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The highest place you can live in the Loop just sold

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DENNIS RODKIN



Berkshire Hathaway HomeServices KoenigRubloff Realty Group

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A condo that overlooks Michigan Avenue from the 72nd floor, the highest residential space in the Loop, sold for the Loop's second-highest home price on record.

The 5,000-square-foot condo at the top of the Legacy at Millennium Park, a sleek, glassy building at Wabash Avenue and Monroe Street, sold April 29 for a little less than \$3.48 million.

While it's possible to live on higher floors in Lakeshore East, Streeterville and the Gold Coast, this condo is the highest in the core downtown area.

From the 72nd floor looking east over Grant Park and Lake Michigan, “the view speaks for itself,” said Eileen Brennan, the Berkshire Hathaway HomeServices KoenigRubloff Realty Group who represented the condo for seller George McLaughlin.

McLaughlin bought the unit in 2012 with his now-deceased wife, Carolyn McLaughlin, according to the Cook County recorder of deeds. They paid a little over \$3 million for the condo, which was raw space at the time, and three parking spaces. Brennan and a listing agent both declined to say how much the additional investment to finish the space was, so it's not possible to say whether McLaughlin made or lost money on the sale.

The finishes, Brennan said, were “the best of everything from all over the world.” Her listing said the condo has a 680-square-foot living room lined by floor-to-ceiling glass, 12-foot ceilings, high-end audiovisual and lighting systems, and onyx and marble finishes in the master bath. A terrace is tucked into the narrow “zipper” that runs up the east facade of the building.

The buyers are not yet identified in public records. The only Loop residential space that has sold for more, according to the records of Midwest Real Estate Data, is one flight beneath this condo. The 71st-floor unit [sold in September 2016](#) for \$6.2 million. That price, although a record, was less than the \$6.4 million the sellers paid for the raw space before finishing it out.

A few weeks after that big-money sale on the 71st floor, the 72nd-floor condo came on the market in October 2016 [at a little less than \\$6 million](#). This week it sold for about 58 percent of that. By the time of the sale, the asking price was down to \$4.1 million.

On a per-square-foot basis, the latest sale was at \$695 a square foot, and the 2016 sale was \$713 a foot. (The unit that sold in 2016 is 9,500 square feet, while the one that sold this week is 5,000 feet on a smaller floor at the building's tip.)



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Inline Play

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