



MILLENNIUM
PROPERTIES R/E

SEALED BID AUCTION - March 19, 2026
6953 S. Artesian Ave. | Chicago, IL
\$175,000 min bid

MPIREALESTATE.COM

Daniel J. Hyman
(312) 338-3003
dhyman@mpirealestate.com

Sean Wagner
(312) 338-3004
seanw@mpirealestate.com

PROPERTY OVERVIEW



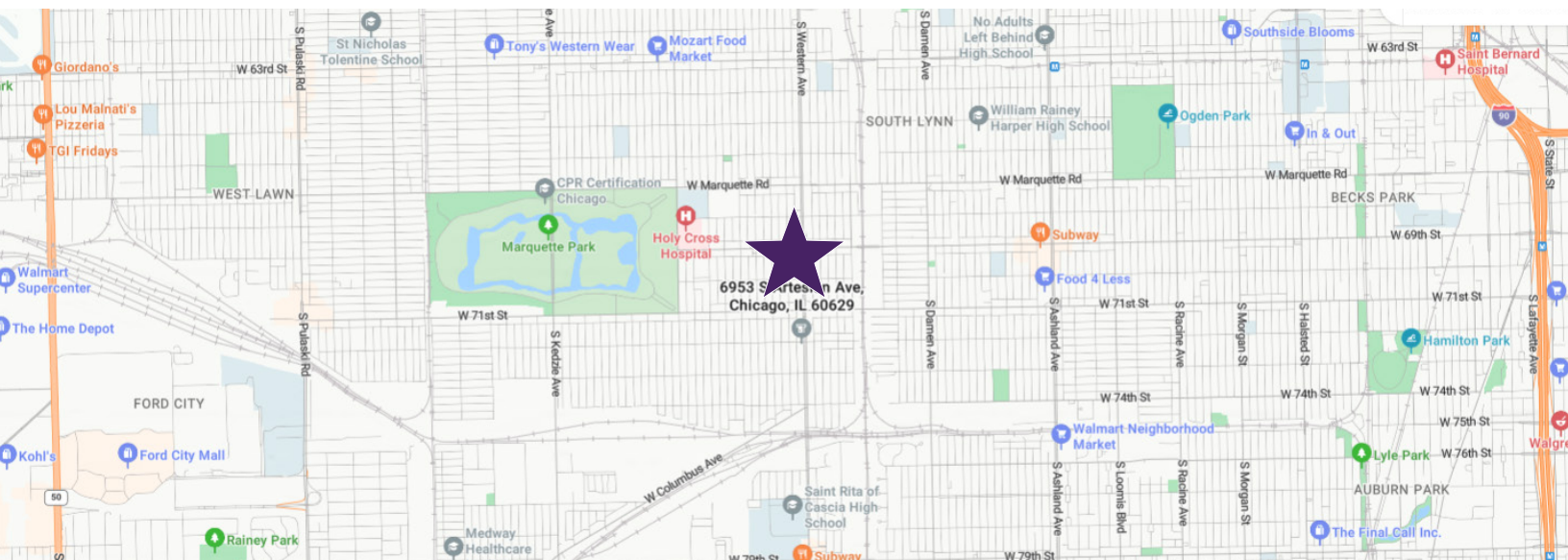
6953 S. ARTESIAN AVENUE is a two-unit brick building is available via court order sale in Chicago Lawn neighborhood. The property features two duplexed units, each with 4 bedrooms and 2 full bathrooms. Both units feature spacious layout, gas forced air and washer/dryer and are individually metered. Turn-key building ready to add to your portfolio or for an owner-occupant seeking rental income. This property's location enjoys easy access to public transportation, schools and retail. Great opportunity for investors.

Situated in the South Lawn neighborhood, the property is less than 12 miles from downtown Chicago. This location is in a growing commercial corridor for the Southside of Chicago. Commercial real estate is clustered in several corridors in this largely residential area.

PROPERTY HIGHLIGHTS



- 2-story brick single family
 - Two 4 bedroom, 2 bath units
- Spacious rooms, in-unit laundry and gas-forced air
- Individually metered
- Situated on South King Drive, a corridor undergoing significant re-development
- Good opportunity for investor
- Close proximity to I-90/94 Dan Ryan expressway, public transit and major city arteries
- Businesses in the area include: Walmart, McDonald's, White Castle, Food4Less, and more
- Land area: 3,780 SF
- Zoning: RS-3
- Taxes (2024): \$4,237.88



DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
Population:			
2020 Population	157,670	735,087	2,201,094
2024 Population	139,554	663,973	2,072,756
2029 Population Projection	132,182	631,862	1,990,925
Annual Growth 2020-2024	-2.9%	-2.4%	-1.5%
Annual Growth 2024-2029	-1.1%	-1.0%	-0.8%
Households:			
2020 Households	49,936	259,148	870,014
2024 Households	43,783	233,268	826,045
2029 Household Projection	41,340	221,609	794,139
Annual Growth 2020-2024	-2.2%	-0.9%	0%
Annual Growth 2024-2029	-1.1%	-1.0%	-0.8%
Owner Occupied Households	20,651	111,413	362,172
Renter Occupied Households	20,689	110,197	431,967
Avg Household Income	\$56,226	\$68,207	\$88,652
Median Household Income	\$39,248	\$48,049	\$61,876
2024 Households by Household Inc:			
Less than \$25,000	14,692	69,671	199,724
\$25,000 - 50,000	10,901	50,082	153,080
\$50,000 - 75,000	7,090	35,984	122,581
\$75,000 - 100,000	4,092	25,945	93,764
\$100,000 - 125,000	3,213	19,358	74,419
\$125,000 - 150,000	1,486	11,225	47,154
\$150,000 - 200,000	1,646	11,649	56,019
Greater than \$200,000	665	9,355	79,305
Businesses and Employment:			
Businesses	4,033	52,832	116,434
Employees	34,814	689,852	1,214,464

AUCTION TERMS & CONDITION

CASHIER'S CHECK REQUIRED TO BID AND ATTEND

All bidders registering at the auction and parties attending will be required to bring a cashier's check payable to Chicago Title and Trust in the amount of \$15,000. Only successful high bidders will be required to tender their check at the conclusion of the auction.

BUYER'S PREMIUM

The purchaser shall pay a premium equal to Six and a half percent (6.5%) of the high bid price indicated in the Agreement. This amount shall be added to the final bid and inserted in the Agreement to determine the total purchase price.

AGENCY DISCLOSURE

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

AUCTION FORMAT

All bidding is open and public. To be able to bid you must have a \$15,000 certified or cashier's check made payable to Chicago Title & Trust . 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 \$15,000 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.

ATTORNEY REVIEW RECOMMENDED

Information contained in this brochure and all other auction-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 announcements made from the podium prior to the commencement of bidding.

REQUIREMENTS OF THE SUCCESSFUL BIDDER

The successful high bidder on the property 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) shall be made payable to Chicago Title & Trust., 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 Initial Earnest Money MUST be increased to ten percent (10%) of the total purchase price within two (2) business days of the auction as specified in the Agreement and no later than 5:00 PM CST Monday March 23 2026. No third-party checks will be accepted. The balance shall be paid consistent with the terms of the Purchase & Sale Agreement. the transaction shall not be contingent on obtaining financing. The successful high bidder also will be required to sign a statement that the bidder has inspected the property, obtained the Bidder's Information Package and other pertinent documents.

OFFERING METHOD

If the Property is being offered for Sale subject to a reserve of \$175,000, the property will sell regardless of price above the \$175,000. The Auctioneer reserves the right to ask for an opening bid at, above or below the suggested opening bid. The sale is subject to approval of the Cook County Court in case # 2018 L 13196

CLOSING DATE

All sales will close on or before April 10, 2026, at which time the purchaser will pay the balance of the purchase price. All recording costs will be the responsibility of the buyer as well as the transfer stamps for State, County, and local buyer's cost as well. There will be no prorations of any sort for utilities, nor rents and buyer is taking it subject to present tenancies if applicable.

TITLE INSURANCE

The purchaser shall receive standard owner's title insurance policy showing the title to be free from all encumbrances, except permitted exceptions specified in the Agreement. If you wish to have title insurance with respect to survey matters, you must produce a survey prior to closing. If you wish to have extended title coverage, you will need to pay any costs above and beyond the provided standard owner's title insurance policy.

All real estate taxes due at the time of closing and after closing will be responsibility of the buyer. The Seller will not provide a proration credit for real estate taxes.

INSPECTION OF THE PROPERTY

These properties are being sold on an "AS-IS, WHERE-IS" basis. Your complete inspection of the property by

AUCTION TERMS & CONDITIONS

your experts at the designated time prior to the auction is encouraged. Those inspecting the property assume all risks associated with any inspection.

OPEN HOUSES

Thursday February 12, 2026 - 9:30 AM to 11:30 AM
Wednesday February 25, 2026 - 10:30 AM to 12:30 PM
Tuesday March 3, 2026 - 9:30 AM to 11:30 AM

CONDUCT OF THE AUCTION

Neither the Court, Seller’s agents or Auctioneer is permitted to bid at the auction. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. Seller and Auctioneer reserve the right to refuse admittance to or expel anyone from the auction premises for interference with auction activities, nuisance, canvassing, soliciting, or other reasons deemed necessary by the Auctioneer. In the event of a dispute between bidders, the Auctioneer shall make the final decision to accept the final bid, to re-offer and re-sell the property, or to remove the property from the auction. If any disputes should arise following the auction, the Auctioneer’s records shall be conclusive in all respects. Because of the pace of the Auction bidding, Auctioneer is not able and therefore is not obligated to recognize nor record each of the bidders at any bid level during open outcry except the high bidder. Auctioneer will use its reasonable efforts to register persons bidding at the Auction, but cannot represent or warrant that all Auction bidders have been properly registered.

AUCTION LOCATION

The auction will be held at 10:30 AM on Thursday March 19th, 2026 at the office of Chicago Title Land Trust Company 35 West Wacker Drive, 11th floor, Chicago, IL 60601. Registration is in the lobby.

THE DAY OF THE AUCTION

We recommend bidders arrive at the auction location at 10:00 AM CST in order to register, present your designated cashier’s check in the amount of \$15,000, have any last-minute questions answered and obtain preferred seating. Registration will go on continuously for the hour preceding the auction, which will begin promptly at 10:30 AM CST. It is possible to bid via zoom and if that is your desire arrangements must be made with Broker on or before March 16 2026.

BROKER PARTICIPATION INVITED

A referral fee in the amount of two percent (2.0%) of the high bid price will be paid by Broker 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 W. Illinois Ave., Suite 350, Chicago, IL 60654. Attention: Auction Project Coordinator, 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; (e) attend the auction with the Client and bid with or for the Client; and (f) insure that the Buyer’s Premium is included in Real Estate Sale Contract signed by the Client. All Registrations accepted will be acknowledged by the Auctioneer. Each participating agent or broker must bring this acknowledged Registration to the auction 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 Sellers, their representatives or Auctioneer. Referral fees will be paid upon closing by Sellers and receipt of all commissions by Auctioneer. Referral fees are based on the high bid amount. No referral fees will be paid by the seller, if the broker, the broker’s agents 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. No sub-agency shall be offered to any broker by Auctioneer. There can be NO EXCEPTIONS to this procedure, and no oral Registrations will be accepted. If a referring broker has not met all of 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. Sellers, 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
6953 S Artesian Avenue Chicago, IL	\$175,000	\$15,000