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**\$600+ CAREER SALES\* | 181 2021 CLOSED SALES\* | TOP 1% NORTH SHORE\*\*  
98% AVERAGE LIST TO SALE PRICE\*\*\* | #2 IN ILLINOIS\*\***



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



**8915 LARAMIE AVENUE** *skokie*



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE







FRONT EXTERIOR



LIVING ROOM



FOYER/LIVING ROOM



LIVING ROOM





DINING AREA/KITCHEN



KITCHEN



DINING AREA/KITCHEN



KITCHEN



KITCHEN



PRIMARY BEDROOM



KITCHEN



PRIMARY BEDROOM





PRIMARY BATHROOM



BEDROOM 3



BEDROOM 2



BEDROOM 4



HALL BATHROOM



LOWER LEVEL RECREATION ROOM



LAUNDRY AREA



LOWER LEVEL RECREATION ROOM





GARAGE



BACKYARD



BACKYARD



FEATURES

MAIN LEVEL: LIVING ROOM, DINING ROOM, KITCHEN, PRIMARY BEDROOM SUITE, BEDROOMS TWO, THREE AND FOUR, HALL BATHROOM, LAUNDRY, HALL LINEN CLOSET

Living Room: Hardwood flooring, recessed lighting, guest coat closet

Dining Room: Hardwood flooring, brushed nickel lighting fixture

Kitchen: Ceramic tile flooring, quartz countertops with glass subway tile backsplash, isngle stainless steel sink with cutting board and strainer, brushed nickel plumbing fixture, Frigidaire 5 burner with griddle, stainless steel vent hood, Frigidaire refrigerator, Frigidaire dishwasher, door to side yard

Primary Bedroom: Hardwood flooring, double door closet

Primary Bathroom: Ceramic tile flooring, neutral vanity, shower/tub with porcelain tile surround and product neiche

Hall Bathroom: Ceramic tile flooring, neutral vanity with brushed nickel plumbing fixture, shower with with porcelain tile surround and product niche

Bedroom Two: Hardwood flooring, double door closet

Bedroom Three: Hardwood flooring, double door closet

Speed Queen washeing maching, Kenmore dryer, upper cabinetry

Bedroom Four: Hardwood flooring, walk in closet

BASEMENT: FAMILY ROOM, UTILITY ROOM

Family Room: Luxury vinyl plank flooring

50 gallon hot water heater Rheem guardian 2008

100 amp electrical

American weather maker furnace 2025

Humidifier

Sump pump

Utility sink

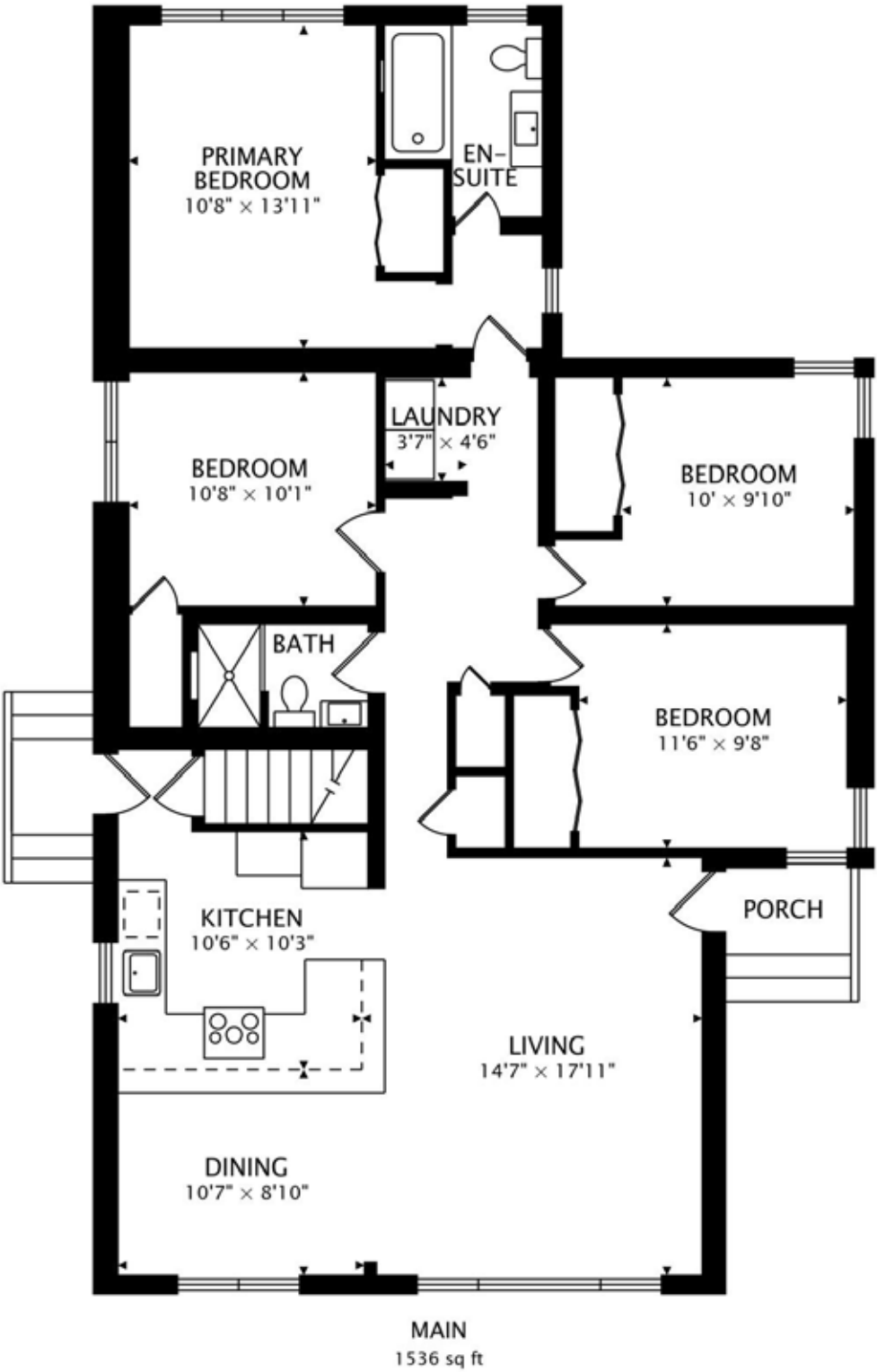
Concrete driveway

Fenced yard

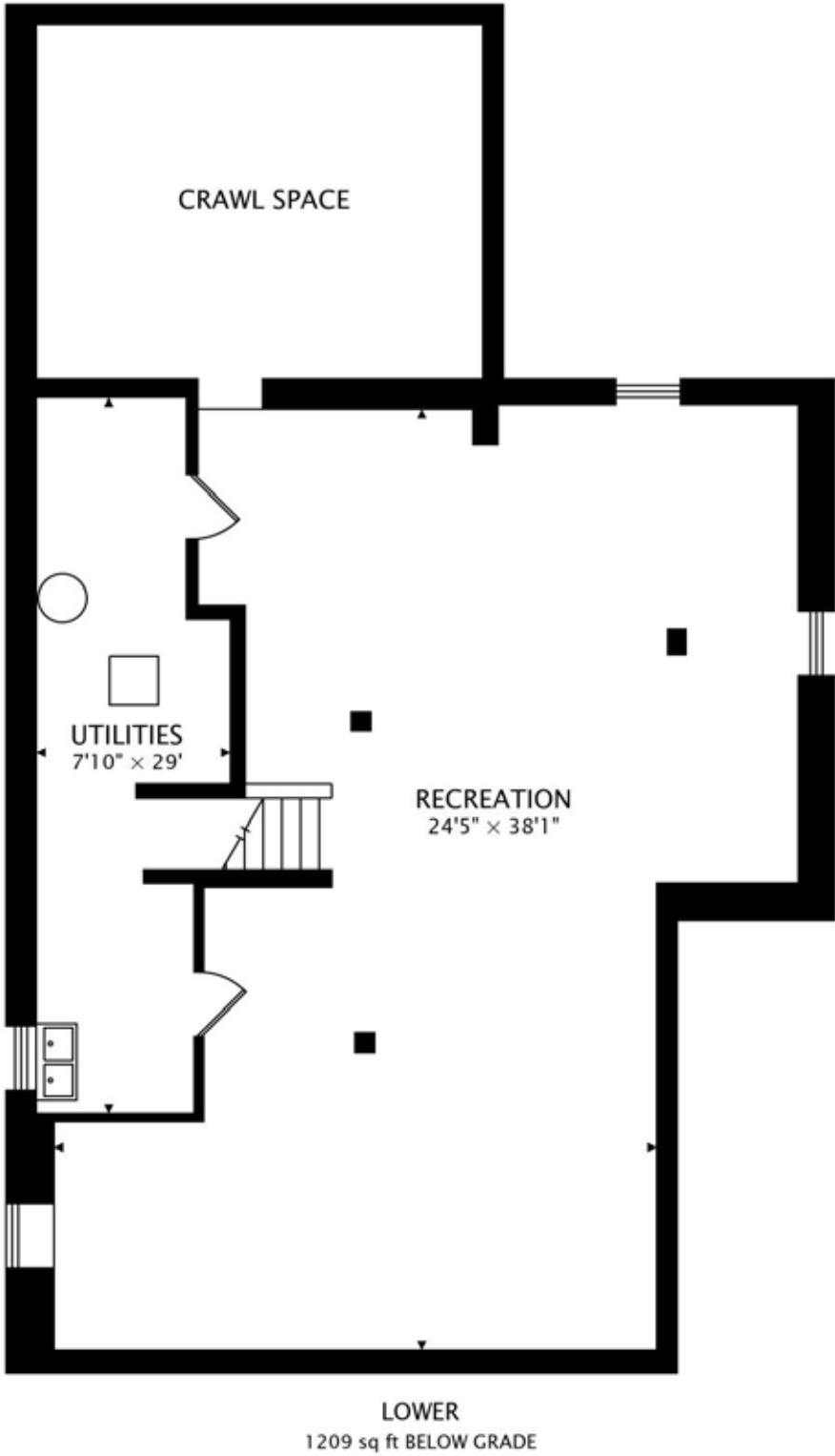
ROOM DIMENSIONS:

Living Room	.....18' x 15'
Dining Room	.....11' x 9'
Kitchen	.....11' x 10'
Primary Bedroom	.....14' x 11'
2nd Bedroom	.....12' x 10'
3rd Bedroom	.....11' x 10'
4th Bedroom	.....10' x 10'
Laundry	.....5' x 4'
Family Room	.....38' x 25'
Storage	.....29' x 8'

MAIN LEVEL







Welcome to Skokie

**About Skokie**  
The Village of Skokie, Illinois, located 16 miles northwest of downtown Chicago and 12 miles east of O'Hare International Airport, provides high-quality government services to the over 64,000 residents, 24,000 households and 2,400 businesses that call Skokie their home. Accessibility to transportation is a key advantage in Skokie, with the Edens Expressway (I-94) spanning the community's western edge, seven Chicago Transit Authority and 10 Pace suburban bus lines and the CTA's Skokie Swift rail line offering numerous options for public transportation.

Skokie covers 10 square miles of land and is bordered by the Villages of Glenview and Wilmette on the north, the Village of Lincolnwood and the City of Chicago (West Rogers Park and Edgebrook neighborhoods) on the south, the Villages of Morton Grove and Niles on the west and the City of Evanston on the east. Weekly refuse collection, a highly engineered Storm-Water Runoff Control System and sidewalk snow plowing are some of the many unique Village programs that enhance Skokie residents' quality of life. Superior municipal services together with the nationally acclaimed Skokie Park District, superb Skokie Public Library, and preeminent North Shore Center for the Performing Arts in Skokie, exceptional Skokie Northshore Sculpture Park and outstanding school districts make Skokie an excellent place to live. The Village is a recipient of a Governor's Hometown Award and has received "All America City" finalist distinction from the National Civic League.

The Village of Skokie was given a AAA bond rating from Fitch IBCA for its 2003 General Obligation bond series. In 2003 *Money* magazine named Skokie among the 80 fastest-growing suburbs in the entire nation. *Chicago* magazine continues to rank Skokie near the top in its suburban livability rating, praising the Village's schools, parks, municipal services and entertainment options.

Skokie was the first community in the entire United States to have nationally accredited Fire, Police and Public Works Departments. The Skokie Police Department is nationally accredited by the Commission on Accreditation for Law Enforcement Agencies (CALEA), a credential it has held since 1988. The Skokie Fire Department holds both a Class 1 rating from the Insurance Services Office (ISO), an independent organization used by the insurance industry to rate fire fighting capability, and full accreditation from the Commission on Fire Accreditation International. In 2003 the Public Works Department achieved accreditation from the American Public Works Association, giving Skokie its status as the first town in the country to achieve this level of professional accreditation. In addition, the Skokie Health Department is only one of eight state-certified municipal health departments in Illinois and provides a wide range of services to Skokie residents.

The Village Board is committed to providing superior municipal services while holding the line on property taxes. In 1991, the Village Board committed to freeze municipal property taxes while expanding and enhancing government services. The municipal property tax freeze remains in effect today. The Village of Skokie also has some of the lowest user fees, such as those for vehicle registration, in the suburban Chicago area.

Quality government services work in tandem with the Village Board's focus on economic development. In recent years, the Village of Skokie has encouraged redevelopment in Downtown Skokie that now includes development of the Illinois Science + Technology Park on the 23.4-acre former Searle/Pfizer site. The Village also participated in an expansion and renovation of Westfield Old Orchard, developed the North Shore Center for the Performing Arts in Skokie, renovated the Southeast Industrial area and began improvements to the West Dempster Street corridor. Skokie is a founding member of the Chicago's North Shore Convention & Visitors Bureau that encourages visitors to contribute to the local economy. Each of these successful programs enhances the Village of Skokie's commercial tax base while adding new dimensions to its already abundant cultural offerings.





Jane Stenson Elementary School

**Welcome!**

As the Jane Stenson School Principal, I am truly honored to lead an amazing community of hardworking students, involved families and dedicated teachers. At Stenson, we share an unwavering belief that all students can achieve academic excellence. Our dynamic learning environment is characterized by high academic standards, comprehensive standards-based instruction, technology infused lessons and student engaged learning. As a learning community, the social growth and development of our students is of equal importance. Our students are well versed in what it means to be ready, responsible and respectful citizens. Watching the students grow and develop from tentative Kindergartners to confident, articulate fifth graders is an amazing process to witness.

I am excited to showcase the many exciting learning opportunities and special activities at our school. I encourage you to search our website to learn about the many ways we are currently cultivating a love of learning and developing life-long learners. At Jane Stenson School, home of the Stenson Lions, I take great pride in our school and our students!

Most sincerely,

**Susan E. O’Neil**  
Principal

**9201 Lockwood Avenue**

**Skokie, IL 60077**  
**Phone: 847-676-9480**

**Skokie Golf Courses**

Playing golf in the fun city of Skokie, IL can be rewarding. Skokie has 2 courses to choose from.



**Evanston Golf Club**  
**4401 Dempster St Skokie, IL 60076-2094**  
**Phone: (847) 676-0300**

Evanston is an exciting 18 hole regulation course located at the Evanston Golf Club facility in Skokie, IL. From the longest tees it presents 6,593 yards of golf for a par of 70. The course was designed by Donald J. Ross, ASGCA and opened in 1917.

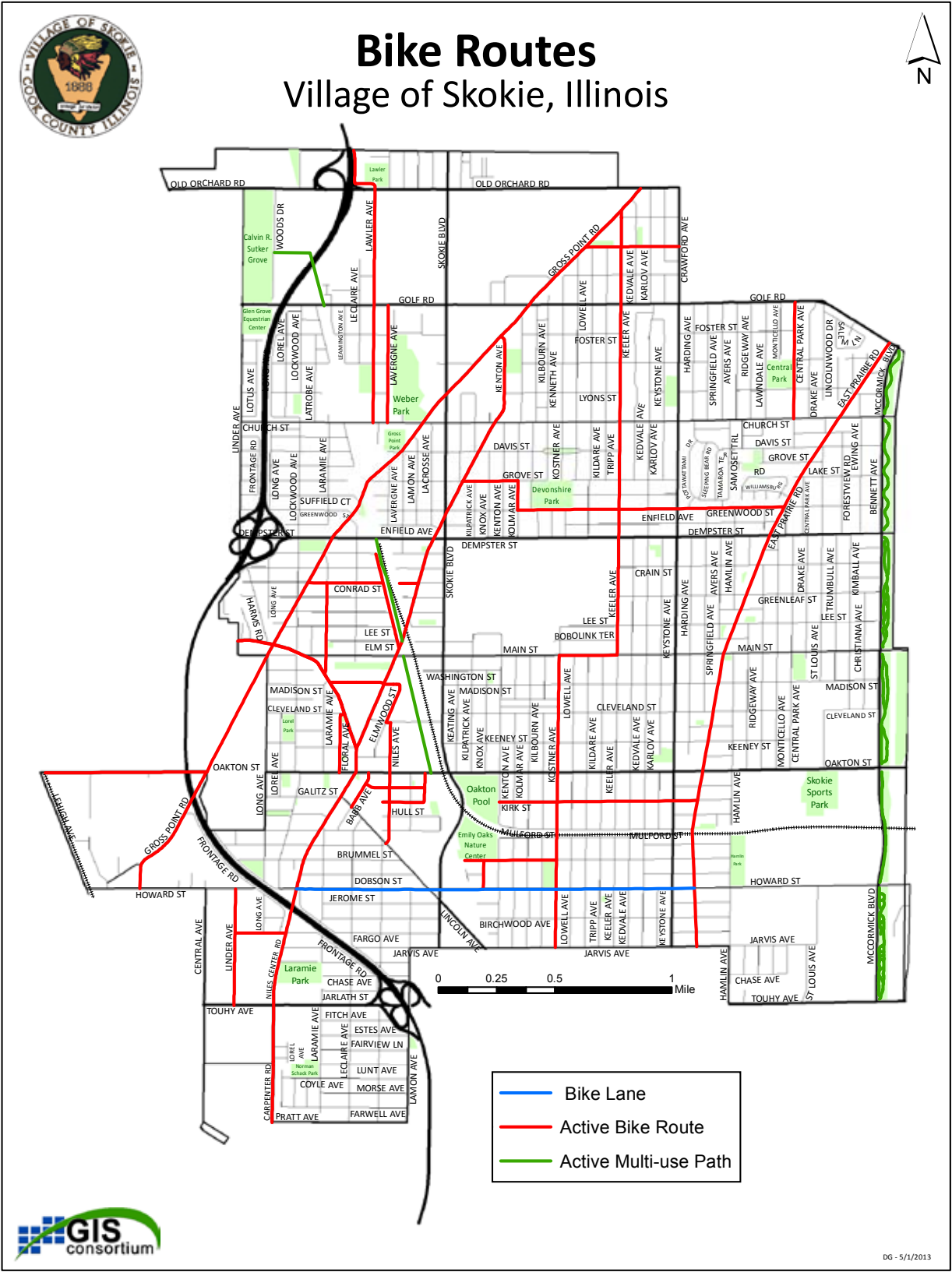
The course rating is 71.9 with a slope rating of 130. Evanston is a private non-equity golf course with a 'Accompanied By Member' guest policy. The course contact is Curt Schroeder, General Manager.

**Weber Park Golf Course**  
**9300 Weber Park Pl Skokie, IL 60077-4200**  
**Phone: (847) 674-1500x3600**

Weber Park is a fun 9 hole par 3 course located at the Weber Park Golf Course facility in Skokie, IL. From the longest tees it features 1,095 yards of golf for a par of 27. The course was designed by Ken Killian, ASGCA/Richard P. Nugent, ASGCA and opened in 1973.

The course rating is 35.5 with a slope rating of 113. The course contact is Richard Lee, Golf Operations Manager.





# Transportation

Accessibility to transportation is a key advantage for Skokie residents. The Edens Expressway (I-94) spans Skokie's western edge, while Chicago Transit Authority (CTA) and PACE suburban bus lines and the CTA's Skokie Swift Yellow rail line offer numerous options for public transportation.

## Skokie Swift

The Skokie Swift - Yellow Line - is part of the CTA's rapid transit system. The route runs from Dempster Street in Skokie to the Howard Street Terminal in Chicago with one stop at Oakton Street in Downtown Skokie. At Howard Street, Yellow Line passengers can transfer to the Purple or Red Lines of the CTA. Service is provided daily, about every 10-12 minutes.

### Skokie Swift - Dempster Station Parking

*\*No parking is available at the Oakton-Skokie Station. Those wishing to park should do so at the Dempster Street Station.*

Effective May 1, 2014, to simplify the payment process for commuters at the Dempster-Skokie CTA Station, new digital payment terminals will be installed to replace the current token payment system for parking. The new payment terminals will be located inside the train station and will accept coins, paper bills and credit/debit card payments.

- **Skokie Swift South Lot** is adjacent to the Skokie Swift Station. The fee is \$3 per day payable at the Station. Payment can be made with cash, credit or debit cards.
- **Skokie Swift North Lot** is across Dempster Street north of the Skokie Swift Station. The fee is \$2 per day payable at the Swift Station. Payment can be made with cash, credit or debit cards. A limited number of spaces are available for a monthly permit fee of \$40 and applications are required.

### Cubs Game-Day Parking at the Skokie Swift

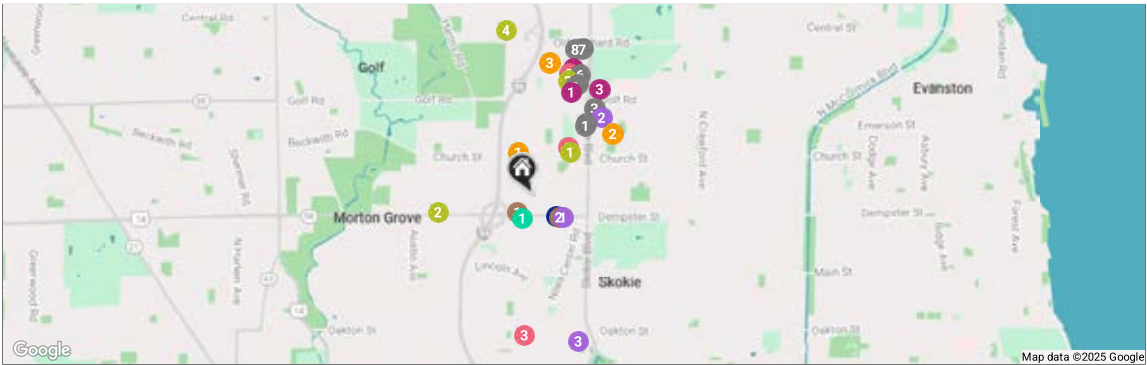
The CTA Skokie Swift Yellow Line provides a convenient and inexpensive alternative to travel to Chicago Cubs baseball games. Two large parking lots at the Dempster Street Station provide easy parking, while the Yellow Line allows for direct access to the stadium.

The Dempster Street Station, located at 5001 Dempster Street, Skokie, Illinois 60077, has two parking lots. Dempster Street has a full interchange with I-94/Edens Expressway and the CTA Swift Station/parking is less than a half mile to the east. The South Lot is adjacent to the Skokie Swift Station, while the North Lot is across Dempster Street, north of the Skokie Swift Station. The fee is \$4 per day for the South Lot and \$2 per day for the North Lot.

Once parked, take the Skokie Swift Yellow Line to the Howard Street Station where you will transfer to the Red Line. Take the Red Line to the Addison Street stop. This station is a half block from the stadium. Or during rush hour, you may transfer from the Yellow Line to the Purple Line Express headed to the Loop and get off at the Red/Purple Line Sheridan stop.

FEATURED PROPERTY

8915 Laramie Avenue



RESTAURANTS

- 1 Portillo's Skokie  
9400 SKOKIE BOULEVARD, 0.8 MI
- 2 Chipotle Mexican Grill  
9408 SKOKIE BOULEVARD, 0.8 MI
- 3 Jameson's Charhouse  
9525 SKOKIE BOULEVARD, 0.9 MI
- 4 Maggiano's Little Italy  
4999 OLD ORCHARD SHOPPING CENTER SUITE A28, 1.0 MI
- 5 Bar Siena North Shore  
4999 OLD ORCHARD RD SUITE A2, 1.0 MI
- 6 The Hampton Social - Skokie  
4999 OLD ORCHARD SHOPPING CTR, 1.1 MI
- 7 California Pizza Kitchen at Old Orchard  
4999 OLD ORCHARD SHOPPING CENTER, 1.3 MI
- 8 The Cheesecake Factory  
4999 OLD ORCHARD CENTER SPACE H20, 1.3 MI

- 9 The Capital Grille  
4999 OLD ORCHARD SHOPPING CTR SPACE G8, 1.4 MI

COFFEE

- 1 Dunkin'  
5252 DEMPSTER STREET, 0.2 MI
- 2 Starbucks  
5001 DEMPSTER STREET, 0.3 MI

SHOPPING

- 1 Nordstrom  
4937 OLD ORCHARD SHOPPING CENTER, 1.0 MI
- 2 Westfield Old Orchard  
4905 OLD ORCHARD CENTER, 1.1 MI
- 3 Ulta Beauty  
9635 SKOKIE BOULEVARD, 1.1 MI
- 4 Macy's  
4909 OLD ORCHARD CTR, 1.2 MI

GROCERY

- 1 Target Grocery  
4955 DEMPSTER STREET, 0.3 MI

- 2 Jewel-Osco  
9449 SKOKIE BOULEVARD, 0.9 MI
- 3 ALDI  
4833 OAKTON STREET, 1.3 MI

GYM

- 1 Weber Leisure Center  
9300 WEBER PARK PLACE, 0.5 MI
- 2 Steel Fitness Club  
5814 DEMPSTER STREET, 0.8 MI
- 3 CorePower Yoga - Old Orchard  
4999 OLD ORCHARD SHOPPING CENTER, 1.0 MI
- 4 Life Time  
5300 OLD ORCHARD ROAD, 1.5 MI

SCHOOLS

- 1 Jane Stenson Elementary School  
9201 N LOCKWOOD AVE, 0.4 MI
- 2 Old Orchard Jr High School  
9310 KENTON AVE, 0.9 MI

- 3 Niles North High School  
9800 LAWLER AVENUE, 1.2 MI

ENTERTAINMENT

- 1 Skatium Ice Arena  
9340 WEBER PARK PLACE, 0.5 MI
- 2 CMX Cinemas Old Orchard Market  
4999 OLD ORCHARD RD SUITE A21, 1.1 MI
- 3 Skokie Public Library  
5215 OAKTON STREET, 1.2 MI

TRANSIT

- 1 Skokie  
CTA - YELLOW LINE, 0.3 MI

PARKS

- 1 Lockwood Park  
8802 GROSS POINT ROAD, 0.2 MI



Connie Dornan

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If your property is only listed with another broker, this option is not available to you.



