



**The Kuehl Group, Inc.**  
**Real Estate, Redefined.**

## **215 N. Aberdeen #309B**



- **Exceptional timber loft 1 bed/1 bath with exposed brick**
- **Soaring 14' ceilings with preferred northern exposure**
- **Upgraded kitchen with granite counters, full granite backsplash, black appliances, 42" maple cabinets and portable island**
- **Natural hardwood floors throughout including in master bedroom**
- **Slate surrounded gas fireplace**
- **Spacious room sizes**
- **In-unit washer and dryer**
- **Secured parking included**
- **Low Assessments**
- **Walk to public transportation, Fulton Market District, Randolph St. restaurants, shopping and more.**
- **Easy access to expressways**

**Visit this property online at:  
[www.215Aberdeen309B.com](http://www.215Aberdeen309B.com)**

**\$218,000**  
**Michael Busking**  
**Direct: 312/925-7713**



**[www.KuehlGroup.com](http://www.KuehlGroup.com)**  
**[michael@kuehlgroup.com](mailto:michael@kuehlgroup.com)**  
**773/327-5753**



# 215 N. Aberdeen #309B



**Living room with soaring 14' ceilings, fireplace and hardwood floors**



**Kitchen with maple cabinets, granite counters and full backsplash & black appliances**



**Bedroom**



**Bathroom**



**←←← Entry Hall**

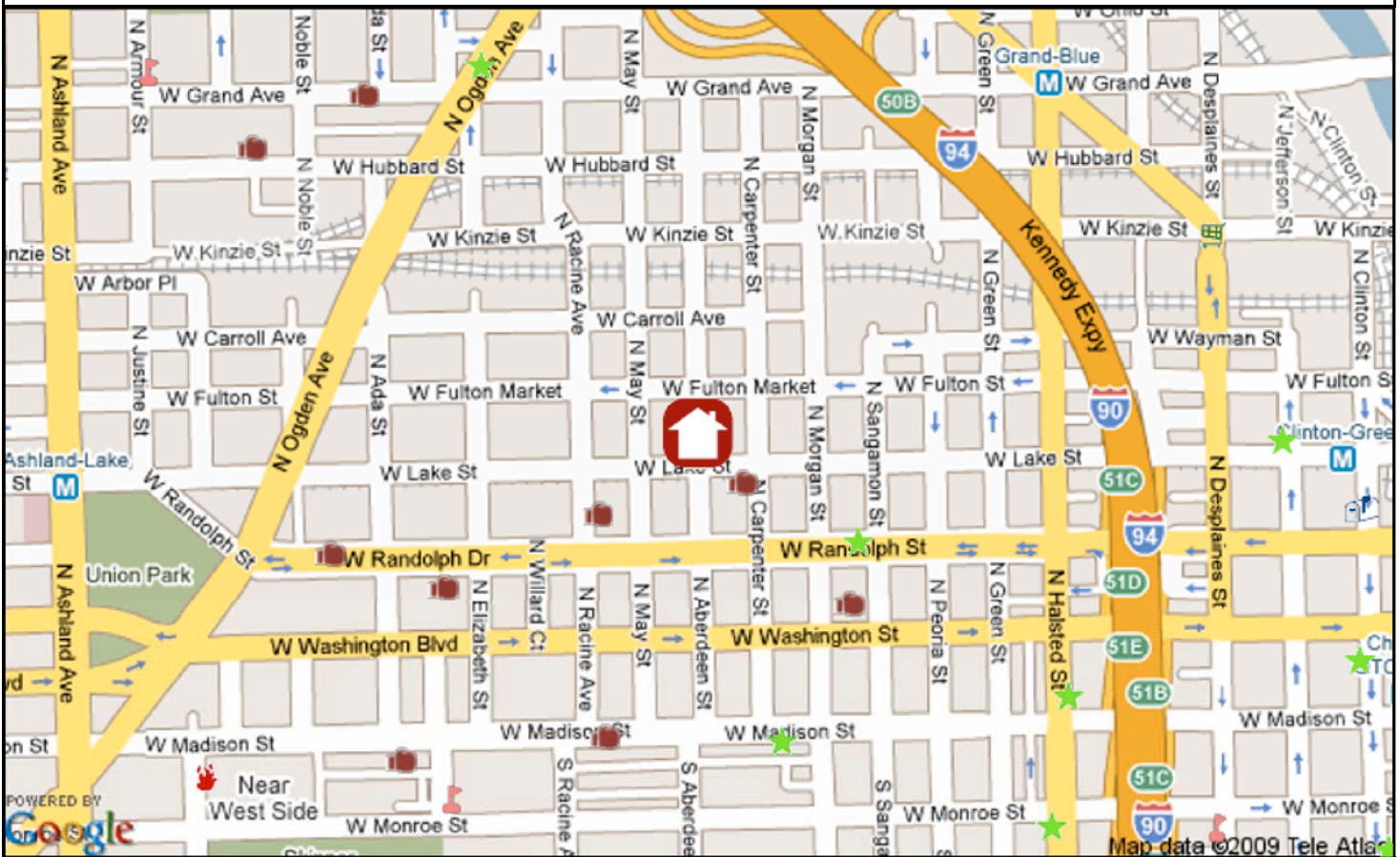


**Redefining Real Estate**

**Michael Busking**  
**michael@kuehlgroup.com**  
**312-925-7713**



# Home-Turf Report for 215 Aberdeen Chicago, IL 60607



Prepared by: Mary Ellen Kuehl // The Kuehl Group, Inc. // (773) 327-5753

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**City Ward#: 27**

Alderman: Walter Burnett Jr.  
1463 W Chicago Ave, 60622, 312-432-1995

**Nearest Public High Schools:**

Noble Street Charter High, 1010 N Noble St, 1.0mi NW  
Wells Acad. Hs, 936 N Ashland Av, 1.1mi NW

**Nearest Private High Schools:**

Chicago Acad. For The Arts, 1010 W Chicago, 0.7mi N  
West Town Acad., 2021 West Fulton Ave, 1.2mi W  
Holy Trinity High, 1443 W Division St, 1.3mi NW

**Nearest Public Elementary Schools:**

Skinner Elem., 111 S Throop St, 0.4mi SW  
Carpenter Elem., 1250 W Erie St, 0.6mi N

**Nearest Private Elementary Schools:**

Francis Xavier Warde, 120 S Desplaines, 0.7mi SE  
Esperanza, 520 N Marshfield Ave, 0.8mi NW

**Nearest Daycare Centers:**

Teddy Bear Day Care, 150 S Wacker Dr, 1.0mi SE  
Bright Horizons at Cook County, 40 N Dearborn St, 1.3mi E  
Ame Wayman Day Care Ctr, 511 W Elm St, 1.3mi NE

**Nearest Public Library:**

Eckhart Park, 1371 W Chicago Ave, 312-746-6069, 0.8mi NW

**Nearest Hospital:**

Rush University Medical Ctr, 1653 W Congress Pkwy, 1.0mi SW

**Nearest Major Grocery Stores:**

Jewel, 370 N Des Plaines Ave, 0.6mi E  
Aldi, 6520 W Fullerton, 0.9mi S  
Dominick's, 1 N Halsted St, 0.9mi S

**Nearest Movie Theaters:**

Gene Siskel Film Center, 164 S State St, 1.4mi E  
AMC Loews 600 N. Michigan Ave. 9, 600 N Michigan Ave, 1.6mi E

**Nearest Health Clubs:**

Vessel Yoga, 1039 W Lake St, 0.1mi SE  
Position Red Corp, 159 N Racine Ave, 0.1mi SW

**Nearest Starbucks:**

1001 W Madison St, 0.3mi S

**Nearest CTA Station:**

Grand, Blue Line (O'Hare), 0.5mi NE

**Nearest Metra Station:** Northwest Station, 0.7mi E

**Nearest Fire Station:** 0.6mi SW

- Starbucks
- Health Club
- Dog Park
- Day Care
- Major Grocery
- Library
- Hospital
- Post Office
- Theater
- Fire Station
- School
- CTA Station
- Metra Station
- City Park

Home-Turf Marketing Systems, L.L.C. and the users of Home-Turf assume no responsibility for any loss or impact resulting from the use of this information. No representations are made regarding the accuracy of the information provided. All data is subject to change and should be verified with local sources.



## Amenity Report for 215 Aberdeen Chicago, IL 60607

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05/29/2009

### City Ward#: 27

Alderman: Walter Burnett Jr.  
1463 W Chicago Ave, 60622, 312-432-1995

### Nearest Public High Schools:

Noble Street Charter High, 1010 N Noble St, 1.0mi NW  
Wells Acad. Hs, 936 N Ashland Av, 1.1mi NW  
Linc Alternative High, 125 S Clark St Fl 15, 1.3mi E  
Best Practice High, 2040 W Adams St, 1.3mi W  
Payton Prep HS, 1034 N Wells St, 1.5mi NE  
Crane HS, 2245 W Jackson Bl, 1.6mi W  
Crane High School, 2245 W Jackson Blvd, 1.6mi W  
Jones College Prep High, 606 S State St, 1.6mi SE  
Simpson Acad HS, 1321 S Paulina St, 1.7mi SW

### Nearest Public Elementary Schools:

Skinner Elem., 111 S Throop St, 0.4mi SW  
Carpenter Elem., 1250 W Erie St, 0.6mi N  
Otis Elem., 525 N Armour St, 0.7mi NW  
Young Magnet High, 211 S Laffin St, 0.7mi SW  
Near North Special Ed Center, 739 N Ada St, 0.7mi NW  
Rudolph Elem Learning Center, 110 N Paulina St, 0.8mi W  
Jackson, A Elem., 1340 W Harrison St, 0.9mi S  
Brown, W Elem., 54 N Hermitage Av, 0.9mi W  
Galileo Elem., 820 S Carpenter St, 1.0mi S

### Nearest Private High Schools:

Chicago Acad. For The Arts, 1010 W Chicago, 0.7mi N  
West Town Acad., 2021 West Fulton Ave, 1.2mi W  
Holy Trinity High, 1443 W Division St, 1.3mi NW  
St Ignatius College Prep, 1076 W Roosevelt Rd, 1.3mi S  
Quigley Seminary, 103 E Chestnut St, 1.7mi NE

### Nearest Private Elementary Schools:

Francis Xavier Warde, 120 S Desplaines, 0.7mi SE  
Esperanza, 520 N Marshfield Ave, 0.8mi NW  
Rush Day, 1720 W Polk St, 1.3mi SW  
Near North Montessori, 1434 W Division, 1.3mi N  
St Stanislaus Kostka, 1255 N Noble St, 1.4mi N

### Nearest Public Libraries:

Eckhart Park, 1371 W Chicago Ave, 312-746-6069, 0.8mi NW  
Roosevelt, 1101 W Taylor St, 312-746-5656, 1.2mi S

### Nearest Daycare Centers:

Teddy Bear Day Care, 150 S Wacker Dr, 1.0mi SE  
Bright Horizons at Cook County, 40 N Dearborn St, 1.3mi E  
Ame Wayman Day Care Ctr, 511 W Elm St, 1.3mi NE

### Public Transportation:

**Nearest CTA Station:** Grand, Blue Line (O'Hare), 0.5mi NE  
**Nearest Metra Station:** Northwest Station, 0.7mi E

### Nearest Hospitals:

Rush University Medical Ctr, 1653 W Congress Pkwy, 1.0mi SW  
University of IL Medical Center, 1740 W Taylor, 1.4mi SW  
John H. Stroger, Jr. Hospital, 1900 W Polk, 1.4mi SW  
Northwestern Memorial Hospital, 251 E Huron St, 1.8mi E  
St. Mary of Nazareth Hospital, 2233 W Division St, 1.9mi NW

### Nearest Major Grocery Stores:

Jewel, 370 N Des Plaines Ave, 0.6mi E  
Aldi, 6520 W Fullerton, 0.9mi S  
Dominick's, 1 N Halsted St, 0.9mi S  
Dominick's, 2021 W Chicago Ave, 1.4mi NW  
Jewel, 550 N State St, 1.4mi E

### Nearest Health Clubs:

Vessel Yoga, 1039 W Lake St, 0.1mi SE  
Position Red Corp, 159 N Racine Ave, 0.1mi SW  
The Chicago Center For Body Movement, 954 W Washington Blvd, 0.2mi SE  
Flirty Girl Fitness, 1325 W Randolph Dr, 0.3mi SW  
Curves, 1151 W Madison St, 0.3mi S

### Nearest Movie Theaters:

Gene Siskel Film Center, 164 S State St, 1.4mi E  
AMC Loews 600 N. Michigan Ave. 9, 600 N Michigan Ave, 1.6mi E  
AMC River East 21, 322 E Illinois St, 1.8mi E  
AMC Loews Pipers Alley 4, 1608 N Wells St, 2.0mi NE  
Navy Pier Imax Theatre, 700 E Grand Ave, 2.3mi E

### Nearest Starbucks:

1001 W Madison St, 0.3mi S  
520 N Ogden Ave, 0.4mi NW  
40 N Clinton St, 0.7mi E

### Nearest Target:

Target, 1154 S Clark St, 1.8mi SE  
Target, 2656 N Elston Ave, 3.3mi NW

### Nearest Drugstore:

Walgreens, 111 S Halsted St, 0.4mi SE  
CVS, 771 N Ogden Ave, 0.7mi N

### Nearest Home Improvement Store:

Home Depot, 1300 S Clinton Street, 1.5mi SE  
Home Depot, 1232 W North Ave, 1.7mi N

### Public Safety:

**Nearest Fire Station:** 0.6mi SW  
**Nearest Police Station:** 100 S Racine Ave, 0.4mi S



## Nearest Restaurant Report for 215 Aberdeen Chicago, IL 60607

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Restaurants are sorted by distance to the property in each category.

05/29/2009

### American/Continental/European

Dino's Morgan Inn, 954 West Fulton Market, 312-226-5300, 0.2mi E  
Otom, 951 W. Fulton Market, 312-491-5804, 0.2mi E  
La Sardine, 111 N. Carpenter St., 312-421-2800, 0.2mi S  
Market Street Inn, 955 W. Randolph St., 312-829-9170, 0.2mi SE  
Jon-Jon's, 925 W. Randolph St., 312-829-6850, 0.2mi SE  
V.I.C.E., 840 W. Randolph St., 312-733-3379, 0.3mi E  
Phil & Lou's, 1124 W. Madison St., 312-455-0070, 0.3mi S

### Chinese

Dragonfly Mandarin Restaurant/Flybar, 832 W. Randolph St., 312-787-7600, 0.3mi E  
Red Light, 820 W. Randolph St., 312-733-8880, 0.3mi E  
Jim Ching Restaurant, 735 W. Randolph St., 312-258-8800, 0.4mi E  
Wok's Happening, 1258 W. Jackson Blvd., 312-455-9657, 0.6mi S  
Sixty-Five Chinese Restaurant, 225 S. Canal St., 312-474-0065, 0.9mi SE  
Sixty Five Restaurant, 176 N. Wells St., 312-346-6565, 1.1mi E  
Little Dragon, 48 N. Wells St., 312-855-0095, 1.1mi E

### Japanese/Sushi

Sushi Wabi, 842 W. Randolph St., 312-563-1224, 0.3mi E  
Butterfly Sushi Bar & Thai Cuisine, 1156 W. Grand Ave., 312-563-5555, 0.4mi N  
Starfish, 804 W. Randolph St., 312-997-2433, 0.4mi E  
Izumi Sushi, 731 W. Randolph St., 312-207-5299, 0.4mi E  
Meiji, 623 W. Randolph St., 312-887-9999, 0.6mi E  
Sushi Loop, 810 W. Jackson Blvd., 312-714-1234, 0.7mi SE  
Sushi X, 1136 W. Chicago Ave., 312-491-9232, 0.7mi N

### Thai/Vietnamese/Asian/Fusion

Moto, 945 W. Fulton Market, 312-491-0058, 0.2mi E  
Aroma, 941 W. Randolph St., 312-492-7889, 0.2mi SE  
Flat Top Grill, 1000 W. Washington Blvd., 312-829-4800, 0.2mi E  
My Thai, 555 W. Madison St., 312-669-1999, 0.7mi SE  
Thai Urban Kitchen, 500 W. Madison St., 312-575-0266, 0.8mi E  
Japonais, 600 W. Chicago Ave., 312-822-9600, 0.9mi NE  
321 Asian Garden, 318 W. Adams St., 312-346-8802, 1.1mi SE

### Bar/BBQ/American Regional

Cardozos Pub, 170 W. Washington St., 312-236-1573, 1.1mi E  
Holiday Grill & Bar, 740 W. Randolph St., 312-207-0924, 0.4mi E  
Jak's Tap, 901 W. Jackson Blvd., 312-666-1700, 0.6mi SE  
The Silver Palm, 768 N. Milwaukee Ave., 312-666-9322, 0.7mi N  
West Town Tavern, 1329 W. Chicago Ave., 312-666-6175, 0.8mi NW  
Shmendl's, 166 W. Washington St., 312-782-1948, 1.1mi E  
Carson's The Place for Ribs, 612 N. Wells St., 312-280-9200, 1.1mi NE

### Pizza

Coalfire, 1321 W. Grand Ave., 312-226-2625, 0.4mi NW  
Pie-Eyed Pizzeria, 1111 W. Chicago Ave., 312-243-3735, 0.7mi N  
Connie's Pizza Inc., 225 S. Canal St., 312-474-1261, 0.9mi SE  
Chicago & Ashland Pizza, 801 N. Ashland Ave., 312-455-0669, 1.0mi NW  
Bravo Restaurants Inc., 205 W. Wacker Dr. No. 1400, 312-345-8500, 1.0mi E  
Angie's Restaurant, 1715 W. Chicago Ave., 312-243-8455, 1.1mi NW  
Presto Pizza, 122 S. Franklin St., 312-782-2000, 1.1mi E

### Mexican/Central/South American

Luis's Place, 232 N. Peoria St., 312-666-5736, 0.2mi E  
Perez Restaurant, 865 W. Randolph St., 312-421-2488, 0.3mi SE  
Cafe Espanol, 1115 W. Madison St., 0.3mi S  
De Cero, 814 W. Randolph St., 312-455-8114, 0.3mi E  
Amelia's Italian Cuisine, 1235 W. Grand Ave., 312-421-2000, 0.4mi NW  
Carnivale, 702 W. Fulton St., 312-850-5005, 0.5mi E  
El Moe's Mexican Food, 1153 W. Adams St., 312-733-4000, 0.5mi S

### Middle Eastern/Mediterranean

Olo, 1152 W. Randolph St., 312-733-0573, 0.1mi SW  
Alhambra Palace Restaurant, 1240 W. Randolph St., 312-666-9555, 0.2mi SW  
S & S Restaurant, 823 W. Randolph St., 312-666-6414, 0.3mi E  
Spiro and Star (S & S) Restaurant, 823 W. Randolph St., 312-666-6414, 0.3mi E  
Downtown Gyros, 800 W. Randolph St., 312-455-5900, 0.4mi E  
Pegasus Restaurant and Taverna, 130 S. Halsted St., 312-226-3377, 0.6mi SE  
MetroKlub, 733 W. Madison St., 312-602-2104, 0.6mi SE

### Bakery/Cafe/Deli/Coffee Shop

Ina's, 1235 W. Randolph St., 312-226-8227, 0.2mi SW  
Crazy Moon Espresso Bar and Deli, 954 W. Washington Blvd., 312-563-1616, 0.3mi SE  
Jerry's Sandwiches, 1045 W. Madison St., 312-563-1008, 0.3mi S  
Chicago Chocolate Cafe, 847 W. Randolph St., 312-738-0888, 0.3mi SE  
West Gate Coffee House, 924 W. Madison Ave., 312-829-9378, 0.4mi SE  
Cafe Apollo, 800 W. Washington Blvd., 312-850-4124, 0.4mi SE  
Cherub's Deli, 1054 W. Monroe St., 312-850-3434, 0.4mi S

### Italian

Macello, 1235 W. Lake St., 312-850-9870, 0.2mi W  
Follia, 953 W. Fulton Ave., 312-243-2888, 0.2mi E  
Vivo, 838 W. Randolph St., 312-733-3379, 0.3mi E  
Mart Anthony's, 1200 W. Hubbard St., 312-421-3477, 0.3mi NW  
Cafe Ciao, 939 W. Madison St., 312-850-2426, 0.4mi SE  
Bari Foods, 1120 W. Grand Ave., 312-666-0730, 0.4mi N  
Avanti Pizzeria, 1123 W. Grand Ave., 312-455-2900, 0.4mi N

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