



ONE EAST SCOTT CONDOMINIUM

building vitals

fundamentals

<i>property address</i>	1 E. Scott Street, Chicago IL 60610
<i>date built</i>	1968
<i>architect</i>	Dubin, Dubin Back & Moutoussamy
<i>construction</i>	Concrete and glass
<i>date of conversion</i>	1978
<i>total number of units</i>	240
<i>combined units</i>	14
<i>number of units per floor</i>	12
<i>number of residential floors</i>	20
<i>owner occupied</i>	47%

management

<i>management company</i>	Community Specialists
<i>on-site manager</i>	Debbie Elsasser
<i>phone</i>	312.664.4064
<i>fax</i>	312.664.0680

amenities

<i>amenities</i>	Outdoor swimming pool, sun deck, laundry room.
<i>charge for amenity use</i>	Except for laundry machines, no.
<i>parking</i>	Leased and available.
<i>heat & a/c</i>	Covered in assessment.

assessments

<i>included in assessment</i>	Heat, air conditioning, cooking gas
<i>last assessment increase</i>	October 1, 2007

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policies

pet policy

Cats ok, dogs prohibited

rental policy

Rentals allowed

board approval required for sales or rentals?

No

building have right of first refusal?

No

credit report fee for new owners or tenants?

No

move-in hours

Monday thru Saturday, 9:00 am to 6:00 pm. No holidays.

move-in fee

\$200 security deposit and a separate \$100.00 non refundable fee.

miscellaneous

common area insurance held by

Mesirow Financial

building improvements in last five years

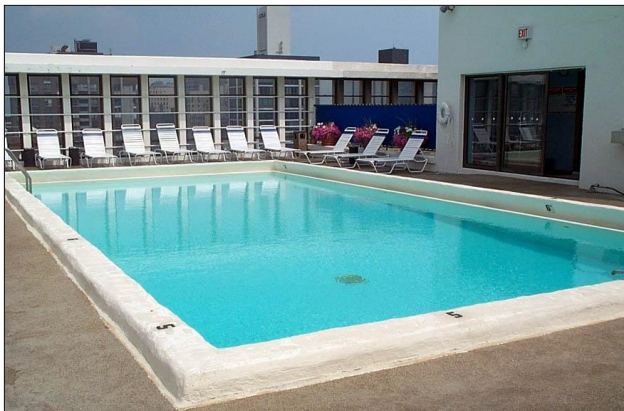
New canopy over front entrance, concrete repairs to all four elevations. Remodeling of the lobby.

building prohibitions

No smoking in common areas. No dogs allowed.

special features of the building

Gold coast location, very reasonable assessments.



rooftop pool and deck



laundry facility