



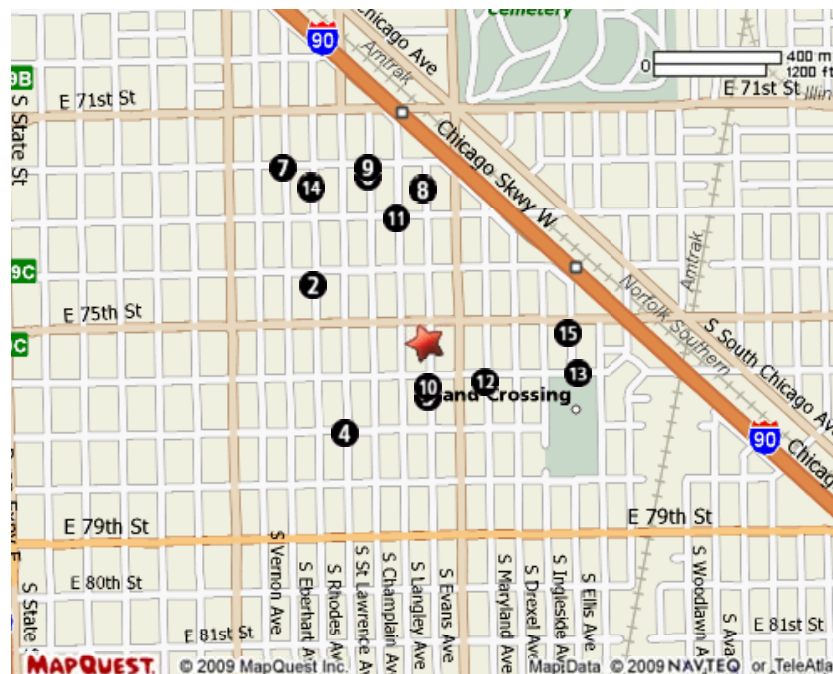
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Subject Property Location

7537 S EVANS AVE, CHICAGO, IL 60619-1917

County:	COOK IL	Census Tract:	6914.00
Property Use:	Apartments (generic)	Zoning:	
Parcel Number:	20-27-407-011	Thomas Bros Pg-Grid:	

Current Owner:

Owner Name:	STEEL MOUNTAIN CAPITAL II LLC,	Recording Date:	10/15/2008
Care Of Name:	PIERCE & ASSOCIATES		
Mailing Address:	1 N DEARBORN ST # 1300, CHICAGO, IL 60602-4331		

County Tax & Assessment:

Assessment Year:	2006	Market Value Year:		Tax Rate Code Area:	70001	
Assd Land Value:	\$3,374	Market Land Value:		Tax Year:	2006	
Assd Improvement:	\$20,970	Market Improvement Value:		Total Tax Amount:	\$3,494.76	
Total Assessed Value:	\$24,344	Total Assessor Market Value:		Delinquent Year:		
Assessee Name:	GORDON BELL				Tax Account ID:	
Mailing Address:	7537 S EVANS AVE				Homeowner's Exemption:	
	CHICAGO, IL 60619-1917				Tax Exemptions:	

Assessment Legal Description

Lot: 32,33 District: 70 Subdivision: WAKEFORDS FOURTH ADD SUB OF BLK 1 OF Map Ref: 20-27-SE (G&H) Sec/Twnship /Range: SEC 27 TWN 38N RNG 14E City/Muni/Twp: HYDE PARK

Property Characteristics:

Lot Size:	4,687 SF	Bedrooms:		Pool:	
Building Area:	2,184 SF	Baths:	2	Fireplace:	
Year Built:	1916	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	2	Garage Type:	None	Heating:	
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Unfinished	Roof Cover:	Tar&Gravel
		Foundation:		Elevator:	

Subject Property Deed/Transfer History:

Prior Transfer

Recording Date:	10/15/2008	Sales Price:	N/A
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Document #: 0828926343 Type of Sale:
 Contract Date: 10/09/2008
 Document Type: Legal Action/Court Order
 Multi APN Flag:
 Buyer Names: STEEL MOUNTAIN CAPITAL II LLC, Buyer Vesting
 Care of Name: PIERCE & ASSOCIATES
 Mailing Address: 1 N DEARBORN ST# 1300 , CHICAGO, IL 60602-4331
 Seller Name: BELL, GORDON; CASE #07 CH 9513,
 Mortgage Doc #: Loan Amount: N/A
 Lender Name: Interest Rate:
 Loan Type: 2nd Loan Amt: N/A
 Type Financing:

Legal Description:

Lot: 32&33 Subdivision: WAKEFORD FOURTH ADDITION Sec/Twnship/Range: E2SE4 S27T38NR14E 3P
 Abbreviated Description: N2 LOT32 SUB BLK1 WAKEMANS SUB

Mortgage Record

Recording Date: 04/26/2006 Loan Amount: \$40,500
 Document #: 0611626182 Loan Type: Stand Alone Second
 Contract Date: 04/12/2006
 TD Due Date: 05/01/2021 Type Finance:
 In terest Rate:

Borrower Name: BELL, GORDON

Vesting Type:

Lender Name: EMBASSY ONE MORTGAGE LLC

Lender Type: Not Known

Legal Description:

Lot: 32&33 Subdivision: WAKEFORD 4TH ADDITION Sec/Twnship/Range: E2SE4 S27T38NR14E 3P
 Abbreviated Description: N2 LOT32 BLK1 WAKEMANS SUB

Prior Transfer

Recording Date: 04/26/2006 Sales Price: \$270,000
 Document #: 0611626180 Type of Sale: Full-Computed from Transfer Tax
 Contract Date: 04/11/2006
 Document Type: Warranty Deed

Multi APN Flag:
 Buyer Names: BELL, GORDON Buyer Vesting
 Care of Name:

Mailing Address: 7537 S EVANS AVE, CHICAGO, IL 60619-1917

Seller Name: MUHAMMAD, NAML K

Mortgage Doc #: 0611626181 Loan Amount: \$216,000

Lender Name: EMBASSY ONE MORTGAGE LLC Interest Rate: 9%

Loan Type: Unknown 2nd Loan Amt: N/A

Type Financing: ADJ

Fixed Step:

Adjustable Rate Index: 6 Month Libor Change Index: 2.25%

Rate Change Frequency: Six months or Semi-annually First Change Date: 05/01/2009

Int Rate not <: 9% Int Rate not >: 12%

Maximum Interest Rate: 15% Interest Only Period:

Prepayment Penalty Prepayment Penalty

Rider: No Term:

Legal Description:

Lot: 32&33 Subdivision: WAKEFORD FOURTH ADDITION Sec/Twnship/Range: E2SE4 S27T38NR14E 3P
 Abbreviated Description: N2 LOT32 BLK1 WAKEMANS SUB

Mortgage Record

Recording Date: 09/30/2005 Loan Amount: \$188,000
 Document #: 0527326126 Loan Type: Credit Line (Revolving)
 Contract Date: 09/22/2005
 TD Due Date: 09/22/2012 Type Finance: VAR
 I nterest Rate: 6.75%

Borrower Name: MUHAMMAD, NAML K

Vesting Type:

Lender Name: STANDARD BANK & TRUST CO

Lender Type: Bank

Legal Description:

Lot: 32&33 Subdivision: WAKEFORD FOURTH ADDITION Sec/Twnship/Range: E2SE4 S27T38NR14E 3P
 Abbreviated Description: N2 LOT32 BLK1 WAKEMANS SUB

Mortgage Record

Recording Date: 09/21/2004 Loan Amount: \$180,000
 Document #: 0426545137 Loan Type: Credit Line (Revolving)
 Contract Date: 09/07/2004
 TD Due Date: 09/07/2011 Type Finance: VAR
 I nterest Rate: 4.5%

Borrower Name: MUHAMMAD, NAML

Vesting Type:

Lender Name: STANDARD BANK & TRUST CO

Lender Type: Bank

Legal Description:

Lot: 32&33 Subdivision: WAKEFORD FOURTH ADDITION Sec/Twnship/Range: E2SE4 S27T38NR14E 3P
 Abbreviated Description: N2 LOT32 BLK1

Mortgage Record

Recording Date: 08/15/2003 Loan Amount: \$34,000
 Document #: 0322735094 Loan Type: Stand Alone First
 Contract Date: 07/17/2003
 TD Due Date: 08/01/2018 Type Finance:
 I nterest Rate:

Borrower Name: MUHAMMED, NAML

Vesting Type:

Lender Name: CHAPEL MORTGAGE CORP

Lender Type: Mortgage company

Legal Description:

Lot: 32&33 Subdivision: WAKEFORD FOURTH ADDITION Sec/Twnship/Range: E2SE4 S27T38NR14E 3P
 Abbreviated Description: NORTH2 LOT32 BLK1 WAKEMANS SUB

Mortgage Record

Recording Date:	08/15/2003	Loan Amount:	\$36,000
Document #:	0322735093	Loan Type:	Balloon
Contract Date:	07/17/2003	Type Finance:	
TD Due Date:	08/01/2018	Interest Rate:	

Borrower Name:MUHAMMAD,NAML
 Vesting Type:
 Lender Name:CHAPEL MORTGAGE CORP
 Lender Type:Mortgage company

Legal Description:

Lot: 32&33 Subdivision: WAKEFORD FOURTH ADDITION Sec/Twnship/Range: E2SE4 S27T38NR14E 3P
 Abbreviated Description: NORTH2 LOT32 BLK1 WAKEMANS SUB

Prior Transfer

Recording Date:	08/15/2003	Sales Price:	\$75,000
Document #:	0322735092	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/15/2003		
Document Type:	Special Warranty Deed		
Multi APN Flag:			
Buyer Names:	LUCAS, JULIUS	Buyer Vesting	
Care of Name:			
Mailing Address:	9142 S BURNSIDE AVE, CHICAGO, IL 60619-7321		
Seller Name:	ATLANTIC MUNICIPAL CORP,		
Mortgage Doc #:		Loan Amount:	N/A
Lender Name:		Interest Rate:	
Loan Type:		2nd Loan Amt:	N/A
Type Financing:			

Legal Description:

Lot: 32&33 Subdivision: WAKEFORD FOURTH ADDITION Sec/Twnship/Range: E2SE4 S27T38NR14E 3P
 Abbreviated Description: NORTH2 LOT32 BLK1 WAKEMANS SUB

Prior Transfer

Recording Date:	08/15/2003	Sales Price:	\$170,000
Document #:	0322735091	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/17/2003		
Document Type:	Warranty Deed		
Multi APN Flag:			
Buyer Names:	MUHAMMAD, NAML K	Buyer Vesting	
Care of Name:			
Mailing Address:	8623 S WOLCOTT AVE, CHICAGO, IL 60620-4731		
Seller Name:	LUCAS, JULIUS		
Mortgage Doc #:		Loan Amount:	N/A
Lender Name:		Interest Rate:	
Loan Type:		2nd Loan Amt:	N/A
Type Financing:			

Legal Description:

Lot: 32&33 Subdivision: WAKEFORD FOURTH ADDITION Sec/Twnship/Range: E2SE4 S27T38NR14E 3P
 Abbreviated Description: NORTH2 LOT32 BLK1 WAKEMANS SUB

Prior Transfer

Recording Date:	06/18/2002	Sales Price:	\$77,000
Document #:	0020680551	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/30/2002		
Document Type:	Legal Action/Court Order		
Multi APN Flag:			
Buyer Names:	ATLANTIC MUNICIPAL CORP,	Buyer Vesting	
Care of Name:			
Mailing Address:	120 N LA SALLE STSTE 2820 , CHICAGO, IL 60602-2460		
Seller Name:	INGRAM, LEROY; ASSOCIATES FINANCE INC,		
Mortgage Doc #:		Loan Amount:	N/A
Lender Name:		Interest Rate:	
Loan Type:		2nd Loan Amt:	N/A
Type Financing:			

Legal Description:

Lot: 32&33 Subdivision: WAKEFORD FOURTH ADDITION Sec/Twnship/Range: E2SE4 S27T38NR14E 3P
 Abbreviated Description: NORTH2 LOT32 BLK1 WAKEMANS SUB

Area Sales Analysis

Total Area Sales	\$2,522,000	Median # of Bedrooms	
Median Lot Size	3,360 SF	Median # of Baths	2
Median Living Area	2,342 SF	Median Year Built	1909
Price Range - 2 Yrs	\$28,000 to \$330,000	Age Range	43 years to 121 years
Average Value	\$91,4500	Median Age	100 years

Comparable Sales Data

No.	Proxim. Address	Recording Date	Price	\$/SF Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.45Mi. 7239 S RHODES AVE CHICAGO, IL 60619-1703	01/14/2009	\$185,000	\$91	2028	//2	1908	3,720 SF
	APN: 20-27-211-012 Document #: 0901431046							
	Document Type:Warranty Deed Price Code: F							
Co	ntract Date:01/02/2009							
	Land Use: Apartments (generic)							
	Legal Lot:13 Subdivision:WALTER S DRAYS COTTAGE GROVE ADD TO PARK MANOR Sec/Twnship/Range:S27T38NR14E 3P							
	Buyer Name: RAY, YVONNE							
	Seller Name: SEALS, MARVIN							
	Loan Amount: \$148,000 Lender Name:COUNTRYWIDE BANK FSB							

Stories:2+AB Exterior:
2 .28Mi. **7425 S RHODES AVE** 01/06/2009 \$94,000 \$33 2781 //2 1918 3,570 SF
CHICAGO, IL 60619-1807
 APN: 20-27-227-008 Document #: 0900635034
 Document Type:Corporation Deed Price Code: F
 Co ntract Date:10/30/2008
 Land Use: Apartments (generic)
 Legal Lot:9 Subdivision:WAKEFORD 16TH ADDITION Sec/Twnship/Range:SW4NE4 S27T38NR14E 3P
 Buyer Name: BROOKS, KEVIN T
 Seller Name: US BANK NATIONAL ASSOCIATION AND JPMORGAN CHASE
 Loan Amount: \$136,000 Lender Name:SHOREBANK
 Stories:2+B Exterior:

3 .37Mi. **7247 S EVANS AVE** 11/18/2008 \$75,000 \$29 2586 //2 3,125 SF
CHICAGO, IL 60619-1224
 APN: 20-27-215-045 Document #: 0832333070
 Document Type:Corporation Deed Price Code: F
 Co ntract Date:10/15/2008
 Land Use: Apartments (generic)
 Legal Lot:18 Subdivision:CORNELL NORTONS SUBDIVISION Sec/Twnship/Range:NE4NE4 S27T38NR14E 3P
 Buyer Name: LST CONTRACTING INC
 Seller Name: HSBC BANK USA NATIONAL ASSOCIATION
 Loan Amount: Lender Name:
 Stories: Exterior:

4 .30Mi. **7704 S SAINT LAWRENCE AVE** 11/14/2008 \$90,000 \$38 2328 //2 1925 3,875 SF
CHICAGO, IL 60619-2925
 APN: 20-27-419-023 Document #: 0831942044
 Document Type:Corporation Deed Price Code: F
 Co ntract Date:06/04/2008
 Land Use: Apartments (generic)
 Legal Lot:1&2 Block:8 Subdivision:HELM & HAWES SUBDIVISION Sec/Twnship/Range:S27T38NR14E 3P
 Buyer Name: MID SOUTH DEVELOPMENT LLC
 Seller Name: WELLS FARGO BANK NA
 Loan Amount: Lender Name:
 Stories:2+B Exterior:

5 .13Mi. **7637 S EVANS AVE** 11/13/2008 \$80,000 \$45 1760 //2 1912 3,658 SF
CHICAGO, IL 60619-2518
 APN: 20-27-415-012 Document #: 0831826366
 Document Type:Limited Warranty Deed Price Code: F
 Co ntract Date:10/03/2008
 Land Use: Apartments (generic)
 Legal Lot:22&23 Subdivision:PEARCES FOURTH ADDITION TO CHICAGO Sec/Twnship/Range:E2SE4 S27T38NR14E 3P
 Buyer Name: PORTEE, BARBARA J
 Seller Name: IB PROPERTY HOLDINGS LLC
 Loan Amount: \$64,000 Lender Name:WELLS FARGO BANK NA
 S tories:1+AB Exterior:

6 .41Mi. **7223 S CHAMPLAIN AVE** 10/29/2008 \$89,000 \$31 2806 //3 1910 3,780 SF
CHICAGO, IL 60619-1219
 APN: 20-27-213-008 Document #: 0830305009
 Document Type:Special Warranty Deed Price Code: F
 Co ntract Date:10/07/2008
 Land Use: Apartments (generic)
 Legal Lot:6 Subdivision:WITHERILLS SUBDIVISION Sec/Twnship/Range:NE4NE4 S27T38NR14E 3P
 Buyer Name: TOWNSEL, TIMOTHY
 Seller Name: FANNIE MAE AND FEDERAL NATIONAL MORTGAGE ASSOCIATION
 Loan Amount: \$135,000 Lender Name:OMNI NATIONAL BANK
 S tories:2+AB Exterior:

7 .53Mi. **7206 S EBERHART AVE** 10/14/2008 \$41,500 \$18 2240 //2 1914 3,100 SF
CHICAGO, IL 60619-1713
 APN: 20-27-209-021 Document #: 0828826229
 Document Type:Corporation Deed Price Code: F
 Co ntract Date:09/10/2008
 Land Use: Apartments (generic)
 Legal Lot:2 Block:1 Subdivision:LEE BROTHERS ADDITION TO PARK MANOR Sec/Twnship/Range:SW4NW4NE4 S27T38NR14E 3P Abbreviated Description:NORTH25 FT LOT2
 Buyer Name: CALUMET MORTGAGE CORP
 Seller Name: DEUTSCHE BANK NATIONAL TRUST CO AND LONG BEACH MORTGAGE LOAN TRUST 2006-7
 Loan Amount: Lender Name:
 Stories:2+B Exterior:

- 8** .36Mi. **7249 S EVANS AVE** 10/10/2008 \$70,000 \$27 2586 //2 3,125 SF
CHICAGO, IL 60619-1224
 APN: 20-27-215-044 Document #: 0828418024
 Document Type:Special Warranty Deed Price Code: F
 Co ntract Date:08/25/2008
 Land Use: Apartments (generic)
 Legal Lot:17 Block:2 Subdivision:CORNELL NORTONS SUBDIVISION Sec/Twnship/Range:NE4 S27T38NR14E
 3P Abbreviated Description:BLOCK4 NORTONS SUB
 Buyer Name: VAUGHN, GEORGE AND PORTEE, BARBARA J
 Seller Name: US BANK NA
 Loan Amount: Lender Name:
 Stories: Exterior:
- 9** .43Mi. **7207 S CHAMPLAIN AVE** 10/08/2008 \$70,000 \$28 2440 //3 1906 3,780 SF
CHICAGO, IL 60619-1219
 APN: 20-27-213-003 Document #: 0828216037
 Document Type:Special Warranty Deed Price Code: F
 Co ntract Date:09/05/2008
 Land Use: Apartments (generic)
 Legal Lot:1 Subdivision:WITHERILLS SUBDIVISION Sec/Twnship/Range:NE4NE4 S27T38NR14E 3P Abbreviated
 Description:LOT1 EXC N5 FT SUB LOTS10 15 18 23 26 31 34 42&47 N2 BLK3 NORTONS SUB
 Buyer Name: MIL PROPERTY GROUP LLC SERIES 2
 Seller Name: HSBC BANK USA NA AND FREMONT INVESTMENT & LOAN
 Loan Amount: Lender Name:
 Stories:2+B Exterior:
- 10** .11Mi. **7619 S EVANS AVE** 09/30/2008 \$120,000 \$69 1724 //2 1923 3,720 SF
CHICAGO, IL 60619-2518
 APN: 20-27-415-007 Document #: 0827440147
 Document Type:Special Warranty Deed Price Code: F
 Co ntract Date:08/25/2008
 Land Use: Apartments (generic)
 Legal Block:8 Subdivision:WAKEMANS SUBDIVISION Sec/Twnship/Range:E2SE4 S27T38NR14E 3P Abbreviated
 Description:NORTH30 FT S120 FT W2 EXC E8 FT N2 BLK8
 Buyer Name: LDC & ASSOCIATES LLC
 Seller Name: HOME ACQUISITIONS INC
 Loan Amount: \$115,000 Lender Name:HOME ACQUISITIONS INC
 Stories:2+B Exterior:

Flood Report

The Subject Property of **7537 S EVANS AVE, CHICAGO, IL 60619-1917** is in **Zone X** and is considered to be **OUT** of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

