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Your South Loop Neighbor and Chicago Real Estate Specialist



Happy Fall Colors!

We just lived through a week to 10 days of "California weather" which made me think about how expensive Chicago would be to live in, if the weather was that dreamy all of the time. I guess if you wanted to think with your glass half full, good old Chicago weather keeps things affordable?!

I had the opportunity to get together with a few South Loop Business owners last Friday, and listened to the challenges facing our local small businesses. The South Loop has many wonderful businesses that are struggling in this economy. Of course we want them to survive, so that other businesses would also like to come to the neighborhood, resulting in a more prosperous and desirable neighborhood. If you have any suggestions as to how to keep our local businesses healthy, please [e-mail me](#) and I will pass it along.

I wanted to mention that Molly has started a [South Loop Toastmasters](#) Club at Day Star Community Center. If you don't know, the mission of Toastmasters is to provide a supportive and positive environment in which every member has an opportunity to develop communication and leadership skills, which in turn fosters self-confidence and personal growth.

Who doesn't need a little bit of that? Every member has a chance to give various speeches that are gently critiqued in a way that could only help one to grow. Some people take these skills to the next level and start to compete. I am a long way from competition, but I am looking forward to improving my public speaking skills.

We have some fantastic listings on the market right now, including a beautiful 2 bedroom townhome in the Prairie District, a remodeled 3 bedroom townhome in in Dearborn Park II, a penthouse condo in Hyde Park and a Live/Work Loft in Printer's Row (Open House Thursday 4 to 7 PM. See



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Live/Work Attached
 \$1,200,000
 \$21/sq ft

OPEN THURSDAY 4-7PM

[727 S. Dearborn Unit 312](#)
[Chicago IL 60605](#)

- 4000 square foot loft
- Create a custom home
- 14 foot ceiling heights
- Exposed brick
- Full height windows
- End unit with east, west, & southern exposures
- Concrete side of the building
- Work in one side & live in the other, if you prefer
- Close to loop, lake, & public transportation
- Within the South Loop School boundaries

the article below). There is something for everyone!

In Market Watch, I have shown 2 and 3 bedrooms in the South Loop and West Loop that have closed in the last 3 months. As you will see, short sales and foreclosures continue to be a part of our lives. Lets get them sold and off of the market!

Molly has an interesting article about estate sales and a delicious fall recipe for Pumpkin Lasagna.

Have a wonderful fall, Thanksgiving, and holiday season.

See you in the neighborhood!

Terri



Market Watch

Below are the results of 2 and 3 bedroom sales for the South and West Loop in the last 3 months, including the number of foreclosures and short sales. Search for properties on your own [here](#).

South Loop

#Bedrooms	#Sold	# Foreclosures	# Short Sales	Median Price
2	93	11	19	\$303,000
3	35	4	0	\$474,990

West Loop

#Bedrooms	#Sold	# Foreclosures	# Short Sales	Median Price
2	126	26	21	\$267,450
3	35	3	4	\$450,000

A Unique Opportunity in Printer's Row

Now home to many residents and offices, the Donohue Building in the South Loop was constructed in 1883 as one of the first printing establishments in the city. M. A. Donohue Publishing kept its headquarters there until



Townhome
3b/2.5ba
\$574,000
OPEN SUNDAY 12:30-3:00 PM

PRICE REDUCTION!!

[1328 S. Federal Unit L](#)
[Chicago IL 60605](#)

- Beautiful kitchen w/ huge island, Viking range, Miele dishwasher, & Sub-Zero fridge
- Marble bathrooms
- Master with seperate shower and tub, double bowl sink, & skylight
- Wood flooring throughout
- Balcony off of kitchen and bedrooms
- Views north of the city
- Laundry room
- South Loop School District
- Close to the Loop, lake, & museums



Townhome
2b/2.5ba
\$470,000

PRICE REDUCTION!!

[313 E 17th St.](#)
[Chicago IL 60616](#)

1971. The building was the first in Chicago to be converted to loft condominiums in 1979. In 1996 the Donohue building was awarded Landmark Status.

Artist's concept of how a residential floorplan might look

727 S. Dearborn Unit 312 is home to 4000 Square feet of live/work space. Located at the south end of the building the unit enjoys south, east and west exposures. The space is supported by twelve interior concrete pillars under thirteen foot high ceilings. Light is easy to come by with the full height windows encasing the loft.

Currently the loft is being used as a commercial space. As it is designated live/work the space could be used as residential as well. One could live in the whole space or just on one side and work on the other. An investor could rent out the offices, of which half the space is currently rented, or rent out the entire space for residential purposes. Commercial uses in the past have been for music studios, law offices, masseuse, medical, and business offices.

The cost for rental is \$21/ Sq Ft with heat and air included. The purchase price is \$1,200,000

The exposed brick and high ceilings, with light galore, offer a great start to a fabulous residence or a place of work. Whatever the loft is used for you can bet it will be outstanding space to live or work. This loft is located just south of the Loop with easy access to public transportation, major expressways, Grant Park, restaurants and nightlife.

Join us for an [Open House](#) on Thursday, October 20th from 4:00–7:00 p.m., see the space first hand, view our artist's concepts of how it could be converted to a residential space and enjoy our *Taste of the Printers Row* with food catered by nearby restaurants.

Sponsoring this event is Vito Roppo of MetLife Home Loans.



Image by digitalart

Fun Source for Great Finds

By: Molly Heyen

As the summer comes to a close and garage sales start drying up our sites turn toward estate sales, another source of beautiful items that need a new home. There is a wonderful website called EstateSales.net.

This site lists all of the upcoming sales in the area with links to the websites of the companies that are hosting the sales. Most of the companies list images of the items that are available making it easy to determine whether the sale might be of interest to you.

- Balcony off of the dining room
- Fenced-in patio off of the family room
- Rooftop deck off of the den, w/ views north of Chicago skyline
- Granite & SS appliances
- Living room w/ FP
- Attached garage
- Close to 18th st. cross to Lakefront
- Close to museums, restaurants, & loop
- South Loop School District



Attached 2b/1ba \$169,000 \$1395/Month Rental

[5400 S. Harper Unit 1402 Chicago IL 60615](#)

- NE Penthouse with striking views of the Chicago Skyline and lake
- Cherry cabinets, SS appls, grnt countertops, & a tiled backsplash
- Custom blinds
- In unit all-in-one w/d
- Heater and air conditioner
- Building has addnl laundry and exercise room
- 1 block to Starbucks, restaurants, & shopping

Pumpkin Lasagna

Ingredients

1 medium onion, chopped
 4 to 6 garlic cloves, chopped
 1 tablespoon olive oil
 1 pound spicy Italian sausage, casing removed
 1 large zucchini, cubed
 1 (28 ounce) can tomato sauce
 1 cup red wine
 Kosher salt, freshly ground black pepper and spices, to taste
 1 pound ricotta cheese
 1 cup shredded mozzarella cheese
 1 cup shredded romano cheese
 2 eggs
 1 1/2 cups pumpkin puree
 1 pound cooked lasagna noodles

Directions

In a large heavy skillet, over medium heat, saute onion and garlic in the olive oil until translucent. Add sausage and cook until brown, breaking it up with a wooden spoon as it cooks. Add zucchini and cook for 5 more minutes. Set aside.

In a medium pot combine tomato sauce and red wine and bring to a boil over medium-low heat. Adjust seasoning with kosher salt, freshly ground black pepper, to taste. If desired, add more spices to your liking. (I usually add dry oregano, basil, and parsley). Reduce heat to low, cover and let it simmer for 15 minutes, stirring occasionally.

In a large bowl mix together the ricotta, mozzarella and romano cheeses. Add eggs, pumpkin puree and salt and pepper, to taste. Mix very well. You might want to add more spices to the filling. (You can add a pinch of cinnamon and it gave it a different flavor.)

Preheat oven to 350 degrees F.
 Build your lasagna in a large (9 by 12-inch) baking dish starting with a layer of sauce, a layer of pasta, a layer of half the sausage and a layer of half the filling. Add another layer of pasta, sauce, the remaining sausage and the filling. Finish with a layer of pasta and a layer of sauce. Sprinkle some mozzarella cheese on top and bake for 25 minutes. Let cool for 15 minutes before serving.

NOTES: Cook the lasagna noodles last so they don't stick together while cooling. The sauce gets very thick and cooked down more than expected. Try tripling the quantity. Definitely add spices. We think nutmeg would help bring out the pumpkin flavor.



Recipe from
FoodNetwork.com

- Bike or walk to lake
- Parking avail 1/2 block @ \$125 per month



Parking
 \$175/mo

1212 N Lasalle
 Chicago IL 60610

- Uncovered garage space
- Can rent to non-residents
- Close to Red Line and public transportation

1516 W. Taylor St. Chicago, IL 60607

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