

Document #: 0626405218 Loan Type: Unknown
 Contract Date: 09/13/2006
 TD Due Date: 10/01/2036 Type Finance:
 Interest Rate:

Borrower Name: JAMES P
 Vesting Type:
 Lender Name: SUPERIOR HOME LOANS LLC
 Lender Type: Not Known

Legal Description:
 Lot: 4 Subdivision: HULBURDS RESUBDIVISION Sec/Twnship/Range: SW4SE4 S09T38NR14E 3P
 Abbreviated Description: LOTS10 7 CLARKS RESUB KEDZIES SUB

Mortgage Record

Recording Date:	12/10/2003	Loan Amount:	\$104,000
Document #:	0334440167	Loan Type:	Unknown
Contract Date:	11/17/2003	Type Finance:	ADJ
TD Due Date:	12/01/2033	Interest Rate:	6.12%

Borrower Name: JAMES, LILLIE P
 Vesting Type:
 Lender Name: WORLDWIDE FINANCIAL SERVICES INC
 Lender Type: Subprime Lender

Fixed Step:
 Adjustable Rate Index: Libor Change Index: 7.5%
 Rate Change Frequency: Six months or Semi-annually
 Int Rate not <:
 Maximum Interest Rate:
 Prepayment Penalty Rider: No
 First Change Date:
 Int Rate not >:
 Interest Only Period:
 Prepayment Penalty Term:

Legal Description:
 Lot: 4 Subdivision: HULBURDS RESUBDIVISION Sec/Twnship/Range: SW4SE4 S09T38NR14E 3P
 Abbreviated Description: LOTS10 7 & S2 LOT6 BLK1 CARRS RESUB KEDZIES SUB

Prior Transfer

Recording Date:	01/16/2001	Sales Price:	N/A
Document #:	0010038026	Type of Sale:	
Contract Date:	12/15/2000		
Document Type:	Warranty Deed		
Multi APN Flag:			
Buyer Names:	Buyer Vesting		
Care of Name:			
Mailing Address:			
Seller Name:	TATUM, TIMOTHY		
Mortgage Doc #:	0010038027	Loan Amount:	\$61,200
Lender Name:	C S FINANCIAL GROUP INC	Interest Rate:	
Loan Type:		2nd Loan Amt:	N/A
Type Financing:	FIX		

Legal Description:
 Lot: 4 Subdivision: HULBURBS RESUBDIVISION Sec/Twnship/Range: SW4SE4 S09T38NR14E 3P
 Abbreviated Description: LOTS10 7 & S 2 LOT6 BLK1 CARRS RESUB KEDZIES SUB

Prior Transfer

Recording Date:	01/17/1996	Sales Price:	N/A
Document #:	96044683	Type of Sale:	
Contract Date:			
Document Type:	Other		
Multi APN Flag:			
Buyer Names:	D S ASSOCIATES,	Buyer Vesting	
Care of Name:			
Mailing Address:	PO BOX 408131, CHICAGO, IL 60640-8131		
Seller Name:	ORR, DAVID D		
Mortgage Doc #:		Loan Amount:	N/A
Lender Name:		Interest Rate:	
Loan Type:		2nd Loan Amt:	N/A
Type Financing:			

Legal Description:
 Lot: 4 Subdivision: HULBURDS RESUBDIVISION Sec/Twnship/Range: SW4E4 S09T38NR14E 3P
 Abbreviated Description: LOTS10 7 & S2 LOT6 BLK1 CARRS RESUB KEDZIES SUB

Area Sales Analysis

Total Area Sales	\$3,971,000	Median # of Bedrooms	
Median Lot Size	3,100 SF	Median # of Baths	2
Median Living Area	2,084 SF	Median Year Built	1885
Price Range - 2 Yrs	\$30,000 to \$365,000	Age Range	105 years to 132 years
Median Value	\$146,250	Median Age	124 years

Comparable Sales Data

No.	Proxim. Address	Recording Date	Price	\$/SF Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi. 5563 S SHIELDS AVE CHICAGO, IL 60621-4118	11/07/2008	\$35,000	\$26	1344	//2	1879	3,099 SF
	APN: 20-16-201-022 Document #: 0831245055 Document Type: Special Warranty Deed Price Code: F Contract Date: 09/18/2008 Land Use: Apartments (generic) Legal Lot: 9 Block: 3 Subdivision: MARGARET JOHNSONS SUBDIVISION Sec/Twnship/Range: S16T38NR14E 3P Buyer Name: 5563 S SHIELDS LLC Seller Name: DEUTSCHE BANK NATIONAL TRUST COMPANY Loan Amount: Lender Name: Stories: 2+AB Exterior:							
2	.48Mi. 5629 S LAFAYETTE AVE CHICAGO, IL 60621-4013	11/06/2008	\$124,500	\$59	2100	//2	1894	2,475 SF

APN: 20-16-207-033 Document #: 0831135070
 Document Type: Warranty Deed Price Code: F
 Contract Date: 08/30/2008
 Land Use: Apartments (generic)
 Legal Lot: 20 Subdivision: FRED GROSSMANS SUBDIVISION Sec/Twnship/Range: S16T38NR14E 3P
 Buyer Name: SIMS, DAVID AND SIMS, MICHELLE R
 Seller Name: SIMS, LEONA AND SIMS, LEONA FOWLKES
 Loan Amount: \$239,726 Lender Name: WELLS FARGO BANK NA
 Stories: 2+AB Exterior:

3 .25Mi. **5518 S WELLS ST** 10/31/2008 \$155,000 \$73 2112 //2 1881 3,075 SF
CHICAGO, IL 60621-4116
 APN: 20-16-202-047 Document #: 0830518001
 Document Type: Warranty Deed Price Code: F
 Contract Date: 10/28/2008
 Land Use: Apartments (generic)
 Legal Lot: 43 Subdivision: SOUERBRY & GRUS SUBDIVISION Sec/Twnship/Range: S16T38NR14E 3P
 Buyer Name: BIYAWERWALA, HUSSAIN
 Seller Name: DK RECOVERY GROUP LLC
 Loan Amount: Lender Name:
 Stories: 2+AB Exterior:

4 .12Mi. **5357 S SHIELDS AVE** 10/02/2008 \$30,000 \$17 1716 //2 1889 4,169 SF
CHICAGO, IL 60609-6216
 APN: 20-09-416-019 Document #: 0827601105
 Document Type: Administrator's Deed Price Code: F
 Contract Date: 09/04/2008
 Land Use: Apartments (generic)
 Legal Lot: 2&20 Block: 2 Subdivision: CARRS RESUBDIVISION OF KEDZIES SUBDIVISION Sec/Twnship/Range: SW4SE4 S09T38NR14E 3P
 Buyer Name: MENSAH, JUSTICE
 Seller Name: MARTIN, ARTHUR AND ESTATE OF ROSA LEE MARTIN; CASE #07P7416
 Loan Amount: Lender Name:
 Stories: 2+AB Exterior:

5 .37Mi. **5032 S PRINCETON AVE** 09/18/2008 \$273,000 \$149 1824 //2 1887 2,975 SF
CHICAGO, IL 60609-4520
 APN: 20-09-218-033 Document #: 0826218124
 Document Type: Warranty Deed Price Code: F
 Contract Date: 02/01/2008
 Land Use: Apartments (generic)
 Legal Lot: 14 Block: 4 Subdivision: GILBERT CANFIELD & W W CROKERS SUBDIVISION Sec/Twnship/Range: W2SW4NW4 S09T38NR14E 3P
 Buyer Name: GREER, LANCE
 Seller Name: GREER, SABRINA
 Loan Amount: \$245,700 Lender Name: PREFERRED CAPITAL
 Stories: 2+AB Exterior:

6 .39Mi. **5538 S LAFAYETTE AVE** 09/11/2008 \$360,000 \$174 2068 //2 1892 2,450 SF
CHICAGO, IL 60621-4106
 APN: 20-16-206-059 Document #: 0825531017
 Document Type: Warranty Deed Price Code: F
 Contract Date: 06/19/2008
 Land Use: Apartments (generic)
 Legal Lot: 36 Block: 2 Subdivision: HENRYS BOTSFORDS SUBDIVISION Sec/Twnship/Range: S16T38NR14E 3P Abbreviated
 Description: LOTS 1&2 SCHOOL TRUSTEES SUB
 Buyer Name: AUSTIN, CHARLES
 Seller Name: JACKSON, DARNELL
 Loan Amount: \$354,438 Lender Name: UNIVERSAL FINANCIAL GROUP INC
 Stories: 2+AB Exterior:

7 .25Mi. **5526 S WELLS ST** 09/10/2008 \$360,000 \$146 2464 //2 1882 3,150 SF
CHICAGO, IL 60621-4116
 APN: 20-16-202-051 Document #: 0825434017
 Document Type: Warranty Deed Price Code: F
 Contract Date: 08/21/2008
 Land Use: Apartments (generic)
 Legal Lot: 1 Block: 2 Subdivision: MARGARET JOHNSONS SUBDIVISION Sec/Twnship/Range: S16T38NR14E 3P Abbreviated
 Description: S2 LOT1 LOT27 SCHOOL TRUSTEES SUB
 Buyer Name: BAILEY, KIMBERLY D AND PITTS, APRIL
 Seller Name: PITTS, VINCENT Y
 Loan Amount: \$354,438 Lender Name: GATEWAY MORTGAGE GROUP LLC
 Stories: 2+B Exterior:

8 .06Mi. **5322 S PRINCETON AVE** 08/25/2008 \$31,000 \$9 3150 //3 1882 4,169 SF
CHICAGO, IL 60609-6211

APN: 20-09-416-045 Document #: 0823840060
 Document Type: Special Warranty Deed Price Code: F
 Contract Date: 07/09/2008
 Land Use: Apartments (generic)
 Legal Lot: 4 Block: 2 Subdivision: KEDZIES SUBDIVISION Sec/Township/Range: SW4SE4 S09T38NR14E 3P Abbreviated Description: CARRS RESUB LOT8
 Buyer Name: KAISER & SILVERSTEIN INVESTORS LLC
 Seller Name: US BANK NA AND STRUCTURED ASSET INVESTMENT LOAN TRUST S
 Loan Amount: \$174,920 Lender Name: SHOREBANK
 Stories: 2+AB Exterior:

9 .56Mi. **5705 S LAFAYETTE AVE** 07/30/2008 \$34,000 \$18 1800 //2 1891 2,440 SF
CHICAGO, IL 60621-4015
 APN: 20-16-215-003 Document #: 0821205086
 Document Type: Warranty Deed Price Code: F
 Contract Date: 06/09/2008
 Land Use: Apartments (generic)
 Legal Lot: 5 Block: 1 Subdivision: PERIOLATS SUBDIVISION Sec/Township/Range: S16T38NR14E 3P Abbreviated Description: N2 LOT5 S147-10/12 FT LOT4 SCHOOL TRUSTEES SUB
 Buyer Name: STATE BANK OF COUNTRYSIDE AND TRUST #07-2942
 Seller Name: PEREZ, ISMAEL
 Loan Amount: Lender Name:
 Stories: Exterior:

10 .46Mi. **5611 S LAFAYETTE AVE** 07/18/2008 \$61,000 \$29 2068 //2 1877 2,450 SF
CHICAGO, IL 60621-4013
 APN: 20-16-207-024 Document #: 0820049013
 Document Type: Warranty Deed Price Code: F
 Contract Date: 07/03/2008
 Land Use: Apartments (generic)
 Legal Lot: 11 Block: 1 Subdivision: GEORGE SCHWEINFURTHS SUBDIVISION Sec/Township/Range: E2NE4 S16T38NR14E 3P Abbreviated Description: SUBDIVISION LOT1 SUB PART LOTS3&4 SCHOOL TRUSTEES SUB
 Buyer Name: BARNES REAL ESTATE HOLDINGS LLC SERIES 4
 Seller Name: SUSTER, DEWEY D
 Loan Amount: Lender Name:
 Stories: 2+AB Exterior:

11 .21Mi. **5144 S PRINCETON AVE** 06/02/2008 \$365,000 \$195 1864 //2 1883 2,808 SF
CHICAGO, IL 60609-6238
 APN: 20-09-401-018 Document #: 0815405092
 Document Type: Warranty Deed Price Code: F
 Contract Date: 03/14/2008
 Land Use: Apartments (generic)
 Legal Lot: 96 Subdivision: T BUFORDS SUBDIVISION Sec/Township/Range: NW4NW4SE4 S09T38NR14E 3P
 Buyer Name: JOHNSON, ALBERT
 Seller Name: HYLAND, THOMAS
 Loan Amount: \$324,850 Lender Name: JNC MORTGAGE SERVICE INC
 Stories: 2+B Exterior:

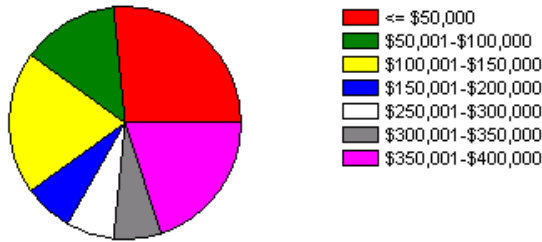
12 .26Mi. **5544 S WELLS ST** 05/30/2008 \$350,000 \$137 2542 //2 1889 3,150 SF
CHICAGO, IL 60621-4116
 APN: 20-16-202-056 Document #: 0815131162
 Document Type: Warranty Deed Price Code: F
 Contract Date: 05/29/2008
 Land Use: Apartments (generic)
 Legal Lot: 4&5 Block: 2 Subdivision: MARGARET JOHNSONS SUBDIVISION Sec/Township/Range: S16T38NR14E 3P Abbreviated Description: SOUTH12.5 FT LOT4 & N12.5 FT LOT5 BLK27 SCHOOL TRUSTEES SUB
 Buyer Name: JOHNSON, LOUIS
 Seller Name: AAB INVESTMENTS LLC
 Loan Amount: \$315,000 Lender Name: FIRST ADVANTAGE MORTGAGE
 Stories: 2+B Exterior:

13 .36Mi. **5609 S PRINCETON AVE** 04/24/2008 \$137,500 \$35 3906 //3 1904 3,724 SF
CHICAGO, IL 60621-4043
 APN: 20-16-202-097 Document #: 0811505031
 Document Type: Warranty Deed Price Code: F
 Contract Date: 03/21/2008
 Land Use: Apartments (generic)
 Legal Lot: 1 Subdivision: SCHOOL TRUSTEES SUBDIVISION Sec/Township/Range: S16T00NR14E 3P Abbreviated Description: LOT1 EXC S8.67 FT SUB LOT4 EXC W60.7 FT THEREOF & EXC 62.75 FT & EXC S75 FT THEREOF & W6" LOT3 EXC S
 Buyer Name: 5611 PRINCETON INC
 Seller Name: AURORA LOAN SERVICES
 Loan Amount: Lender Name:
 Stories: 3+B Exterior:

14 .33Mi. **44 W GARFIELD BLVD** 04/16/2008 \$105,000 \$47 2232 //2 1884 2,000 SF
CHICAGO, IL 60609-6323
 APN: 20-09-422-082 Document #: 0810731125
 Document Type:Warranty Deed Price Code: F
 Co ntract Date:04/07/2008
 Land Use: Apartments (generic)
 Legal Lot:5 Subdivision:COBURNS ADDITION TO CHICAGO Abbreviated Description:RESUBDIVISION LOTS23-25 BLK2
 S598.25 FT PART SE4 SE4 SEC09 TWP38N RNG14E 3P
 Buyer Name: CHASE, KIMBERLY
 Seller Name: DAVIS, BENJAMIN
 Loan Amount: \$84,000 Lender Name:HYDE PARK MORTGAGE CO
 Stories:2+B Exterior:

15 .27Mi. **5445 S FEDERAL ST** 04/02/2008 \$75,000 \$26 2818 //3 1899 2,425 SF
CHICAGO, IL 60609-6322
 APN: 20-09-422-050 Document #: 0809316078
 Document Type:Special Warranty Deed Price Code: F
 Co ntract Date:03/27/2008
 Land Use: Apartments (generic)
 Legal Lot:26 Block:2 Subdivision:COBURNS ADDITION TO CHICAGO Abbreviated Description:SOUTH598.25 FT PART
 SE4 SE4 SEC09 TWP38N RNG14E 3P
 Buyer Name: KAISER & SILVERSTEIN INVESTORS LLC
 Seller Name: HOME ACQUISITIONS INC
 Loan Amount: \$192,500 Lender Name:SHOREBANK
 Stories:2+B Exterior:

Comparable Sales Chart
 % Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim. Address	Recording Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0 5320 S WELLS ST	01/16/2001		\$17,606	2,184	//2	1889	3,406 SF	
0 5322 S WELLS ST			\$18,528	2,200	//2	1893	3,406 SF	
0 5318 S WELLS ST	01/31/2006		\$17,371	2,134	//2	1894	3,406 SF	
.01 5316 S WELLS ST	05/02/2006		\$18,064	2,068	//2	1894	3,406 SF	
.01 5330 S WELLS ST			\$18,457	1,764	//2	1891	3,406 SF	
.01 5310 S WELLS ST	06/15/2005		\$2,545					

.02	5332 S WELLS ST		\$18,813	2,184	//2	1887	4,169 SF
.02	5338 S WELLS ST	08/25/2003	\$2,522				
.02	5302 S WELLS ST	12/21/2006	\$6,444				
.03	5340 S WELLS ST	03/18/1988	\$19,937	2,182	//2	1889	4,169 SF
.03	5342 S WELLS ST		\$19,223	2,562	//3	1909	4,169 SF
.04	5348 S WELLS ST	10/07/1994	\$19,087	3,036	//3	1893	4,169 SF
.04	5323 S PRINCETON AVE		\$11,152	924	//1	1882	3,406 SF
.04	5327 S PRINCETON AVE		\$14,949	2,068	//2	1890	3,406 SF
.04	5329 S PRINCETON AVE	07/23/1998	\$2,060				

Flood Report

The Subject Property of **5320 S WELLS ST, CHICAGO, IL 60609-6219** 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.

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