



**Detached Single** Status: **ACTV**  
 Address: **1406 Lincoln Ave, Mendota, 61342**  
 Bedrooms: **2**  
 Baths: **1.1**  
 Total Rms: **5**  
 Master Bedroom Bath: **N**  
 # Fireplaces: **1**  
 PIN: **01284350120000**  
 Special Assessment/Service Area: **N**  
 Type Ownership: **Fee Simple**  
 Agent Owned/Interest: **N**  
 Basement: **Y**  
 Parking Type: **Garage**  
 Subdivision:  
 Type: **2 Stories**  
 Style:

MLS #: **06772779**

Price: **\$92,500**

Area: **347**

HO Assessments:  
 Frequency: **Not Applicable**

Taxes: **\$1,427**

Tax Year: **2006**

Tax Exemptions: **Homeowner**

Year Built: **Unknown**

Built Before 1978: **Y**

# Cars: **1**

Model:

Contract Date:

Closed Date:

Sold Price:

Approx SF: **1368**

Exterior: **Aluminum/Vinyl/Steel Siding (AVS)** Currently Leased:

Age: **26-50 Years**

Lease Exp Date:

Elementary:

District #: **289**

Middle: **NORTHBROOK**

District #: **289**

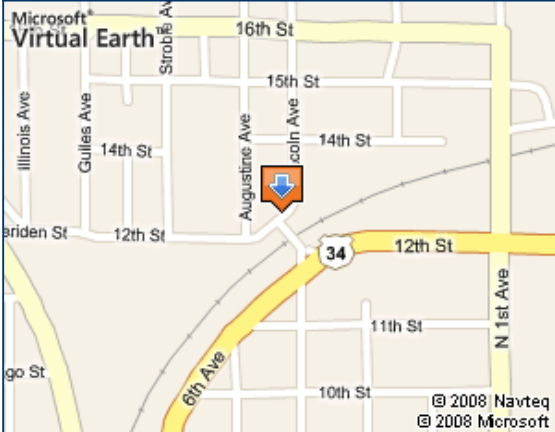
High: **MENDOTA TWP**

District #: **280**

Lot Dimensions: **50X122** Lot Size: **Less Than .25 Acre**

Acres: Waterfront: **N** North: **0** South: **0** East: **0** West: **0**

Directions: **Route 34 to Mendota north on Lincoln Ave at 34 and 4th A**



ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	<b>13X14</b>	<b>Main Level</b>							
Dining Room:		<b>Not Applicable</b>							
Kitchen:	<b>11X11</b>	<b>Main Level</b>							
Family Room:	<b>17X15</b>	<b>Main Level</b>							
Master Bedroom:	<b>11X14</b>	<b>2nd Level</b>							
2nd Bedroom:	<b>8X15</b>	<b>2nd Level</b>							
3rd Bedroom:									
4th Bedroom:									
Air:	<b>1 (Window/Wall Unit)</b>								
Appliances:	<b>Oven/Range</b>								
Assessments Include:	<b>None</b>								
Basement:	<b>Full</b>								
Bath Amenities:									
Dining Room:									
Features:									
Fireplace:									
Garage:	<b>Attached</b>								
Heat/Fuel:	<b>Electric</b>								
Lot Description:	<b>Corner</b>								
Sewer:	<b>Sewer-Public</b>				Kitchen:				
					Other Rooms:				
					Water:	<b>Public</b>			

Remarks: **Nice 2 story home with most of the remodeling done. Fireplace in the family room, first floor laundry and attached garage. Owner anxious.**

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Prepared By: Richard McConville ALC - McConville Realty & Auctioneer 02/17/2009 12:07 PM