will be access to the entire property.

REAL ESTATE TAXES

The Court will not provide a proration credit for real estate taxes, but has paid the 2024 real estate taxes.

BROKER PARTICIPATION INVITED

A referral fee in the amount of one and a half percent (1.5%) of the high bid price will be paid by Selling Officer to the real estate agent or broker acting as a "Buyer Broker", whose client pays for and closes on a property. To qualify for the referral fee, the real estate agent or broker must: (a) be a licensed real estate agent or broker in the state in which the property is located who will abide by the National Association of Realtors® Code of Ethics; (b) register the Client by certified mail return receipt requested, on company stationery, which must be signed by both broker and Client and confirm the "buyer-broker" arrangement ("Registration"), with Millennium Properties R/E, Inc., 225 West Illinois, Suite 350, Chicago, IL 60654. Attention: Project Coordinator King Drive, at least 14 days before the date of the auction; (c) insure that the Registration is received before any inspection of the property by the Client; (d) sign in and attend a scheduled Open House with the Client; All Registrations accepted will be acknowledged by the Selling officer. Each participating agent or broker must bring this acknowledged Registration to the Sheriff Sale for registration verification purposes. A complete file of the Registration on all Clients will be maintained. No Broker registration will be recognized on a client who has previously contracted or been contacted by the Selling Officer or their representative. Referral fees will be paid upon Selling Officer receiving their fee and transfer of the sheriff's deed. Referral fees are based on the high bid amount. No referral fees will be paid, if, in the sole opinion of Millennium Properties R/E, Inc, the broker, the broker's agents, affiliates, business partners, or a member of the broker's immediate family is participating in the purchase

of the property. An affidavit will be required certifying that the broker is not acting or participating in any way as a principal, affiliate, or business partner. No sub-agency shall be offered to any broker by Selling Officer. There can be NO EXCEPTIONS to this procedure, and no oral Registrations will be accepted. If a referring broker has not met all these requirements, no referral fee will be paid to the referring broker, even if the referring broker's Client purchases the property.

DISCLAIMER

The information contained in this brochure is subject to inspection and verification by all parties relying on it. The Circuit Court of Cook County, The Lender, Selling Officer and their agents and Millennium Properties R/E, Inc. assume no liability for its inaccuracy, errors or omissions. ALL SQUARE FOOTAGE, DIMENSIONS AND TAXES IN THIS BROCHURE ARE APPROXIMATE. This offering may be withdrawn, modified or cancelled without any notice at any time and is subject to prior sale. This is not a solicitation to residents of any state where this offering is prohibited by law.

Address	Minimum Bid	Initial Earnest Money Deposit
4058 S King Drive Chicago, IL	\$250,000	\$25,000