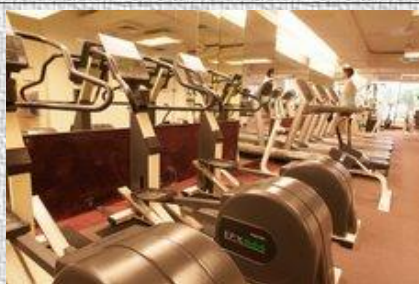


Hi,

This is rental information on one of the properties I represent. You may be interested in it as it has amazing features!!!



PROEXECUTIVEIMAGES.COM
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There is a Metra Stop 1.5 blocks away and or plenty of CTA transportation very close by.

THERE IS CURRENTLY A NEW INCENTIVE FOR **2 months free rent** and being able to stretch the free months over 12 months, the rent is reduced significantly. So for the rent ranges, **subtract approx \$200 off!**

We pay the residents water, sewage and garbage collection bills. The resident is responsible for the heat/ac utility, but it is capped at \$70 per month. The heat/ac bill is based upon the buildings overall usage, with each resident paying a fraction of the 1,038 units. So for instance, in the summer, the bill will be approximately \$20 - 40 and in the winter \$40-60. It is centralized, so the resident controls the temperature in their unit. The other utility paid by the resident is the electric from ComEd.

There are amazing amenities including 24hr doorman/concierge service, 24hr maintenance and a 24hr quality assurance staff. We have the Club (a resort style health club/spa), the Terrace Grill Cafe, the Summit Club and Top of the Park (a great

space on the penthouse level for reserving parties with city and lake views), a garage with a 24hr garage attendant, wired & wireless internet access in most common areas, a business center with meeting room and computer lab open 24hrs, easy public transportation to and from the University of Chicago and the downtown Chicago area, the Market in the Park (a very extensive in-house grocery store), and a full service valet for dry cleaning available. We have also just opened a new coffee shop, The Cup and a new hair salon,

There are dishwashers and microwaves in every unit, and additional storage on each floor.

Pets: Cats are allowed in any apartment, and dogs are allowed on the 3-5th floor of the South Tower. There is a \$250 pet fee and an additional \$35 per month for dogs. We require updated vaccine records and there is no weight restriction for dogs, but there is a breed restriction.

Parking: Unassigned Parking is \$155 per month, Assigned is \$180, and Assigned Double Stall Tandem Parking is \$130 per vehicle, so \$260 per month for 2 cars. **There is also plenty of street parking all around the area, with no permit required.**

APPROXIMATE RENTS 'BEFORE' DISCOUNT:

<u>Apartment</u>	<u>Square Footage</u>	<u>Rent</u>	<u>Range Requirement</u>
Studio	550 - 650 sq. ft.	\$1,045 - \$ 1,270	(\$41,800 - \$ 50,800)
One Bedroom	715 - 750 sq. Ft	\$ 1,195 - \$ 1,480	(\$47,800 - \$ 59,200)
Two Bed/Two Bath	1,095 - 1,140 sq. ft.	\$ 1,495 - \$ 1,898	(\$59,800 - \$ 75,900)
Three Bed/Two Bath	1,255 sq. ft.	\$ 1,895 - \$ 2,295	(\$ 75,800 - \$ 91,800)

NOTE: *The income qualification is combined, not individual if two or more share an apartment. Income can also mean any financial aid for school, savings, checking, money market, stocks, etc.*

Will accept a Guarantor as well (Their mortgage will be factored in if they have one).

Non-refundable application fees of \$120 for the first applicant and \$35 for each additional applicant must be submitted to begin the application process.

PLEASE CLICK ON THE LINK TO EMAIL **CIDDY** TO SET UP A VIEWING AT THIS INSPIRED PROPERTY AND BEGIN TO FEEL THE LUXURY IN EVERYDAY LIVING!!!

RealRentals@gmail.com