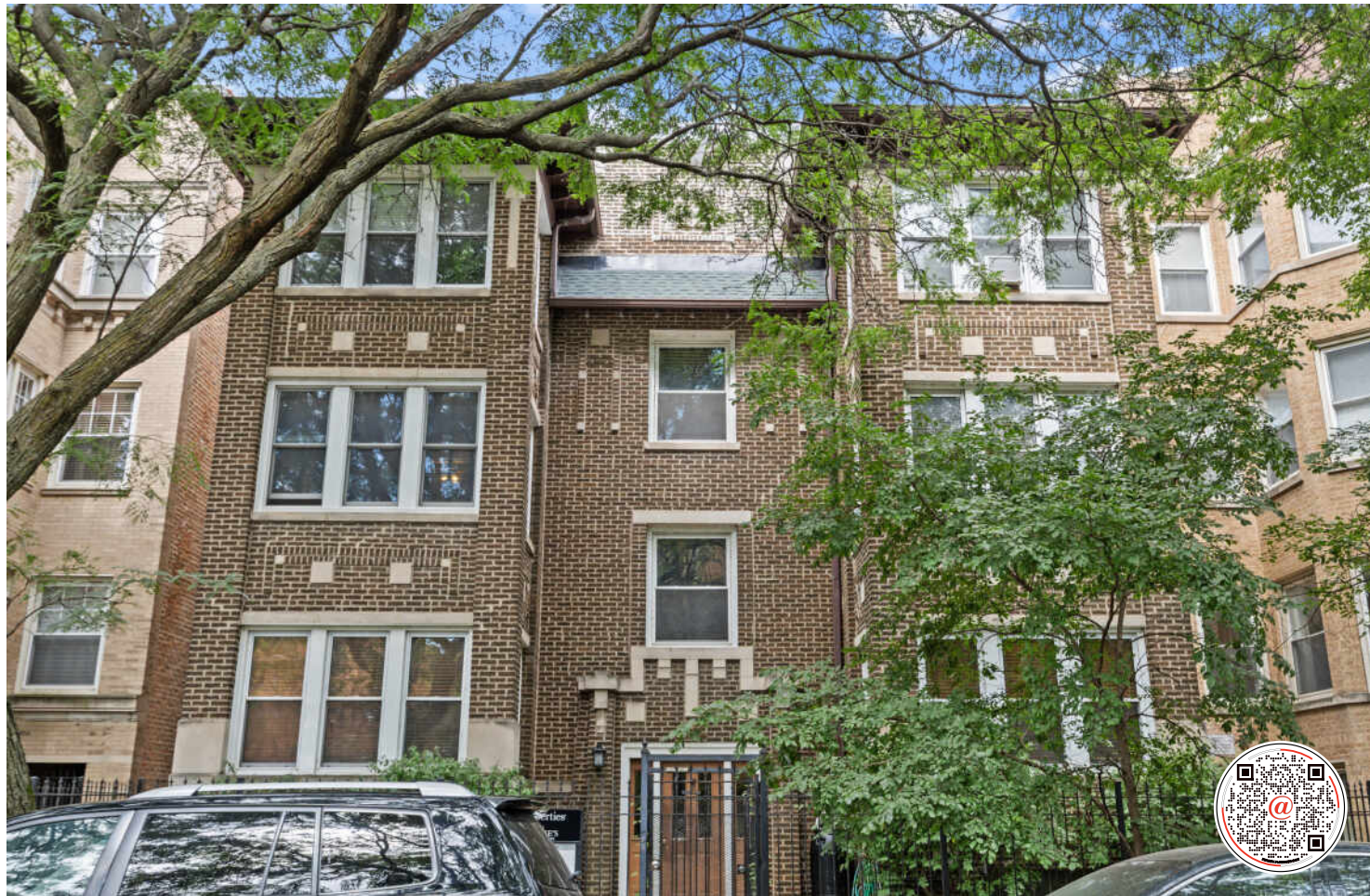


7722 N PAULINA STREET #3S
ROGERS PARK



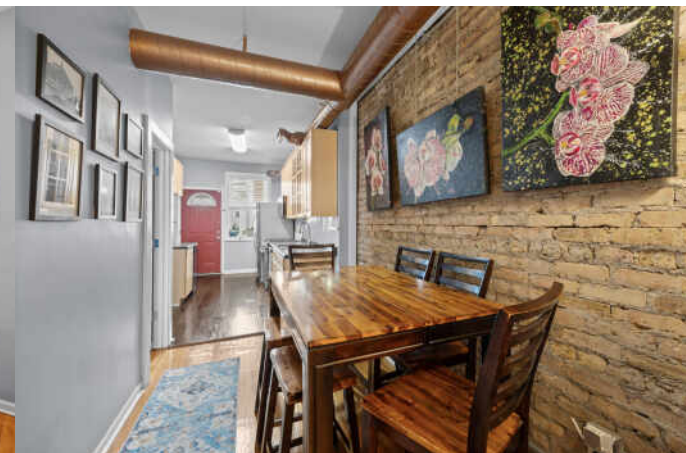
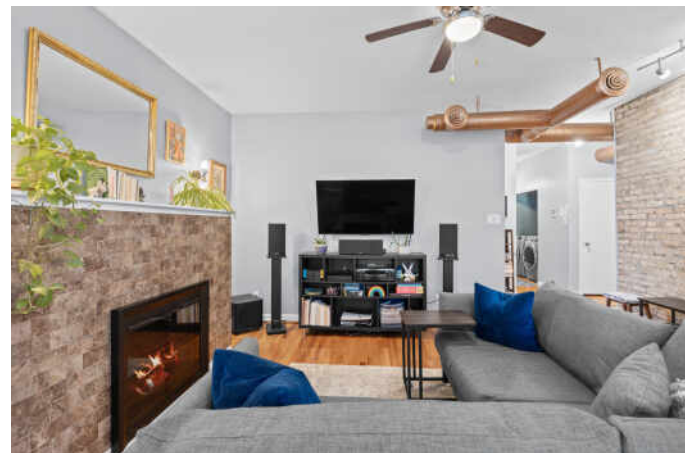


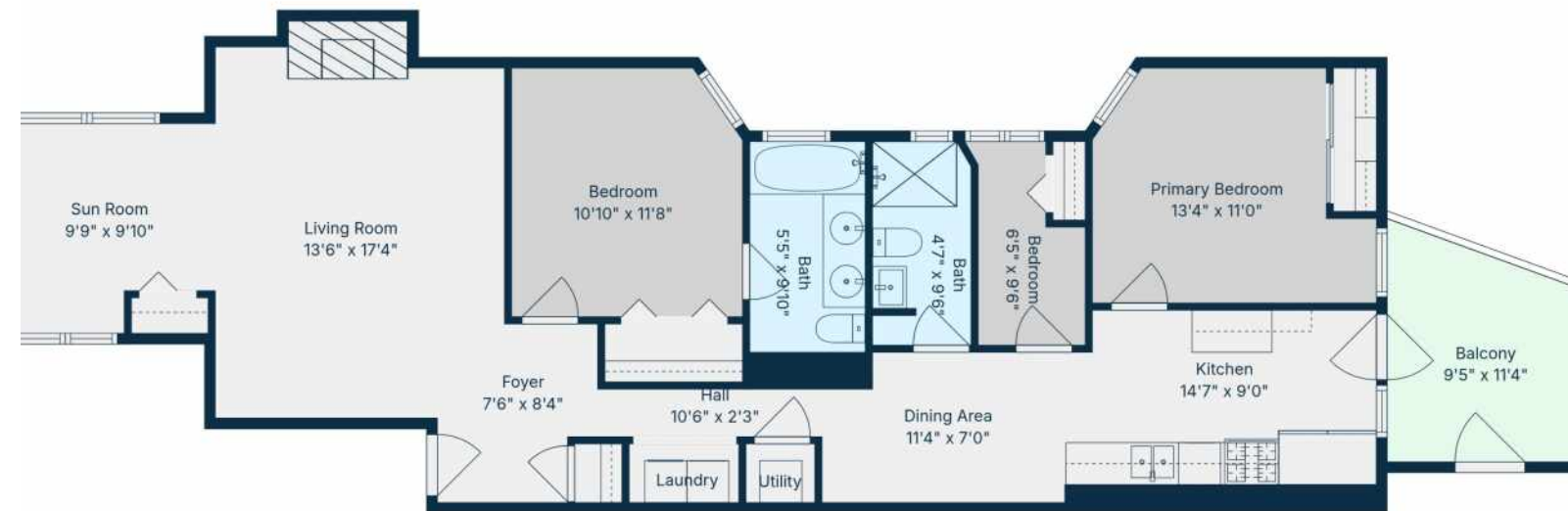
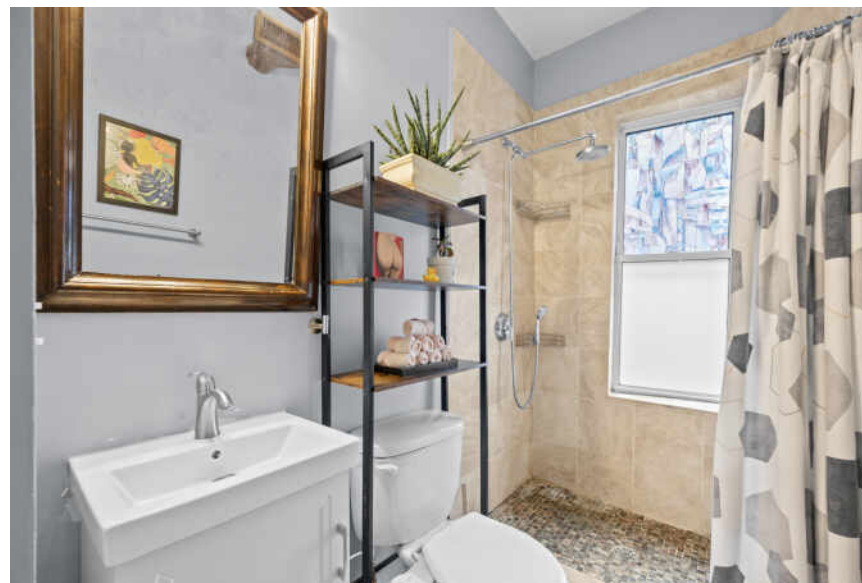
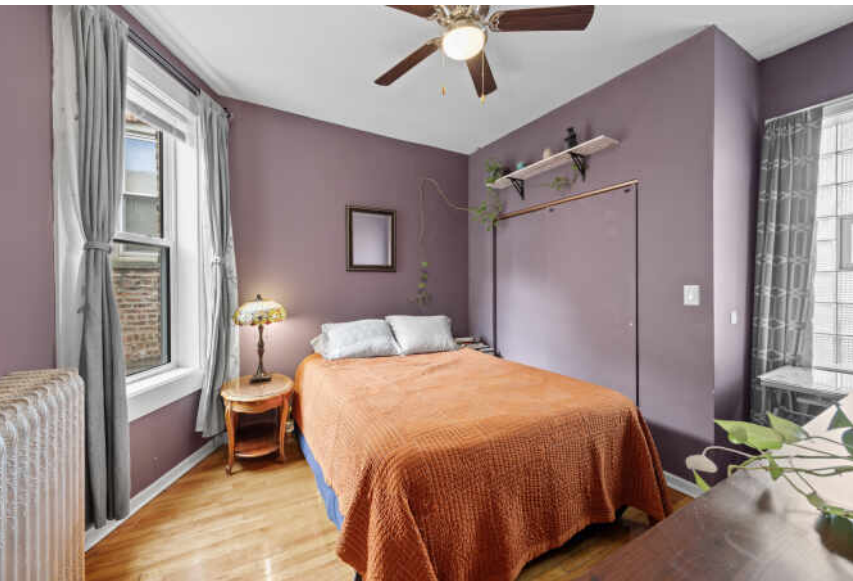
3 BEDROOM
2 BATH
TAXES: \$3,678
ASSESSMENTS: \$450 / MONTH

1,600 sq. ft., 3 BD/2 BA, top floor condo in Rogers Park + 1 exterior tandem parking spot (2 cars can park there). Featuring 3 sun exposures (southern, eastern, & western), exposed brick walls, extra tall ceilings, hardwood flooring throughout, in-unit laundry, & central air conditioning. There is radiator heat, but the condo is setup for the ability to add central, gas-forced heating. The living room has a ventless gas burning fireplace. 100 pct. owner-occupied building (6 units total).

Rentals are NOT permitted except due to financial hardship/relocation or to an immediate family member. 35 lbs. pet weight limitation - 2 cats or 1 dog only. Reserves: \$10,000 (as of 06/29/2026). Monthly Assessment: \$450 (Water, Heat, Snow & Trash Removal, Lawn Care, Exterior Maintenance, Common Area Insurance & Maintenance). Percentage of Ownership: 16.67. The building underwent many renovations in 2023, such as: complete roof tear-off and replacement; parapet wall rebuild & tuck pointing; chimney masonry work; rear deck & staircase replacement. There is an additional storage cage located in the building's basement. The HOA has the Right of First Refusal.

A/C condenser & cooling coils (2026). LG Range (2025). LG Microwave (2025). Frigidaire Dishwasher (2023). Whirlpool Refrigerator (2021). Vinotemp Wine Fridge (2021). GE Front Load Washer & GE Electric Dryer (2023). Nest Thermostat. Building Water Heater (2019).





Floor Plan Created By Cubicasa App, measurements Deemed Highly Reliable But Not Guaranteed



ROGERS PARK IS A WORLDLY COMMUNITY THAT HAS A VIBE ALL ITS OWN.

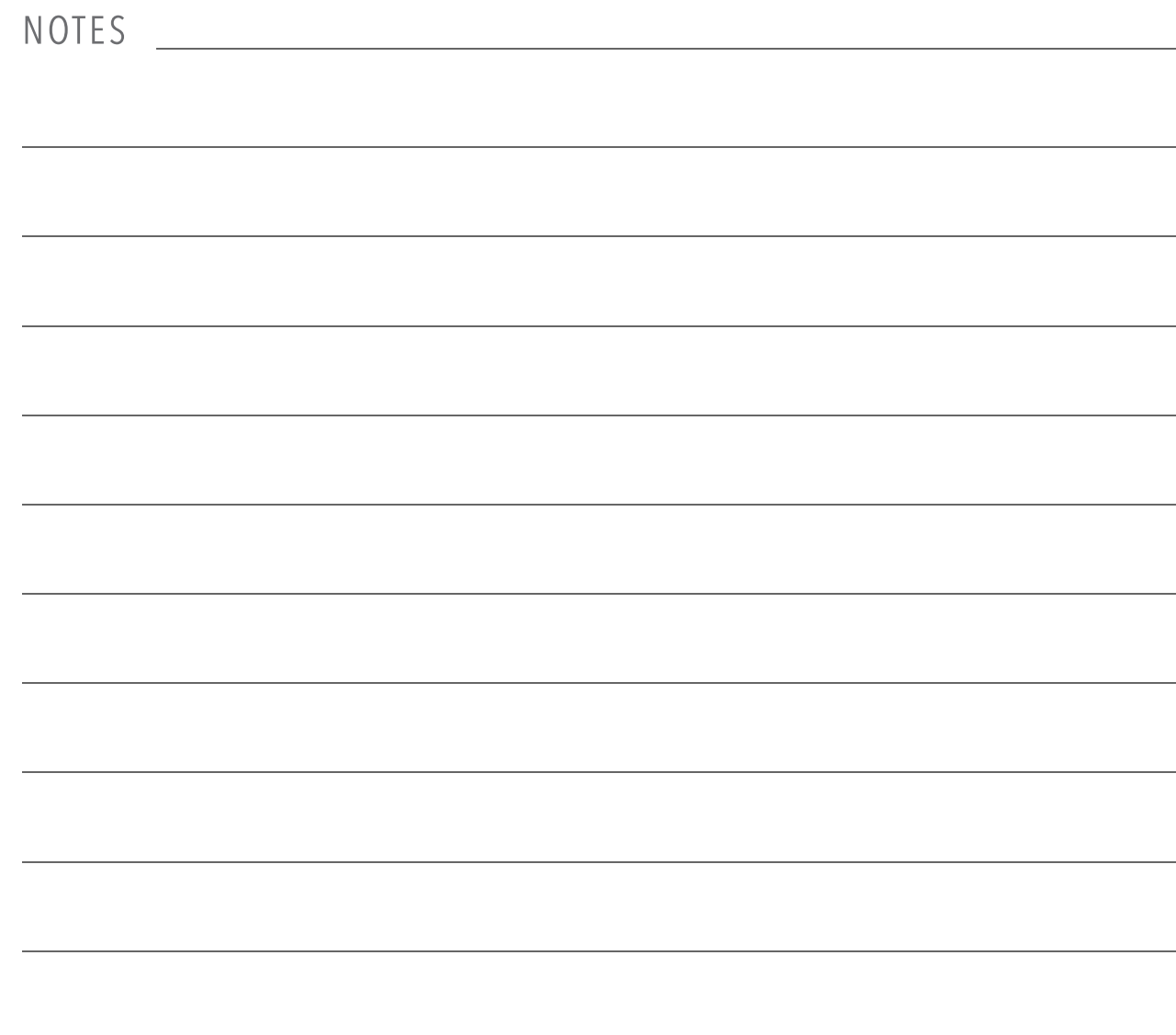
The neighborhood features legendary restaurants and shops that highlight a variety of cultures, along with popular dive bars, coffee shops, scenic beaches and more than 30 parks.

Residents love the street-end beaches, which are more accessible and less busy than downtown beaches. While Helen Doria Beach, also known as Columbia Beach, is great for its view of downtown, Loyola Beach is a popular spot for fishing, picnics and other recreational activities.

Rogers Park is known for celebrating community and creativity. This is evident in Miles of Murals – a community-based initiative featuring 14,000 square feet of commissioned art. The project began in 2007 and includes block-long pieces, viaducts and overpasses. Every year, neighbors come together to paint Loyola Beach’s 600-foot lakefront mural at the Artists of the Wall Festival.

The community consists of east and west sections and includes smaller pocket neighborhoods. Loyola University of Chicago and the lakefront are focal points on the east, while West Rogers Park includes larger single-family homes and a number of city parks.

Homebuyers can find a variety of housing styles including vintage walkups, new construction and block after block of classic Chicago bungalows. Downtown Chicago is easily accessible via Lake Shore Drive and public transportation including the CTA’s Red Line and Metra’s Union Pacific North Line.





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