



1560 N Sandburg Terrace
Chicago, IL 60610

P: 312.654.1560
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jameskilmercondo.org

Condo Questionnaire Information

Legal Name of Condo Association: Carl Sandburg Village Condominium Association No. 7
aka: James Kilmer Condominium Association
www.jameskilmercondo.org

FHA Project ID#: A007789

Utilities included in monthly assessments: Basic cable, 500 Mbps High Speed Internet, water, heat and air conditioning (two-pipe building).

Amenities:

- 1) 24-hour Door Staff
- 2) Pool: FFC for pricing and schedule information: 312.640.1235
- 3) Tennis Courts: Contact Homeowner's Association (HOA) for pricing and schedule information: 312.440.3616 ex. 200
- 4) Fitness Center: \$100 per year (June 1 – May 31); Pro-rated for new members only
- 5) 3 Bike Rooms: \$35 per year/per bike
- 6) 2 Hospitality Rooms available for rental
- 7) Package Delivery
- 8) Parking – available for a monthly fee. The James Kilmer Parking Garage is managed by SP+ Parking and offers 'Text for Your Car' convenience. For questions about parking, please contact Samir Kamencic, Garage Manager at 312.787.5436 or skamencic@spplus.com. Total number of parking spaces: 493

Stories in the building: James: 43 (no 13th floor), Kilmer: 6

Total units: James House: 520; Kilmer House: 96; Total: 616

Year the building was built: 1969/1970

Year building was converted to condos: 1980

Percentage of owner occupancy: Approximately 75%

Name of Management Company: Community Specialists, 312.337.8691 www.communityspecialists.net

Number of Elevators in building:

James House: 5 (3 passenger and 2 freight)
Kilmer House: 2 (1 passenger and 1 freight)

Pets:

JK welcomes dogs and cats of 40 pounds or less, with a limit of one dog, or one dog and one cat, or two cats per residential unit owned. The registration fees are as follows: \$100 for dogs and \$35 for cats. Pet Rules can be obtained at www.jameskilmercondo.org/documents-forms/.

Insurance Information:

Certificates of insurance or any other insurance information may be obtained, under the Association's legal name *Carl Sandburg Village Association No. 7*, from The Baldwin Group at (847) 940-4300, via fax (847) 940-4315, or on the website www.condocertificate.com.