

APPRAISAL OF REAL PROPERTY

LOCATED AT:

5471 S Hyde Park Blvd
See Addendum
Chicago, IL 60615

FOR:

PNC Bank, National Association
2650 Warrenville Road
Downers Grove, IL 60515

AS OF:

06/13/2024

BY:

Daniel J Mannion

Borrower	Adam Lois Handen				File No.	8200803006	
Property Address	5471 S Hyde Park Blvd						
City	Chicago	County	Cook	State	IL	Zip Code	60615
Lender/Client	PNC Bank, National Association						

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Individual Condominium Unit Appraisal Report

File # 8200803006

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 5471 S Hyde Park Blvd | Unit # 10B | City Chicago | State IL | Zip Code 60615

Borrower Adam Lois Handen | Owner of Public Record Shirley E Wilson Sigler | County Cook

Legal Description See Addendum

Assessor's Parcel # 20121140461025 | Tax Year 2022 | R.E. Taxes $ 2,468

Project Name Watergate East | Phase # 1 | Map Reference 16984 | Census Tract 4109.00

Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 | HOA $ 1,181 [ ] per year [X] per month

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)

Lender/Client PNC Bank, National Association | Address 2650 Warrenville Road, Downers Grove, IL 60515

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [X] Yes [ ] No

Report data source(s) used, offering price(s), and date(s). DOM 32;MLS#12043074, LISTED ON 05/15/2024 FOR $274,900, STATUS IS CTG, NO PRICE CHANGES.

CONTRACT

I [X] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale;The subject is under contract for $265,000, PER LISTING BROKER, THE BUYER AND SELLER ARE NOT FAMILY RELATED, AND DO NOT KNOW EACH OTHER.

Contract Price $ 265,000 | Date of Contract 05/24/2024 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) contract/taxrecords

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [X] Yes [ ] No

If Yes, report the total dollar amount and describe the items to be paid. $5,000;;From seller to buyer towards gift of equity, prepaid expenses, closing costs, home warranty, or all.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				Condominium Unit Housing Trends				Condominium Housing			Present Land Use %	
Location	[X] Urban	[ ] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE		One-Unit	16 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$ (000)	(yrs)		2-4 Unit	2 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	49	Low	6	Multi-Family	77 %
Neighborhood Boundaries	The boundaries are 51st St to the north, 60th St to the south, Lake Michigan to the east and Cottage Grove Ave to the west.							925	High	148	Commercial	5 %
								217	Pred.	100	Other	%

Neighborhood Description The neighborhood is made up of mostly multi-family/condominium properties. The subject is located within a close distance from area amenities such as schools, shopping, dining and recreational facilities. Above condominium unit housing trends are for the subject's market for similar attached properties in the subject's competing market.

Market Conditions (including support for the above conclusions) A mix of conventional, FHA and VA financing can be found in the subjects competing market. Marketing time average is under 3 months over the past 12 months in the subject's competing market for similar attached condominium properties.

PROJECT SITE

Topography Level | Size Common | Density Medium | View B;Wtr;CtySky

Specific Zoning Classification RM-5 | Zoning Description Residential Multi-Unit District

Zoning Compliance [X] Legal [ ] Legal Nonconforming - Do the zoning regulations permit rebuilding to current density? [ ] Yes [ ] No

[ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe The subject is legally permissible, it is physically possible, is financially feasible and is maximally productive.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements – Type	Public	Private
Electricity	[X]	[ ]	Water	[X] [ ]	Street Asphalt	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X] [ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 17031C0537K | FEMA Map Date 09/10/2021

Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe

The size, shape, view and landscaping of the subjects building is typical of sites in this area. No environmental conditions, easements, encroachments or land uses known. Although the subject is in close proximity to rail road tracks, busy streets and commercial business, the location of the subject is neutral for the competing market, with no adverse effect on marketability, and the view is beneficial for the market and project.

PROJECT INFORMATION

Data source(s) for project information Management company, MLS, peer data, seller, listing broker, personal interior/exterior inspection.

Project Description [ ] Detached [ ] Row or Townhouse [ ] Garden [ ] Mid-Rise [X] High-Rise [ ] Other (describe)

General Description		General Description		Subject Phase		If Project Completed		If Project Incomplete	
# of Stories	16	Exterior Walls	Cncrte	# of Units	30	# of Phases	1	# of Planned Phases	
# of Elevators	3	Roof Surface	Rubber	# of Units Completed	30	# of Units	30	# of Planned Units	
[X] Existing	[ ] Proposed	Total # Parking	30	# of Units For Sale	1	# of Units for Sale	1	# of Units for Sale	
[ ] Under Construction		Ratio (spaces/units)	1/1	# of Units Sold	30	# of Units Sold	30	# of Units Sold	
Year Built	1971	Type	Garage	# of Units Rented	0	# of Units Rented	0	# of Units Rented	
Effective Age	15	Guest Parking	Street	# of Owner Occupied Units	30	# of Owner Occupied Units	142	# of Owner Occupied Units	

Project Primary Occupancy [X] Principal Residence [ ] Second Home or Recreational [ ] Tenant

Is the developer/builder in control of the Homeowners' Association (HOA)? [ ] Yes [X] No

Management Group - [ ] Homeowners' Association [ ] Developer [X] Management Agent - Provide name of management company. Pro Invest Realty (312)275-5750

Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? [ ] Yes [X] No If Yes, Describe

There are 30 units, each owning less than 10% of total units in the building/project. No individual, investor group or corporation owned more than 10% of the total number of units, per management company.

Was the project created by the conversion of existing building(s) into a condominium? [ ] Yes [X] No If Yes, describe the original use and date of conversion.

Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? [X] Yes [ ] No If No, describe

All the units, common elements are complete. There is no known or planned future rehabilitation planned for the project.

Is there any commercial space in the project? [ ] Yes [X] No If Yes, describe and indicate the overall percentage of the commercial space.

;Residential units only. There is no commercial space or property in the subjects project.

Individual Condominium Unit Appraisal Report

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PROJECT INFORMATION

Describe the condition of the project and quality of construction. The condition and the quality of construction of the subject is average for the competing market area. The building and project have been well maintained. The project/building consists of similar type units/properties to the subject.

Describe the common elements and recreational facilities. green areas, elevators, door person, lobby.

Are any common elements leased to or by the Homeowners' Association? ☐ Yes ☒ No If Yes, describe the rental terms and options. No common elements leased to or by HOA.

Is the project subject to a ground rent? ☐ Yes ☒ No If Yes, $ per year (describe terms and conditions) The subject and no units in the project are subject to a ground rent.

Are the parking facilities adequate for the project size and type? ☒ Yes ☐ No If No, describe and comment on the effect on value and marketability. The parking facilities are adequate for the project size and type.

PROJECT ANALYSIS

I ☐ did ☒ did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed. Unavailable to the appraiser.

Are there any other fees (other than regular HOA charges) for the use of the project facilities? ☐ Yes ☒ No If Yes, report the charges and describe. None known.

Compared to other competitive projects of similar quality and design, the subject unit charge appears ☒ High ☐ Average ☐ Low If High or Low, describe The subjects monthly HOA fee was taken from the listing broker MLS listing.

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?
☐ Yes ☒ No If Yes, describe and explain the effect on value and marketability. None known

UNIT DESCRIPTION

Unit Charge $ 1,181 per month X 12 = $ 14,172.00 per year Annual assessment charge per year per square feet of gross living area = $ 7.71

Utilities included in the unit monthly assessment ☐ None ☐ Heat ☐ Air Conditioning ☐ Electricity ☐ Gas ☒ Water ☒ Sewer ☐ Cable ☒ Other (describe)
Exterior maintenance, door person, parking, scavenger, common insurance, garbage and snow removal.

General Description		Interior materials/condition		Amenities		Appliances		Car Storage	
Floor #	10	Floors	HDWD/Good/Cer/Av	☐ Fireplace(s) #	0	☒ Refrigerator	1	☐ None	
# of Levels	1	Walls	Drywall/Good	☐ WoodStove(s) #	0	☒ Range/Oven	1	☒ Garage ☐ Covered ☐ Open	
Heating Type	Elec Fuel Elec	Trim/Finish	Wood/Avg	☐ Deck/Patio	None	☒ Disp ☒ Microwave		# of Cars	1
☒ Central AC ☐ Individual AC		Bath Wainscot	Ceramic/Good	☒ Porch/Balcony	Balc	☒ Dishwasher	1	☒ Assigned ☐ Owned	
☐ Other (describe)	None	Doors	Solid-Core/Avg	☐ Other	None	☒ Washer/Dryer	Both	Parking Space #	10B

Finished area **above** grade contains: 7 Rooms 3 Bedrooms 2.0 Bath(s) 1,838 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered? ☒ Yes ☐ No If No, describe and comment on compatibility to other projects in the market area. The Cooling and heating are separately metered.

Additional features (special energy efficient items, etc.) No special energy efficient items are present.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-eleven to fifteen years ago;Bathrooms-remodeled-less than one year ago;Bathroom 2 remodeled recently. New windows recently installed throughout. Interior painting recently performed throughout the interior. The property has been well maintained. No external depreciation apparent at the time of inspection. Physical depreciation is due to normal wear.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe
There are no physical deficiencies or adverse conditions present. The soundness and structural integrity of the condominium unit is average with no visible adverse conditions.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe
The subject conforms to the neighborhood in function, site, age, floor plan, style, use, condition and construction to most properties in the competing market and neighborhood. The subject blends overall with the neighborhood and project. The functional utility for the subject and units in the project are similar to each other and conform to the neighborhood market.

PRIOR SALE HISTORY

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data source(s) MLS & County Tax/Property Records, owner/seller
My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data source(s) MLS & County Tax/Property Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	MLS & county tax records	MLS & county tax records	MLS & county tax records	MLS & county tax records
Effective Date of Data Source(s)	06/13/2024	06/13/2024	06/13/2024	06/13/2024

Analysis of prior sale or transfer history of the subject property and comparable sales. None for the subject over the past 36 months. None for the closed comparables over the past 12 months from their contract dates.

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There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 315,000 to $ 315,000 .

There are 6 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 235,000 to $ 299,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address and Unit #	5471 S Hyde Park Blvd 10B, Chicago, IL 60615	5471 S Hyde Park Blvd 5B, Chicago, IL 60615		5466 S Hyde Park Blvd 3S, Chicago, IL 60615		1700 E 56th St 2202-3, Chicago, IL 60637	
Project Name and Phase	Watergate East 1	Watergate East 1		5466 S Hyde Park Blvd Condo 1		1700 E 56th St Condo 1	
Proximity to Subject		0.00 miles		0.04 miles NW		0.18 miles S	
Sale Price	$ 265,000		$ 235,000		$ 299,000		$ 280,000
Sale Price/Gross Liv. Area	$ 144.18 sq. ft.	$ 138.24 sq. ft.		$ 166.11 sq. ft.		$ 155.56 sq. ft.	
Data Source(s)		MLSMRED#11851159;DOM 3		MLSMRED#11880134;DOM 34		MLSMRED#11840824;DOM 38	
Verification Source(s)		MLS, Peer Data, County Records		MLS, Peer Data, County Records		MLS, Peer Data, County Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Cash;0	0 0	ArmLth Conv;15000	0 -15,000	ArmLth Cash;0	0 0
Date of Sale/Time		s09/23;c08/23	0	s11/23;c10/23	0	s09/23;c08/23	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
HOA Mo. Assessment	1,181	1,160	0	600	0	2,189	0
Common Elements and Rec. Facilities	Door Person Elevators	Door Person Elevators		Green Areas	0 0	Door Person Elevators	
Floor Location	10	5	+2,500	8	+3,500	20	-5,000
View	B;Wtr;CtySky	N;CtySky;	+15,000	N;Res;	+15,000	B;Wtr;CtySky	
Design (Style)	HR1L;Condo	HR1L;Condo		HR1L;Condo		HR1L;Condo	
Quality of Construction	Q4	Q4		Q3	-25,000	Q4	
Actual Age	53	53		104	0	54	0
Condition	C3	C3		C3		C3	
Above Grade Room Count	Total Bdrms. Baths 7 3 2.0	Total Bdrms. Baths 6 3 2.0	0	Total Bdrms. Baths 6 3 2.0	0	Total Bdrms. Baths 6 3 3.0	-10,000
Gross Living Area	1,838 sq. ft.	1,700 sq. ft.	+10,350	1,800 sq. ft.	0	1,800 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Basic	Basic		Basic		Basic	
Heating/Cooling	Electric/CA	Electric/CA		Radiant/None	+1,000	GFA/CA	0
Energy Efficient Items	None	None		None		None	
Garage/Carport	1g;assign	1g;assign		1op;assign	0	2g;assign	0
Porch/Patio/Deck	Balcony	Balcony		Deck/Fp	-2,000	Balcony	
LP/SP	None	None		None		None	
Net Adjustment (Total)		☒ + ☐ -	$ 27,850	☐ + ☒ -	$ -22,500	☐ + ☒ -	$ -15,000
Adjusted Sale Price of Comparables		Net Adj. 11.9 % Gross Adj. 11.9 %	$ 262,850	Net Adj. 7.5 % Gross Adj. 20.6 %	$ 276,500	Net Adj. 5.4 % Gross Adj. 5.4 %	$ 265,000

Summary of Sales Comparison Approach See Addendum.

Indicated Value by Sales Comparison Approach $ 265,000

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 265,000 **Income Approach (if developed) $**

While all three approaches to value were considered, the Sales Comparison Approach most accurately reflects the actions of independent buyers and sellers in this market place and is therefore the most reliable indicator of value in this instance.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 265,000 , as of 06/13/2024 , which is the date of inspection and the effective date of this appraisal.

This report form is designed to report an appraisal of a unit in a condominium project or a condominium unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject unit, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Individual Condominium Unit Appraisal Report

File # 8200803006

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

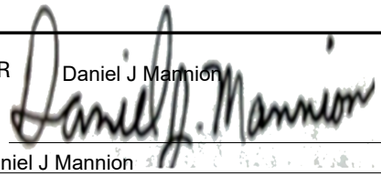
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Daniel J Mannion

Signature 

Name Daniel J Mannion
Company Name Chicago Appraisal Service
Company Address 10730 S Cicero Ave, #203
Oak Lawn, IL 60453
Telephone Number (708) 602-0052
Email Address danjmannion@yahoo.com
Date of Signature and Report 06/15/2024
Effective Date of Appraisal 06/13/2024
State Certification # 556.004484
or State License #
or Other (describe) State #
State IL
Expiration Date of Certification or License 09/30/2025

ADDRESS OF PROPERTY APPRAISED
5471 S Hyde Park Blvd
10B, Chicago, IL 60615
APPRAISED VALUE OF SUBJECT PROPERTY $ 265,000

LENDER/CLIENT
Name Valuation Connect
Company Name PNC Bank, National Association
Company Address 2650 Warrenville Road, Downers Grove, IL 60515
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

SUBJECT PROPERTY

- ☐ Did not inspect subject property
- ☐ Did inspect exterior of subject property from street
  Date of Inspection
- ☐ Did inspect interior and exterior of subject property
  Date of Inspection

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
- ☐ Did inspect exterior of comparable sales from street
  Date of Inspection

Individual Condominium Unit Appraisal Report

File # 8200803006

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address and Unit #	5471 S Hyde Park Blvd 10B, Chicago, IL 60615	5201 S Cornell Ave 5B, Chicago, IL 60615					
Project Name and Phase	Watergate East 1	Cornell Village 1					
Proximity to Subject		0.35 miles NW					
Sale Price	$ 265,000		$ 315,000		$		$
Sale Price/Gross Liv. Area	$ 144.18 sq. ft.	$ 203.23 sq. ft.		$ sq. ft.		$ sq. ft.	
Data Source(s)		MLSMRED#12070519;DOM 17					
Verification Source(s)		MLS, Peer Data, County Records					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		Listing	0				
Date of Sale/Time		Active	0				
Location	N;Res;	N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
HOA Mo. Assessment	1,181	1,336	0				
Common Elements and Rec. Facilities	Door Person Elevators	Door Person Elevators					
Floor Location	10	5	+2,500				
View	B;Wtr;CtySky	N;CtySky;	+15,000				
Design (Style)	HR1L;Condo	HR1L;Condo					
Quality of Construction	Q4	Q4					
Actual Age	53	54	0				
Condition	C3	C3					
Above Grade Room Count	Total 7 / Bdrms. 3 / Baths 2.0	Total 6 / Bdrms. 3 / Baths 2.0	0	Total / Bdrms. / Baths		Total / Bdrms. / Baths	
Gross Living Area	1,838 sq. ft.	1,550 sq. ft.	+21,600	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	0sf	0sf					
Functional Utility	Basic	Basic					
Heating/Cooling	Electric/CA	Radiant/CA	0				
Energy Efficient Items	None	None					
Garage/Carport	1g;assign	1g;assign					
Porch/Patio/Deck	Balcony	Balcony					
LP/SP	None	-2%	-6,930				
Net Adjustment (Total)		☒ + ☐ -	$ 32,170	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. 10.2 % Gross Adj. 14.6 %	$ 347,170	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$

SALE / TRANSFER HISTORY

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	MLS & county tax records	MLS & county tax records		
Effective Date of Data Source(s)	06/13/2024	06/13/2024		

Analysis of prior sale or transfer history of the subject property and comparable sales: None for comparable 4.

ANALYSIS / COMMENTS

Analysis/Comments: See Supplemental Addendum.

Supplemental Addendum

File No. 8200803006

Borrower	Adam Lois Handen						
Property Address	5471 S Hyde Park Blvd						
City	Chicago	County	Cook	State	IL	Zip Code	60615
Lender/Client	PNC Bank, National Association						

The subjects opinion of market value is over the predominant value in the macro-market/neighborhood for all attached properties, however, it is not considered an over improvement for competing properties in the subjects micro-market, has no adverse effect on marketability, with 3 similar competing closed comparable sales to the subject over the past 12 months from the effective date of this report.

• **Additional Comparables 4-6: Sales Comparison Comments**

Active comparable 4 listing is the most similar to the subject in GLA, condition, construction, location, view, function, floor plan, appeal, parking, bathroom and bedroom count, age, function and use, despite differences.

All appliances for the subject were on and operational at the time of inspection.
All utilities were on and in proper working order at the time of inspection.
The remaining economic life is estimated at 50 years.
The compensation is $280.00 for this appraisal assignment.
Reasonable exposure time is 60 days in the market for competing properties.
I have not performed any prior service or valuation on the subject in the last 3 years prior to accepting this assignment.
CO/smoke sensors installed and operational.
Valuation Connect ordered this appraisal report.
No personal property is included in final estimate of value for the subject.
Double water heater straps are not required by state or local code.
All mechanicals were on and operational.
GLA for comparable properties taken from MLS listings, peer data, are estimated, but the most accurate in this instance.

The subject was personally measured and is the most accurate.

Per management company there is no pending litigation against the HOA currently.

Valuation Connect, Powered by Class Valuation - Illinois Expiration: 12/31/2024

There is a National Disaster Declaration within the county or area of the subject property (FEMA Alert) within 180 days of the appraisal effective date. There was no damage to the subject or surroundings. This has no adverse on the subject or marketability.

• **Condo: Sales Comparison - Summary of Sales Comparison Approach**

The subjects is located on the 10th floor, with 1 level of living area. The subject has 3 bedrooms and 2 bathrooms present. Although comparables 2 and 3 are located outside the subject's building/project, comparables are all located in the same competing micro-market. No project adjustment warranted, all are located in similar competing projects. The subject and all comparables are located in the same competing marketing area, with no project adjustment warranted. The subject and comparables all have similar function, use, design, style, floor plan, effective age, GLA, location and appeal. The comparables included in the report are the most similar to the subject in function, use, location, view, appeal, GLA, condition, construction, despite differences. The subject and all closed comparables are the same in bedroom count, and similar to each other in location, view, floor location, age, condition, construction and use. No age or amenity adjustment warranted, due to minimal reaction to differences in the competing market, with no contributory value that can be extracted from the market for differences. Adjustment for differences are warranted for floor location to comparables, superior Lake Michigan/water view applied at $15,000 to comparables 1 and 2, GLA adjustment applied at $75 per sq. ft to comparable 1, bathroom count adjustment applied at $10,000 to comparable 3, and superior quality of construction adjustment applied to comparable 2, due to recent improvements performed with quality materials. After all pertinent adjustments were applied, all comparables given equal consideration in opinion of market value for the subject. All adjustments derived through market abstraction.

Supplemental Addendum

File No. 8200803006

Borrower	Adam Lois Handen						
Property Address	5471 S Hyde Park Blvd						
City	Chicago	County	Cook	State	IL	Zip Code	60615
Lender/Client	PNC Bank, National Association						

Daniel J. Mannion inspected the interior and exterior of the subject property,and collected and analyzed market information. All this led to the information used for this report. The appraiser analyzed and confirmed all sales comparables included in this appraisal report.

This report is intended for the use by the lender/client for mortgage financing purposes. This report is not intended for any other use.

The digital signatures are considered original signatures since they are original signatures that were scanned into the system to be specifically used by the individual appraisers.

Purpose & Function of Appraisal:

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the lender/client in determining the estimated market value of the subject property.

Adverse Environmental Conditions

Adverse Environmental Conditions
On the appraisal inspection date, negative environmental conditions, either on-site or in the immediate vicinity of the subject and including above-or-below ground heating fuel oil tanks were neither apparent nor observed. However, the appraiser has had no formal investigative training relative to environmental problems caused by the presence of lead-based paint, radon gas, toxic wastes, land fills, air-bourn pollutants or other environmental concerns. It is suggested that if the client has concerns relative to environmental matters and how they might affect the subject property, an appropriated environmental specialist be retained to inspect the property, determine if environmental problems exist and if they do, prepare a remedial action plan including an opinion of remedial cost.

Comments and Conditions of the Appraisal

The appraiser is not a home inspector, if a home inspection is utilized at the request of any of the parties to the transaction it is possible that a defect of defects may be discovered. Any repairs found to be needed, not already known to the appraiser, may impact the estimated market value.

Disclaimer:

This appraisal is not a home inspection and the appraiser is not acting as a home inspector when preparing the report. The borrower has the right, and is encouraged, to have the home inspected by a professional home inspector.

Extent of the Appraisal Process:

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is show in the Data Source section of the market grid along with the source of confirmation, if available. the original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report, nor used as a basis for the value conclusion.

The report is a complete appraisal presented in a summary format as provided for by the Appraisal Standards Board of the Appraisal Foundation in compliance with the Uniform Standards of Professional Appraisal Practice.

Digital Signature(s)

This appraisal report may contain an electronic signature(s). Electronic signatures were implemented for the convenience of this firm and at our clients requests. Electronic signatures are individually password protected.

Intended Use and User:

The Intended Use is to evaluate the property that is the subject of this appraisal for asset valuation purposes for the lender/client, reporting requirements of this appraisal report form and definition of market value. This report is not intended for any other use. No additional Intended Users are identified by the appraiser.

"THE COMMENTS BY THE LICENSED REAL ESTATE APPRAISER CONTAINED WITHIN THIS APPRAISAL REPORT ON THE CONDITION OF THE PROPERTY DO NOT ADDRESS "STANDARDS OF PRACTICE" AS DEFINED IN THE HOME INSPECTOR LICENSE ACT[225 ILCS 441] AND 68 III ADM. CODE 1410 AND ARE NOT TO BE CONSIDERED A HOME INSPECTION OR HOME INSPECTION REPORT".

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Subject Photo Page

Borrower	Adam Lois Handen						
Property Address	5471 S Hyde Park Blvd						
City	Chicago	County	Cook	State	IL	Zip Code	60615
Lender/Client	PNC Bank, National Association						



Subject Front

5471 S Hyde Park Blvd

Sales Price	265,000
Gross Living Area	1,838
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	B;Wtr;CtySky
Site	Common
Quality	Q4
Age	53



Subject Rear



Subject Street

Subject Photo Page

Borrower	Adam Lois Handen						
Property Address	5471 S Hyde Park Blvd						
City	Chicago	County	Cook	State	IL	Zip Code	60615
Lender/Client	PNC Bank, National Association						



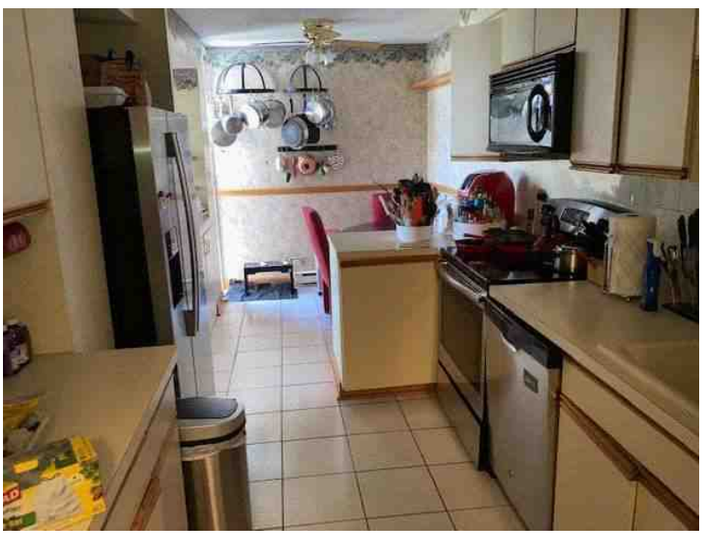
Subject Street

5471 S Hyde Park Blvd

Sales Price	265,000
Gross Living Area	1,838
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	B;Wtr;CtySky
Site	Common
Quality	Q4
Age	53



Subject Living Room



Subject Kitchen

Subject Photo Page

Borrower	Adam Lois Handen						
Property Address	5471 S Hyde Park Blvd						
City	Chicago	County	Cook	State	IL	Zip Code	60615
Lender/Client	PNC Bank, National Association						



Subject Bathroom 1

5471 S Hyde Park Blvd

Sales Price	265,000
Gross Living Area	1,838
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	B;Wtr;CtySky
Site	Common
Quality	Q4
Age	53



Subject Bathroom 2



Subject Bedroom 1

Subject Photo Page

Borrower	Adam Lois Handen						
Property Address	5471 S Hyde Park Blvd						
City	Chicago	County	Cook	State	IL	Zip Code	60615
Lender/Client	PNC Bank, National Association						



Subject Bedroom 2

5471 S Hyde Park Blvd

Sales Price	265,000
Gross Living Area	1,838
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	B;Wtr;CtySky
Site	Common
Quality	Q4
Age	53



Subject Bedroom 3



Subject Dining Room

Subject Photo Page

Borrower	Adam Lois Handen						
Property Address	5471 S Hyde Park Blvd						
City	Chicago	County	Cook	State	IL	Zip Code	60615
Lender/Client	PNC Bank, National Association						



Subject Den

5471 S Hyde Park Blvd

Sales Price	265,000
Gross Living Area	1,838
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	B;Wtr;CtySky
Site	Common
Quality	Q4
Age	53



Subject Kitchen-Alt View



Subject Balcony

Subject Photo Page

Borrower	Adam Lois Handen						
Property Address	5471 S Hyde Park Blvd						
City	Chicago	County	Cook	State	IL	Zip Code	60615
Lender/Client	PNC Bank, National Association						



Subject Balcony View

5471 S Hyde Park Blvd

Sales Price	265,000
Gross Living Area	1,838
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	B;Wtr;CtySky
Site	Common
Quality	Q4
Age	53



Subject Balcony View

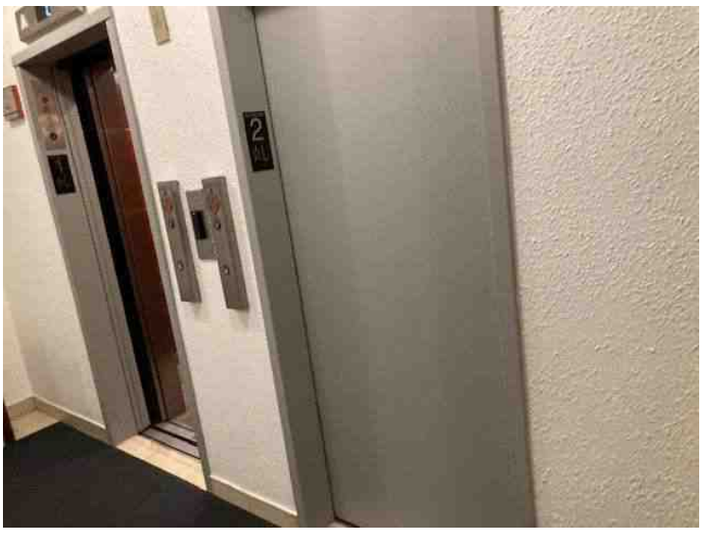


Subject Washer and Dryer

water heater

Subject Photo Page

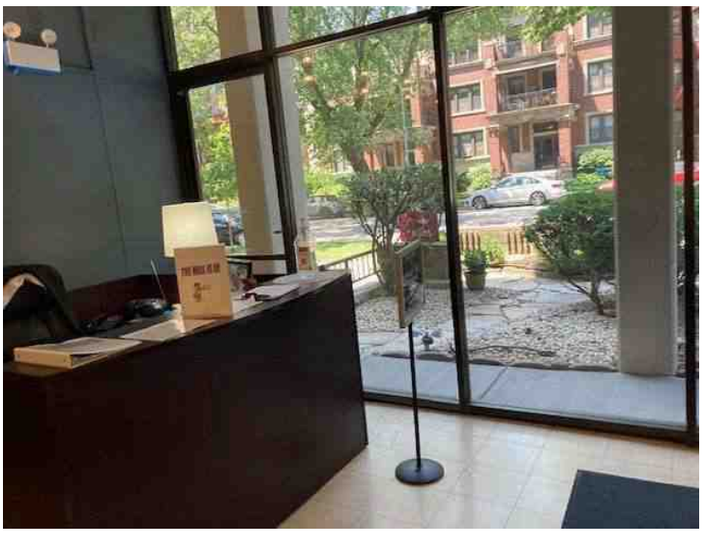
Borrower	Adam Lois Handen						
Property Address	5471 S Hyde Park Blvd						
City	Chicago	County	Cook	State	IL	Zip Code	60615
Lender/Client	PNC Bank, National Association						



Subject Common Elevators

5471 S Hyde Park Blvd

Sales Price	265,000
Gross Living Area	1,838
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	B;Wtr;CtySky
Site	Common
Quality	Q4
Age	53



Subject Lobby

Front Desk



Subject Lobby

Comparable Photo Page

Borrower	Adam Lois Handen						
Property Address	5471 S Hyde Park Blvd						
City	Chicago	County	Cook	State	IL	Zip Code	60615
Lender/Client	PNC Bank, National Association						



Comparable 1

5471 S Hyde Park Blvd

Prox. to Subject	0.00 miles
Sale Price	235,000
Borrower/Client	1,700
Lender	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;CtySky;
Site	0 sf
Quality	Q4
Age	53



Comparable 2

5466 S Hyde Park Blvd

Prox. to Subject	0.04 miles NW
Sale Price	299,000
Gross Living Area	1,800
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	0 sf
Quality	Q3
Age	104



Comparable 3

1700 E 56th St

Prox. to Subject	0.18 miles S
Sale Price	280,000
Gross Living Area	1,800
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	3.0
Location	N;Res;
View	B;Wtr;CtySky
Site	0 sf
Quality	Q4
Age	54

Comparable Photo Page

Borrower	Adam Lois Handen						
Property Address	5471 S Hyde Park Blvd						
City	Chicago	County	Cook	State	IL	Zip Code	60615
Lender/Client	PNC Bank, National Association						



Comparable 4

5201 S Cornell Ave

Prox. to Subject	0.35 miles NW
Sales Price	315,000
Borrower/Client	1,550
Lender	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;CtySky;
Site	0 sf
Quality	Q4
Age	54

Prox. to Subject
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Prox. to Subject
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

USPAP Compliance Addendum

Loan #
File # 8200803006

Borrower	Adam Lois Handen						
Property Address	5471 S Hyde Park Blvd						
City	Chicago	County	Cook	State	IL	Zip Code	60615
Lender/Client	PNC Bank, National Association						

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

☒ Appraisal Report — This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report — This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

☐ I have NOT made a personal inspection of the property that is the subject of this report.

☒ I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

☒ A reasonable marketing time for the subject property is 60 day(s) utilizing market conditions pertinent to the appraisal assignment.

☒ A reasonable exposure time for the subject property is 60 day(s).

APPRAISER

Signature: Daniel J. Mannion

Name: Daniel J Mannion

Date of Signature: 06/15/2024

State Certification #: 556.004484

or State License #:

State: IL

Expiration Date of Certification or License: 09/30/2025

Effective Date of Appraisal: 06/13/2024

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature:

Name:

Date of Signature:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser Inspection of Subject Property

☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

Form ID14EC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

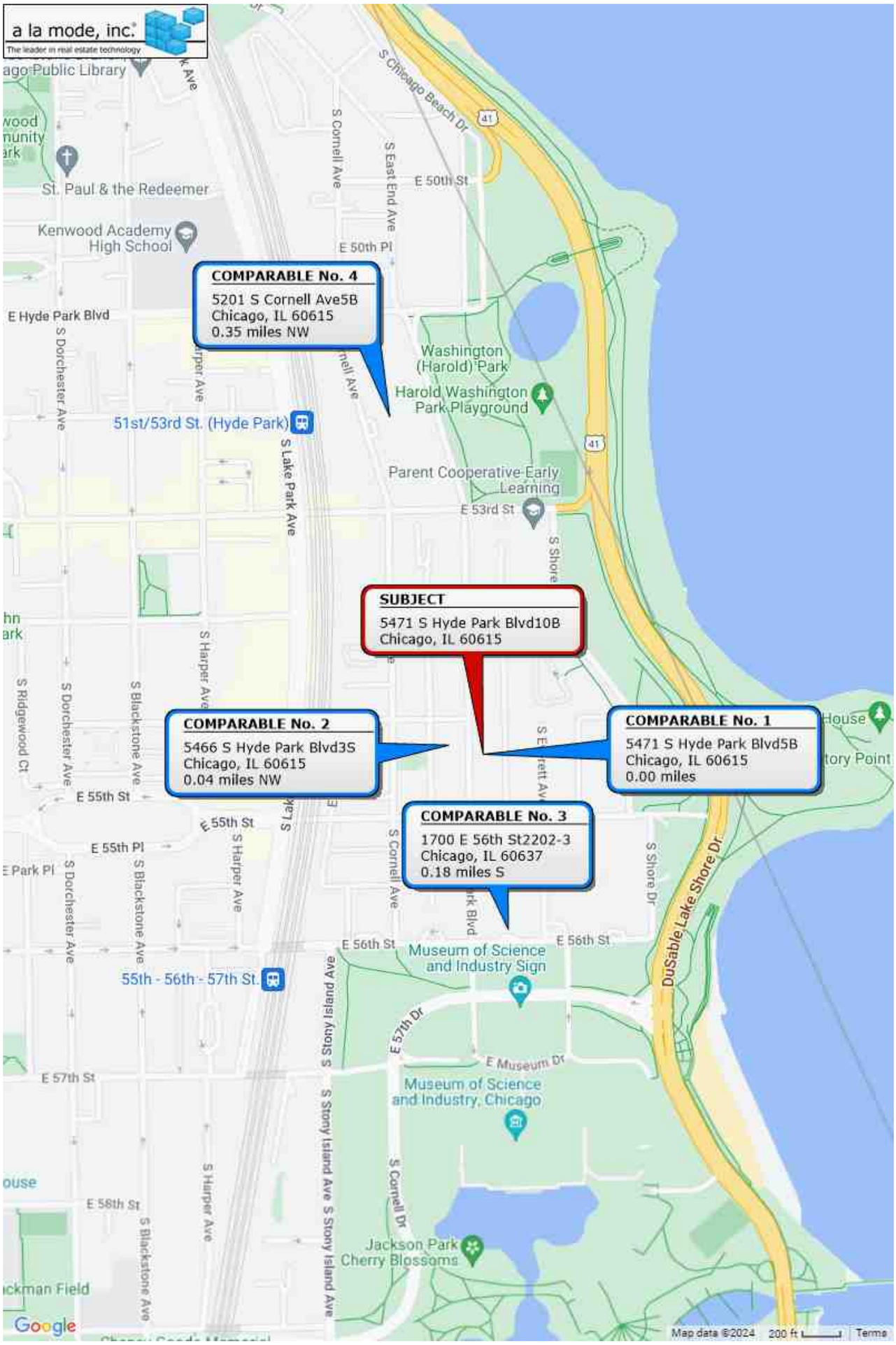
Aerial Location Map

Borrower	Adam Lois Handen						
Property Address	5471 S Hyde Park Blvd						
City	Chicago	County	Cook	State	IL	Zip Code	60615
Lender/Client	PNC Bank, National Association						



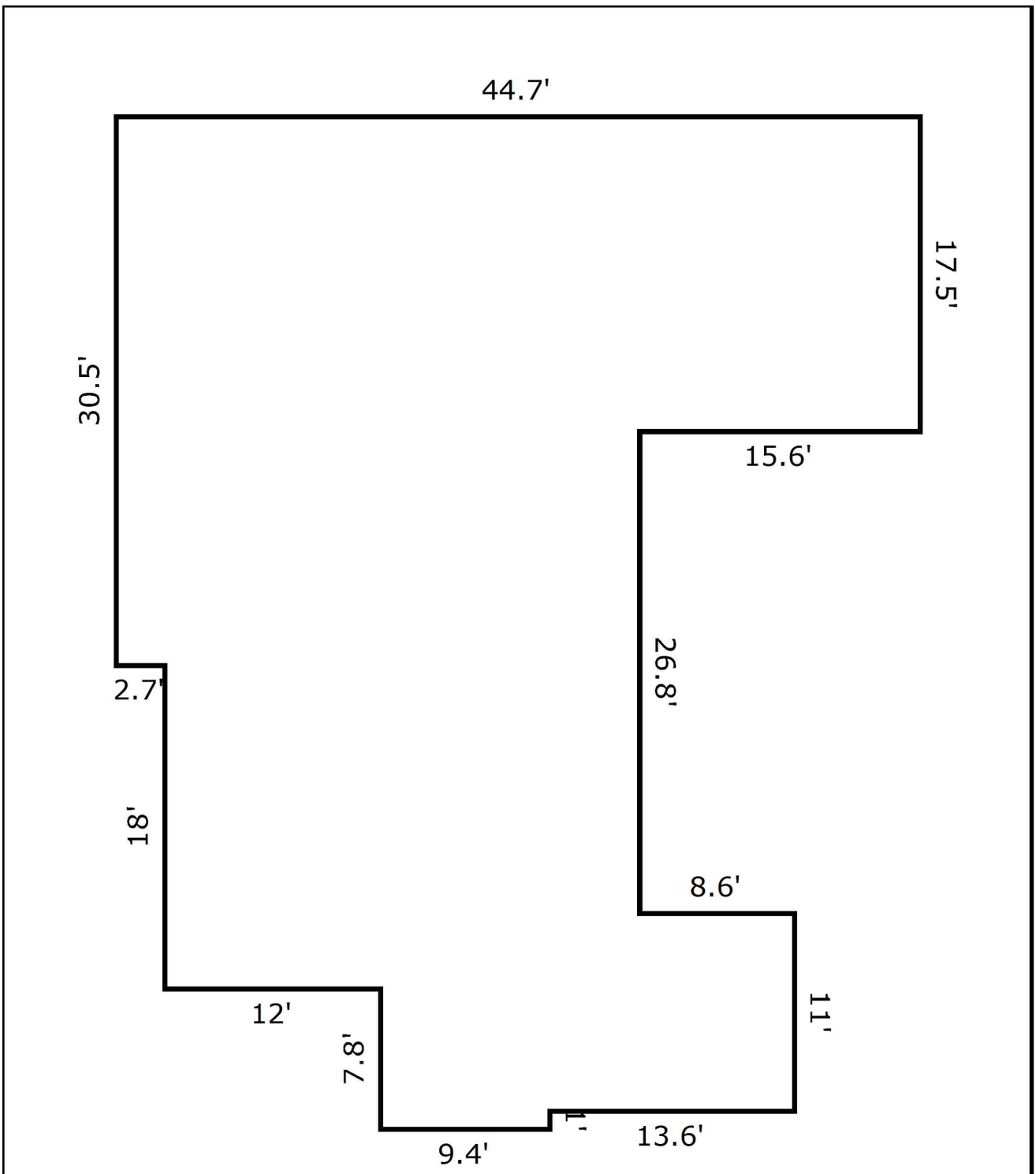
Location Map

Borrower	Adam Lois Handen						
Property Address	5471 S Hyde Park Blvd						
City	Chicago	County	Cook	State	IL	Zip Code	60615
Lender/Client	PNC Bank, National Association						



Building Sketch

Borrower	Adam Lois Handen						
Property Address	5471 S Hyde Park Blvd						
City	Chicago	County	Cook	State	IL	Zip Code	60615
Lender/Client	PNC Bank, National Association						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	1837.67 Sq ft	17.5 × 15.6	= 273
		29.1 × 30.5	= 887.55
		11 × 8.6	= 94.6
		26.4 × 18	= 475.2
		7.8 × 9.4	= 73.32
		5 × 6.8	= 34
Total Living Area (Rounded):	**1838 Sq ft**		

Subject Listing - Page 1

Attached Single
Status: **CTG**
Area: **8041**

MLS #: **12043074**
List Date: **05/15/2024**
List Dt Rec: **05/15/2024**

List Price: **$274,900**
Orig List Price: **$274,900**
Sold Price:
SP Incl. Parking: **Yes**

Address: **5471 S Hyde Park Blvd Unit 10B, Chicago, IL 60615**
Directions: **E 55th Street to S Hyde Park**
Sold by:
Closed:
Off Mkt:
Year Built: **1971**
Dimensions: **COMMON**
Ownership: **Condo**
Corp Limits: **Chicago**
Coordinates: **S:5471 E:1700**
Rooms: **8**

Bedrooms: **3**
Basement: **None**

Waterfront: **No**
Total Units: **30**
Stories: **18**
% Own. Occ.:
Utility Costs:

Contract: **06/03/2024**
Financing:
Blt Before 78: **Yes**

Subdivision: **Watergate East**
Township: **Hyde Park**

Bathrooms (Full/Half): **2/0**
Master Bath: **Full**
Bsmnt. Bath: **No**

Appx SF: **1700**
Bldg. Assess. SF:
Unit Floor Lvl.: **10**
% Cmn. Own.:

Mkt. Time (Lst./Tot.): **32/32**
Concessions:
Contingency: **A/I**
Curr. Leased:

Model:
County: **Cook**
Fireplaces:
Parking: **Garage**

Spaces: **Gar:1**
Parking Incl. In Price: **Yes**
SF Source: **Landlord/Tenant/Seller**
Days for Bd Apprvl: **0**
Fees/Approvals:

Check FHA Eligibility

Mobility Score: - ?

Remarks: **A BRIGHT AND AIRY SANCTUARY AWAITS AT 5471 S. HYDE PARK BLVD. UNIT 10B! STEP INTO THIS GENEROUSLY PROPORTIONED 3 BEDROOM + DEN, 2 BATHROOM RESIDENCE. WITH ONLY 2 UNITS PER FLOOR, YOU WILL STEP OFF THE ELEVATOR AND RIGHT TO YOUR FRONT DOOR! THIS PERFECTLY POSITIONED HYDE PARK RESIDENCE BOASTS BOTH EAST AND WEST VIEWS. WAKE UP TO GORGEOUS VIEWS OF LAKE MICHIGAN IN THE MASTER SUITE EQUIPPED WITH A NEWLY RENOVATED ENSUITE BATHROOM WITH DOUBLE SINKS, LARGE SHOWER, AND A HUGE LINEN CLOSET. THE HALL BATH ALSO HAS BEEN RECENTLY RENOVATED AND THE UNIT HAS BEEN OUTFITTED WITH BRAND NEW WINDOWS. EFFORTLESSLY BLEND CONVENIENCE AND COMFORT WITH IN-UNIT LAUNDRY, EAT-IN KITCHEN AND FORMAL DINING AREA. THE SPACIOUS BALCONY IS THE PERFECT PLACE FOR YOU TO ENJOY THE BEAUTIFUL VIEWS WHILE SIPPING YOUR MORNING COFFEE. WATERGATE EAST PROVIDES THE BEST THAT HYDE PARK LIVING HAS TO OFFER WITH PLENTIFUL STORAGE, A TOP-FLOOR MEETING ROOM WHICH CAN BE USED FOR MEETINGS/FAMILY GATHERINGS, AND A PERSONAL STORAGE LOCKER. PROFESSIONAL SECURITY PERSONNEL ARE AN ADDED PLUS. STORAGE SPACE IN THE UNIT INCLUDES A CEDAR CLOSET IN ADDITION TO A FULL WALL OF CLOSETS IN THE PRIMARY BEDROOM. PARKING IS INCLUDED, WITH A DEDICATED SPACE IN THE ATTACHED, HEATED GARAGE. THE BUILDING IS SITUATED PERFECTLY NEAR TRANSPORTATION HUBS AND THE ESTEEMED UNIVERSITY OF CHICAGO, JUST A SHORT WALK AWAY FROM THE OBAMA LIBRARY CURRENTLY BEING CONSTRUCTED. THIS RESIDENCE OFFERS NOT JUST A HOME, BUT A LIFESTYLE OF CONVENIENCE AND PRESTIGE. SELLING AS-IS; SCHEDULE A VIEWING TODAY!**

School Data	Assessments	Tax	Pet Information
Elementary: **(299)**	Amount: **$1,181**	Amount: **$1,201.65**	Pets Allowed: **Cats OK, Dogs OK**
Junior High: **(299)**	Frequency: **Monthly**	PIN: **20121140461025 / Mult PINs:**	Max Pet Weight: **75**
High School: **(299)**	Special Assessments: **No**	Tax Year: **2022**	
	Special Service Area: **No**	Tax Exmps: **None**	
	Master Association:	Coop Tax Deduction:	
	Master Assc. Freq.: **Not Required**	Tax Deduction Year:	

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	**19X15**	**Main Level**	**Hardwood**		Master Bedroom	**17X13**	**Main Level**	**Hardwood**	
Dining Room	**14X11**	**Main Level**	**Hardwood**		2nd Bedroom	**15X14**	**Main Level**	**Hardwood**	
Kitchen	**9X9**	**Main Level**	**Ceramic Tile**		3rd Bedroom	**12X11**	**Main Level**	**Hardwood**	
Family Room		**Not Applicable**			4th Bedroom		**Not Applicable**		
Laundry Room					Eating Area	**9X9**	**Main Level**	**Ceramic Tile**	
Den	**11X8**	**Main Level**	**Carpet**		Foyer	**6X9**	**Main Level**	**Ceramic Tile**	
Balcony	**7X11**	**Main Level**	**Other**						

Interior Property Features:
Exterior Property Features: **Balcony**

Age: **51-60 Years**
Type: **Condo**
Exposure: **E (East)**
Exterior: **Brick, Concrete**
Air Cond: **Central Air**
Heating: **Electric**
Kitchen: **Eating Area-Table Space**
Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer**
Dining:
Bath Amn:
Fireplace Details:
Fireplace Location:
Electricity:
Equipment: **CO Detectors, Ceiling Fan, Water Heater-Electric**
Additional Rooms: **Eating Area, Den, Foyer, Balcony**
Other Structures:
Door Features:
Window Features:

Laundry Features:
Garage Ownership: **Owned**
Garage On Site: **Yes**
Garage Type: **Attached**
Garage Details: **Transmitter(s)**
Parking Ownership:
Parking On Site:
Parking Details:
Parking Fee (High/Low): /
Driveway:
Basement Details: **None**
Foundation:
Exst Bas/Fnd:
Roof:
Disability Access: **No**
Disability Details:
Lot Desc:
Lot Size Source: **County Records**

Sewer: **Sewer-Public**
Water: **Public**
Const Opts:
General Info: **School Bus Service**
Amenities: **Bike Room/Bike Trails, Door Person, Elevator, Exercise Room, Security Door Locks, Curbs/Gutters, Sidewalks, Street Lights**
Asmt Incl: **Water, Parking, Security, Doorman, TV/Cable, Clubhouse, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal, Internet Access**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Sale Terms:
Possession: **Closing**
Est Occp Date:
Management:
Rural: **No**
Vacant: **No**
Relist:
Zero Lot Line:

Broker Private Remarks:

Internet Listing: **Yes**	Remarks on Internet?: **Yes**	Addr on Internet?: **Yes**
VOW AVM: **No**	VOW Comments/Reviews: **No**	Lock Box: **None** (Located at **None**)
Listing Type: **Exclusive Right to Sell**	Holds Earnest Money: **Yes**	Special Comp Info: **None**
Buyer Ag. Comp.: **2.5%-$375 (NET SALE PRICE) (% of Net Sale Price)** ?	Additional Sales Information: **None**	Broker Notices:
Showing Inst: **Seller will Confirm, 48 Hour Notice. Appointment Center 800SHOWING (800-746-9464)**	Cont. to Show?: **Yes**	Expiration Date:
Mgmnt. Co: **Watergate East Condominium Association**	Contact Name: **Property Manager**	Phone: **(773) 363-0065**
Owner: **OOR**	Ph #:	Broker Owned/Interest: **No**
Broker: **Grandview Realty, LLC (553) / (630) 423-7989**		
List Broker: **Randall Glenn (9807) / (312) 752-7415 / randallglennbroker@gmail.com**		
CoList Broker:		More Agent Contact Info:
		Owner Can Rent: **No**

Copyright 2024 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.
NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12043074

Cook County, Illinois
E½ NW¼ Section 12 - 38 - 14
HYDE PARK

2022 Tax Map
Page 2012D_F1
38-14-12D

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CONDOMINIUM: 20-12-101-024
5000 CORNELL CONDOMINIUM
Rec. 09/12/1979 Doc. 23142556

Unit	Unit	Unit
2-A = 1001	3-A = 1002	4-A = 1003
5-A = 1004	6-A = 1005	7-A = 1006
8-A = 1007	9-A = 1008	10-A = 1009
11-A = 1010	12-A = 1011	14-A = 1012
15-A = 1013	16-A = 1014	17-A = 1015
18-A = 1016	19-A = 1017	20-A = 1018
21-A = 1019	2-B = 1020	3-B = 1021
4-B = 1022	5-B = 1023	6-B = 1024
7-B = 1025	8-B = 1026	9-B = 1027
10-B = 1028	11-B = 1029	12-B = 1030
14-B = 1031	15-B = 1032	16-B = 1033
17-B = 1034	18-B = 1035	19-B = 1036
20-B = 1037	21-B = 1038	2-C = 1039
3-C = 1040	4-C = 1041	5-C = 1042
6-C = 1043	7-C = 1044	8-C = 1045
9-C = 1046	10-C = 1047	11-C = 1048
12-C = 1049	14-C = 1050	15-C = 1051
16-C = 1052	17-C = 1053	18-C = 1054
19-C = 1055	20-C = 1056	21-C = 1057
2-D = 1058	3-D = 1059	4-D = 1060
5-D = 1061	6-D = 1062	7-D = 1063
8-D = 1064	9-D = 1065	10-D = 1066
11-D = 1067	12-D = 1068	14-D = 1069
15-D = 1070	16-D = 1071	17-D = 1072
18-D = 1073	19-D = 1074	20-D = 1075
21-D = 1076	PENTOUSE = 1077	

CONDOMINIUM: 20-12-102-007
THE BARCLAY CONDOMINIUM
Rec. 09/06/1973 Doc. 22467238

Unit	Unit	Unit
2-A = 1001	3-A = 1002	4-A = 1003
5-A = 1004	6-A = 1005	7-A = 1006
8-A = 1007	9-A = 1008	10-A = 1009
11-A = 1010	12-A = 1011	13-A = 1012
14-A = 1013	15-A = 1014	16-A = 1015
17-A = 1016	18-A = 1017	19-A = 1018
20-A = 1019	2-BX = 1020	3-BX = 1021
4-BX = 1022	5-B = 1023	6-B = 1024
7-B = 1025	8-BX = 1026	9-BX = 1027
10-BX = 1028	11-B = 1029	12-B = 1030
13-BX = 1031	14-B = 1032	15-BX = 1033
16-B = 1034	17-B = 1035	18-BX = 1036
19-BX = 1037	20-B = 1038	2-C = 1039
3-C = 1040	4-C = 1041	5-CX = 1042
6-CX = 1043	7-CX = 1044	8-C = 1045
9-C = 1046	10-C = 1047	11-CX = 1048
12-CX = 1049	13-C = 1050	14-CX = 1051
15-C = 1052	16-CX = 1053	17-CX = 1054
18-C = 1055	19-C = 1056	20-C = 1057
2-F = 1058	3-F = 1059	4-F = 1060
5-F = 1061	6-F = 1062	7-F = 1063
8-F = 1064	9-F = 1065	10-D = 1066
11-D = 1067	12-D = 1068	13-D = 1069
14-D = 1070	15-F = 1071	16-F = 1072
17-D = 1073	18-D = 1074	19-F = 1075
20-F = 1076	10-E = 1077	11-E = 1078
12-E = 1079	13-E = 1080	14-E = 1081
17-E = 1082	18-E = 1083	

CONDOMINIUM: 20-12-102-008
THE 5000 EAST END CONDO
Rec. 12/15/2010 Doc. 1034929068

Unit	Unit	Unit
002A = 1001	002B = 1002	002C = 1003
002D = 1004	003A = 1005	003B = 1006
003C = 1007	003D = 1008	004A = 1009
004B = 1010	004C = 1011	004D = 1012
005A = 1013	005B = 1014	005C = 1015
005D = 1016	006A = 1017	006B = 1018
006C = 1019	006D = 1020	007A = 1021
007B = 1022	007C = 1023	007D = 1024
008A = 1025	008B = 1026	008C = 1027
008D = 1028	009A = 1029	009B = 1030
009C = 1031	009D = 1032	010A = 1033
010B = 1034	010C = 1035	010D = 1036
011A = 1037	011B = 1038	011C = 1039
011D = 1040	012A = 1041	012B = 1042
012C = 1043	012D = 1044	13A = 1045
013B = 1046	013C = 1047	013D = 1048
014A = 1049	014B = 1050	014C = 1051
014D = 1052	015A = 1053	015B = 1054
015C = 1055	015D = 1056	016A = 1057
016B = 1058	016C = 1059	016D = 1060
017A = 1061	017B = 1062	017C = 1063
017D = 1064	018A = 1065	018B = 1066
018C = 1067	018D = 1068	019A = 1069
019B = 1070	019C = 1071	019D = 1072
020A = 1073	020B = 1074	020C = 1075
020D = 1076	021A = 1077	021B = 1078
021C = 1079	021D = 1080	022A = 1081
022B = 1082	022C = 1083	022D = 1084
023A = 1085	023B = 1086	023C = 1087
023D = 1088	024A = 1089	024B = 1090
024C = 1091	024D = 1092	025A = 1093
025B = 1094	025C = 1095	025D = 1096

CONTINUED

CONDOMINIUM: 20-12-100-003
THE NEWPORT CONDOMINIUM
Rec. 11/21/1978 Doc. 24730609
Rec. 02/09/1999 Doc. 99137003
Rec. 02/15/2018 Doc. 1804618051

Unit	Unit	Unit
407-N = 1445	507-N = 1446	607-N = 1447
707-N = 1448	807-N = 1449	907-N = 1450
1007-N = 1451	1107-N = 1452	1207-N = 1453
1307-N = 1454	1407-N = 1455	1507-N = 1456
1607-N = 1457	1707-N = 1458	1807-N = 1459
1907-N = 1460	2007-N = 1461	2107-N = 1462
2207-N = 1463	2307-N = 1464	2407-N = 1465
2507-N = 1466	2607-N = 1467	2707-N = 1468
208-N = 1469	308-N = 1470	408-N = 1471
508-N = 1472	608-N = 1473	708-N = 1474
808-N = 1475	908-N = 1476	1008-N = 1477
1108-N = 1478	1208-N = 1479	1308-N = 1480
1408-N = 1481	1508-N = 1482	1608-N = 1483
1708-N = 1484	1808-N = 1485	1908-N = 1486
2008-N = 1487	2108-N = 1488	2208-N = 1489
2308-N = 1490	2408-N = 1491	2508-N = 1492
2608-N = 1493	2708-N = 1494	216--N = 1495
316-N = 1496	416-N = 1497	516-N = 1498
616-N = 1499	716-N = 1500	816-N = 1501
916-N = 1502	1016-N = 1503	1116-N = 1504
1216-N = 1505	1316-N = 1506	1416-N = 1507
1516-N = 1508	1616-N = 1509	1716-N = 1510
1816-N = 1512	2015-N = 1513	2116-N = 1514
2216-N = 1515	2316-N = 1516	2416-N = 1517
2516-N = 1518	2616-N = 1519	2716-N = 1520
201-S = 1521	301-S = 1522	401-S = 1523
501-S = 1524	601-S = 1525	701-S = 1526
801-S = 1527	901-S = 1528	1001-S = 1529
1101-S = 1530	1201-S = 1531	1301-S = 1532
1401-S = 1533	1501-S = 1534	1601-S = 1535
1701-S = 1536	1801-S = 1537	1901-S = 1538
2001-S = 1539	2101-S = 1540	2201-S = 1541
2301-S = 1542	2401-S = 1543	2501-S = 1544
2601-S = 1545	2701-S = 1546	206-S = 1547
306-S = 1548	406-S = 1549	506-S = 1550
606-S = 1551	706-S = 1552	806-S = 1553
906-S = 1554	1006-S = 1555	1106-S = 1556
1206-S = 1557	1306-S = 1558	1406-S = 1559
1506-S = 1560	1606-S = 1561	1706-S = 1562
1806-S = 1563	1906-S = 1564	2006-S = 1565
2106-S = 1566	2206-S = 1567	2306-S = 1568
2406-S = 1569	2506-S = 1570	2606-S = 1571
2706-S = 1572	207-S = 1573	307-S = 1574
407-S = 1575	507-S = 1576	607-S = 1577
707-S = 1578	807-S = 1579	907-S = 1580
1007-S = 1581	1107-S = 1582	1207-S = 1583
1307-S = 1584	1407-S = 1585	1507-S = 1586
1607-S = 1587	1707-S = 1588	1807-S = 1589
1907-S = 1590	2007-S = 1591	2107-S = 1592
2207-S = 1593	2307-S = 1594	2407-S = 1595
2507-S = 1596	2607-S = 1597	2707-S = 1598
209-N = 1599	309-N = 1600	409-N = 1601
509-N = 1602	609-N = 1603	709-N = 1604
809-N = 1605	909-N = 1606	1009-N = 1607
1109-N = 1608	1209-N = 1609	1309-N = 1610
1409-N = 1611	1509-N = 1612	1609-N = 1613
1709-N = 1614	1809-N = 1615	1909-N = 1616
2009-N = 1617	2109-N = 1618	2209-N = 1619
2309-N = 1620	2409-N = 1621	2509-N = 1622
2609-N = 1623	2709-N = 1624	210-N = 1625
310-N = 1626	410-N = 1627	510-N = 1628
610-N = 1629	710-N = 1630	810-N = 1631
910-N = 1632	1010-N = 1633	1110-N = 1634
1210-N = 1635	1310-N = 1636	1410-N = 1637
1510-N = 1638	1610-N = 1639	1710-N = 1640
1810-N = 1641	1910-N = 1642	2010-N = 1643
2110-N = 1644	2210-N = 1645	2310-N = 1646
2410-N = 1647	2510-N = 1648	2610-N = 1649
2710-N = 1650	215-N = 1651	315-N = 1652
415-N = 1653	515-N = 1654	615-N = 1655
715-N = 1656	815-N = 1657	915-N = 1658
1015-N = 1659	1115-N = 1660	1215-N = 1661
1315-N = 1662	1415-N = 1663	1515-N = 1664
1615-N = 1665	1715-N = 1666	1815-N = 1667
1915-N = 1668	2015-N = 1669	2115-N = 1670
2215-N = 1671	2315-N = 1672	2415-N = 1673
2515-N = 1674	2615-N = 1675	2715-N = 1676
208-S = 1677	308-S = 1678	408-S = 1679
508-S = 1680	608-S = 1681	708-S = 1682
808-S = 1683	908-S = 1684	1008-S = 1685
1108-S = 1686	1208-S = 1687	1308-S = 1688
1408-S = 1689	1508-S = 1690	1608-S = 1691
1708-S = 1692	1808-S = 1693	1908-S = 1694
2008-S = 1695	2108-S = 1696	2208-S = 1697
2308-S = 1698	2408-S = 1699	2508-S = 1700
2608-S = 1701	2708-S = 1702	209-S = 1703
309-S = 1704	409-S = 1705	509-S = 1706
609-S = 1707	709-S = 1708	809-S = 1709
909-S = 1710	1009-S = 1711	1109-S = 1712
1209-S = 1713	1309-S = 1714	1409-S = 1715
1509-S = 1716	1609-S = 1717	1709-S = 1718
1809-S = 1719	1909-S = 1720	2009-S = 1721
2109-S = 1722	2209-S = 1723	2309-S = 1724
2409-S = 1725	2509-S = 1726	2609-S = 1727
2709-S = 1728	100-N = 1729	1801/1816-N = 1730
902-N/903-N = 1731		

CONTINUED

CONDOMINIUM: 20-12-100-003
THE NEWPORT CONDOMINIUM
Rec. 11/21/1978 Doc. 24730609
Rec. 02/09/1999 Doc. 99137003
Rec. 02/15/2018 Doc. 1804618051

Unit	Unit	Unit
2214-N = 1151	2314-N = 1152	2414-N = 1153
2614-N = 1154	2614-N = 1155	2714-N = 1156
203-S = 1157	303-S = 1158	403-S = 1159
503-S = 1160	603-S = 1161	703-S = 1162
803-S = 1163	903-S = 1164	1003-S = 1165
1103-S = 1166	1203-S = 1167	1303-S = 1168
1403-S = 1169	1503-S = 1170	1603-S = 1171
1703-S = 1172	1803-S = 1173	1903-S = 1174
2003-S = 1175	2103-S = 1176	2203-S = 1177
2303-S = 1178	2403-S = 1179	2503-S = 1180
2603-S = 1181	2703-S = 1182	204-N = 1183
304-N = 1184	404-N = 1185	504-N = 1186
504-N = 1187	704-N = 1188	804-N = 1189
904-N = 1190	1004-N = 1191	1104-N = 1192
1204-N = 1193	1304-N = 1194	1404-N = 1195
1504-N = 1196	1604-N = 1197	1704-N = 1198
1804-N = 1199	1904-N = 1200	2004-N = 1201
2104-N = 1202	2204-N = 1203	2304-N = 1204
2404-N = 1205	2504-N = 1206	2604-N = 1207
2704-N = 1208	205-N = 1209	305-N = 1210
405-N = 1211	505-N = 1212	605-N = 1213
705-N = 1214	805-N = 1215	905-N = 1216
1005-N = 1217	1105-N = 1218	1205-N = 1219
1305-N = 1220	1405-N = 1221	1505-N = 1222
1605-N = 1223	1705-N = 1224	1805-N = 1225
1905-N = 1226	2005-N = 1227	2105-N = 1228
2205-N = 1229	2305-N = 1230	2405-N = 1231
2605-N = 1232	2605-N = 1233	2705-N = 1234
206-N = 1235	306-N = 1236	406-N = 1237
506-N = 1238	606-N = 1239	706-N = 1240
806-N = 1241	906-N = 1242	1006-N = 1243
1106-N = 1244	1206-N = 1245	1306-N = 1246
1406-N = 1247	1506-N = 1248	1606-N = 1249
1706-N = 1250	1806-N = 1251	1906-N = 1252
2006-N = 1253	2106-N = 1254	2206-N = 1255
2306-N = 1256	2406-N = 1257	2506-N = 1258
2606-N = 1259	2706-N = 1260	212-N = 1261
312-N = 1262	412-N = 1263	512-N = 1264
612-N = 1265	712-N = 1266	812-N = 1267
912-N = 1268	1012-N = 1269	1112-N = 1270
1212-N = 1271	1312-N = 1272	1412-N = 1273
1512-N = 1274	1612-N = 1275	1712-N = 1276
1812-N = 1277	1912-N = 1278	2012-N = 1279
2112-N = 1280	2212-N = 1281	2312-N = 1282
2412-N = 1283	2512-N = 1284	2612-N = 1285
2712-N = 1286	213-N = 1287	313-N = 1288
413-N = 1289	513-N = 1290	613-N = 1291
713-N = 1292	813-N = 1293	913-N = 1294
1013-N = 1295	1113-N = 1296	1213-N = 1297
1313-N = 1298	1413-N = 1299	1513-N = 1300
1613-N = 1301	1713-N = 1302	1813-N = 1303
1913-N = 1304	2013-N = 1305	2113-N = 1306
2213-N = 1307	2313-N = 1308	2413-N = 1309
2513-N = 1310	2613-N = 1311	2713-N = 1312
202-S = 1313	302-S = 1314	402-S = 1315
502-S = 1316	602-S = 1317	702-S = 1318
802-S = 1319	902-S = 1320	1002-S = 1321
1102-S = 1322	1202-S = 1323	1302-S = 1324
1402-S = 1325	1502-S = 1326	1602-S = 1327
1702-S = 1328	1802-S = 1329	1902-S = 1330
2002-S = 1331	2102-S = 1332	2202-S = 1333
2302-S = 1334	2402-S = 1335	2502-S = 1336
2602-S = 1337	2702-S = 1338	204-S = 1339
304-S = 1340	404-S = 1341	504-S = 1342
604-S = 1343	704-S = 1344	804-S = 1345
904-S = 1346	1004-S = 1347	1104-S = 1348
1204-S = 1349	1304-S = 1350	1404-S = 1351
1504-S = 1352	1604-S = 1353	1704-S = 1354
1804-S = 1355	1904-S = 1356	2004-S = 1357
2104-S = 1358	2204-S = 1359	2304-S = 1360
2404-S = 1361	2504-S = 1362	2604-S = 1363
2704-S = 1364	205-S = 1365	305-S = 1366
405-S = 1367	505-S = 1368	605-S = 1369
705-S = 1370	805-S = 1371	905-S = 1372
1005-S = 1373	1105-S = 1374	1205-S = 1375
1305-S = 1376	1405-S = 1377	1505-S = 1378
1605-S = 1379	1705-S = 1380	1805-S = 1381
1905-S = 1382	2005-S = 1383	2105-S = 1384
2205-S = 1385	2305-S = 1386	2405-S = 1387
2505-S = 1388	2605-S = 1389	2705-S = 1390
210-S = 1391	310-S = 1392	410-S = 1393
510-S = 1394	610-S = 1395	710-S = 1396
810-S = 1397	910-S = 1398	1010-S = 1399
1110-S = 1400	1210-S = 1401	1310-S = 1402
1410-S = 1403	1510-S = 1404	1610-S = 1405
1710-S = 1406	1810-S = 1407	1910-S = 1408
2010-S = 1409	2110-S = 1410	2210-S = 1411
2310-S = 1412	2410-S = 1413	2510-S = 1414
2610-S = 1415	2710-S = 1416	211-S = 1417
311-S = 1418	411-S = 1419	511-S = 1420
611-S = 1421	711-S = 1422	811-S = 1423
911-S = 1424	1011-S = 1425	1111-S = 1426
1211-S = 1427	1311-S = 1428	1411-S = 1429
1511-S = 1430	1611-S = 1431	1711-S = 1432
1811-S = 1433	1911-S = 1434	2011-S = 1435
2111-S = 1436	2211-S = 1437	2311-S = 1438
2411-S = 1439	2511-S = 1440	2611-S = 1441
2711-S = 1442	207-N = 1443	307-N = 1444

"A"

BEACH HOTEL CO. 'S CONSOLIDATION of certain tracts in Frac'l. Secs.11 & 12-38-14.
Rec. 02/10/1927 Doc. 9547403

"B"

CHICAGO BEACH ADD. , a sub. of Lot "A" in Beach Hotel Co.'s Consolidation (see "A").
Rec. 04/16/1927 Doc. 9617725

"C"

CORNELL SQUARE being a Sub. of pt of the N.W.1/4 of Sec. 12 and the E.1/2, N.W.1/4 Sec. 11 both in Township 38 Range 14.
Rec. 08/30/1995 Doc. 95578358

"D"

South Cornell being a Resub of Part of Lot 7 in Chicago Beach Addition
Rec. 04/20/2000 Doc. 00277541

CONDOMINIUM: 20-11-217-040
CORNEL SQUAR CONDOMINIUM
Rec. 10/24/1996 Doc. 96811604
Rec. 10/02/1998 Doc. 98888406
Rec. 04/20/1999 Doc. 99379272

Unit	Unit	Unit
A-6 = 1001	A-7 = 1002	A-8 = 1003
A-9 = 1004	A-10 = 1005	C-11 = 1006
D-12 = 1007	C-13 = 1008	D-14 = 1009
C-15 = 1010	D-16 = 1011	C-17 = 1012
D-18 = 1013	C-19 = 1014	D-20 = 1015
C-21 = 1016	D-22 = 1017	C-23 = 1018
D-24 = 1019	C-25 = 1020	D-26 = 1021
C-27 = 1022	D-28 = 1023	C-29 = 1024
D-30 = 1025	D-31 = 1026	D-32 = 1027
C-33 = 1028	D-34 = 1029	P-1 = 1030
P-2 = 1031	P-3 = 1032	P-4 = 1033
P-5 = 1034	P-6 = 1035	P-7 = 1036
P-8 = 1037	P-9 = 1038	P-10 = 1039
P-11 = 1040	P-12 = 1041	P-13 = 1042
P-14 = 1043	A-1 = 1044	A-2 = 1045
A-3 = 1046	A-4 = 1047	A-5 = 1048

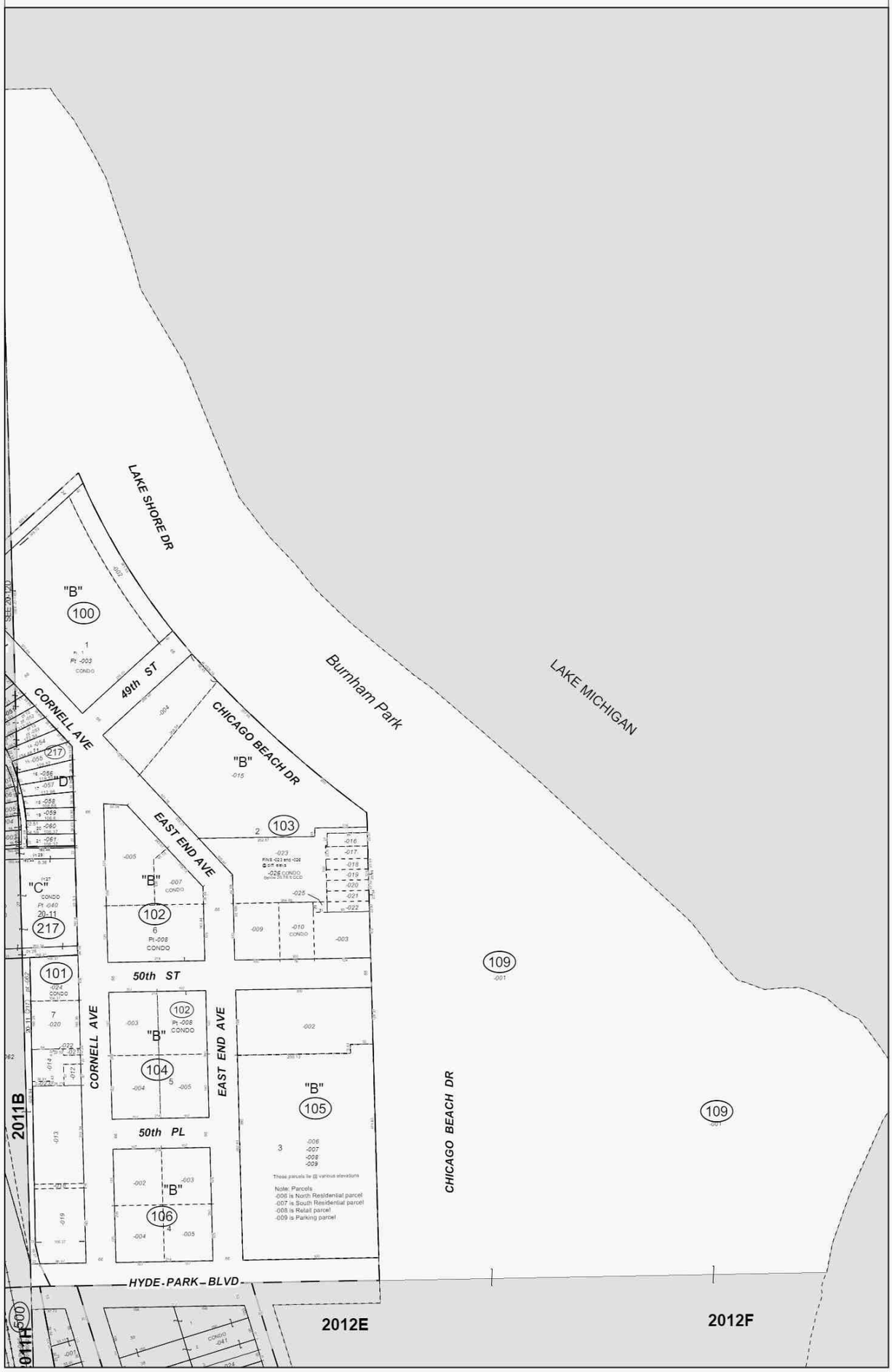
CONDOMINIUM: 20-12-100-003
THE NEWPORT CONDOMINIUM
Rec. 11/21/1978 Doc. 24730609
Rec. 02/09/1999 Doc. 99137003
Rec. 02/15/2018 Doc. 1804618051

Unit	Unit	Unit
201-N = 1001	301-N = 1002	401-N = 1003
501-N = 1004	601-N = 1005	701-N = 1006
801-N = 1007	901-N = 1008	1001-N = 1009
1101-N = 1010	1201-N = 1011	1301-N = 1012
1401-N = 1013	1501-N = 1014	1601-N = 1015
1701-N = 1016	1901-N = 1018	2001-N = 1019
2101-N = 1020	2201-N = 1021	2301-N = 1022
2401-N = 1023	2501-N = 1024	2601-N = 1025
2701-N = 1026	212-S = 1027	312-S = 1028
412-S = 1029	512-S = 1030	612-S = 1031
712-S = 1032	812-S = 1033	912-S = 1034
1012-S = 1035	1112-S = 1036	1212-S = 1037
1312-S = 1038	1412-S = 1039	1512-S = 1040
1612-S = 1041	1712-S = 1042	1812-S = 1043
1912-S = 1044	2012-S = 1045	2112-S = 1046
2212-S = 1047	2312-S = 1048	2412-S = 1049
2512-S = 1050	2612-S = 1051	2712-S = 1052
202-N = 1053	302-N = 1054	402-N = 1055
502-N = 1056	602-N = 1057	702-N = 1058
802-N = 1059	1002-N = 1061	1102-N = 1062
1202-N = 1063	1302-N = 1064	1402-N = 1065
1502-N = 1066	1602-N = 1067	1702-N = 1068
1802-N = 1069	1902-N = 1070	2002-N = 1071
2102-N = 1072	2202-N = 1073	2302-N = 1074
2402-N = 1075	2502-N = 1076	2602-N = 1077
2702-N = 1078	203-N = 1079	303-N = 1080
403-N = 1081	503-N = 1082	603-N = 1083
703-N = 1084	803-N = 1085	1003-N = 1087
1103-N = 1088	1203-N = 1089	1303-N = 1090
1403-N = 1091	1503-N = 1092	1603-N = 1093
1703-N = 1094	1803-N = 1095	1903-N = 1096
2003-N = 1097	2103-N = 1098	2203-N = 1099
2303-N = 1100	2403-N = 1101	2503-N = 1102
2603-N = 1103	2703-N = 1104	211-N = 1105
311-N = 1106	411-N = 1107	511-N = 1108
611-N = 1109	711-N = 1110	811-N = 1111
911-N = 1112	1011-N = 1113	1111-N = 1114
1112-N = 1115	1311-N = 1116	1411-N = 1117
1511-N = 1118	1611-N = 1119	1711-N = 1120
1811-N = 1121	1911-N = 1122	2011-N = 1123
2111-N = 1124	2211-N = 1125	2311-N = 1126
2411-N = 1127	2511-N = 1128	2611-N = 1129
2711-N = 1130	214-N = 1131	314-N = 1132
414-N = 1133	514-N = 1134	614-N = 1135
714-N = 1136	814-N = 1137	914-N = 1138
1014-N = 1139	1114-N = 1140	1214-N = 1141
1314-N = 1142	1414-N = 1143	1514-N = 1144
1614-N = 1145	1714-N = 1146	1814-N = 1147
1914-N = 1148	2014-N = 1149	2114-N = 1150

Cook County, Illinois
E½ NW¼ Section 12 - 38 - 14
HYDE PARK

2022 Tax Map
Page 2012D
38-14-12D

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Market Conditions Addendum to the Appraisal Report

File No. 8200803006

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 5471 S Hyde Park Blvd City Chicago State IL ZIP Code 60615

Borrower Adam Lois Handen

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	5	0	1	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	0.83	0	0.33	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	1	0	1	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.2	0	3.0	☐ Declining	☒ Stable	☐ Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Median Comparable Sale Price	280,000	0	280,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	35	0	1	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	299,900	0	280,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	35	0	5	☐ Declining	☒ Stable	☐ Increasing
Median Sale Price as % of List Price	98	0	100	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☒ No				☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Sellers contributions typical at 2-3% of sales price towards closing costs in the subject's competing market when offered.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

There have been 0 short sales, 0 court approved, and 0 foreclosed sales in the last 12 months out of 3 similar comparables included in this report, in the subjects competing market for similar income properties to the subject. However, there were 7 distressed closed sales over the past 12 months in the subjects neighborhood out of 236 total closed sales for similar properties.

Cite data sources for above information. MLS, County tax/property records, dynaconnections

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The above information is taken from the subjects competing market for similar competing properties to the subject. Market values are stable overall in the market, however there is limited recent market data over past 12 months for competing properties to the subject in the neighborhood market. Market time average is under 90 days in the subjects market over the past 12 months for competing properties to the subject. Supply and demand in balance, however both are low in the market for competing properties to the subject.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following: **Project Name:** Watergate East

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	3	0	0	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	0.50	0	0	☐ Increasing	☒ Stable	☐ Declining
Total # of Active Comparable Listings	1	0	1	☐ Declining	☒ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab.Rate)	2.0	0	0	☐ Declining	☒ Stable	☐ Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☒ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties. 0 closed sales were REO closed sales in the subjects project/building over the past 12 months.

Summarize the above trends and address the impact on the subject unit and project. All properties in the subjects project are included in above trends over the past 12 months from effective date. There is limited recent closed and active market data available for competing properties to the subject.

APPRAISER

Signature	Signature
Appraiser Name Daniel J Mannion	Supervisory Appraiser Name
Company Name Chicago Appraisal Service	Company Name
Company Address 10730 S Cicero Ave, #203, Oak Lawn, IL 60453	Company Address
State License/Certification # 556.004484 State IL	State License/Certification # State
Email Address danjmannion@yahoo.com	Email Address

Form 1004MC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

License



State of Illinois

Department of Financial and Professional Regulation

Division of Real Estate

LICENSE NO.
556.004484

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2025

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

DANIEL J MANNION
13531 LAMON AVE APT 209
CRESTWOOD, IL 60418-1893

MARIO TRETO, JR.
SECRETARY

LAURIE MURPHY
DIRECTOR

The official status of this license can be verified at IDFPR.illinois.gov

18325112

Cut on Dotted Line

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 3044370



LICENSE NO.
556.004484

Department of Financial and Professional Regulation
Division of Real Estate

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

DANIEL J MANNION

EXPIRES:
09/30/2025

MARIO TRETO, JR.
SECRETARY

LAURIE MURPHY
DIRECTOR

The official status of this license can be verified at IDFPR.illinois.g

Cut on Dotted Line

FHA/VA Case No. 138-2251093

E & O

Accelerant National Insurance Company
(A Stock Company)
400 Northridge Road, Suite 800
Sandy Springs, GA 30350

REAL ESTATE APPRAISERS
ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL108554-00 **Renewal of: New**

1. **Named Insured: Daniel J Mannion**

2. **Address:** 13531 S Lamon Ave #209
Crestwood, IL 60418

3. **Policy Period:** **From: April 30, 2024** **To: April 30, 2025**
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item **2.** Above.

4. **Limit of Liability:**

	Each **Claim**	Policy Aggregate
Damages Limit of Liability	**4A. $ 1,000,000**	**4C. $ 1,000,000**
Claim Expenses Limit of Liability	**4B. $ 1,000,000**	**4D. $ 1,000,000**

5. **Deductible** (Inclusive of **Claims Expenses**):

Each **Claim**	Aggregate
5A. $500	**5B. $1,000**

6. **Policy Premium: $ 550**

7. **Retroactive Date: April 30, 2024**

8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sentto:
OREP Insurance Services: info@orep.org
6353 El Cajon Blvd, Suite 124-605
San Diego, CA 92115

9. **Program Administrator:** OREP Insurance Services, LLC – appraisers@orep.org

10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: April 30, 2024 By: Isaac Peck
Authorized Representative

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Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

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