



The Kuehl Group, Inc.
Redefining Real Estate.

1717 S. Prairie #1204



- **1 BR plus Den, 1.5 BA South Loop Prairie District Condo**
- **Spacious 1100 SF upgraded and light-filled home with spectacular views of lake, city, field museum, soldier field and fireworks**
- **Kitchen features maple cabinets, granite counters, stainless appliances and granite island/breakfast bar**
- **Large master suite boasts spa soaking tub, double bowl vanity and separate glass shower**
- **Hardwood floors throughout**
- **Private balcony**
- **In unit washer and dryer**
- **Rent includes heat, air conditioning, water, cooking gas, Direct TV & parking**
- **Full amenity building includes 24 hour doorman, fitness room with sauna, bike room, clubhouse/media/entertainment room w/pool table & large flat screen tv, business center, party/meeting room & dog run**
- **Walk to lake, museums, transportation, restaurants & more**

Visit this property online at: www.SouthLoopRental.com

\$1,785 /mo
MaryEllen Kuehl
ABR, CRS, PMN, SRES



www.KuehlGroup.com
MaryEllen@kuehlgroup.com
773/327-5753

1717 S. Prairie #1204



Living room features hardwood floors, balcony, spectacular views



**Entry
Hall**

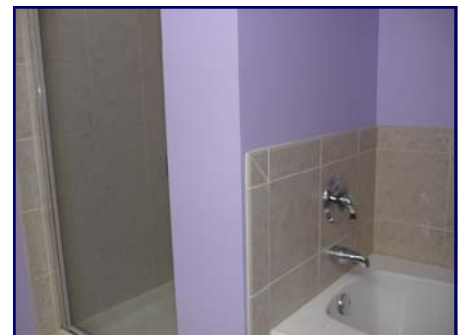


**Kitchen with maple cabinets, granite
counters and & Stainless steel appliances**



Dining Area

**Note: Den, Guest 1/2
Bath and Master
Bedroom not pictured**



**Master Bath with double bowl vanity, soaking
tub and separate glass shower**



Redefining Real Estate

MaryEllen Kuehl ABR, CRS, PMN, SRES

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1717 S. Prairie #1204



Spectacular Panoramic Views from Living Room, Kitchen, Balcony and Master Bedroom

COMMON AREA AMENITIES



Fitness Room



Sauna



Clubhouse w/ Large Flat Screen TV and Pool Table



Business Center
→→→→→
Bike Room
←←←←←



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Residential Rental Status: **NEW**

MLS #: **07233694**

Address: **1717 S Prairie Ave Unit 1204, Chicago, 60616**

Bedrooms: **2**

List Price:

Baths: **1.1**

Rent Price: **\$1,785**

Total Rms: **5**

Area: **8033**

Master Bedroom Bath: **Y**

HO Assessments:

Fireplaces: **0**

Frequency:

PIN:

Taxes:

Spec Asmt/Serv Area:

Tax Year:

Type Ownership:

Tax Exemptions:

Agent Owned/Interest: **N**

Year Built: **2004**

Basement: **N**

Built Before 1978: **N**

Parking Type: **Garage**

Cars: **1**

Elementary: **SOUTH LOOP** District #: **299**

Middle: **SOUTH LOOP** District #: **299**

High: **PHILLIPS ACADEMY** District #: **299**

Type: **Condo, High Rise**

Contract Date:

Style:

Sold Price:

Approx SF: **1050**

Rented Price:

Exterior: **Brick**

Age: **1-5 Years**

Lot Dimensions: **COMMON**

Lot Size: Acres:

Waterfront: **N**

Coordinates: North: **0** South: **1717** East: **300** West: **0**

Directions: **ROOSEVELT TO INDIANA SOUTH TO 18TH ST, EAST TO PRAIRIE**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	16X15	Main Level	Hardwood						
Dining Room:	COMBO	Main Level	Hardwood						
Kitchen:	11X6	Main Level	Hardwood						
Family Room:		Not Applicable							
Master Bedroom:	12X14	Main Level	Carpet						
2nd Bedroom:	9X9	Main Level	Hardwood						
3rd Bedroom:									
4th Bedroom:									

Air: **Central Air**

Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer**

Assessments Include:

Basement: **None**

Existing Bas./Fnd.:

Bath Amenities:

Dining Room: **Combined w/ LivRm**

Features:

Fireplace:

Garage: **Attached**

Heat/Fuel: **Forced Air**

Lot Description:

Sewer: **Sewer-Public**

Kitchen:

Other Rooms:

Water: **Public**

Remarks: **PRAIRIE DISTRICT, LRGE,UPGRADED,LIGHT-FILLED 2BD/1BD+DEN, 1.5BA CONDO W/GREAT VIEWS OF LAKE & CITY. LR/DR/KIT W/HRWD FLRS, MAPLE CABS, GRAN CNTRS, SS APPL & BKF BAR.LRG MAST SUITE W/SPA BATH,DBL VANITY/SEP SHOWER. INUNIT W/D, AMPLE CLOSETS & BALCONY.PICTURESQUE VIEWS OF SOLDIER FIELD, LAKE.WALK TO TRANS, LAKE, MUSEUMS,RESTAURANTS & MORE. RENT INCL: HEAT/AIR & GARAGE PKG. LOTS OF AMENITIES. *Tenant will sell furniture**

Agent Remarks:

Holds Earnest Money:

Listing Type: **Exclusive Agency**

Sp. Comp. Info.: **None**

Cooperative Compensation: **1/2 MO RENT - \$150**

Showing Instructions: **CALL LIST OFC - 773-327-5753 48 HR NOTICE**

Owner: **OOR**

Lock Box:

List Office: **The Kuehl Group Inc.**

ID#: **15970**

Owner's Phone:

List Agent: **MaryEllen Kuehl, ABR,CRS,PMN,SRES**

ID#: **129241**

Office Phone: **(773) 327-5753**

List Agent E-mail: **MaryEllen@KuehlGroup.com**

Agent Phone: **(773) 327-5753**

Co-Lister:

Agents Additional Contact #:

List Date: **06/02/2009**

Contract Date:

Closed Date:

Original Price:

Off-Market Date:

Expiration Date: **12/02/2009**

Status Date: **06/03/2009**

Listing Market Time: **7**

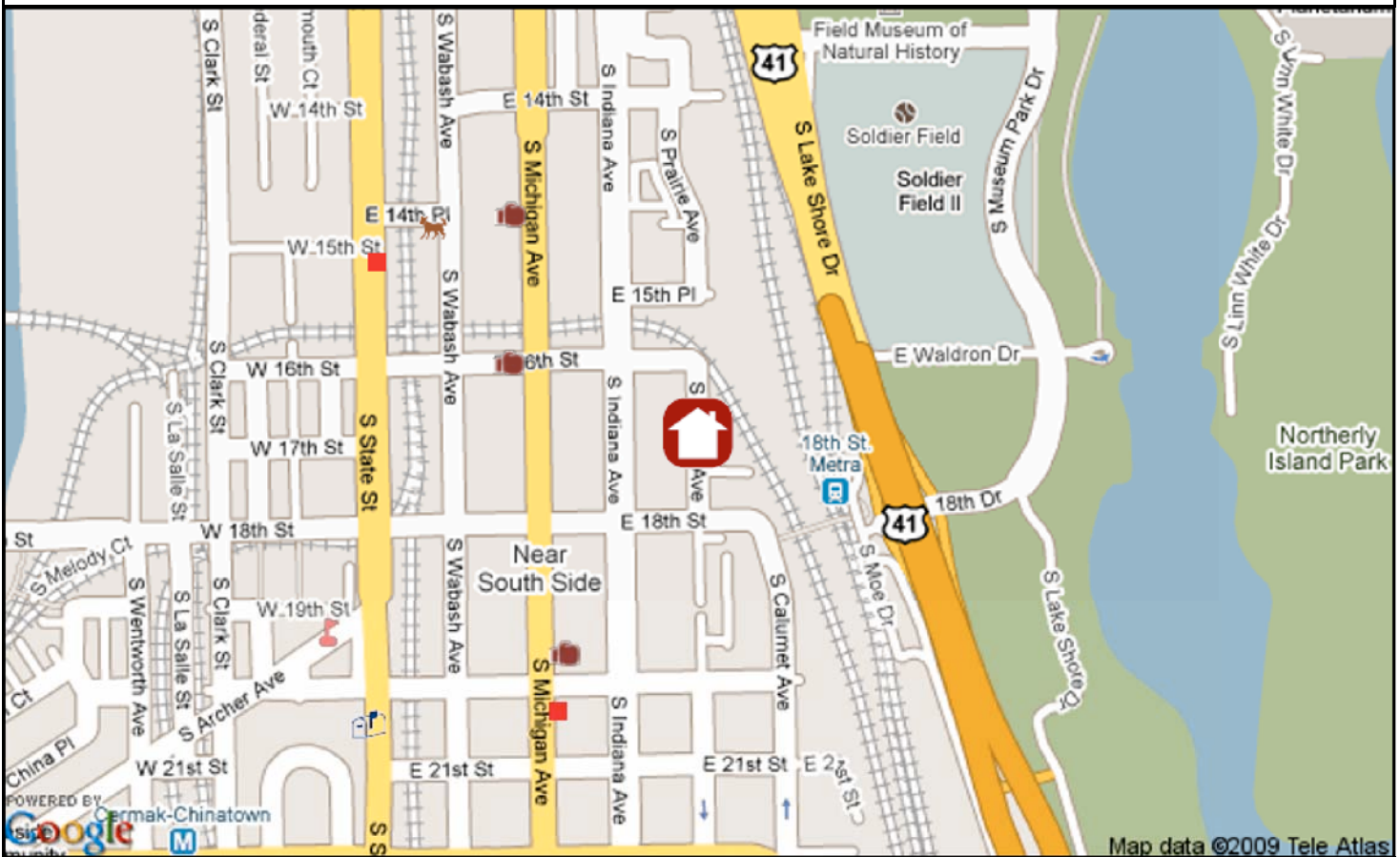
Selling Office:

Selling Agent:

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Prepared By: Matt Kuehl - The Kuehl Group Inc. 06/08/2009 07:22 PM

Home-Turf Report for 1717 S. Prairie Chicago, IL 60616



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

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<p>City Ward#: 2 Alderman: Robert Fioretti 429 S. Dearborn St., 60605, 312-263-9273</p> <p>Nearest Public High Schools: Perspectives Charter, 1930 S Archer Av, 0.4mi SW Young Womens Leadership, 2641 S Calumet, 1.0mi S</p> <p>Nearest Private High Schools: St Ignatius College Prep, 1076 W Roosevelt Rd, 1.8mi W De La Salle Institute, 3455 S Wabash Ave, 1.9mi S Cristo Rey Jesuit High, 1852 W 22nd Place, 2.7mi W</p> <p>Nearest Public Elementary Schools: National Teachers Elem., 55 W Cermak Rd, 0.6mi SW Graham, R Training Ctr., 2347 S Wabash Av, 0.7mi S</p> <p>Nearest Private Elementary Schools: Pui Tak Christian, 2301 S Wentworth, 0.8mi SW St Therese, 247 W 23rd St, 0.9mi SW</p> <p>Nearest Daycare Centers: Loop Learning Center, 2001 S Michigan Ave, 0.3mi SW KinderCare, 1501 S State St, 0.4mi NW Early Learning Foundations, 1455 S Clark St, 0.7mi NW</p>	<p>Nearest Public Library: Harold Washington, 400 S State St, 312-747-4999, 1.2mi N</p> <p>Nearest Hospital: Mercy Hospital, 2525 S Michigan Ave, 0.9mi S</p> <p>Nearest Major Grocery Stores: Jewel, 1224 S Wabash Ave, 0.6mi NW Dominick's, 1340 S Canal St, 1.1mi NW Whole Foods, 1101S Canal St, 1.1mi NW</p> <p>Nearest Movie Theaters: Gene Siskel Film Center, 164 S State St, 1.5mi N AMC River East 21, 322 E Illinois St, 2.2mi N</p> <p>Nearest Health Clubs: Curves, 77 E 16th St, 0.2mi W Bikram Yoga South Loop, 1925 S Michigan Ave, 0.3mi SW</p> <p>Nearest Starbucks: 2301 S King Dr, 0.6mi S</p> <p>Nearest CTA Station: Roosevelt, Orange & Green Lines, 0.6mi NW</p> <p>Nearest Metra Station: 18th Street, 0.2mi SE</p> <p>Nearest Fire Station: 0.7mi SW</p>	<ul style="list-style-type: none"> Starbucks Health Club Dog Park Day Care Major Grocery Library Hospital Post Office Theater Fire Station School CTA Station Metra Station City Park
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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 1717 S. Prairie Chicago, IL 60616

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

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06/03/2009

City Ward#: 2

Alderman: Robert Fioretti
429 S. Dearborn St., 60605, 312-263-9273

Nearest Public High Schools:

Perspectives Charter, 1930 S Archer Av, 0.4mi SW
Young Womens Leadership, 2641 S Calumet, 1.0mi S
Big Picture HS, 2710 S Dearborn St, 1.1mi S
Jones College Prep High, 606 S State St, 1.1mi N
Dunbar Vocational, 3000 S King Dr, 1.3mi S
Linc Alternative High, 125 S Clark St Fl 15, 1.5mi N
Youth Connections Charter Hs, 10 W 35th St, 2.0mi S
Chicago Military Acd. Hs, 3519 S Giles Av, 2.0mi S
Juarez Acd. Hs, 2150 S Laflin St, 2.3mi W

Nearest Public Elementary Schools:

National Teachers Elem., 55 W Cermak Rd, 0.6mi SW
Graham, R Training Ctr., 2347 S Wabash Av, 0.7mi S
South Loop Elem., 1212 S Plymouth Ct, 0.7mi NW
Haines Elem., 247 W 23rd Pl, 0.9mi SW
Drake Elem., 2722 S King Dr, 1.1mi S
Williams Multiplex Elem., 2710 S Dearborn St, 1.1mi S
Williams Middle Prep Acd., 2710 S Dearborn St, 1.1mi S
Kipp Chicago Youth, 2710 S Dearborn St 2, 1.1mi S
Ward, J Elem., 2701 S Shields Av, 1.3mi SW

Nearest Private High Schools:

St Ignatius College Prep, 1076 W Roosevelt Rd, 1.8mi W
De La Salle Institute, 3455 S Wabash Ave, 1.9mi S
Cristo Rey Jesuit High, 1852 W 22nd Place, 2.7mi W
Quigley Seminary, 103 E Chestnut St, 2.7mi N
Chicago Acd. For The Arts, 1010 W Chicago, 3.1mi NW

Nearest Private Elementary Schools:

Pui Tak Christian, 2301 S Wentworth, 0.8mi SW
St Therese, 247 W 23rd St, 0.9mi SW
Daystar, 800 S Wells Ste 180, 1.1mi NW
St Jerome, 2805 S Princeton Ave, 1.3mi SW
Santa Lucia, 3017 S Wells St, 1.5mi SW

Nearest Public Libraries:

Harold Washington, 400 S State St, 312-747-4999, 1.2mi N
Altgeld, 950 E 132nd Pl, 312-747-5952, 1.4mi N

Nearest Daycare Centers:

Loop Learning Center, 2001 S Michigan Ave, 0.3mi SW
KinderCare, 1501 S State St, 0.4mi NW
Early Learning Foundations, 1455 S Clark St, 0.7mi NW

Public Transportation:

Nearest CTA Station: Roosevelt, Orange & Green Lines, 0.6mi NW
Nearest Metra Station: 18th Street, 0.2mi SE

Nearest Hospitals:

Mercy Hospital, 2525 S Michigan Ave, 0.9mi S
Michael Reese Hospital, 2929 S Ellis Ave, 1.3mi S
Northwestern Memorial Hospital, 251 E Huron St, 2.5mi N
Rehabilitation Institute of Chicago, 345 E Superior St, 2.5mi N
University of IL Medical Center, 1740 W Taylor, 2.7mi W

Nearest Major Grocery Stores:

Jewel, 1224 S Wabash Ave, 0.6mi NW
Dominick's, 1340 S Canal St, 1.1mi NW
Whole Foods, 1101S Canal St, 1.1mi NW
Jewel, 443 E 34th St, 1.8mi S
Dominick's, 1 N Halsted St, 2.1mi NW

Nearest Health Clubs:

Curves, 77 E 16th St, 0.2mi W
Bikram Yoga South Loop, 1925 S Michigan Ave, 0.3mi SW
Phenomenal Fitness, 1450 S Michigan Ave, 0.3mi NW
Fitness Formula Clubs South Loop, 1151 S State St, 0.7mi NW
D3 Boot Camp, 125 E 26th St, 0.9mi S

Nearest Movie Theaters:

Gene Siskel Film Center, 164 S State St, 1.5mi N
AMC River East 21, 322 E Illinois St, 2.2mi N
AMC Loews 600 N. Michigan Ave. 9, 600 N Michigan Ave, 2.3mi N
Navy Pier Imax Theatre, 700 E Grand Ave, 2.3mi N
AMC Loews Pipers Alley 4, 1608 N Wells St, 3.7mi N

Nearest Starbucks:

2301 S King Dr, 0.6mi S
31 E Roosevelt Rd, 0.6mi NW
1154 S Clark St, 0.7mi NW

Nearest Target:

Target, 1154 S Clark St, 0.7mi NW
Target, 1940 W 33rd St, 3.3mi SW

Nearest Drugstore:

Walgreens, 2 E Roosevelt Rd, 0.7mi NW
Walgreens, 316 W Cermak Rd, 0.9mi SW

Nearest Home Improvement Store:

Home Depot, 1300 S Clinton Street, 1.1mi NW
Home Depot, 1232 W North Ave, 4.0mi NW

Public Safety:

Nearest Fire Station: 0.7mi SW
Nearest Police Station: 1718 S State St, 0.3mi W



Nearest Restaurant Report for 1717 S. Prairie Chicago, IL 60616

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

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

06/03/2009

American/Continental/European

Kroll's South Loop, 1736 S. Michigan Ave., 312-235-1400, 0.2mi W
Grace O'Malley's Restaurant-Pub, 1416 S. Michigan Ave., 312-588-1800, 0.4mi NW
Solo 1530, 1530 S. State St., 312-567-9840, 0.4mi W
South City Tavern, 1530 S. State, 312-567-1400, 0.4mi W
Chicago Firehouse Restaurant, 1401 S. Michigan Ave., 312-786-1401, 0.4mi NW
Room 21, 2110 S. Wabash Ave., 312-328-1198, 0.4mi SW
J & J Wingland & Fish, 2111 S. State St., 312-567-0213, 0.5mi SW

Chinese

Yang Restaurant, 28 E. Roosevelt St., 312-986-1688, 0.6mi NW
New Three Happiness Restaurant, 2130 S. Wentworth Ave., 312-791-1228, 0.7mi SW
Hong Kong Express, 1200 S. Federal St. No. 3, 773-281-1232, 0.7mi NW
Phoenix, 2131 S. Archer Ave., 312-328-0848, 0.7mi SW
Shabu Shabu, 2131 S. Archer Ave., 0.7mi SW
Saint's Alp Teahouse, 2131 S. Archer Ave., 312-842-1886, 0.7mi SW
Cantonnesia, 204 W. Cermak Rd., 312-225-0100, 0.7mi SW

Japanese/Sushi

South Coast, 1700 S. Michigan Ave., 312-662-1700, 0.2mi W
Triad, 1933 S. Indiana Ave., 312-225-8833, 0.2mi S
Sushi Lounge, 234 W. Cermak Rd., 312-326-9168, 0.8mi SW
Oysy, 888 S. Michigan Ave., 312-922-1127, 0.8mi N
Kohan Japanese Restaurant, 730 W. Maxwell St., 312-421-6254, 1.3mi W
Kamehachi, 311 S. Wacker Drive, 312-765-8700, 1.5mi NW
Sushi Loop, 810 W. Jackson Blvd., 312-714-1234, 1.9mi NW

Thai/Vietnamese/Asian/Fusion

Opart Thai House, 1906 S. State St., 312-567-9898, 0.4mi SW
Ma & I, 1234 S. Michigan Ave., 312-663-1234, 0.6mi N
Penang, 2201 S. Wentworth Ave., 312-326-6888, 0.7mi SW
Oriental Palace, 216 W. Cermak Rd., 312-842-3661, 0.7mi SW
The Noodle Vietnamese Cuisine, 2336 S. Wentworth Ave., Unit 101, 312-674-1168, 0.9mi SW
Thai Express, 632 S. Wabash Ave., 312-427-9470, 1.0mi N
Taste of Siam, 600 S. Dearborn St., 312-939-1179, 1.1mi N

Bar/BBQ/American Regional

Chicago Sports Bar & Grill, 223 W. Jackson Blvd., 312-427-2856, 1.5mi NW
BBQ King House, 2306 S. Wentworth Ave., 312-225-2652, 0.8mi SW
Hackney's Printers Row, 733 S. Dearborn St., 312-461-1116, 1.0mi NW
Wow Cafe & Wingery, 717 W. Maxwell St., 312-997-9969, 1.3mi W
Skrine Chops, 400 S. Financial Pl., Unit C, 312-566-9334, 1.4mi NW
Jackson OTB - Derby Club, 223 W. Jackson Blvd., 312-427-2300, 1.5mi NW
Heaven on Seven, 111 N. Wabash Ave., 312-263-6443, 1.7mi N

Pizza

Pizza-Ria, 719 S. State Street, 312-957-1111, 1.0mi N
Edwardo's Natural Pizza Restaurant, 521 S. Dearborn St., 312-939-3366, 1.2mi N
Connie's Pizza, 2373 S. Archer Ave., 312-326-3443, 1.2mi SW
Reggio's Pizza, 1339 S. Halsted St., 312-455-1211, 1.4mi W
Connie's Pizza Inc., 2819 S. Stewart Ave., 312-808-8899, 1.4mi SW
Reggie's Pizza Express, 330 S. Wells St., 312-939-4423, 1.4mi NW
Luigi's Pizza, 3200 S. Wabash Ave., 312-567-8888, 1.6mi S

Mexican/Central/South American

La Cantina Grill, 1911 S. Michigan Ave., 312-842-1911, 0.2mi SW
Cuatro, 2030 S. Wabash Ave., 312-842-8856, 0.4mi SW
Zapatista, 1307 S. Wabash Ave., 312-435-1307, 0.5mi NW
Little Louie's, 24 E. Congress Pkwy., 312-939-3181, 1.2mi N
Carbon, 300 W. 26th St., 312-225-3200, 1.2mi SW
Mom's Mexican Cuisine, 426 S. Clark St., 312-957-1020, 1.3mi NW
Kristoffer's Cafe & Bakery, 1733 S. Halsted St., 312-829-4150, 1.3mi W

Middle Eastern/Mediterranean

Cafe Mediterra, 728 S. Dearborn St., 312-427-2610, 1.1mi NW
Jeffro Gyros Restaurant, 555 W. Roosevelt Rd. No. 312, 312-226-7941, 1.2mi NW
Gina's Cuisine, 424 S. Wabash Ave., 312-554-1215, 1.2mi N
Haifa Cafe, 410 S. Clark St., 312-235-9000, 1.3mi NW
Petra Cafe, 331 S. Franklin, 312-913-9660, 1.5mi NW
Haifa Cafe, 318 W. Adams St., 312-346-2288, 1.6mi NW
Baba's Village Restaurant, 310 A S. Canal St., 312-880-0010, 1.6mi NW

Bakery/Cafe/Deli/Coffee Shop

Corner Bakery, 1400 S. Lake Shore Drive, 312-588-1040, 0.3mi NE
Bobtail Ice Cream Company, 462 S. Lake Shore Drive, 312-431-0230, 0.5mi NE
Bobtail Ice Cream Company, 522 S. Lake Shore Drive, 312-786-1014, 0.5mi NE
Deli Place, 1212 S. Michigan Ave., 312-697-0504, 0.6mi N
Yolk, 1120 S. Michigan Ave., 312-789-9655, 0.7mi N
Eleven City Diner, 1112 S. Wabash St., 312-212-1112, 0.7mi N
Maxin's Bakery, 2215 S. Wentworth Ave., 312-225-8285, 0.7mi SW

Italian

Cafe Bionda, 1924 S. State St., 312-326-9800, 0.4mi SW
Gioco, 1312 S. Wabash Ave., 312-939-3870, 0.5mi NW
Pavilion Cafe, 720 S. Michigan Ave., 312-922-4400, 1.0mi N
Bertucci's Corner, 300 W. 24th St., 312-225-2848, 1.0mi SW
Trattoria Caterina, 616 S. Dearborn St., 312-939-7606, 1.1mi NW
Pat's Pizza, 628 S. Clark St., 312-427-2320, 1.2mi NW
Ricobene's, 252 W. 26th St., 312-225-5555, 1.2mi SW

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