

5352 N MAGNOLIA AVENUE
LAKEWOOD BALMORAL HISTORIC DISTRICT





ROOM DIMENSIONS

FRONT PARLOR : 13.2' x 11.9'

LIVING ROOM : 17.1' x 15'

DINING ROOM : 15.1' x 11.5'

KITCHEN : 12.11' x 9.1'

PRIMARY BEDROOM : 17.4' x 11.6'

SECOND BEDROOM : 12.1' x 11.1'

THIRD BEDROOM : 12.9' x 9.8'

SITTING ROOM : 15.11' x 9.9'

FOURTH BEDROOM : 16' x 14'

LAUNDRY ROOM : 15.2' x 9.4'

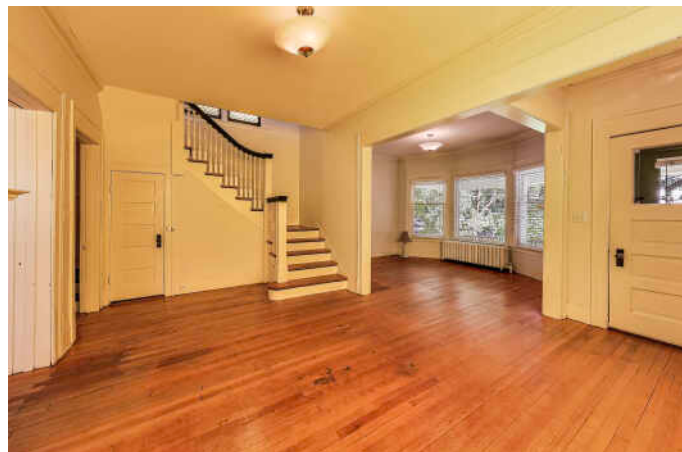
UNFINISHED ATTIC : 19' x 18.7'

UNFINISHED BASEMENT : 21.8' x 34'

CLASSIC AMERICAN FOUR SQUARE

Located in the heart of the Lakewood Balmoral Historic District, this home was built circa 1899 by Edgewater developer, John Lewis Cochran. Many of the home's original features remain: art glass, built-in dining room hutch, front and rear staircases, paneled oak doors, hardwood floors and a deep, wide front porch.

- 37.5' x 123.1' lot
- 2007 kitchen with maple cabinetry, granite countertops, stainless appliances and replacement windows that overlook the large backyard
- 2007 first floor powder room and second floor bath
- Third floor guest suite added about 10 years ago
- Offered 'as is/where is'
- Home may qualify for the City of Chicago's Building Permit Fee Waiver program for Landmark Buildings
- Property located within the north side ADU pilot program which may allow an owner-occupant to build a legal in-law or rentable unit above an appropriately constructed garage
- Owner-occupants who undertake a substantial rehab that costs more than 25% of the assessor's fair market value, may be eligible for the Illinois Historic Property Tax Assessment Freeze Program - <http://www.illinois.gov/ihpa/Preserve/Pages/taxfreeze.aspx>
- Owner-occupants may be eligible for the Illinois Preservation Easements Program - <https://www.landmarks.org/preservation-programs/preservation-easements/>
- Join the Lakewood Balmoral Residents' Council for neighborhood news and information: <https://lakewoodbalmoral.org>



4 BEDROOM

2.2 BATH

TAXES: \$4,744.22 INCLUDE
HOMEOWNER, SENIOR & SENIOR TAX
FREEZE EXEMPTIONS



Chicago Eagle.



"INDEPENDENT IN ALL THINGS. NEUTRAL IN NONE."

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CHICAGO, SATURDAY, JULY 21, 1894—TWELVE PAGES.

NUMBER 250.

POLITICIANS PREPARE TO ACT.

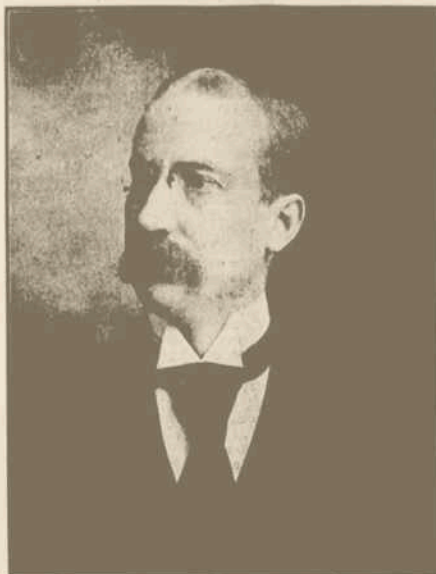
William E. Mason Will Open Headquarters at the State Capital.

Fourth District Republicans Indorse Popular Joe Bidwill for Congress.

Frank Lawler Is Firm, and Declares He Will Not Be Side-tracked.

A largely attended meeting of leading Republicans of the Twelfth Ward was held recently in the Lakeside, corner of Clark and Adams streets. Ald. Conrad Kahler was in the chair, and William Giffert, was secretary. The meeting discussed the question of a nominee for Congress from the Twelfth Ward for the new Fourth Congressional District. The sentiment was that if Thomas C. MacMillan would accept the nomination it would be tendered to him. Mr. MacMillan stated that he appreciated the kindly spirit and sentiment expressed for him, and had already been honored by the district with Legislative, Senatorial and Congressional nominations. He felt he would

W. E. Mason will open headquarters at the Briggs House Saturday or Sunday, where his friends will meet to discuss his candidacy for the United States Senatorship and do all they can to make his nomination at the State convention easy. Monday night Mr. Mason will go to Springfield and establish headquarters at the Leland Hotel. He has selected room 20, John A. Loran's old quarters, and will there meet the rural delegates and do his best to secure their support. If plenty of hand-shaking, funny stories and good-fellowship count for anything, Mr. Mason's friends believe he will capture enough country delegates to secure a nomination. His whole en-



MR. J. L. COCHRAN,

Creator of Edgewater, Chicago's Most Famous Suburb.

NONE SO FAIR AS EDGEWATER,

Chicago's Pretty Suburb on the North and Beside Lake Michigan.

What the Wisdom and Energy of John L. Cochran Has Accomplished.

Attractive and Beautiful Homes Are Placed Within the Reach of All.

Old Lake Michigan sings his love-laden lullabies to no fairer sweetheart than Edgewater. Nor when furious with intoxication of northern gales does he uproariously abuse and beat a more undeserving and patient admirer, for angelic Edgewater smiles out at him through it all, and when his anger is spent runs down to his embrace again with the same adoration and listens enraptured to his oft-sung songs of love with the same happy-hearted contentment. Though many fair suburbs claim his love as he sweeps majestically by, none are so worthy of his regard as Edgewater—the ideal country seat.

Only a few short years ago naught but a wilderness, hidden by giant

quick transportation connecting with North Side cable, and in 1893 Mr. Cochran secured the right of way for the new Chicago North Shore Electric Street Railway, and put in seven miles of double track, and this year has just completed extension to cable one and one-half miles double track. The road is one of the finest of its kind in the world, and a great advantage to Edgewater, of which fact the citizens are justly proud. Mr. J. L. Cochran, the creator of Edgewater, was born in Sacramento, California, thirty-seven years ago. He is a typical Chicagoan, and in his thirteen years' residence has imbibed his full share of the enterprise and determination for which the atmosphere of the West is famous.

About the Lakewood Balmoral Historic District

Lakewood Balmoral is a *discrete assemblage of late nineteenth and early twentieth century buildings, which together comprise an intact example of early suburban development in Chicago.**

Originally known as 'Cochran's Third Addition to Edgewater', the development spans just 12 city blocks bounded by Magnolia to Wayne and Foster to Bryn Mawr Avenues.

Nearly all the 249 contributing single-family homes were built between 1893-1915. Cochran designed the homes and neighborhood amenities to attract the period's burgeoning middle-class.

Unlike typical 25'-wide Chicago lots, Lakewood Balmoral's homes occupy lots of 30-50 feet wide.

*Source: December 1998 application for placement on the National Register of Historic Places






Your Wife's Choice,

If you left it with her (and that's where it will be left in the end, you know), would be to live where she could command the delights of country living, without losing any of the city's comforts—that means only

EDGEWATER

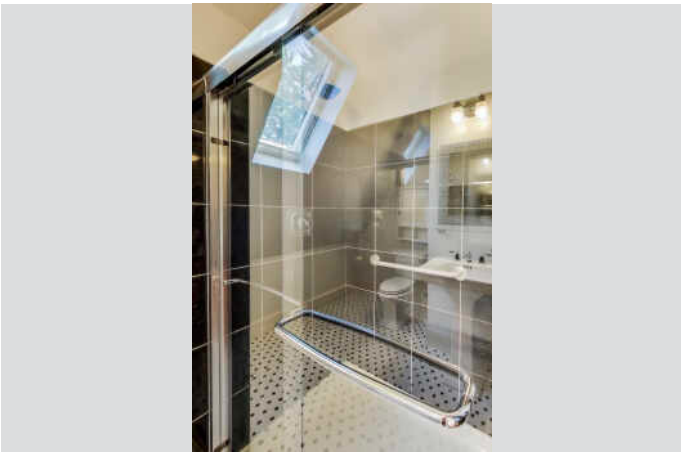
Pure air, select society, perfect roads, fine scenery; 25 minutes from the shopping district by the train, or 40 minutes by the Clark street electric cars—quicker than that, even, when the electric elevated is finished.

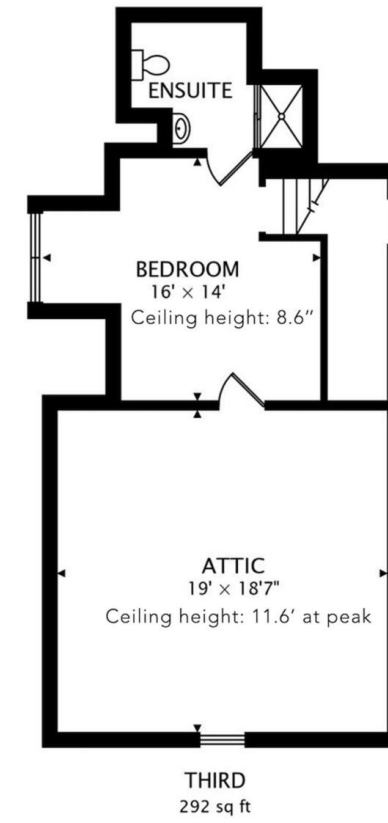
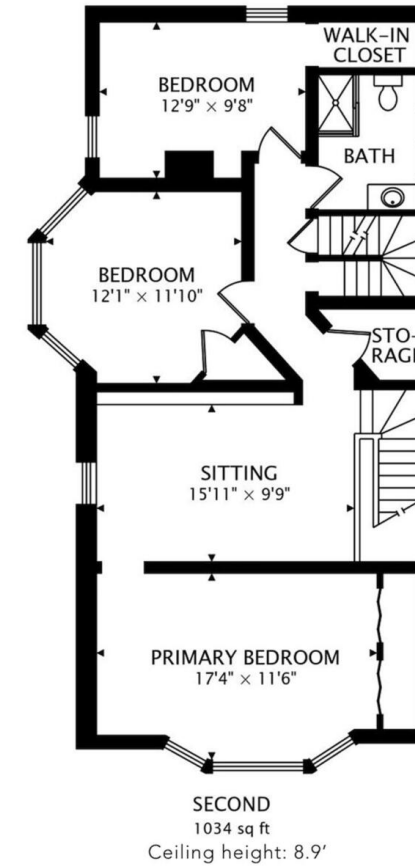
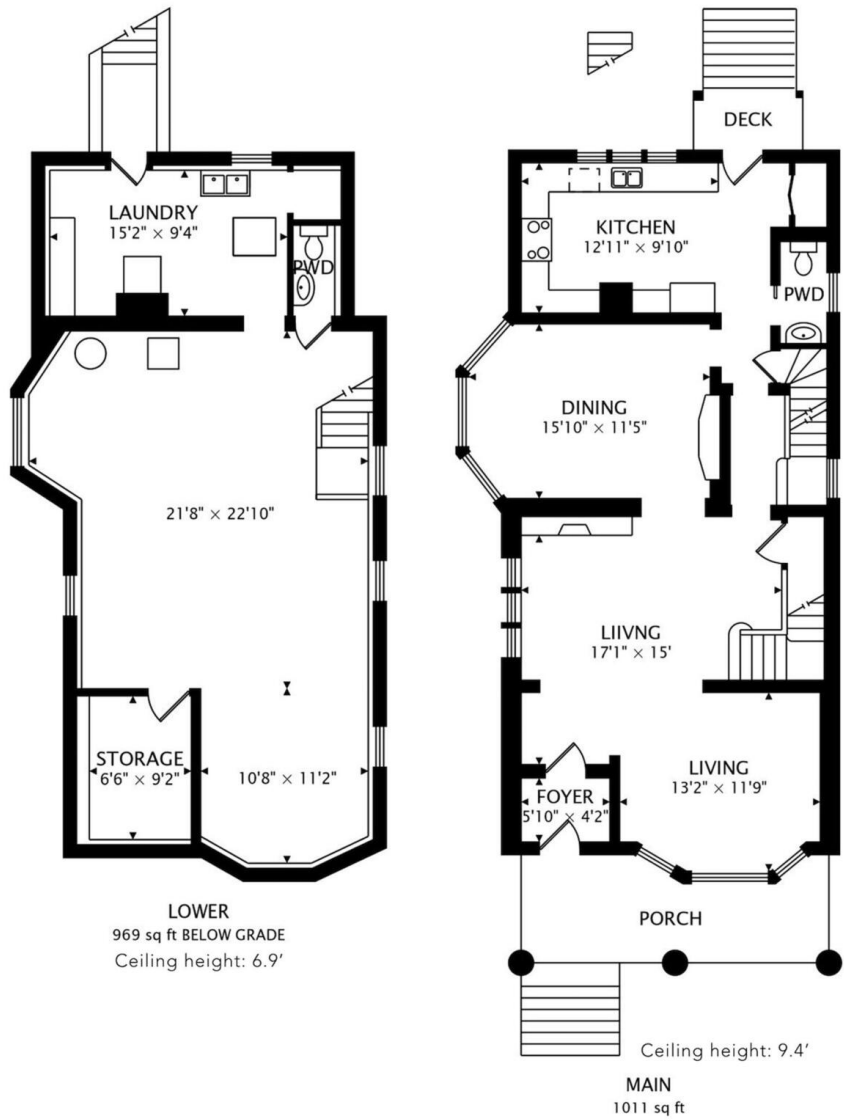
We'd like to send her an album of views of the homes in Edgewater, that have been built to suit the owners on *easy terms*—we'll mail it free.

J. L. COCHRAN, 722 Chicago Opera House Block, CHICAGO.



EDGEWATER IS 7 MILES NORTH OF THE CITY HALL AND IN CHICAGO







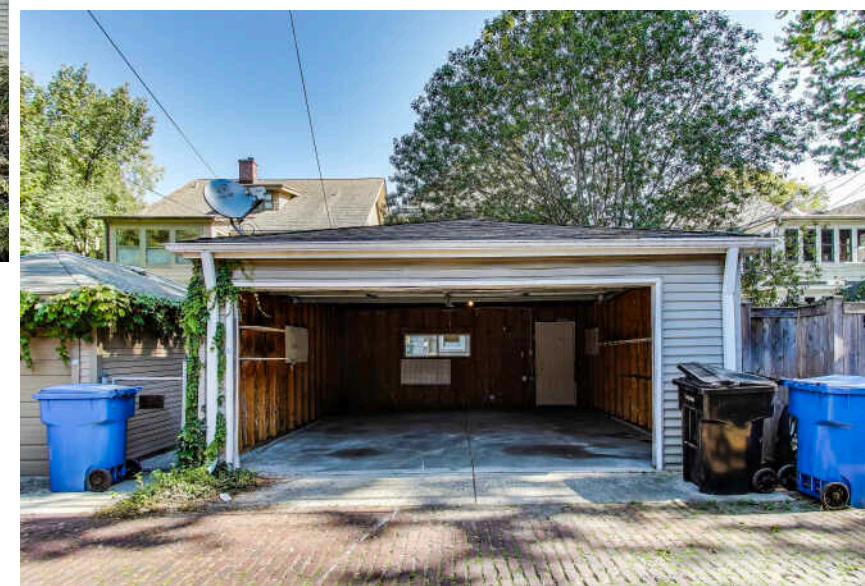
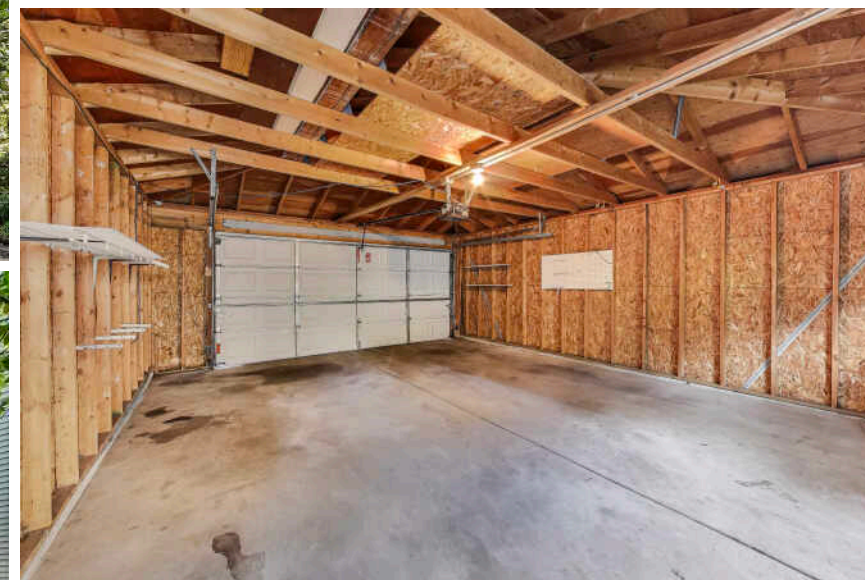
JUST BLOCKS FROM THE LAKEFRONT,
ANDERSONVILLE OFFERS RESIDENTS A
VIBRANT, SELF-SUSTAINING COMMUNITY
ON CHICAGO’S NORTH SIDE.

At the forefront of the “shop local” movement, the historic and bustling business district along Clark Street is a mecca of locally owned businesses including independent shops, restaurants, bars, and bistros. Residents can find almost everything nearby, from the grocery store and dentist to fine art and antique shops.

Tree-lined streets, playgrounds, and parks make Andersonville a popular place to call home. Housing includes a mix of handsome greystone two- and three-flats, 1920s walk-ups, redbrick apartment complexes, and large single-family homes. Buyers can also find gut rehabs and beautiful new construction homes with backyard gardens.

In addition to dinner, cocktails, music, magic, and the Andersonville Farmers Market, residents can enjoy al fresco dining with plenty of dog-friendly patios. Andersonville also hosts one of Chicago’s most popular street festivals, Midsommarfest.

The neighborhood is accessible by express buses, the “L,” and Lake Shore Drive.

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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

