

4842 W.DAMEN

Overview of the Project

THESE UNIQUE NEW CONDOMINIUM DWELLINGS OFFER UNPARALLELED
QUALITY
CRAFTSMANSHIP, DESIGN, AND TECHNOLOGY.

THE FLOOR PLANS, WHICH ARE BETWEEN 1900-2500 SQUARE FEET, ARE
DRAMATIC AND
SPACIOUS, YET PRACTICAL AND FUNCTIONAL.

THESE HOMES CONTAIN THE HIGHEST QUALITY FINISHES INCLUDING WIDE-
PLANK OAK
FLOORING, CUSTOM HANAK CABINETY, AND PROFESSIONAL
GRADE APPLIANCE PACKAGES. SPA-LIKE SHOWERS AND CUSTOM TILEWORK
ARE APPARENT THROUGHOUT.

IN ADDITION TO THE EXTENSIVE HIGH END INTERIOR FINISHES, THESE
PROPERTIES CONTAIN
NUMEROUS OUTDOOR SPACES WHICH ARE IDEAL FOR ENTERTAINING.

ALONG WITH THEIR STYLE, THESE HOMES ARE AMAZINGLY FUNCTIONAL.
CONVENIENCES
INCLUDE GARAGE PARKING; EXTENSIVE WIRING FOR AUDIO, VISUAL, AND
SECURITY; AND
WELL LAID OUT LIVING AND ENTERTAINING SPACES.

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Interior Features

DRYWALL/ PAINT

SHEETROCK TO BE U.S. GYPSUM OR EQUAL ON ALL INTERIOR WALLS AND BATHROOM CEILINGS
PARTY WALLS WILL HAVE TWO LAYERS OF 5/8" GYPSUM BOARD ON ONE SIDE WITH 3" SOUND INSULATION BLANKET AND 2 LAYERS OF 5/8 GYPSUM SIDE PLUS ACOUSTICAL SEALANT FOR SOUND PROTECTION
PERIMETERS OF ALL DEMISING PARTITIONS TO BE CAULKED
PAINT: BENJAMIN MOORE FLAT OFF WHITE ALL WALLS AND CEILINGS THROUGHOUT
TRIM ALL WINDOW FRAMES, TRIM INTERIOR DOORS SEMI GLOSS WHITE

HEATING & AIR CONDITIONING

HIGH EFFICIENCY WATERKING SYSTEM BY RHEEM

DOORS AND TRIM

ALL EXTERIOR DOORS: METAL PANEL
FRONT DOOR FULL LIGHT GLASS METAL DOOR
INTERIOR DOORS: SOLID CORE BIRCH NATURAL FINISH DOORS
CLOSET DOORS: BIRCH NATURAL FINISH, BI-FOLD
BASEBOARDS: 5" WIDTHS PRE-PAINTED WHITE THROUGHOUT

FLOORING

WHITE OAK HARDWOOD FLOORS IN LIVING/DINING, KITCHEN, MASTER BEDROOM AND HALLWAY.
HEATED FLOOR IN LOWER LEVEL AND MASTER BATHROOMS
CARPET IN LOWER LEVEL AND OTHER BEDROOMS

FIREPLACES

WOOD BURNING OR GAS FIREPLACE WITH MARBLE/GRANITE TILES FROM DEVELOPER'S STANDARD CHOICES

WASHER / DRYER

DUET SPORTS WASHER/DRYER

INTERIOR HAND RAILINGS

ALL INTERIOR HANDRAILS WITHIN ACTUAL UNITS SHALL BE SPECIFIED BY DEVELOPER

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Kitchen

APPLIANCE PACKAGE

STAINLESS STEEL 36" VIKING BOTTOM FREEZER FRENCH DOOR REFRIGERATOR
MODEL#VCBB363SS
STAINLESS STEEL 30" VIKING FREE STANDING PROFESSIONAL GAS RANGE
MODEL #VGIC3054BS
STAINLESS STEEL BOSCH PROFILE 24" FULLY INTEGRATED DISHWASHER
MODEL# SHX46A05UC
STAINLESS STEEL VIKING WALL HOOD CANOPY MODEL#VWH3010SS (Units 3&4)
STAINLESS STEEL ZEPHYR SAVONA WALL HOOD MODEL #ZSAE30AS (Units 1&2)
KITCHEN AID MICROWAVE

CABINETS

HIGH QUALITY KITCHEN CABINETS BY HANAK

COUNTERS/FAUCET/SINK/DISPOSAL

1 1/4" GRANITE OR SEAZAR STONE KITCHEN COUNTERTOPS AND ISLAND FROM
DEVELOPER'S STANDARD SELECTIONS
SINGLE HANDLE CHROME KITCHEN FAUCET WITH PULL OUT SPRAY
DOUBLE BOWL STAINLESS STEEL UNDER MOUNTED SINK.
GARBAGE DISPOSAL- 3/4" H. P.

Electrical

ALL ELECTRICAL WIRING SHALL BE IN ACCORDANCE WITH THE CITY
OF CHICAGO BUILDING CODE
400 AMP NEW SERVICE
STEREO PRE WIRE AND VOLUME CONTROL THROUGHOUT
QUANTITY OF POINTS AND TERMINATION OF DEVELOPERS STANDARD
TELEPHONE JACKS: AS PER PLANS
CABLE TV: PER PLAN (PRE WIRED FOR HOME DEALER) AS PER PLANS
INTERCOM
FIRE: HARD WIRE SMOKE DETECTORS AND CARBON MONOXIDE
HARD WIRED SECURITY SYSTEMS. ANY ADDITIONAL ENHANCEMENTS OR ADDITIONS
TO
DEVELOPER'S STANDARD PACKAGE
SHALL BE AT COST AND EXPENSE OF PURCHASER.

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Master Bathroom

CABINETRY

CUSTOM CABINETRY BY HANAK

VANITY

VANITY COUNTERTOP -CHOICE OF 3/4" GRANITE OR LIMESTONE
FROM DEVELOPER'S STANDARD SELECTIONS
FLAT MIRROR ATTACHED TO WALL ABOVE VANITY
TWO WHITE WESSEL OR UNDER MOUNTED SINKS

SHOWER/TUB

OVERSIZED SHOWER AND STEAM SPA ROOM (UNITS 1 & 4) WITH AXOR HANSGROHE
HAND SHOWER,
BODY SPRAY, AND CEILING MOUNTED SHOWER HEAD
LUXURIOUS OVERSIZED JACUZZI TUB
CUSTOM TEMPERED CLEAR GLASS FRAMELESS SHOWER DOOR
FLOOR, WALLS AND CEILING SHOWER 12" X 12" MARBLE AS INSTALLED OR UP TO \$6.50
SF ALLOWANCE

OTHER

TOILET - TOTO 1.6 GALLON OR COMPARABLE.

HEATED FLOOR

BATH ACCESSORIES

ALL BATHROOM ACCESSORIES (TOILET PAPER HOLDER, TOWEL BARS etc.) for ALL
BATHROOMS to be supplied by purchaser and install by developer.

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Guest Bathrooms

GUEST BATHROOM

BATHTUB WITH GROHE FAUCET WALL MOUNTED
SHOWER WITH WALL MOUNTED GROHE SHOWERHEAD
VANITY FLAT PANEL OF DEVELOPER'S STANDARD
TOILET: ROUND TOTO 1.6 GALLON OR COMPARABLE
MIRROR FLAT ATTACHED TO WALL ABOVE VANITY,
UNDER MOUNT SINKS
12"X12" SLATE, LIMESTONE OR MARBLE FROM DEVELOPER'S STANDARD SELECTION
(up to \$6.00 per SF ALLOWANCE) TO ENCOMPASS FLOORS AND SHOWER SURROUND TO
DEVELOPER STANDARD HEIGHT WITH 3 INCH BASEBOARDS
COUNTERTOP 3/4" GRANITE OR LIMESTONE FROM DEVELOPER'S SELECTION

POWDER ROOM

TOTO TOILET
PEDESTAL SINK OF DEVELOPERS SELECTIONS or \$300 ALLOWANCE
ONE HANGING LIGHT PENDANT OF DEVELOPER'S SELECTIONS OR CREDIT OF \$65
WALL
MOUNTED MIRROR OF DEVELOPER'S SELECTIONS OR CREDIT OF \$85
12"X12" SLATE, LIMESTONE OR MARBLE FROM DEVELOPER'S STANDARD SELECTION
(up to \$6.00 SF ALLOWANCE)
TO ENCOMPASS FLOORS WITH 3 INCH BASEBOARDS

BATHROOM ACCESSORIES FOR ALL BATHROOMS (toilet paper holders, towel bars, robe hooks etc.) to be supplied by purchaser and installed by developer

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Roofing

ALL NEW FIVE MILLIMETER EXTRA HEAVY MODIFIED BITUMEN ROOF,
WITH SILVER COATING. ROOF RIGHTS ARE EXCLUSIVE TO UNIT 4

Garage Parking

ONE GARAGE PARKING PER UNIT INCLUDED IN PURCHASE PRICE
HEATED DRIVEWAY

Outdoor Areas Specific to Units

UNIT 1

16' x 6' TERRACE OF LIVING/KITCHEN AREA

UNIT 2 & 3

17'x6' WALK OUT BALCONY OF MASTER BEDROOM
DECK OF LIVING ROOM OVER THE GARAGE

UNIT 4

20'x12' WALK OUT TERRACE OF LIVING ROOM
JULIET BALCONY OF MASTER BEDROOM
PRIVATE ROOF TOP ACCESSES FROM INTERIOR STAIRCASE

Other

LANDSCAPING & COMMON HALLWAYS

LANDSCAPING TO BE DETERMINED BY DEVELOPER RESPECTIVE TO THE JOB SITE.
INTERIOR HALLWAYS TO BE COMPLETED IN FINISHES AND SELECTIONS
OF THE DEVELOPER'S DISCRETION

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General Information on Materials And Specifications

WOOD DOORS ARE SUBJECT TO MOVEMENT BECAUSE OF THE NATURAL CHARACTERISTICS OF WOOD. SELLER'S RESPONSIBILITY FOR MOVEMENT OF WOOD DOORS SHALL BE GOVERNED BY THE STANDARDS OF THE DOOR MANUFACTURER. EVERY BUILDING IS CONSTANTLY ON THE MOVE. ON COLD, DRY DAY A BUILDING WILL CONTRACT. ON A HOT MOIST DAY, A BUILDING ACTUALLY EXPANDS. THE REASON THAT COLD AND DRYNESS CAUSE SOME MATERIALS TO CONTRACT, WHILE HEAT AND MOISTURE CAN CAUSE SOME MATERIALS TO EXPAND. A BUILDING CAN SWELL DURING RAIN AND SHRINK DURING A DRY SPELL. **SUCH MOVEMENT CHARACTERIZES ALL BUILDINGS AND IS NORMAL AND SHOULD BE EXPECTED.** IT IS POSSIBLE THAT MOVEMENT WILL HAVE AN EFFECT ON THE WALLS, CEILINGS, FLOORS AND FRAMING SYSTEM OF YOUR HOME. IT MAY CAUSE CRACKING AND NAIL POPPING IN THE DRYWALL. THE SAME PROBLEM MAY OCCUR IN THE FLOORING SYSTEM. **THEREFORE WE ARE UNABLE TO GUARANTEE THAT SETTLING, NAIL POPS, CRACKING OF WALLS AND CERAMIC TILE FLOOR WILL NOT APPEAR.**

ALL SAMPLES FOR SELECTION ARE OF ACTUAL MATERIALS USED. BECAUSE OF THE NATURAL CHARACTERISTICS, PRODUCTIONS LOTS, AND OTHER CIRCUMSTANCES BEYOND OUR CONTROL, THERE MAY BE COLOR SHADE, HUE OR TEXTURE DIFFERENCES BETWEEN THE SAMPLE DISPLAYED AND THE MATERIALS SUPPLIED OR INSTALLED IN YOUR UNIT. ALL CONSTRUCTION WILL CONFORM TO AND MEET THE BUILDING CODE REQUIREMENTS OF THE CITY OF CHICAGO. CERTAIN CHANGES MAY BE DICTATED BY THE CITY'S CODE. PURCHASER'S SIGNATURE APPEARING IN THESE SPECIFICATIONS SHALL CONSTITUTE APPROVAL AND ACCEPTANCE OF ALL WORK. IF ANY ALREADY COMPLETED AS OF THIS DATE. ACCEPTANCE OF KEYS TO THE BUILDING BY PURCHASER SHALL CONSTITUTE FORMAL ACCEPTANCE AND APPROVAL OF THE COMPLETED BUILDING. SPECIFICATIONS AND BRAND NAMES HEREIN SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE. HOWEVER, THE SELLER AT ITS SOLE DISCRETION MAY MAKE SUBSTITUTIONS. SUCH SUBSTITUTIONS SHALL BE OF EQUAL OR LIKE KIND.

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