

Excellent Investment Opportunity

Hot Bronzeville Area

Gut Rehab Project

603 E. 41st Street

Chicago, IL 60653

Owner Financing or Partnership Option Available

Owner Financing

\$70,000

With 30% Down

Please call for details on Owner Financing

773-696-1800

info@housebluesinvestments.com

Partnership Option

Private Lending to fund Rehab Project

Please call for details on Partnership Option

A perfect opportunity to take a 3 flat and convert back to its originality - A beautiful spacious "*Single Family*" 2400 plus sq ft, 4bedroom, 4 bath home with 2 car garage

In the Hot Bronzeville Area!



Awesome Location - Only blocks from Lake Michigan and South Lake Shore Drive, 5 miles from Downtown Chicago

Estimate Rehab cost \$150,000 to \$175,000

Recent sales (within 6months) Single family

07654291	CLSD	4805	S	Prairie	Ave	8038	\$325,000	9	4	3.1	3 Stories
07743439	CLSD	4052	S	King	St	8038	\$328,000	10	4	3.1	3 Stories

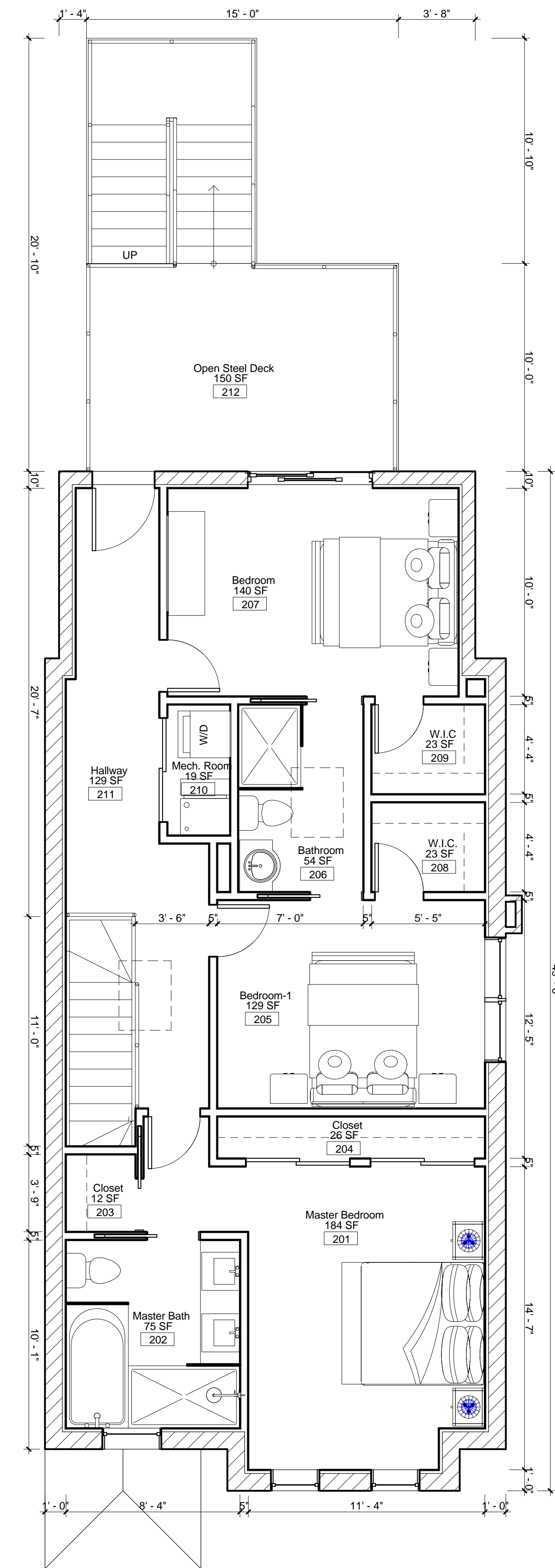
Prairie Closed 3/21/2011 – Market Time 127 Days
King Closed 5/31/2011 – Market Time 42 Days

Please see attached Architectural Plans

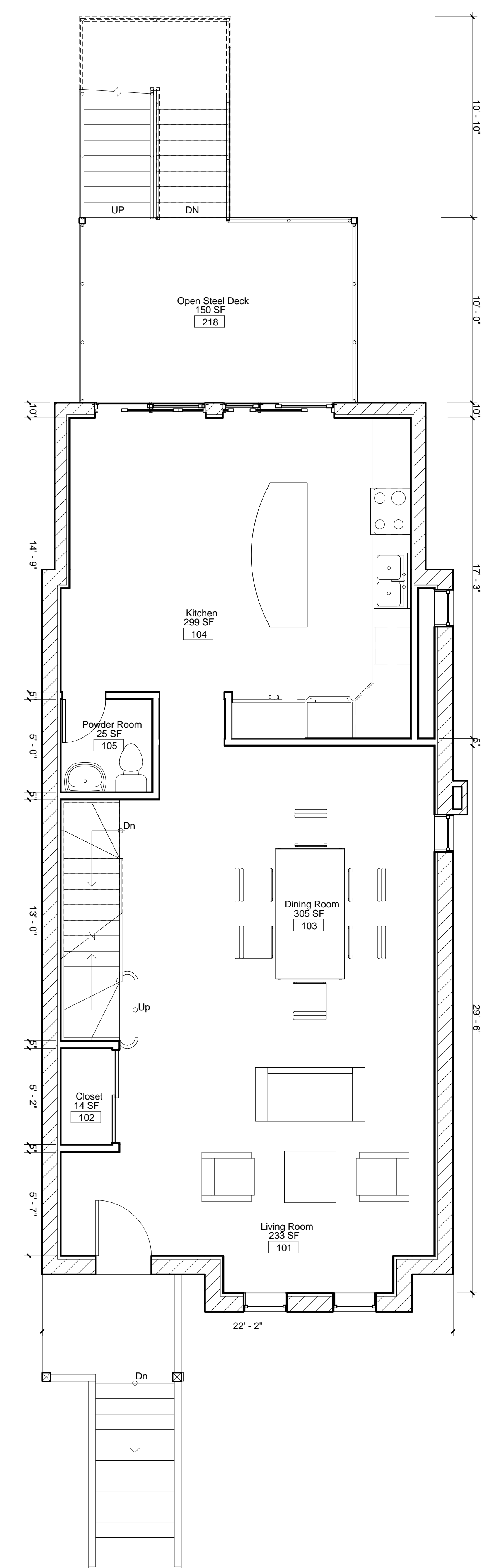


NOTE: possibility to own lot adjacent to property: call for details

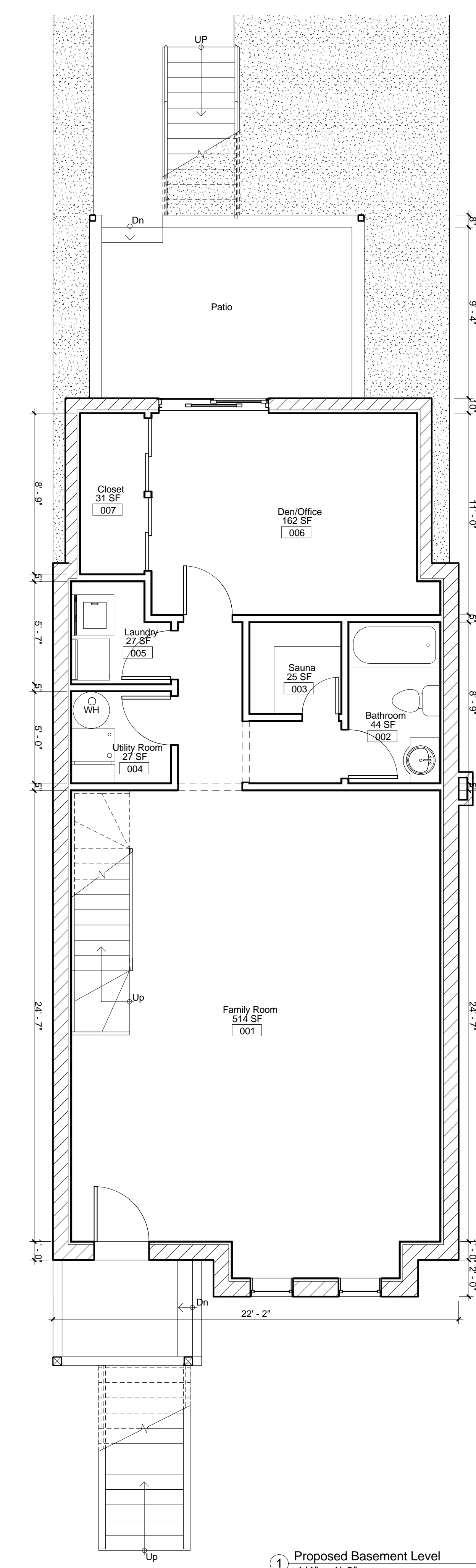
773-696-1800 Ext 111



3 Proposed Floor Layout Level-2
 1/4" = 1'-0"



2 Proposed Floor Layout Level-1
 1/4" = 1'-0"



1 Proposed Basement Level
 1/4" = 1'-0"

ARCHITECT'S STATEMENT:
 I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ZONING ORDINANCES.

LICENSURE SEAL AND SIGNATURE
 LUIS A. MARTINEZ ILLINOIS LIC #001-014535
 Date: April 2011
 Design By: MC PROJECT MANAGER: AG
 Drawn By: MC PROJECT NUMBER: 12042011

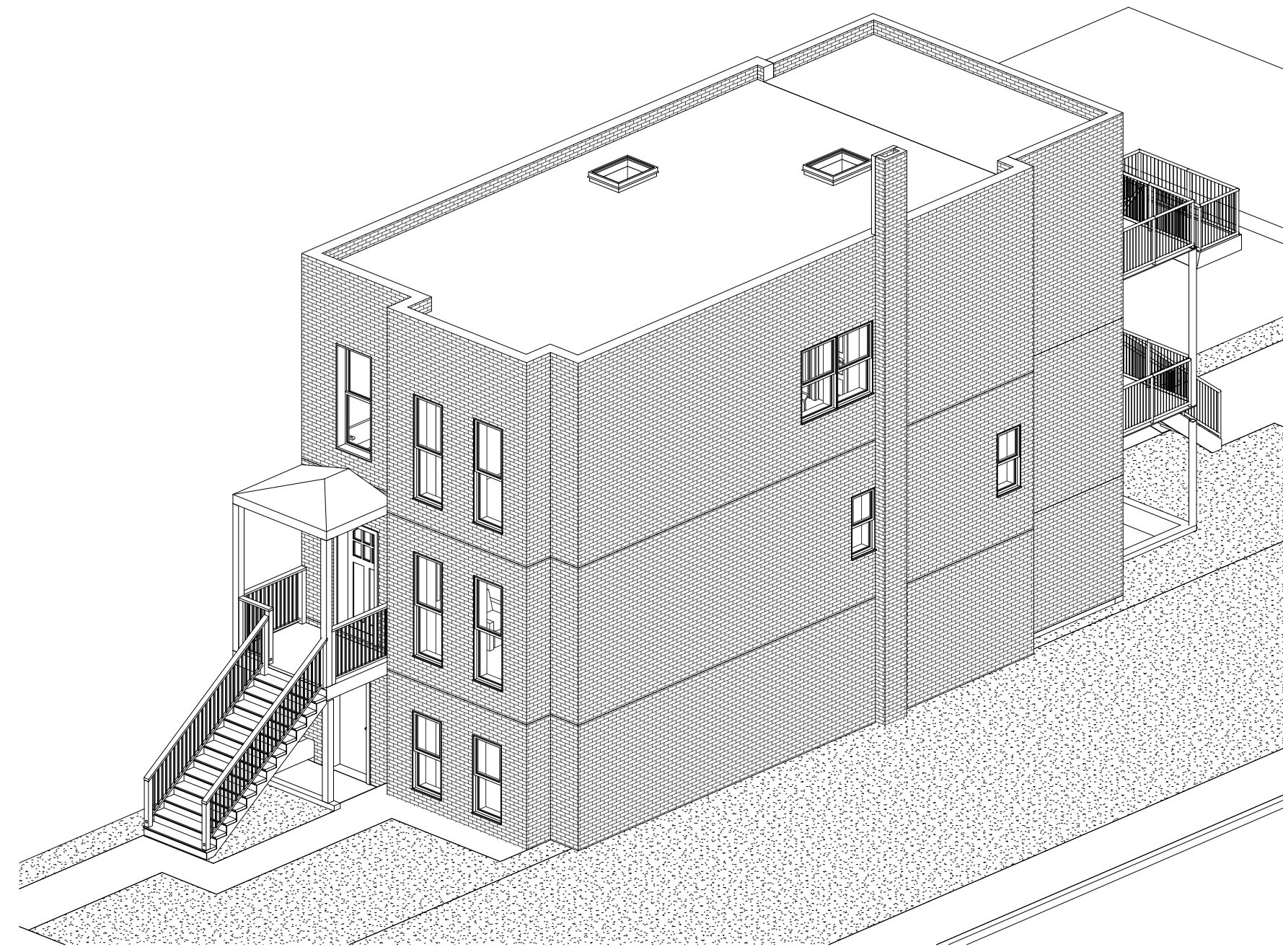
No.	Description	Date

603 East 41th. Street

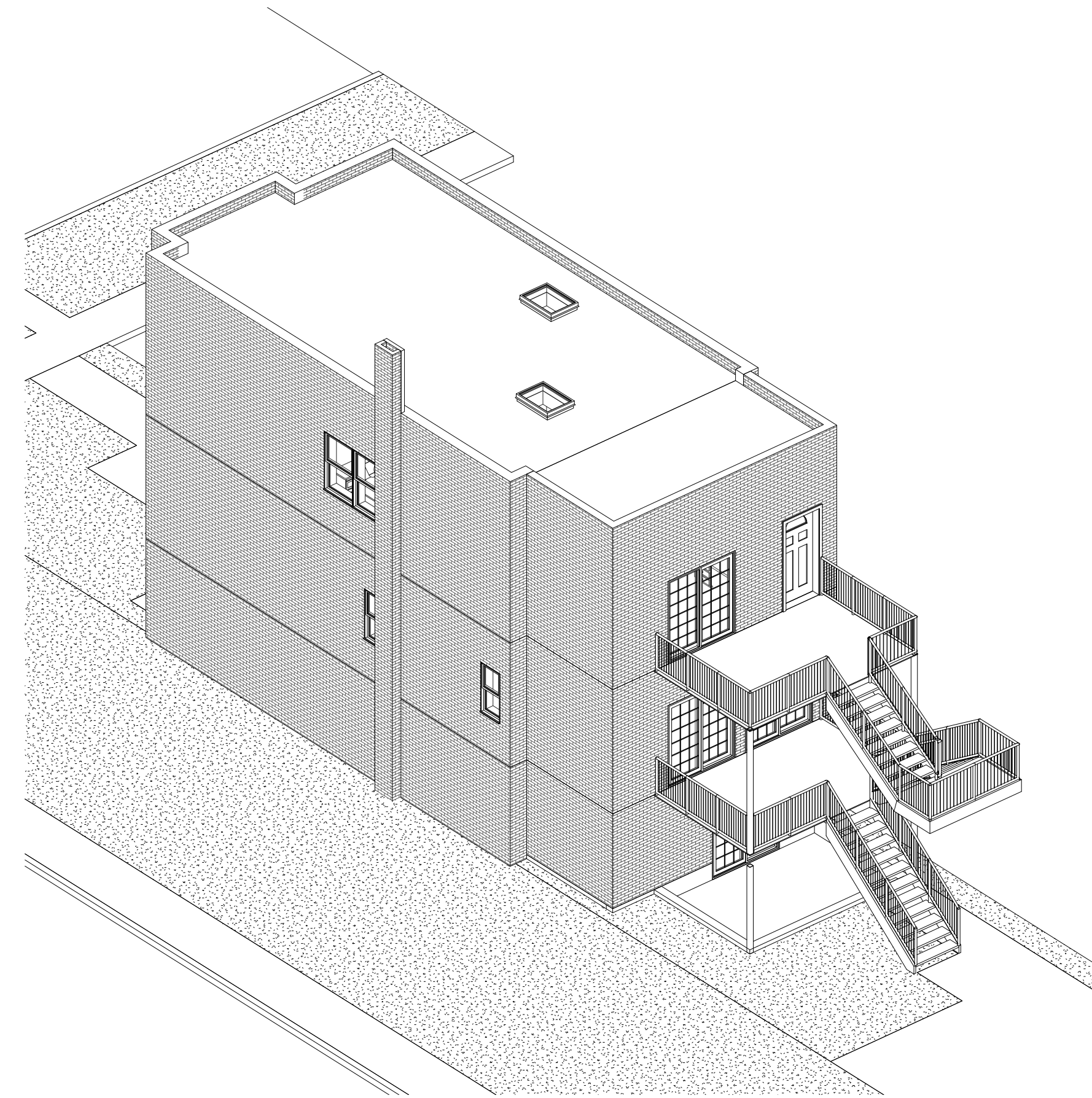
CHICAGO ILLINOIS

Sheet Title:
Floor Plan

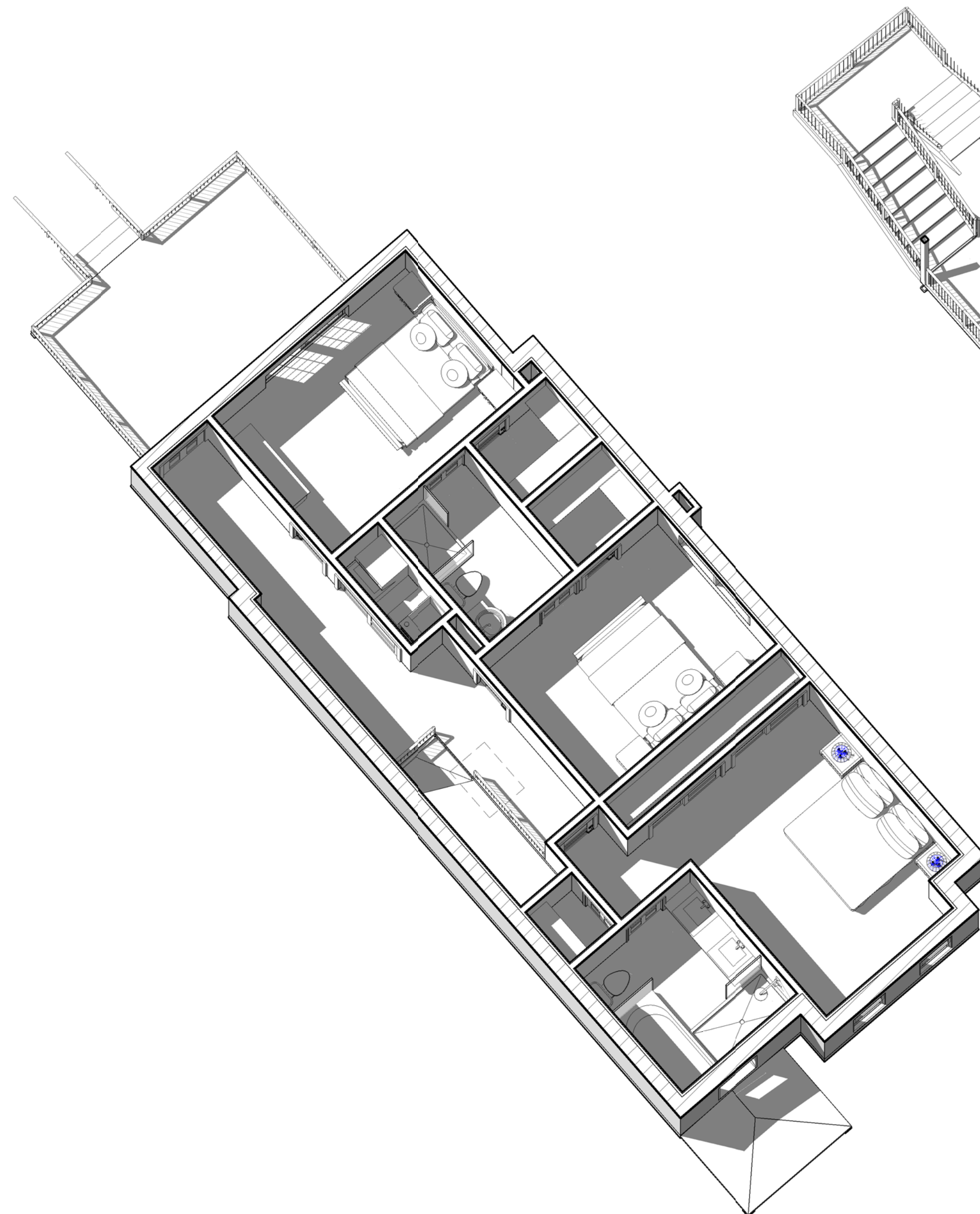
Sheet Number:
SK-100



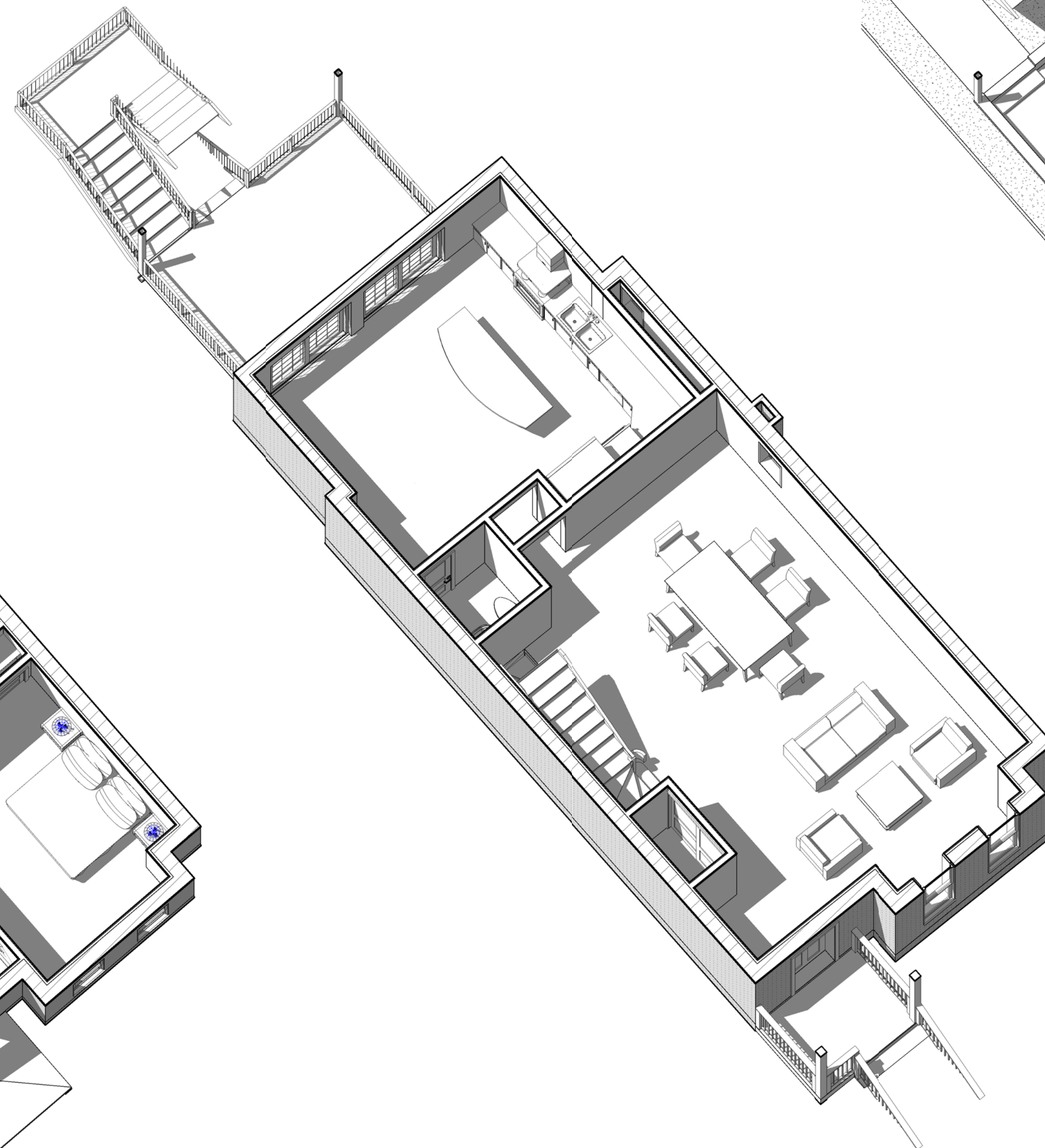
5 Conceptual Exterior View-2



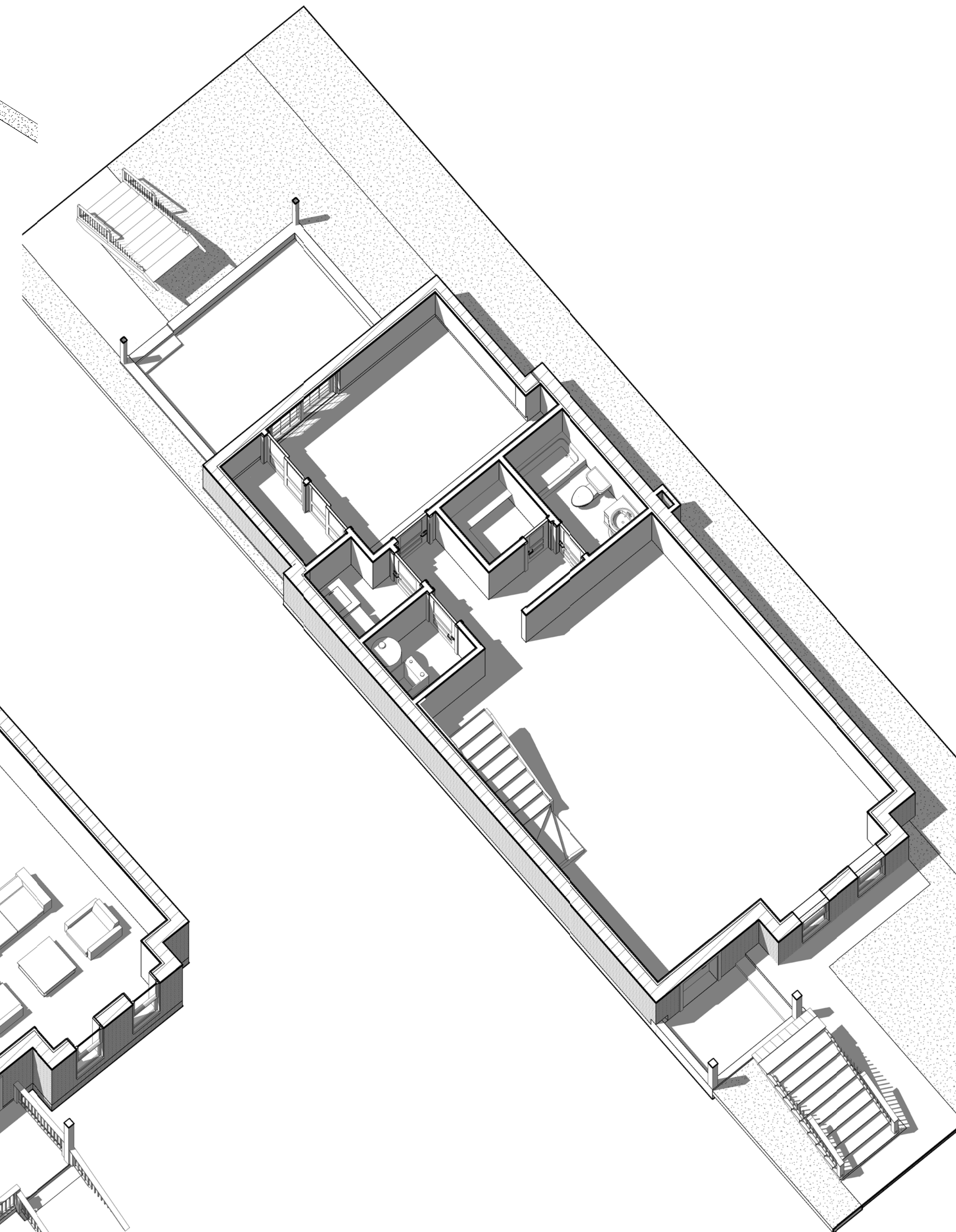
4 Conceptual Exterior View-1



3 Conceptual View Level-2



2 Conceptual View Level-1



1 Conceptual View Basement

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CHICAGO ILLINOIS

Sheet Title:
 Conceptual Views

Sheet Number:

SK-102

DEMOLITION AND REMOVAL:

- A. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, ALL SALVAGE AND PRODUCTS OF DEMOLITION AND REMOVAL SHALL BECOME THE PROPERTY OF THEIR CONTRACTOR.
- B. POLLUTION CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL. LEVEL COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
 - 1. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS BUT NOT LIMITED TO ICE, AND FLOODING.
 - 2. CONCRETE BREAKERS, PNEUMATIC HAMMERS, AND SIMILAR NOISY METHODS OF BREAKING OUT MASONRY AND CONCRETE ARE PERMITTED ONLY AS SCHEDULED WITH THE OWNER.
- C. CLEAN ADJACENT STRUCTURES OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS AS DIRECTED BY ARCHITECT OR GOVERNING AUTHORITIES RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO THE START OF WORK.
- D. DEMOLISH MASONRY IN SMALL SECTIONS. WORK SHALL BE EXECUTED IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR THE PUBLIC.
- E. LOCATE DEMOLITION EQUIPMENT THROUGHOUT STRUCTURES AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS TO SUPPORTING WALLS, FLOORS, AND FRAMING.

DISPOSAL OF DEMOLITION MATERIALS:

- A. CONTRACTOR SHALL REMOVE ALL ITEMS OF SALVAGE AND ALL RUBBISH AND DEBRIS FROM THE BUILDING AS QUICKLY AS IT ACCUMULATES. SO AS TO PREVENT ANY FIRE HAZARDS OR UNDUE HARDSHIPS IN MAINTAINING BUILDING AND UNLOADING OF NEW MATERIALS.
- B. STREETS AND DRIVES SHALL BE KEPT REASONABLY CLEAN AND SHALL BE SWEEPED WHEN NECESSARY TO REMOVE SPILLED DEBRIS.
- C. BURNING OF REMOVED MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED ON SITE.
- D. REMOVAL CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR TIMES FOR ACTUAL TRUCKING AWAY OF DEBRIS.
- E. TRANSPORT MATERIALS REMOVED FROM STRUCTURES AND LEGALLY DISPOSED OF OFF SITE.

GENERAL

THE CONTRACTOR AGREES TO PROTECT, DEFEND AND HOLD HARMLESS AND INDEMNIFY THE ARCHITECT AND OWNER AND THEIR EMPLOYEES, AGENTS, AND CONSULTANTS FROM ANY CLAIMS, DEMANDS OR EXPENSES ON ACCOUNT OF ANY BODILY INJURY ALLEGED OR REAL TO PERSON INCLUDING SICKNESS, DISEASE OR DEATH OR ANY DAMAGE ALLEGED OR REAL ARISING OUT OF ANYTHING DONE UNDER THIS CONTRACT BY THE CONTRACTOR OR ANY SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY EITHER EXCEPT WHEN DIRECTLY DUE TO ERRORS IN THE CONSTRUCTION DOCUMENTS.

THE OWNERS AND ARCHITECTS RESPONSIBILITY LIES IN THE PERMANENT RESULTS AND DO NOT INCLUDE THE MEANS SEQUENCES OR PROCEDURES EMPLOYED BY THE CONTRACTOR IN EXECUTING AND COMPLETING THE WORK. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE PROCEDURES OF CONSTRUCTION AND TO PROVIDE SAFE AND ADEQUATE MEANS OF SHORING, BRACING, SCAFFOLDING LADDERS, STAGES, HOIST, TEMPORARY SUPPORTS AND OTHER FACILITIES OR METHODS AS HE MAY DETERMINE ARE REQUIRED FOR THE EXECUTION AND COMPLETION OF THE WORK.

CODES AND SPECIAL REQUIREMENT:

- A. CONFORM TO ALL BUILDING CODE REGULATIONS PERTAINING TO WRECKING INCLUDING PAYMENT OF ANY SPECIAL PERMITS.
- B. PERFORM WRECKING OPERATIONS IN SUCH A MANNER AS TO INSURE THE LEASE POSSIBILITY OF DAMAGE TO ADJOINING AREAS.
- C. BE LIABLE FOR ANY REPAIR DAMAGE TO STRUCTURES, MATERIALS, OR EQUIPMENT CAUSED BY WRECKING OPERATIONS.

SUBMITTALS:

- A. SCHEDULE: SUBMIT PROPOSED METHODS AND OPERATIONS OF DEMOLITION AND REMOVAL WORK TO ARCHITECT FOR REVIEW PRIOR TO START OF WORK. INCLUDE IN SCHEDULE COORDINATION FOR SHUT-OFF CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.
- B. PERMITS AND NOTICES AUTHORIZING DEMOLITION.
- C. CERTIFICATES OF SEVERANCE OF UTILITY SERVICES.
- D. PERMIT FOR TRANSPORT AND DISPOSAL OF DEBRIS.

JOB CONDITIONS:

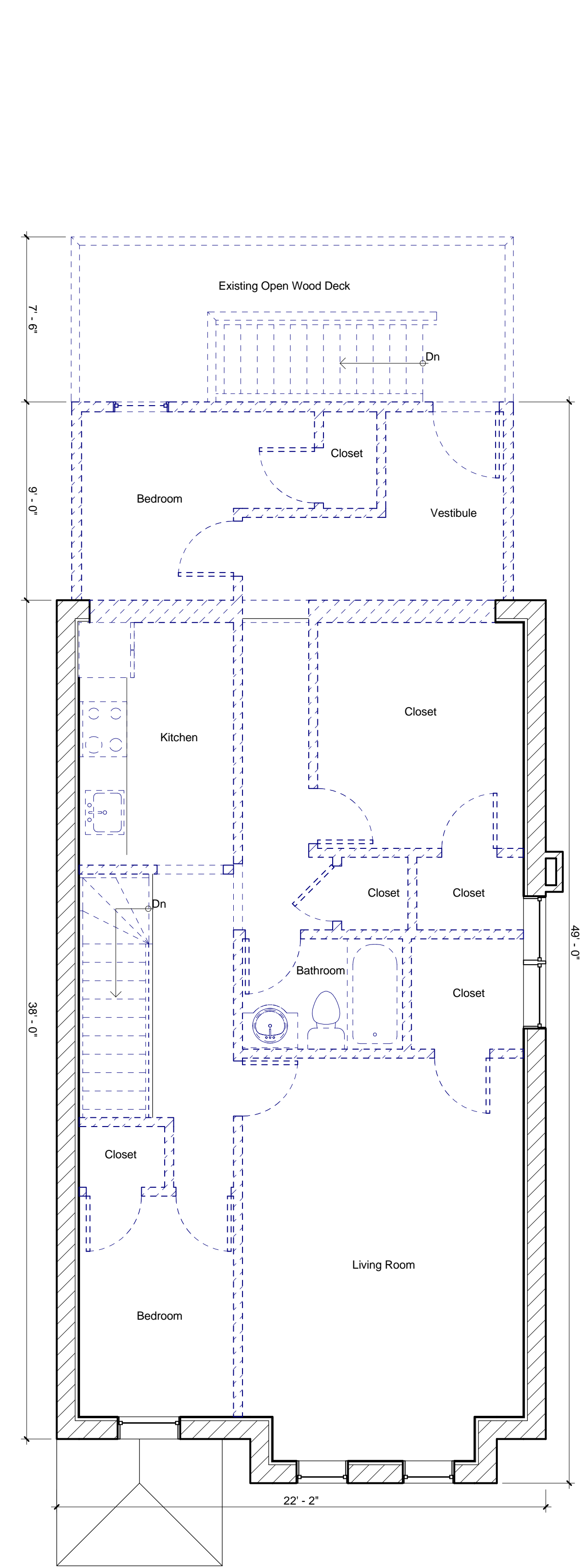
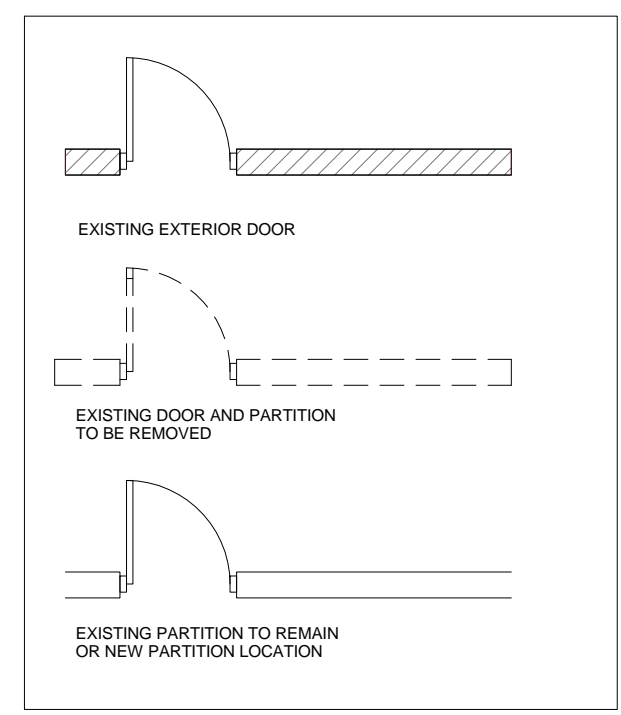
- A. CONDITIONS OF AREAS: THE OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF AREAS OF BUILDING TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE.
- B. EXPLOSIVES: USE OF EXPLOSIVES WILL NOT BE PERMITTED.
- C. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
- D. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
- E. PROTECTION: ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT STRUCTURES, OTHER FACILITIES AND PERSON.
 - 1. PROVIDE SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF EXISTING STRUCTURES AND ADJACENT FACILITIES TO REMAIN.
- F. DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
- G. UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN. KEEP IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
 - 1. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO GOVERNING AUTHORITIES.
 - 2. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURE TO BE DEMOLISHED. DISCONNECTING AND SEALING OF INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATION IS PART OF THIS WORK.

DEMOLITION SCHEDULE, G.C. TO COORDINATE

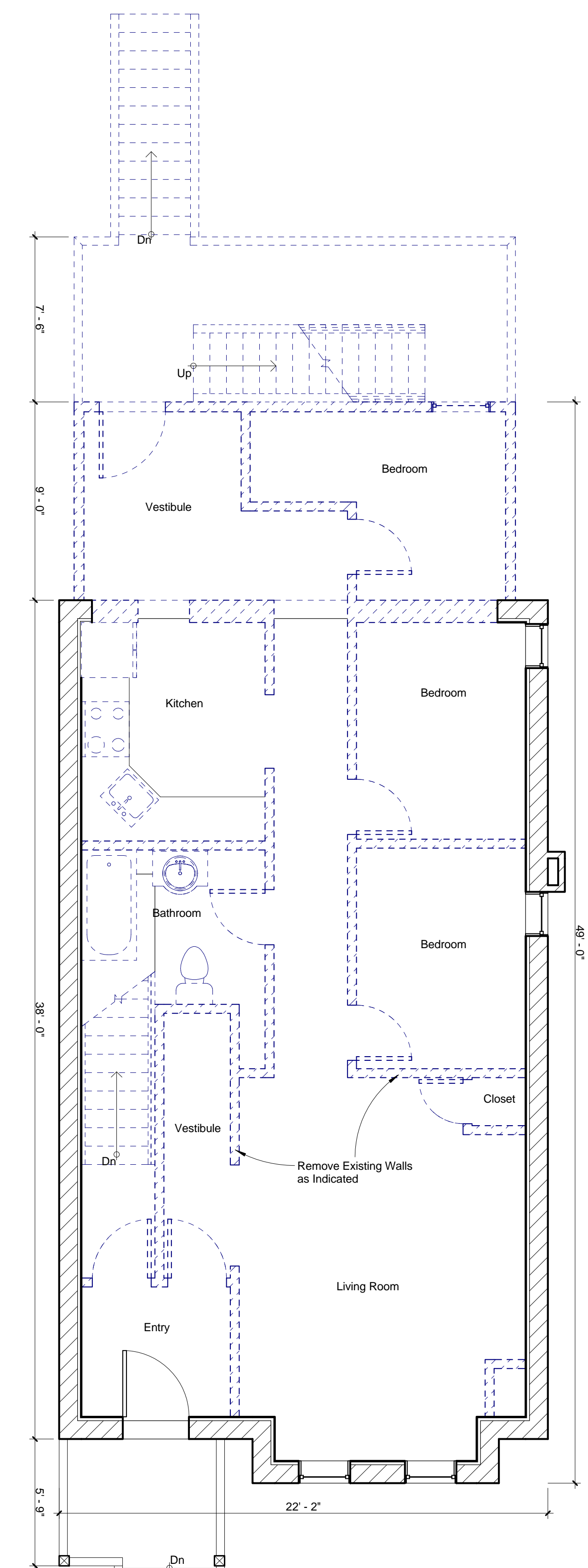
SCOPE OF WORK:

THE WORK CONSISTS OF ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY AND REQUIRED TO COMPLETE ALL DEMOLITION WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

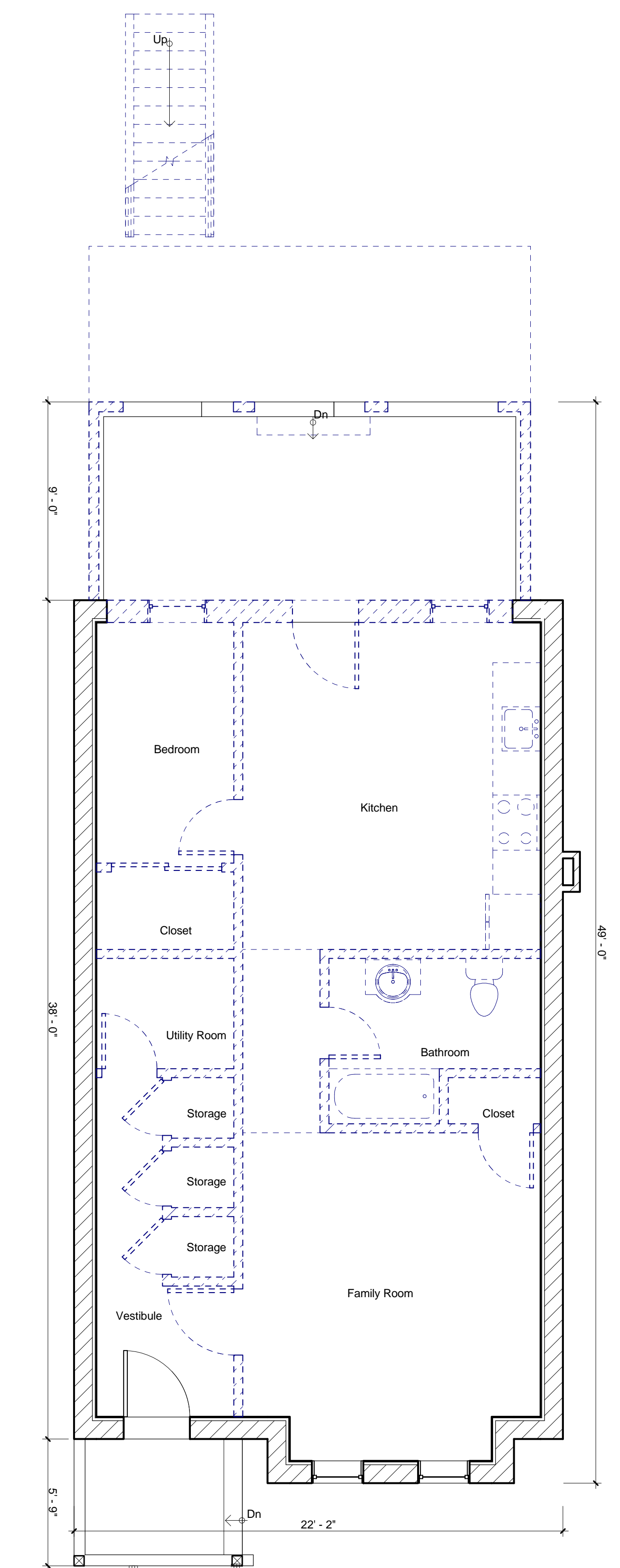
1. REPAIR EXISTING FINISH FLOORING WHERE BE REQUIRED.
2. REMOVE EXISTING PARTITIONS WALLS AS INDICATED
3. REMOVE EXISTING DOORS, FRAMES, WINDOWS, PARTITIONS, AND FINISHES AS INDICATED.
4. ANY DISCREPANCY WITH THE DEMOLITION PLAN NOTIFY TO THE ARCHITECT.
5. REMOVE EXISTING CEILING DRYWALL AND PANELS.
6. REMOVE EXISTING ROOF (NEW ROOF WILL BE INSTALLED)
7. REMOVE EXISTING PLUMBING FIXTURES CAP-OFF WATER AND GAS LINES AS INDICATED.
8. REMOVE ALL ELECTRIC FIXTURES, PIPES, CABLES ETC.. NEW ELECTRICAL SERVICE WILL BE PROVIDED.
9. REMOVAL AND DISPOSAL OF DEMOLISHED MATERIALS



3 Existing Floor Layout Level-2
 1/4" = 1'-0"



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2 Existing Basement Level
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 Date: April 2011
 Design By: MC PROJECT MANAGER: AG
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No.	Description	Date
1	Issued for Zoning Review	04-12-2011

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CHICAGO ILLINOIS

Sheet Title:
Demolition Plan

Sheet Number:
D-100