

9424 S Kolmar Avenue

Oak Lawn

Offered at \$269,900

- Multifamily lot
- 110'x132.79' 14,607sq. ft.
- potential condos,apartments, multifamily
- Advocate Christ Hospital area
- existing single family residence
- preliminary plans



Spacious premium lot zoned multi family or can build single family. Lot is 110'x132.79'. Can have approximately 10 units for condos or apartments. Probably 6-8 townhouses. Or one can have 2 structures of multifamily. It is 3.5 lots & 10' of rear vacated alley. There are three separate pins: 24-03-160-47-0000; 028, & 029. Existing house & garage are occupied by a good cooperative tenant on a month-to-month basis. House is 24.3'x44.4' (1,079sq.ft). Garage is 16.4'x36.4'. Willing to stay until the project is ready. Owner has some potential plans that are below the allowable usage here. Owner is willing to cooperate to assist with the village if needed. Seller has an additional vacant lot zoned multifamily in Oak Lawn & can package them together. (95th & 53rd Av.). This pocket west of the Hospital is almost all multifamily. There is a condo project to the South



John Nugent
Broker/Associate
Coldwell Banker Realty
10916 S. Cicero Ave.
Oak Lawn, IL 60453

Office:(708) 424-4000|Direct:(708) 364-8322|Cell:(312) 315-6484|Personal Fax:
(781) 609-1496

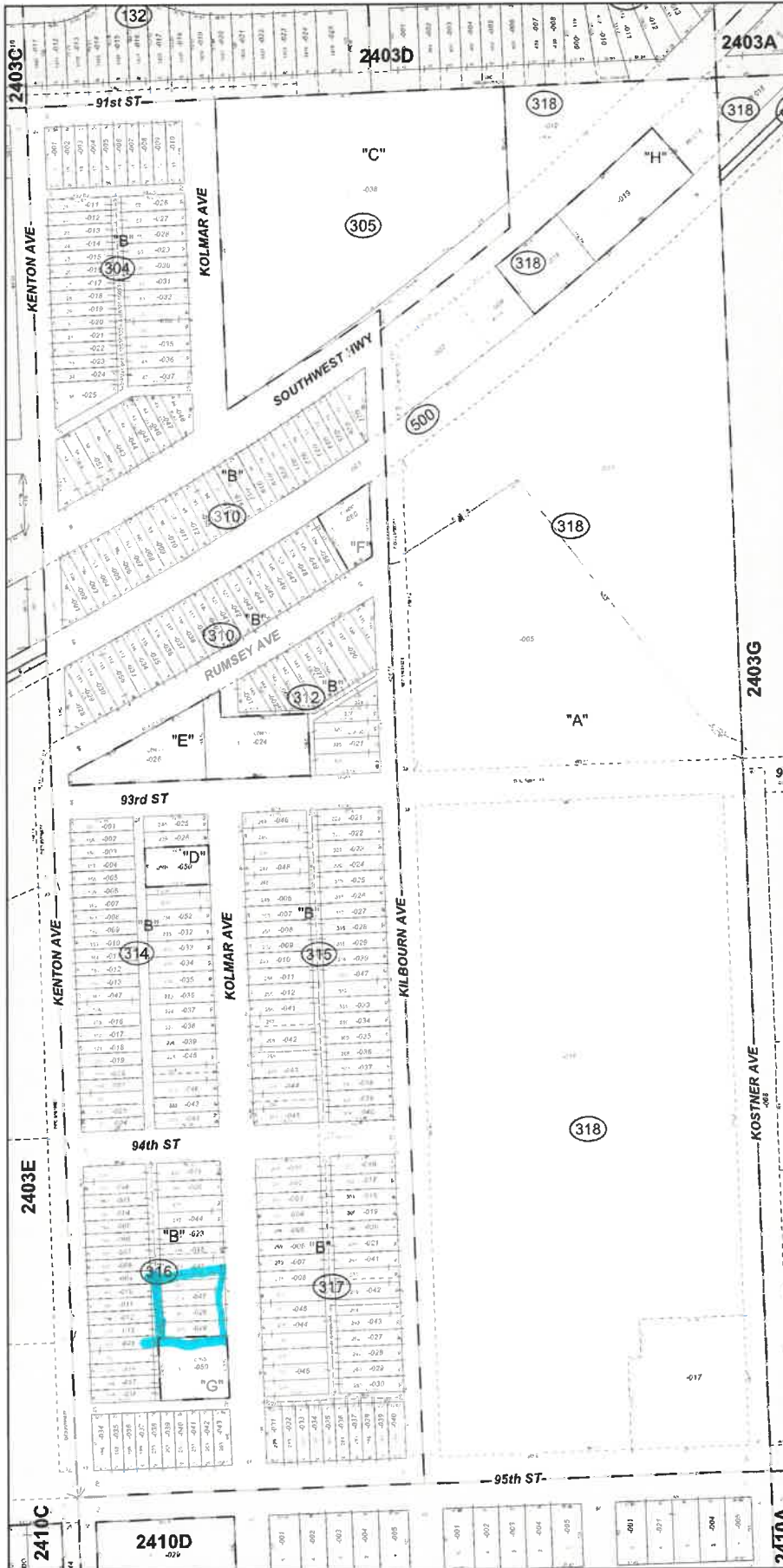

COLDWELL BANKER
REALTY
Coldwell Banker Realty



Cook County, Illinois

E 1/2 SW 1/4 Section 3 - 37 - 13

WORTH



"A"
MINICK'S PLEASANT HILL SUB. of the E.1/2 of the S.W.1/4 of Sec. 3-37-13. Vacation by the executor of the above sub. except Lots 1 to 13 in Blk. 1, Book 5900, Page 235. Rec. Apr 29, 1898. Rec. 08/24/1891 Doc. 1524784

"B"
FRANK DeLUGACH RUTH'S HIGHLANDS, a sub. of the W.1/2 of the E.1/2 of the S.W.1/4 of Sec. 3-37-13, (except the R.R. right of way). Rec. 02/18/1926 Doc. 999999999

"C"
OAK LAWN PUMPING STATION SUB. NO. 1, a Resub. of Lots 1 to 10, 59 to 80, all vac. alleys within, & parts of vac. 91st St. & Kilbourn Ave. all in Frank DeLugach Ruth's Highland (see "B"), together with part of the N.E.1/4-S.W.1/4 Sec. 3-37-13. Rec. 09/20/1978 Doc. 24635425

"D"
PLAT OF CONSOLIDATION of the N.1/2 of Lot 236, and Lots 237 & 238 in Frank DeLugach Ruth's Highlands (see "B"). Rec. 03/01/1979 Doc. 24865789

"E"
CRAWFORD GARDENS WEST, being a Sub. of Lots 146 to 153 and Lot 241, 242, 243 inclusive together with pts. of Vacated Sts. and ALLEYS Lying within Said Lot all with in Frank DeLugach Ruth's HighLands (See "B"). Rec. 11/22/1991 Doc. 91616168

"F"
PLAT OF CONSOLIDATION of the E.1/2, 12.5 ft. of Lot 131, & all of Lots 132 to 134 in Frank DeLugach Ruth's Highlands (see "B"). Rec. 02/24/1995 Doc. 95130961

"G"
JEAN'S CONSOLIDATION of Lots 206 thru 209 in Frank DeLugach Ruth's Highlands (See "B"). Rec. 01/31/1997 Doc. 97071622

"H"
SOUTHWEST HIGHWAY SUB. of part of S.W.1/4 Sec. 3-37-13. Rec. 09/03/1999 Doc. 99845574

CONDOMINIUM: 24-03-304-501
KENTON PLACE CONDOMINIUMS
Rec. 08/13/1993 D.x. 93730812

Unit	Unit	Unit
1A = 1001	1-B = 1002	1-C = 1003
2-A = 1004	2-B = 1005	2-C = 1006
3-A = 1007	3-B = 1008	3-C = 1009
4-A = 1010	4-B = 1011	4-C = 1012
5-B = 1013	5-C = 1014	

of OAK LAWN, ILLINOIS

CONDOMINIUM: 24-03-310-260
RUMSEY COURT CONDOMINIUM
Rec. 05/24/1995 D.x. 96485544

Unit	Unit	Unit	Unit
1W = 1001	1B = 1002	2W = 1003	2B = 1004
3W = 1005	3B = 1006		

CONDOMINIUM: 24-03-315-021
CRAWFORD GARDENS WEST CONDO.
Rec. 10/18/1991 D.x. 91536555

Unit	Unit	Unit
1A = 1001	1B = 1002	1C = 1003
1D = 1004	1E = 1005	2A = 1006
2B = 1007	2C = 1008	2D = 1009
2E = 1010	3A = 1011	3B = 1012
3C = 1013	3D = 1014	3E = 1015

Note: 4500 W. 97th Street

CONDOMINIUM: 24-03-312-024
CRAWFORD GARDENS WEST CONDOMINIUM
Rec. 07/01/1992 D.x. 92506431

Unit	Unit	Unit
1A = 1001	1B = 1002	1C = 1003
1D = 1004	1E = 1005	1F = 1006
1G = 1007	2A = 1008	2B = 1009
2C = 1010	2D = 1011	2E = 1012
2F = 1013	2G = 1014	3A = 1015
3B = 1016	3C = 1017	3D = 1018
3E = 1019	3F = 1020	3G = 1021

4530 W 93rd Street

CONDOMINIUM: 24-03-312-026
CRAWFORD GARDENS WEST CONDO'S
Rec. 02/18/1992 D.x. 91919141

Unit	Unit	Unit
1A = 1001	1B = 1002	1C = 1003
1D = 1004	1E = 1005	1F = 1006
2A = 1007	2B = 1008	2C = 1009

Property Characteristics for PIN:

24-03-316-047-0000



PROPERTY ADDRESS

9424 S KOLMAR AVE
OAK LAWN
60453
Township: WORTH

MAILING ADDRESS

ESTERO DEVELOPMENT LLC
13411 WESTGATE CT
ORLAND PARK, IL 60462

PROPERTY CHARACTERISTICS

CURRENT INFORMATION

Assessed Value:
(2021 Board Final)
Assessment Information: 10,534
Estimated Property Value: \$105,340

Lot Size (SqFt): 6,650
Building (SqFt): 1,056
Property Class: 2-03

Tax Rate : 12.956
Tax Code : 39021

TAX BILLED AMOUNTS & TAX HISTORY

2023: \$2,194.60* Pay Online: \$2,211.06
~~2022: \$3,999.19 - Paid in Full~~
2021: \$3,902.51 Paid in Full
2020: \$3,824.01 Payment History
2019: \$3,395.67 Payment History
2018: \$3,266.51 Payment History
*=(1st Install Only)

EXEMPTIONS

2023: Not Available
2022: 0 Exemptions Received
2021: 0 Exemptions Received
2020: 0 Exemptions Received
2019: 0 Exemptions Received
2018: 0 Exemptions Received

APPEALS

2023: Not Available
2022: Not Available
2021: Not Available
2020: Appeal Filed
2019: Appeal Information
2018: Appeal Information

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2023: Tax Sale Has Not Occurred
2022: Tax Sale Has Not Occurred
2021: Tax Sale Has Not Occurred
2020: No Tax Sale
2019: No Tax Sale
2018: No Tax Sale

DOCUMENTS, DEEDS & LIENS

2221404238 - AFFIDAVIT - 08/02/2022
2201207042 - ASSIGNMENT - 01/12/2022
2201207041 - MORTGAGE - 01/12/2022
2201207040 - WARRANTY DEED - 01/12/2022
1803329047 - TRUSTEES DEED - 02/02/2018

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.

Property Characteristics for PIN:

24-03-316-028-0000



PROPERTY ADDRESS

9424 S KOLMAR AVE
 OAK LAWN
 60453
 Township: WORTH

MAILING ADDRESS

ESTERO DEVELOPMENT LLC
 13411 WESTGATE CT
 ORLAND PARK, IL 60462

PROPERTY CHARACTERISTICS

CURRENT INFORMATION

Assessed Value:
 (2021 Board Final)
 Assessment Information: 8,805
 Estimated Property Value: \$88,050
 Lot Size (SqFt): 3,990
 Building (SqFt): 1,056
 Property Class: 2-03
 Tax Rate : 12.956
 Tax Code : 39021

TAX BILLED AMOUNTS & TAX HISTORY

2023: \$1,834.39* Pay Online: \$1,848.15
 2022: \$3,335.26 Paid in Full
 2021: \$3,262.04 Paid in Full
 2020: \$3,196.38 Payment History
 2019: \$2,816.86 Payment History
 2018: \$2,709.69 Payment History
 *=(1st Install Only)

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 OAK LAWN
 60453
 Township: WORTH

MAILING ADDRESS

ESTERO DEVELOPMENT
 13411 WESTGATE CT
 ORLAND PARK, IL 60462

PROPERTY CHARACTERISTICS

CURRENT INFORMATION

Assessed Value:
 (2021 Board Final)
 Assessment Information: 2,874
 Estimated Property Value: \$28,740
 Lot Size (SqFt): 3,990
 Building (SqFt):
 Property Class: 2-01
 Tax Rate : 12.956
 Tax Code : 39021

TAX BILLED AMOUNTS & TAX HISTORY

2023: \$598.78* Pay Online: \$603.27
~~2022: \$1,088.69 Paid in Full~~
 2021: \$1,064.77 Paid in Full
 2020: \$1,043.31 Payment History
 2019: \$969.71 Payment History
 2018: \$932.91 Payment History
 *=(1st Install Only)

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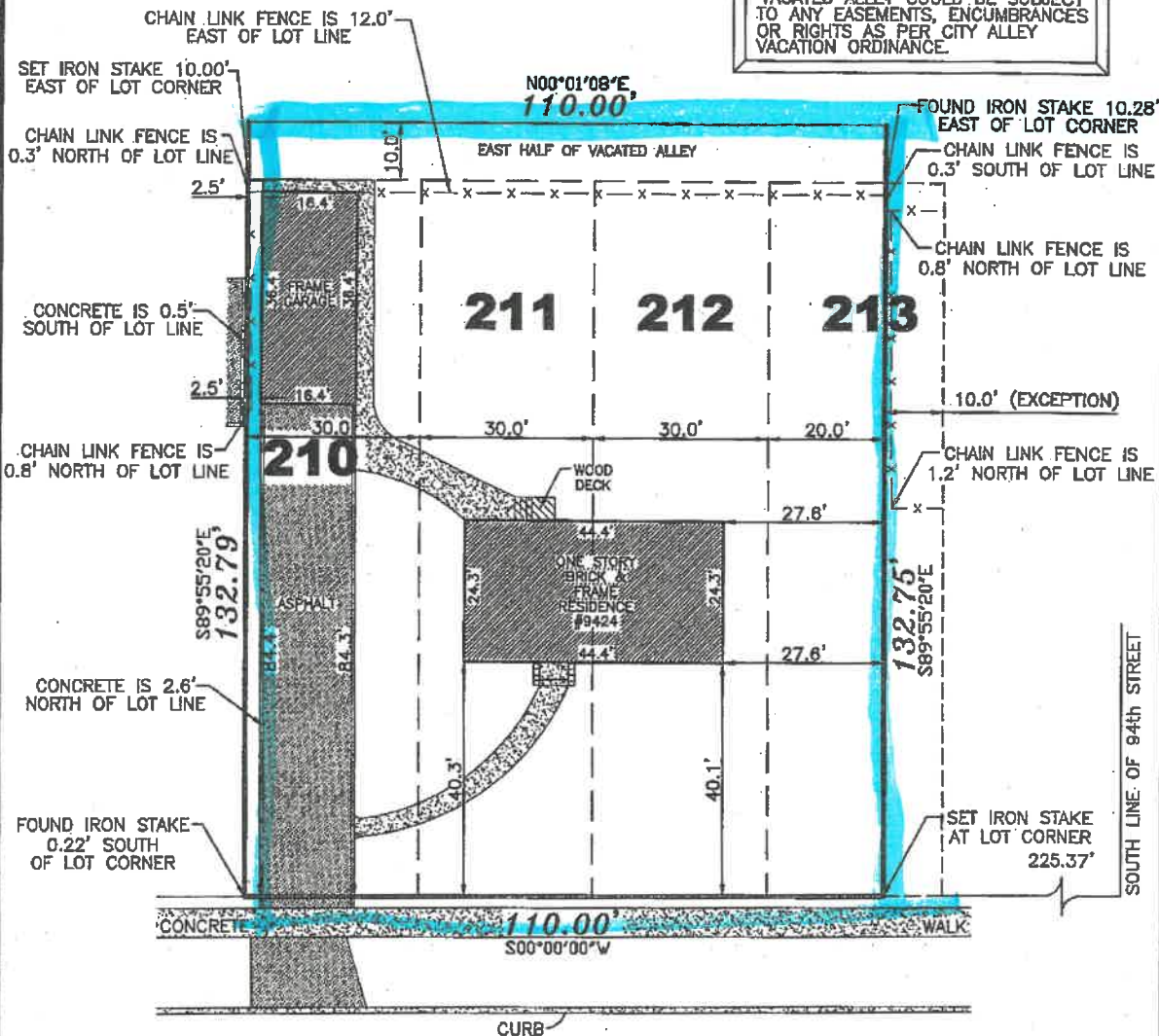
PLAT OF SURVEY

OF

LOTS 210, 211, 212 AND 213 (EXCEPT THE NORTH 10 FEET THEREOF) AND THE EAST HALF OF THE VACATED ALLEY LYING WEST AND ADJOINING AFOREMENTIONED LOTS 210, 211, 212 AND 213 (EXCEPT THE NORTH 10 FEET THEREOF) IN FRANK DELUGACH'S RUTH'S HIGHLANDS, A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 (EXCEPT THE RAILROAD RIGHT OF WAY), LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 9424 S. KOLMAR AVENUE

NOTE:
VACATED ALLEY COULD BE SUBJECT TO ANY EASEMENTS, ENCUMBRANCES OR RIGHTS AS PER CITY ALLEY VACATION ORDINANCE.

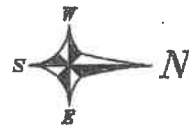


KOLMAR AVENUE

R.O.W. 66.00'

CLIENT: SOSIN & ARNOLD, LTD.

AREA OF SURVEY = 14605 SQ.FT.
BASIS OF BEARINGS: ASSUMED



STATE OF ILLINOIS } S. S.
COUNTY OF WILL }

1" = 20'
SCALE

FIELD WORK COMPLETED ON 8th DAY OF DECEMBER, 2021.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 17th Day of DECEMBER, 2021.

15835 S. BELL ROAD (708) 845-1136
HOMER GLEN, IL. 60401 FAX (708) 645-1138
WWW.JNTLANDSURVEY.COM

PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO. 184.004450
EXPIRES 4/30/23

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. LICENSE EXPIRES 11/30/22

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.

IPLS No. 3354

