



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

## **1000 W. Adams #315**



- Large 1 bed/1bath condo in premiere West Loop full amenity, pet friendly loft building
- Fully appointed kitchen opens to living room with fireplace
- Spacious master bedroom
- Master bath with large soaking tub
- Rare 270 square foot private patio perfect for entertaining
- True hardwood oak floors throughout
- In unit laundry and tons of storage
- Building amenities include gracious lobby, fitness room, business center, 24 hour doorman, dry cleaners, roof deck, huge storage room, great reserves and more
- Fantastic West Loop location—close to shopping, restaurants, transportation & expressways!
- Indoor deeded garage parking INCLUDED in price !

**Visit this property online at:**  
**[www.1000WestAdamsUnit315.com](http://www.1000WestAdamsUnit315.com)**

**\$275,000**  
**Michael Busking**  
**Direct: 312/925-7713**



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



# 1000 W. Adams #315



**Living room with fireplace and hardwood floors**



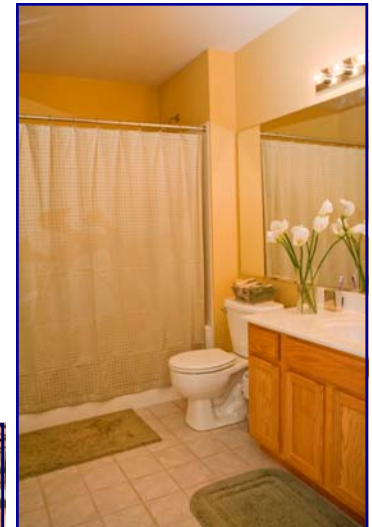
**Fully appointed kitchen with hardwood floors**



**Living Room view of sliding doors to huge private patio**



**Master Bedroom**



**Master Bathroom**



**270 sf Private Outdoor Patio**



**Redefining Real Estate**

**Michael Busking**  
[michael@kuehlgroup.com](mailto:michael@kuehlgroup.com)  
312-925-7713

# 1000 W. Adams Common Areas



**Elegant, spacious professionally decorated lobby**



**Expansive,  
up-to-date,  
high tech  
Fitness  
Center**



**Full service Wi-Fi Business  
Center**

**Fabulous  
roof top sun  
deck with  
spectacular  
views**



**Redefining Real Estate**

**Michael Busking**  
[michael@kuehlgroup.com](mailto:michael@kuehlgroup.com)  
312-925-7713



**Attached Single**      MLS #: **07047469**    STAT: **ACTV**      AREA: **8028**  
 LDR: **10/13/2008**      CTGF:      LP: **\$275,000**  
 LD: **10/13/2008**      OLP: **\$279,000**  
 OMD:      LISTING MRKT TIME: **100**      SP:  
 CONT DT:      SELLING OFC:      FIN:  
 CLSD DT:      SELLING AGT:      PNT:  
 ADDRESS: **1000 W Adams St**      UNIT#: **315**      TNU: **150**  
 CITY: **Chicago**      ZIP: **60607**  
 SUB/COMPLEX:      BLT: **2001**      B78: **N**  
 OWN: **Condo**      Leased/XD: **N**      MODEL:  
 DIR: **Adams 1way west to Morgan between Halsted and Racine**  
 CRP: **CHICAGO**      CNY: **Cook**      TWN: **WEST CHICAGO**  
 RMS: **4 BR: 1 BTH: 1 MBB: YFP: 1**      BMT: **N**      BB: **N**      PKN: **G**      CARS: **1**  
 DIM: **CONDO**      TXY: **2007**      TXC: **Homeowner**      ATD:      TDY:  
 ASF: **870**      UFL: **3**      DAY: **0**      TAX: **\$2,911**      LPF:      HPF:  
 POO:      OWS:      SAS: **N**      PTA: **Y**      MPW:      WF: **N**  
 NC: **N**      OD:      CT:      PIN: **17172110271021**      MP: **N**

ASM: **\$368**      Master Assoc. Fee: **N**      WI:      CI:  
 GRS:      DIST#: **299**      JH:      DIST#: **299**      HS:      DIST#: **299**      OT:      DIST#:  
 COORDINATES: NORTH: **0**      SOUTH: **200**      EAST: **0**      WEST: **1000**

**Room Details, Utilities and Features**

| ROOM NAME       | SIZE         | LEVEL                 | FLOORING        | WIN TRMT | ROOM NAME | SIZE | LEVEL | FLOORING | WIN TRMT |
|-----------------|--------------|-----------------------|-----------------|----------|-----------|------|-------|----------|----------|
| Living Room:    | <b>16X18</b> | <b>Main Level</b>     | <b>Hardwood</b> | <b>Y</b> |           |      |       |          |          |
| Dining Room:    | <b>COMBO</b> | <b>Not Applicable</b> |                 |          |           |      |       |          |          |
| Kitchen:        | <b>8X18</b>  | <b>Main Level</b>     | <b>Hardwood</b> | <b>N</b> |           |      |       |          |          |
| Family Room:    |              | <b>Not Applicable</b> |                 |          |           |      |       |          |          |
| Master Bedroom: | <b>10X12</b> | <b>Main Level</b>     | <b>Carpet</b>   | <b>N</b> |           |      |       |          |          |
| 2nd Bedroom:    |              |                       |                 |          |           |      |       |          |          |
| 3rd Bedroom:    |              |                       |                 |          |           |      |       |          |          |
| 4th Bedroom:    |              |                       |                 |          |           |      |       |          |          |
| Terrace:        | <b>18X15</b> | <b>Main Level</b>     |                 |          |           |      |       |          |          |

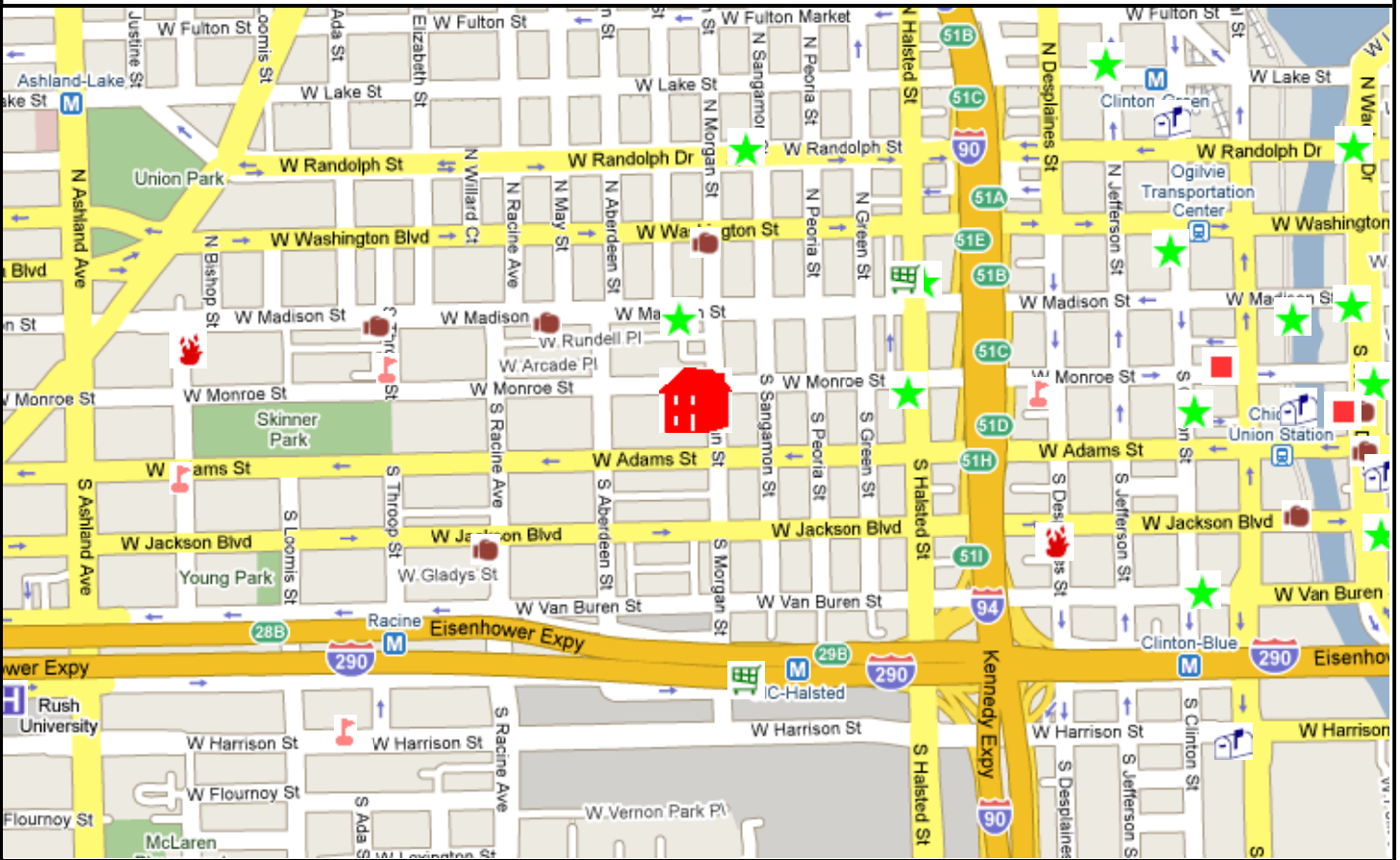
AGE: **6-10 Years**      IMPW: **Lake Michigan, Public**  
 AIR: **Central Air**      IMPS: **Sewer-Public**  
 CAA: **Bike Room/Bike Trails, Door Person, Elevator, Exercise Room, Storage, On Site Manager/Engineer, Sundeck, Receiving Room, Valet/Cleaner**      IMPO:  
 APP: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal**      INF: **Listing Agent Must Accompany**  
 BAS: **None**      KIT:  
 BAT: **MBR - Full, Shared Master Bath**      LDS:  
 DIN: **Combined w/ LivRm (WLR)**      MAI: **Water, Parking, Common Insurance, Doorman, TV/Cable, Exercise Facilities, Exterior Maintenance, Scavenger, Snow Removal, Other**  
 DRV:      NCO:  
 ELE: **Circuit Breakers, 200+ Amp Service**      OTR:  
 EQP: **Humidifier, TV-Cable, Fire Sprinklers, CO Detectors**      MGT: **Manager On-site, Monday through Friday**  
 EXP: **N (North)**      PET: **Additional Pet Rent, Cats OK, Dogs OK, Pet Count Limitation**  
 EXT: **Brick (BR), Masonite (MS)**      POS: **Closing**  
 FND:      ROF: **Tar and Gravel**  
 FPL: **Location-Living Room**      TPC: **Condo, Mid Rise**  
 GAR: **Attached, 1 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s), Heated, Owned, Underground**      TRM: **Conventional**  
 PAR: **Assigned Spaces-1, Underground/Covered, Owned**      UFE: **Handicapped Access, Elevator, Laundry/Hook-Up In Unit, Storage, Balcony, Hardwood Floors, Storms/Screens, Patio**  
 HEA: **Gas, Forced Air**

Remarks: **Unbelievable 270 Sft patio with this large 1 bed/1bath in highly desirable West Loop full amenity Loft building. Great, open fully appointed Kitchen w/Oak Cbnts opens to living room w/fireplace. True HRDWD Oak floors through out, in unit Indry, soaker tub, tons of storage. Incls Fitness RM, Business CNTR, 24hr Doorman, dry clnrs, roof deck, Huge storage RM, great reserves and much more. PARKING INCLD in price!!**

**Agent Remarks: Floorplan available under Additional Information**

|  |                            |   |
|--|----------------------------|---|
| INTERNET LISTING: <b>All</b>                             | REMARKS INTERNET: <b>Y</b> |   |
| ADI: <b>Y</b>  | HEM: <b>Y</b>              | LIST: <b>Exclusive Right To Sell</b>                                      |
| CC: <b>2.5% - \$150</b>                                  | SCI: <b>None</b>           | EMAIL: <a href="mailto:michael@kuehlgroup.com">michael@kuehlgroup.com</a> |
| SHO: <b>Call Mike (312) 925-7713 to schedule showing</b> |                            | LBOX:   |
| OWNER: <b>OOR</b>  | AON: <b>N</b>              | PHONE:  |
| BROKER: <b>The Kuehl Group Inc.</b>                      | ID#: <b>15970</b>          | PHONE: <b>(773) 327-5753</b>  |
| AGENT: <b>MICHAEL BUSKING</b>                            | ID#: <b>143184</b>         | PHONE: <b>(312) 925-7713</b>  |
| CO-LIST:   | AAN:                       |   |

# Home-Turf Report for 1000 W. Adams Chicago, IL 60607



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

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## City Ward#: 2

Alderman: Bob Fioretti  
429 S. Dearborn Street, 60605, 312-263-9273

## Nearest Public High Schools:

Linc Alternative High, 125 S Clark St Fl 15, 1.1mi.  
Best Practice High, 2040 W Adams St, 1.3mi.

## Nearest Private High Schools:

St Ignatius College Prep, 1076 W Roosevelt Rd, .9mi.  
Chicago Acad. For The Arts, 1010 W Chicago, 1.2mi.  
West Town Acad., 2021 West Fulton Ave, 1.4mi.

## Nearest Public Elementary Schools:

Skinner Elem., 111 S Throop St, .4mi.  
Jackson, A Elem., 1340 W Harrison St, .5mi.

## Nearest Private Elementary Schools:

Francis Xavier Warde, 120 S Desplaines, .4mi.  
Rush Day, 1720 W Polk St, 1.0mi.

## Nearest Daycare Centers:

Bright Horizons, 500 W Monroe St, .7mi.  
Teddy Bear Day Care, 150 S Wacker Dr, .8mi.  
Bright Horizons, 33 N La Salle St, 1.1mi.

## Nearest Public Library:

Theodore Roosevelt, 1101 W Taylor St, 312-746-5656, .7mi.

## Nearest Hospital:

Rush-Presbyterian, 1653 W Congress Pkwy, .9mi.

## Nearest Major Grocery Stores:

Dominick's, 1 S Halsted St, .3mi.  
Jewel, 1220 S Ashland Ave, 1.2mi.  
Dominick's, 1340 S Canal St, 1.2mi.

## Nearest Movie Theaters:

Gene Siskel Film Center, 164 N State St, 312-846-2800, 1.3mi.  
AMC Loews 600 North Michigan 9, 600 N Michigan Ave, 312-255-9340, 1.7mi.

## Nearest Health Clubs:

Curves, 1151 W Madison St, .2mi.  
Hoops Inc, 1001 W Washington Blvd, .2mi.

## Nearest Starbucks:

1001 W Madison St, .1mi.

## Nearest CTA Station:

UIC-Halsted, Blue Line, .3mi.

## Nearest Metra Station:

Northwest Station, .6mi.

## Nearest Fire Station:

.4mi.

- 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.

# Home-Turf Amenity Report for 1000 W. Adams Chicago, IL 60607

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

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## Local Government #: 2

Alderman: Bob Fioretti  
429 S. Dearborn Street, 60605, 312-263-9273

## Nearest Public High Schools:

Linc Alternative High, 125 S Clark St Fl 15, 1.1mi.  
Best Practice High, 2040 W Adams St, 1.3mi.  
Jones College Prep High, 606 S State St, 1.3mi.  
Simpson Acad HS, 1321 S Paulina St, 1.3mi.  
Noble Street Charter High, 1010 N Noble St, 1.5mi.  
Wells Acad. Hs, 936 N Ashland Av, 1.5mi.  
Crane HS, 2245 W Jackson Bl, 1.6mi.  
Crane High School, 2245 W Jackson Blvd, 1.6mi.  
Payton Prep HS, 1034 N Wells St, 1.8mi.

## Nearest Public Elementary Schools:

Skinner Elem., 111 S Throop St, .4mi.  
Jackson, A Elem., 1340 W Harrison St, .5mi.  
Galileo Elem., 820 S Carpenter St, .6mi.  
Young Magnet High, 211 S Laflin St, .6mi.  
Brown, W Elem., 54 N Hermitage Av, 1.0mi.  
Smyth, J Elem., 1059 W 13th St, 1.0mi.  
Carpenter Elem., 1250 W Erie St, 1.0mi.  
Rudolph Elem Learning Center, 110 N Paulina St, 1.0mi.  
Otis Elem., 525 N Armour St, 1.1mi.

## Nearest Private High Schools:

St Ignatius College Prep, 1076 W Roosevelt Rd, .9mi.  
Chicago Acad. For The Arts, 1010 W Chicago, 1.2mi.  
West Town Acad., 2021 West Fulton Ave, 1.4mi.  
Holy Trinity High, 1443 W Division St, 1.7mi.  
Quigley Seminary, 103 E Chestnut St, 1.9mi.

## Nearest Private Elementary Schools:

Francis Xavier Warde, 120 S Desplaines, .4mi.  
Rush Day, 1720 W Polk St, 1.0mi.  
Daystar, 800 S Wells Ste 180, 1.1mi.  
Esperanza, 520 N Marshfield Ave, 1.2mi.  
Children Of Peace, 1900 W Taylor St, 1.3mi.

## Nearest Daycare Centers:

Bright Horizons, 500 W Monroe St, .7mi.  
Teddy Bear Day Care, 150 S Wacker Dr, .8mi.  
Bright Horizons, 33 N La Salle St, 1.1mi.

## Public Transportation Info

**Nearest CTA Station:** UIC-Halsted, Blue Line, .3mi.  
**Nearest Metra Station:** Northwest Station, .6mi.

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## Nearest Public Libraries:

Theodore Roosevelt, 1101 W Taylor St, 312-746-5656, .7mi.  
Eckhart Park, 1371 W Chicago Ave, 312-746-6069, 1.2mi.

## Nearest Hospitals:

Rush-Presbyterian, 1653 W Congress Pkwy, .9mi.  
Cook County Hospital, 1825 W Harrison St, 1.1mi.  
University of IL Medical Center, 1740 W Taylor, 1.2mi.  
John H Stroger Jr Hospital, 1900 W Polk St, 1.2mi.  
Northwestern Memorial Hospital, 251 E Huron St, 1.9mi.  
Northwestern, 250 E Superior St, 1.9mi.  
Mount Sinai Hospital, 2400 W 15th St, 2.1mi.  
St Mary Of Nazaret, 2233 W Division St, 2.3mi.  
St. Elizabeth's, 1431 N Claremont Ave, 2.6mi.

## Nearest Major Grocery Stores:

Dominick's, 1 S Halsted St, .3mi.  
Jewel, 1220 S Ashland Ave, 1.2mi.  
Dominick's, 1340 S Canal St, 1.2mi.  
Jewel, 550 N State St, 1.5mi.  
Whole Foods, 30 W Huron St, 1.6mi.  
Jewel, 1224 S Wabash Ave, 1.6mi.  
Potash Brothers, 875 N State St, 1.8mi.  
Dominick's, 424 W Division St, 1.8mi.  
Jewel, 1341 N Paulina St, 2.0mi.

## Nearest Health Clubs:

Curves, 1151 W Madison St, .2mi.  
Hoops Inc, 1001 W Washington Blvd, .2mi.  
Pilates Studio Of Midwest, 1151 W Jackson Blvd, .3mi.  
Cardinal Fitness, 1301 W Madison St, .4mi.  
West Loop Gym, 1024 W Kinzie St, .7mi.  
Union Station Multiplex, 444 W Jackson Blvd, .7mi.  
World Gym, 150 S Wacker Dr, .8mi.  
River Park Athletic Club, 200 S Wacker Dr, .8mi.  
Santa Vita Studio, 1357 W Grand Ave, .9mi.

## Nearest Starbucks:

1001 W Madison St, .1mi.  
139 S Clinton St, .6mi.  
40 N Clinton St, .6mi.  
550 W Van Buren St, .6mi.  
10 S Riverside Plz, .7mi.

## Public Safety Info

**Nearest Fire Station:** .4mi.  
**Nearest Police Station:** 100 S Racine Ave, .3mi.

# Home-Turf Nearest Restaurant Report for 1000 W. Adams Chicago, IL 60607

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.

01/20/2009

## American/Continental/European

Carmichael's Chicago Steak House, 1052 W. Monroe St., 312-433-0025, Chicago  
Fat Moe's Food Emporium, 1155 W. Adams St., 312-733-4000, Chicago  
Krazy Ates, 1000 W. Van Buren St., 312-850-2081, Chicago  
Phil & Lou's, 1124 W. Madison St., 312-455-0070, Chicago  
Racine Cafe and Lounge, 228 S. Racine Ave., 312-243-9296, Chicago  
Four Stars Restaurant and Lounge, 1164 W. Madison St., 312-226-2770, Chicago  
La Sardine, 111 N. Carpenter St., 312-421-2800, Chicago  
Spectrum Bar and Grill, 233 S. Halsted St., 312-715-0770, Chicago

## Chinese

Wok's Happening, 1258 W. Jackson Blvd., 312-455-9657, Chicago  
Dragonfly Mandarin Restaurant/Flybar, 832 W. Randolph St., 312-787-7600, Chicago  
Red Light, 820 W. Randolph St., 312-733-8880, Chicago  
Jim Ching Restaurant, 735 W. Randolph St., 312-258-8800, Chicago  
Sixty-Five Chinese Restaurant, 225 S. Canal St., 312-474-0065, Chicago  
China Night Cafe, 1140 W. Taylor St., 312-421-7130, Chicago  
Wing's Chop Suey, 1333 W. Taylor St., 312-243-0090, Chicago  
China Inn II, 223 W. Van Buren St., 312-922-8100, Chicago

## Japanese/Sushi

Sushi Loop, 810 W. Jackson Blvd., 312-714-1234, Chicago  
Sushi Wabi, 842 W. Randolph St., 312-563-1224, Chicago  
Starfish, 804 W. Randolph St., 312-997-2433, Chicago  
Izumi Sushi, 731 W. Randolph St., 312-207-5299, Chicago  
Meiji, 623 W. Randolph St., 312-887-9999, Chicago  
Takumi Restaurant, 555 W. Madison, 312-258-1010, Chicago  
Kamehachi, 311 S. Wacker Drive, 312-765-8700, Chicago  
Butterfly Sushi Bar & Thai Cuisine, 1156 W. Grand Ave., 312-563-5555, Chicago

## Thai/Vietnamese/Asian/Fusion

Flat Top Grill, 1000 W. Washington Blvd., 312-829-4800, Chicago  
Aroma, 941 W. Randolph St., 312-492-7889, Chicago  
Moto, 945 W. Fulton Market, 312-491-0058, Chicago  
My Thai, 555 W. Madison St., 312-669-1999, Chicago  
Thai Urban Kitchen, 500 W. Madison St., 312-575-0266, Chicago  
321 Asian Garden, 318 W. Adams St., 312-346-8802, Chicago  
Siam Pot, 1509 W. Taylor St., 312-733-0760, Chicago  
Korean Express, 330 S. Wells St., 312-986-8009, Chicago

## Bar/BBQ/American Regional

Jak's Tap, 901 W. Jackson Blvd., 312-666-1700, Chicago  
Wishbone, 1001 W. Washington Blvd., 312-850-2663, Chicago  
Holiday Grill & Bar, 740 W. Randolph St., 312-207-0924, Chicago  
Illinois Bar & Grill, 1421 W. Taylor St., 312-666-6666, Chicago  
Jackson OTB - Derby Club, 223 W. Jackson Blvd., 312-427-2300, Chicago  
Chicago Sports Bar & Grill, 223 W. Jackson Blvd., 312-427-2856, Chicago  
Skrine Chops, 400 S. Financial Pl., Unit C, 312-566-9334, Chicago  
Cardozos Pub, 170 W. Washington St., 312-236-1573, Chicago

## Pizza

Connie's Pizza Inc., 225 S. Canal St., 312-474-1261, Chicago  
Coalfire, 1321 W. Grand Ave., 312-226-2625, Chicago  
Presto Pizza, 122 S. Franklin St., 312-782-2000, Chicago  
Reggie's Pizza Express, 330 S. Wells St., 312-939-4423, Chicago  
Granata's Pizza & Restaurant, 120 N. Wells St., 312-236-2097, Chicago  
CPK/ASAP, 30 N. La Salle St., 312-920-9662, Chicago  
Bravo Restaurants Inc., 205 W. Wacker Dr. No. 1400, 312-345-8500, Chicago  
Reggio's Pizza, 1339 S. Halsted St., 312-455-1211, Chicago

## Mexican/Central/South American

El Moe's Mexican Food, 1153 W. Adams St., 312-733-4000, Chicago  
Cafe Espanol, 1115 W. Madison St., null, Chicago  
Perez Restaurant, 865 W. Randolph St., 312-421-2488, Chicago  
De Cero, 814 W. Randolph St., 312-455-8114, Chicago  
Luis's Place, 232 N. Peoria St., 312-666-5736, Chicago  
La Margarita, 555 W. Madison St., 312-902-4600, Chicago  
Carnivale, 702 W. Fulton St., 312-850-5005, Chicago  
Burrito Beach, 210 S. Canal St., 312-575-9749, Chicago

## Middle Eastern/Mediterranean

Venus Greek-Cypriot Cuisine, 820 W. Jackson Blvd., 312-714-1001, Chicago  
Ideal Cafe and Deli, 333 S. Green St., 312-432-0605, Chicago  
Santorini, 800 W. Adams St., 312-829-8820, Chicago  
Greek Islands, 200 S. Halsted St., 312-782-9855, Chicago  
Pegasus Restaurant and Taverna, 130 S. Halsted St., 312-226-3377, Chicago  
Athena Greek Restaurant, 212 S. Halsted St., 312-655-0000, Chicago  
Roditys, 222 S. Halsted St., 312-454-0800, Chicago  
Mavro's Carry-Outs, 811 W. Jackson Blvd., 312-876-0066, Chicago

## Bakery/Cafe/Deli/Coffee Shop

Cherub's Deli, 1054 W. Monroe St., 312-850-3434, Chicago  
Jerry's Sandwiches, 1045 W. Madison St., 312-563-1008, Chicago  
West Gate Coffee House, 924 W. Madison Ave., 312-829-9378, Chicago  
Crazy Moon Espresso Bar and Deli, 954 W. Washington Blvd., 312-563-1616, Chicago  
Meli Cafe, 301 S. Halsted St., 312-454-0748, Chicago  
Cafe Apollo, 800 W. Washington Blvd., 312-850-4124, Chicago  
  
Chicago Chocolate Cafe, 847 W. Randolph St., 312-738-0888, Chicago  
Ina's, 1235 W. Randolph St., 312-226-8227, Chicago

## Italian

Cafe Ciao, 939 W. Madison St., 312-850-2426, Chicago  
Giordano's, 815 W. Van Buren St., 312-421-1221, Chicago  
Vivo, 838 W. Randolph St., 312-733-3379, Chicago  
Viaggio Ristorante & Lounge, 1330 W. Madison St., 312-829-3333, Chicago  
Tufano's Vernon Park Tap, 1073 W. Vernon Park Pl., 312-733-3393, Chicago  
Macello, 1235 W. Lake St., 312-850-9870, Chicago  
Risata's Pizza, 651 W. Washington St., 312-627-0820, Chicago  
  
Follia, 953 W. Fulton Ave., 312-243-2888, Chicago

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