



opening doors & closing deals

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OVER \$1 BILLION IN CAREER SALES*

101% AVERAGE LIST TO SALE PRICE | 150+ HOMES SOLD IN 2025****

TOP 1% INDIVIDUAL BROKER IN ILLINOIS, NORTH SHORE & COOK COUNTY*

#1 @PROPERTIES TEAM - NORTH SHORE | NAMED CRAIN'S NOTABLE BROKER 2014 - 2025***



921 NORTH WESTERN AVENUE *park ridge*

*MRED LLC Total Closed Sales Volume, 2005-present. **MRED LLC, Closed Sales Data 01/01/25-12/31/25. *Top 1% in total sales volume by Real Trends 2015-2024. *Named Notable Residential Real Estate Agent by Crain's Chicago Business 2014-2024. This data is informational and cannot be guaranteed accurate. Data maintained by MRED, LLC may not reflect all real estate activity in the market.





FOYER



LIVING ROOM



LIVING ROOM



DINING ROOM



DINING ROOM



KITCHEN



DINING ROOM



KITCHEN



KITCHEN



PRIMARY BEDROOM



KITCHEN



PRIMARY BEDROOM



PRIMARY BATHROOM



2ND BEDROOM



2ND BEDROOM



BATHROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL WET BAR



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL LAUNDRY ROOM



PATIO



BACKYARD



REAR EXTERIOR

MAIN LEVEL

FEATURES

MAIN LEVEL: FOYER, LIVING ROOM, DINING ROOM, KITCHEN, PRIMARY BEDROOM SUITE, BEDROOM TWO, HALL BATHROOM

Foyer: Ceramic tile flooring, guest coat closet, brick accent wall

Living Room: Carpeted flooring, recessed lighting

Dining Room: Carpeted flooring, recessed lighting

Kitchen: Ceramic tile flooring, Corian countertops, double sink with brushed nickel plumbing fixture, GE 5 burner oven/cooktop, Broan vent hood, Maytag refrigerator, KitchenAid stainless steel dishwasher, built in table eating area with seating for 4, brick accent wall, door to side yard

Primary Bedroom: Carpeted flooring, ceiling light fan fixture, recessed lighting, 2 double door closets

Primary Bathroom: Wood laminate flooring, sink with Corian countertops, shower, medicine cabinet, Toto commode

Second Bedroom: Carpeted flooring, recessed lighting, ceiling light fan fixture, 2 double door closets

Hall Bathroom: Ceramic tile flooring, vanity with Corian countertops with chrome plumbing fixture, shower/tub, Toto commode, linen closet

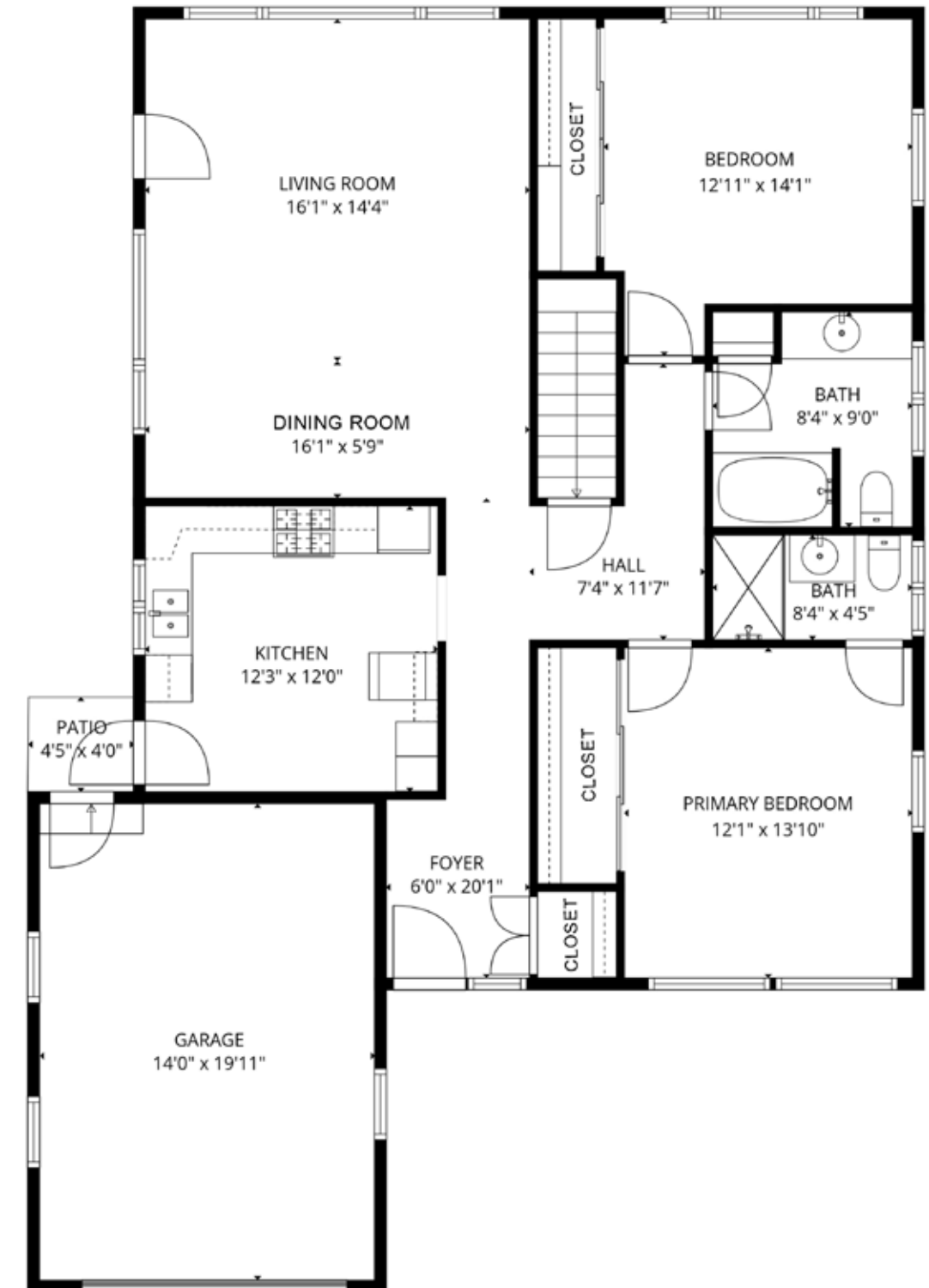
BASEMENT: RECREATION ROOM, LAUNDRY, STORAGE/UTILITY

Recreation Room: Luxury Vinyl flooring, gas fireplace with stacked stone surround, curved bar with granite countertops, Danby beverage refrigerator, cabinetry, storage closet, under stair storage

Laundry Room: Luxury Vinyl flooring, GE washer and dryer, utility sink, cabinetry and countertop space

ADDITIONAL FEATURES

- AO smith hot water heater 2019
- Carrier furnace (2022) with Carrier humidifier (2023)
- Sump pump (2023) with battery backup (2023)
- Generac generator 2001; serviced 2005
- 200 amp electrical 2001
- Roof 2010 with 30 year warranty
- Air Conditioner 2015
- Fireplace (2013) Serviced 2023
- Tuckpointing 1993 and 2024
- 1 car garage
- Concrete patio





About Park Ridge

Convenience and charm

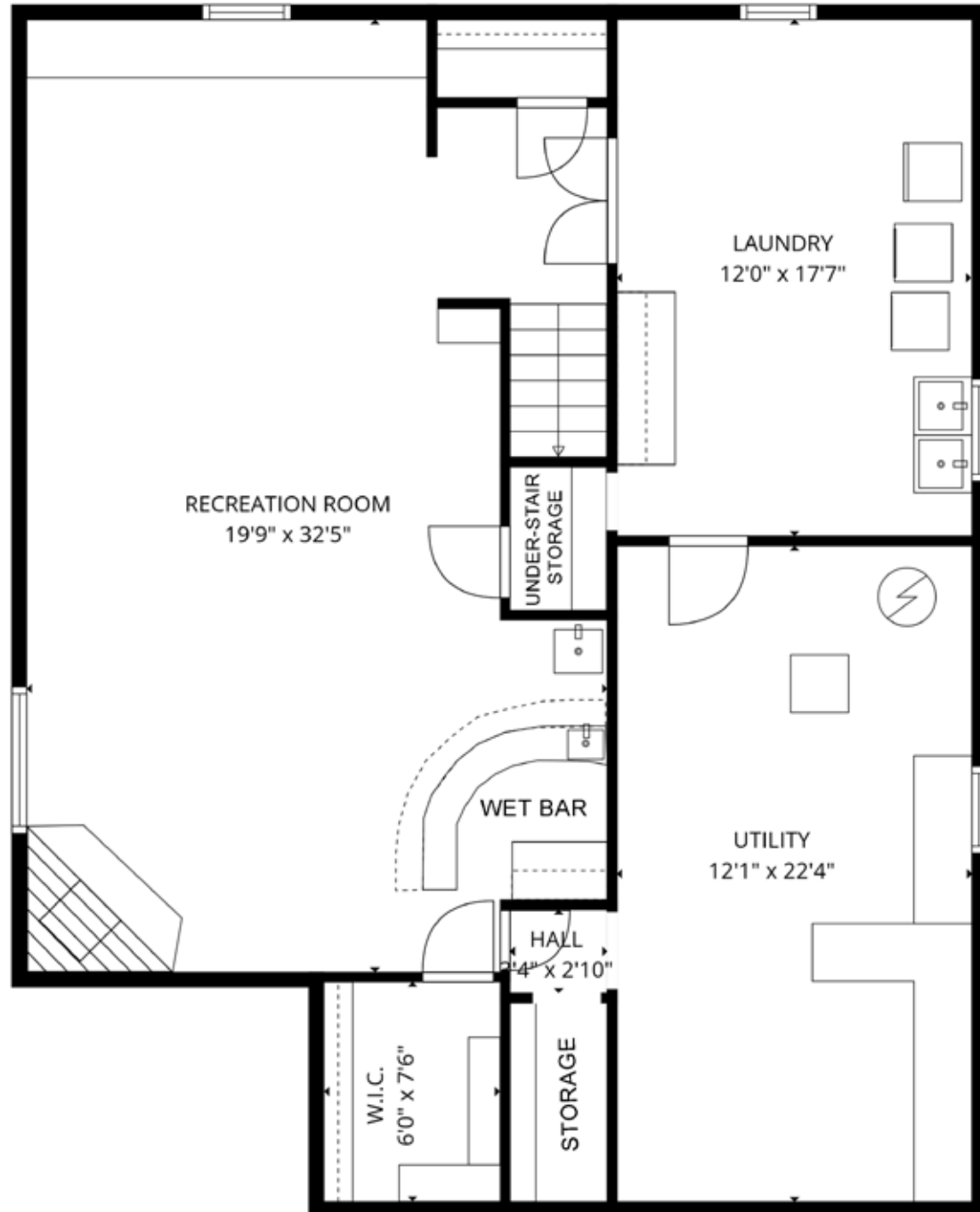
Park Ridge is a picturesque suburb of 37,480 residents located 14 miles northwest of downtown Chicago, convenient to O'Hare Airport, major expressways, CTA and Metra trains.



Incorporated as the village of Park Ridge in 1873 (and reorganized as the City of Park Ridge in 1910), Park Ridge is a prime residential community that retains its distinctive, small-town charm. The City's vibrant Uptown shopping area includes the Metra station, Public Library and several charming parks where live musical concerts and special events are held in the summer. Throughout the City, tree-lined streets, pleasing architecture, excellent schools and ample parks help make Park Ridge one of the most desirable family communities in the Chicago area.

Unique shops, famous-name stores and popular restaurants fill the Uptown area, where award-winning new buildings in The Shops of Uptown blend serenely with historic ones. The Uptown Park Ridge skyline is graced with cupolas, church spires and the 100-foot tower of the Art Deco Pickwick Theatre, which is on the National Register of Historic Places.

In addition to the charming Uptown shopping area, Park Ridge offers other shopping and dining convenient to every neighborhood, including South Park, Village Green, the Dee Park area bordering Oakton Ave. and the Higgins Corridor bordering Chicago.





2401 Manor Ln Park Ridge, IL

At Franklin we follow the Park Ridge-Niles District 64 Mission: **INSPIRE EVERY CHILD TO DISCOVER, LEARN, ACHIEVE, AND CARE.** Franklin Elementary School is one of the five K-5 elementary schools in District 64. Franklin students attend Emerson Middle School (District 64) and either Maine South High School or Maine East High School (District 207). Franklin serves approximately 500 students. We pride ourselves in the language and cultural diversity of our school. Of our 500 students 157 speak another language at home totaling 24 different languages. In addition to the core academic subjects, each week Franklin students participate in Physical Education, Music, Spanish, Art, Technology, and Social Emotional classes. We have a very active parent community and Parent Teacher Association.



The mission of Emerson Middle School is: *To inspire young adolescents as they grow intellectually and developmentally in a positive, safe and multidisciplinary environment. Emerson will prepare students for socially responsible lives in a changing global society.*

In following our mission statement, we recognize that our students are developing academically, physically, socially and emotionally. The staff works closely with the students to assist them through this dramatic period of change in their lives. Also, we look to empower students to be positive contributors in a rapidly changing world.

8101 North Cumberland Avenue,
Niles, Illinois 60714 P: (847) 318-8110



The School and Community

Maine Township High School South serves most of Park Ridge and portions of Harwood Heights, Niles, Norridge and Norwood Park Township. Primarily residential, the attendance area also includes some light industry, office developments, and shopping areas. Comprised mostly of single-family homes, neighborhoods range from low income to upper middle income and also include a mix of apartments, townhomes, and condominiums. Maine South High School lies 30 minutes northwest of downtown Chicago.

Maine South provides a comprehensive, innovative and rigorous public education program for its youth. Curriculum offerings at Maine South are extensive, with over 200 courses offered in 10 departments, including the fine arts, foreign language and applied arts and technology. Educational horizons are broadened via South's distance learning and video conferencing capabilities, allowing student learning to expand into the larger community.

A rich curriculum and outstanding programs provide students with multiple learning opportunities. Parental and community support further guarantee an outstanding secondary education, and the entire community benefits from South's outstanding cultural and athletic events and from students' active participation in community service.

1111 South Dee Road, Park Ridge
847-825-7711





Shopping and Events of Note

Uptown Park Ridge

Our main shopping area is found in our downtown core, which in Park Ridge has always been known as Uptown, named to prevent confusion with Chicago's "downtown." The Park Ridge Public Library, City Hall, the Metra train station, the historic Pickwick Theatre, numerous retail shops and the new Residences and Shops of Uptown are all found near the six corner intersection of Touhy Avenue, Northwest Highway and Prospect Avenue. A variety of parking choices are available for visitors, from free 90 minute to three hour parking, metered and permit parking, and longer term parking.



South Park Shopping Area

South Park, located along Devon and Talcott avenues south of the Uptown area, is home to the South Park Shopping Center and other local retail and specialty businesses and restaurants. Unique stores include Living Sea Aquarium, one of the largest aquarium stores in the Midwest, specializing in freshwater, salt water and reef aquariums; Morningfield's, a grocery, deli and gift boutique; and the Allegro Music Center. Open parking, two hour and five hour parking is available.

Dee Park Shopping Area

The Dee Park area is located in the northwest portion of Park Ridge along Oakton Street, Northwest and Busse highways. It features restaurants, small retail, office and consumer services, as well as the Dee Road Metra station.

Other shopping and restaurant opportunities exist along Dempster Street, the northern edge of Park Ridge and home of Lutheran General Hospital, and the Higgins corridor, along the southern border of Park Ridge.

Park Ridge Events of Note

The Park Ridge Farmers Market is open on Saturdays from the end of May through October, from 7 a.m. – 1 p.m., offering a wide assortment of fresh fruits and vegetables, cheeses and condiments, flowers and bakery goods, from vendors throughout the Midwest. The market is located off Prairie Street just south of the Metra train tracks.

The "Taste of Park Ridge" is an annual summer event, held in July, which includes samplings of many foods plus live entertainment. A business expo is also featured as part of the event.

The Park Ridge Civic Orchestra performs at the historic Pickwick Theatre in Uptown Park Ridge. The PRCO won a first place Governor's Home Town Award in 1998, and in 2000, was named "Orchestra of the Year" by the Illinois Council of Orchestras.

Concerts in the Park is a free series of Friday night summer concerts presented at City Hall adjacent to Hodges Park from late June to early August. The concerts feature the Park Ridge Fine Arts Symphony and are sponsored by the Park Ridge Fine Arts Society. Many of those attending bring a picnic dinner to enjoy during the evening.





Dee Road Station
881 North Dee Road, Park Ridge

Dee Road is one of two commuter railroad stations on Metra's Union Pacific/Northwest line in the City of Park Ridge, Illinois. It is officially located at 881 North Dee Road, and lies 14.6 miles (23.5 km) from the Ogilvie Transportation Center in Chicago. In Metra's zone-based fare system, Dee Road is in zone C.

Dee Road Station was rebuilt in 2006 as a replacement for the former Dee Road Station on the opposite side of Dee Road, by the Chicago and North Western Railway in 1967.

The smaller parking area between Dee Road and Rowe Avenue, where the old station used to be was recommended by Metra, as well as parking at nearby Park Ridge Station. Bus connections are provided by Pace.

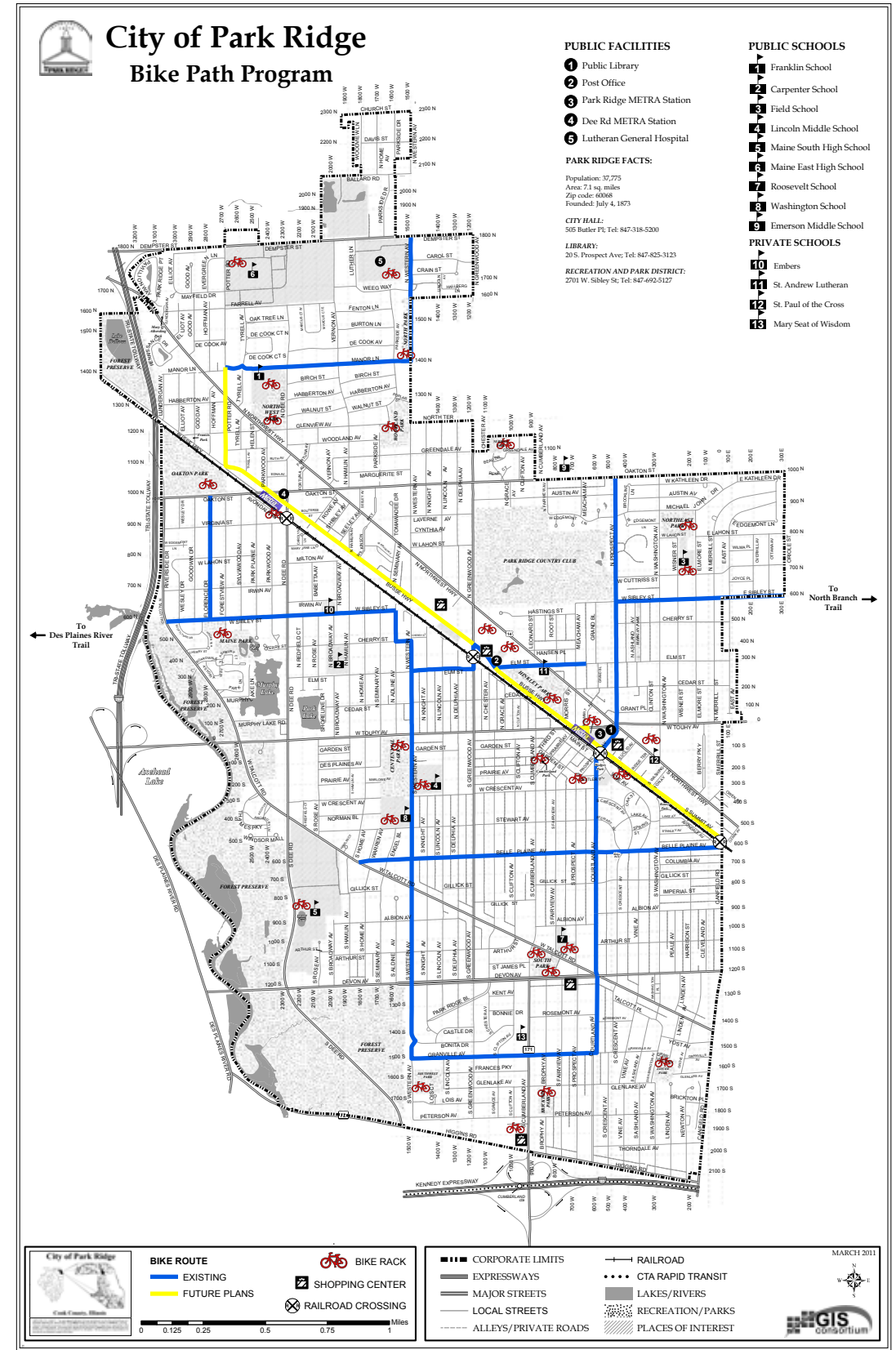


Park Ridge Station
100 South Summit Avenue, Park Ride

Park Ridge Station is one of two commuter railroad stations on Metra's Union Pacific/Northwest line in the City of Park Ridge, Illinois. It is officially located at 100 South Summit Avenue, and lies 13.1 miles (21.1 km) from the Ogilvie Transportation Center in Chicago. In Metra's zone-based fare system, Park Ridge is in zone C.

Parking is available on both sides of the tracks. On the north side, on-street parking can be found along Summit Avenue and Busse Highway, and a parking lot can be found on the southwest corner of Summit and Touhy Avenues. On the south side of the tracks, the parking areas are much further away from the station south of Main Street. Among these are street-side parking along Garden Avenue beginning halfway between Prospect and Fairview Avenues and halfway between Prairie Avenue and Third Street, one parking lot on the south side of Garden Avenue between Fairview and Prospect Avenues, street-side parking along Prairie Avenue north of Garden Street, which end at parking lots on both sides of Prairie Avenue, and another parking lot next to the one on the east side of Prairie that's along Fairview Avenue.

Park Ridge's main station provides bus connections for both Pace and Chicago Transit Authority Buses. Park Ridge Station serves as the northern terminus of CTA's Route 68-Northwest Highway bus.



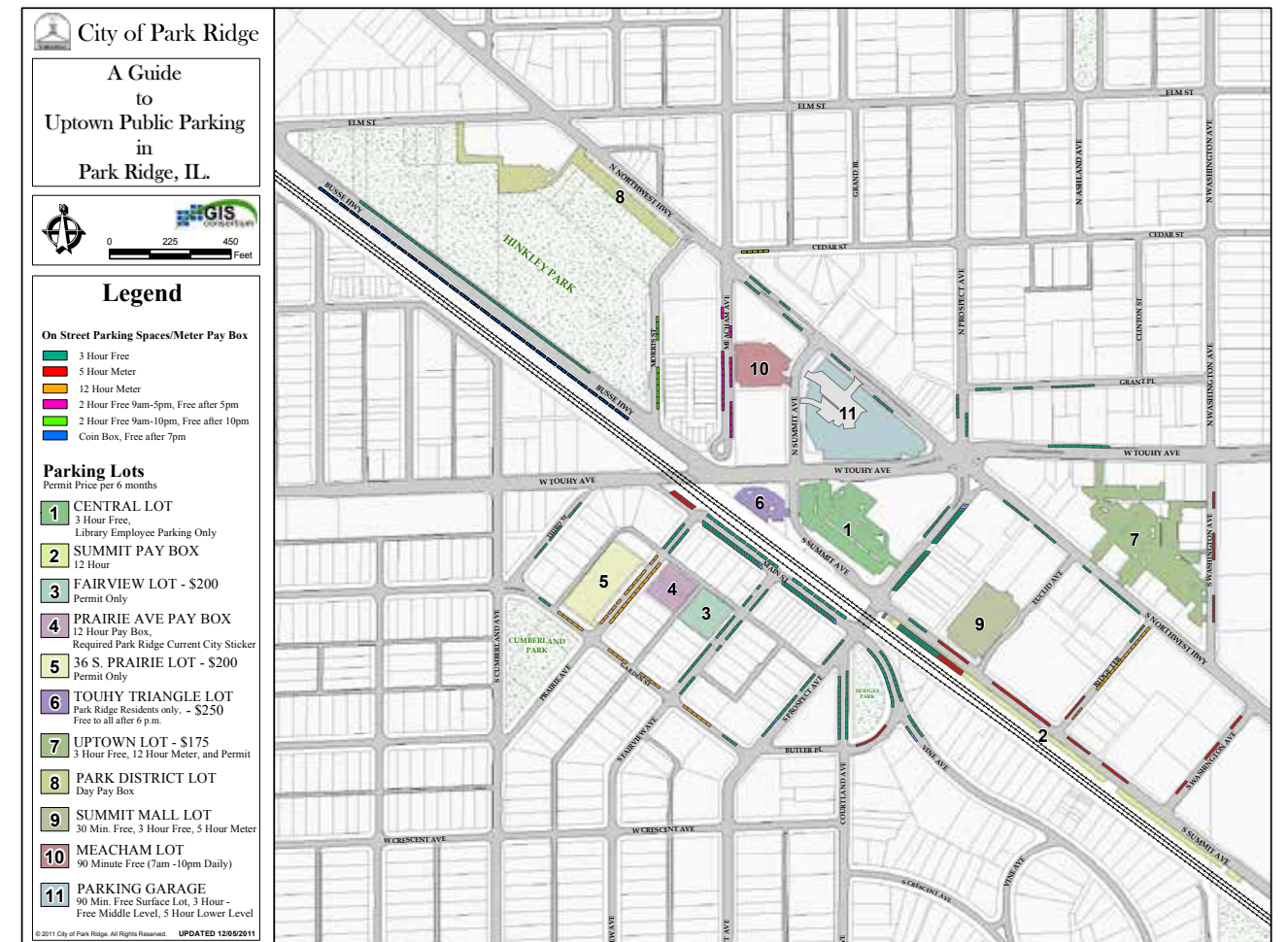


The Pickwick Theatre is an art deco movie palace located in Park Ridge, Illinois, a suburb of Chicago.

Designed by Roscoe Harold Zook, William F. McCaughey, and Alfonso Iannelli, the Pickwick opened in 1928 as a vaudeville stage and movie theatre. It is widely recognized for its marquee and 100-foot tower, which appeared in the opening credits of *Siskel & Ebert & the Movies*. The main auditorium, built to resemble an Aztec or Mayan temple, seats up to 1,400 people.

The building was placed on the National Register of Historic Places in 1975 and continues to host films as well as live stage shows. In 1990, theatre management expanded the Pickwick by adding three new screens behind the original auditorium. New movies arrive every Friday. The newest movie is usually played in the main theatre for the first week and then is rotated throughout the three back theatres for the following weeks at the theatre.

The Pickwick Theatre is open every day of the week with early matinee times Friday, Saturday and Sunday and every day during the summer. It is five dollars for everyone at or before 6 pm and for children under twelve and senior citizens sixty five and older. After 6 pm, general admission is seven dollars.



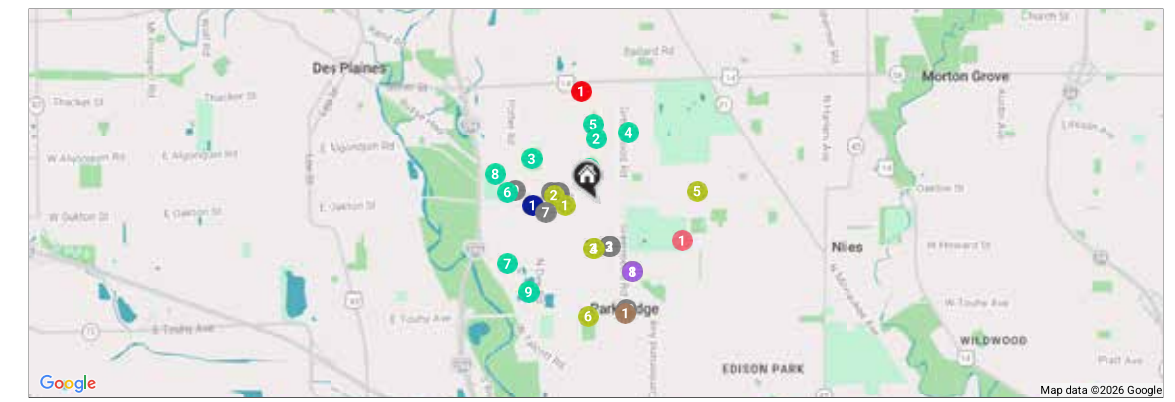
SHOPS OF UPTOWN

NWC TOUHY & NORTHWEST HWY. - PARK RIDGE, ILLINOIS

Space	Tenant	Square Footage
A-1	Trader Joe's	12,000
A-2	Kriser's	2,247
A-3	Joe. A Bank	4,488
A-4	Chico's	4,077
A-5	Scottrade	1,504
B1-A	LensCrafters Optique	2,119
B1-B	Verizon Wireless	1,814
B1-C	Blu Fish Sushi	3,965
B1-D	AVAILABLE	3,025
B2-A & B	Eggsperience	5,324
B2-C	Uptown Dental	2,044
B2-D	Jack & Jill Haircuts	1,407
B3-A1	AMPHORA	4,339
B3-A2	AVAILABLE	2,484
B3-B	Noodles & Company	2,632
B3-C	Indira Salon & Spa	2,522
B3-D	AVAILABLE	2,095
C1	Houlihan's	7,041
C2	Jason's Deli	5,009
TOTAL		70,402

FEATURED PROPERTY

921 N WESTERN Avenue



RESTAURANTS

- Lou Malnati's Pizzeria
650 NORTH NORTHWEST HIGHWAY, 0.4 MI
- Subway
650-D NORTHWEST HIGHWAY STORE #10, 0.4 MI
- Don Juan's Cantina
650 NORTH NORTHWEST HIGHWAY, 0.4 MI
- Domino's Pizza
1009 NORTH NORTHWEST HIGHWAY, 0.4 MI
- McDonald's
1032 NORTH NORTHWEST HIGHWAY, 0.4 MI
- Goldy's Grill
1023 NORTH NORTHWEST HIGHWAY, 0.4 MI
- Lola's Diner
920 BUSSE HIGHWAY, 0.5 MI
- ZENSHI Handcrafted Sushi
481 BUSSE HIGHWAY, 0.7 MI
- CHICAGO RAMEN Park Ridge
1056 BUSSE HIGHWAY, 0.7 MI
- The Sandlot
1120 WEST TOUHY AVENUE, 1.0 MI

COFFEE

- Dunkin'
1129 WEST TOUHY AVENUE, 1.0 MI

GROCERY

- Jewel-Osco
481 BUSSE HIGHWAY, 0.7 MI

GYM

- F45 Training
948 NORTH NORTHWEST HIGHWAY, 0.3 MI
- Sun and Moon Yoga
2026 OAKTON STREET, 0.4 MI
- TriPilates
640 BUSSE HIGHWAY, 0.4 MI

ADAPTABLE PERSONAL TRAINING

- Adaptable Personal Training
634 BUSSE HIGHWAY, 0.4 MI
- Beyond Body Yoga & Pilates
8060 WEST OAKTON STREET SUITE 202, 0.9 MI
- Centennial Fitness Center
1515 WEST TOUHY AVENUE, 1.0 MI

MEDICAL

- Advocate Lutheran General Hospital
1775 DEMPSTER STREET, 1.0 MI

ENTERTAINMENT

- Park Ridge Country Club
636 NORTH PROSPECT AVENUE, 0.8 MI

PARKS

- Woodland Park
WOODLAND PARK, 0.3 MI
- North Park
1400 NORTH WESTERN AVENUE, 0.6 MI
- Northwest Park
1200 NORTH DEE ROAD, 0.7 MI
- Greenwood Park
8411 NORTH GREENWOOD AVENUE, 0.7 MI
- North Park
1455 SOUTH WESTERN AVENUE, 0.7 MI
- Paws Park
2800 OAKTON STREET, 0.8 MI
- Maine Park
2701 WEST SIBLEY STREET, 0.9 MI
- Francis Park
1148 GOOD AVENUE, 0.9 MI
- Murphy Lake
221 MURPHY LAKE LANE, 1.0 MI



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