

CAPTIVATE



OFFERING MEMORANDUM

2424 - 2428 N Geneva Ter Chicago, IL 60614

Single Family | 2 Flat | 60 ft Frontage

773.718.4136 | spitz@captivatereg.com

01 PROPERTY OVERVIEW

A rare and distinguished offering in prime East Lincoln Park, two impeccably maintained Victorian "Chicago Eastlake - Stick Style" row homes presenting an extraordinary opportunity for the savvy buyer. The Properties have benefited from over \$271,600 in recent owner-funded improvements, reflecting true pride of ownership, situated on an impressive 60-foot frontage. The properties consist of the single-family residence features 4 bedrooms, 2 baths, a coveted 4-car garage, and an extended private driveway - an exceptional amenity in this premier neighborhood. Complementing the main residence is a beautifully updated, turnkey 2-flat with refined finishes throughout. Ideal for rental income, multi-generational living, or seamless portfolio expansion. This RM-5 zoned property offers exceptional flexibility and long-term value, as it carries architectural significance and enduring prestige. Whether enjoyed as-is or thoughtfully enhanced, the properties offer historic character with modern livability in one of Chicago's most sought-after enclaves. Located within the Lincoln School District, as well as near the private schools of St Clements and Parker, this Property is steps from the lakefront, parks, fine dining, boutique shopping, and convenient transportation. Properties are offered "as-Is, where-Is, with all faults." Two separate PINs; both properties must be purchased and closed concurrently. An exceptional legacy asset in an A+ Lincoln Park location.

02

OWNER IMPROVEMENTS

TOTAL IMPROVEMENTS PAID IN WITH CURRENT OWNER -

\$271,600+

\$125,000+

- Complete roof tear off and replacement of both buildings and 4-car garage
- Complete rebuilding of the entire parapet wall on both buildings
- Complete rebuilding of Chimneys on both buildings, new vent caps
- New replacement of existing skylights and roof vents
- All new downspouts and gutters on the garage, and both buildings
- Replacement and repair of slate on the garage and both buildings
- GFA Roof and silver coat on the garage and both buildings

\$6,000

Powerwashed the entire surface of the garage and both buildings

\$29,000

Full tuckpointing of both buildings and garage

\$6,800

Removal and replacement of all copings on both buildings with clay tiles on the entire perimeter

\$15,000

Replacement of 60 feet of sidewalk frontage including the driveway apron

\$17,000

Custom handmade wrought iron fence designed and built to match historic porch railing

\$5,000

Two custom security gates in rear – one to separate properties and one to secure light well

02

OWNER IMPROVEMENTS

\$1,000

Maintenance of slate on the lower garage roofs and the entire front façade

\$3,000

Silver coat maintenance application this year across all roof surfaces

\$4,800

Removal of 14 bushes and leveling of yard with grass

\$6,700

Complete replacement/rebuild of catch basin serving both properties

\$7,500

Complete interior painting of all walls, trim, doors in both buildings

\$12,000

Complete refinishing of wood floors in both buildings

\$5,000

2428 - New stainless appliance package in Apt 1

\$2,500

2428 - New stackable W/D in Apt 1

\$6,500

2428 - New water heaters for Apt 1 and 2

\$7,800

2424 - New furnace in single family

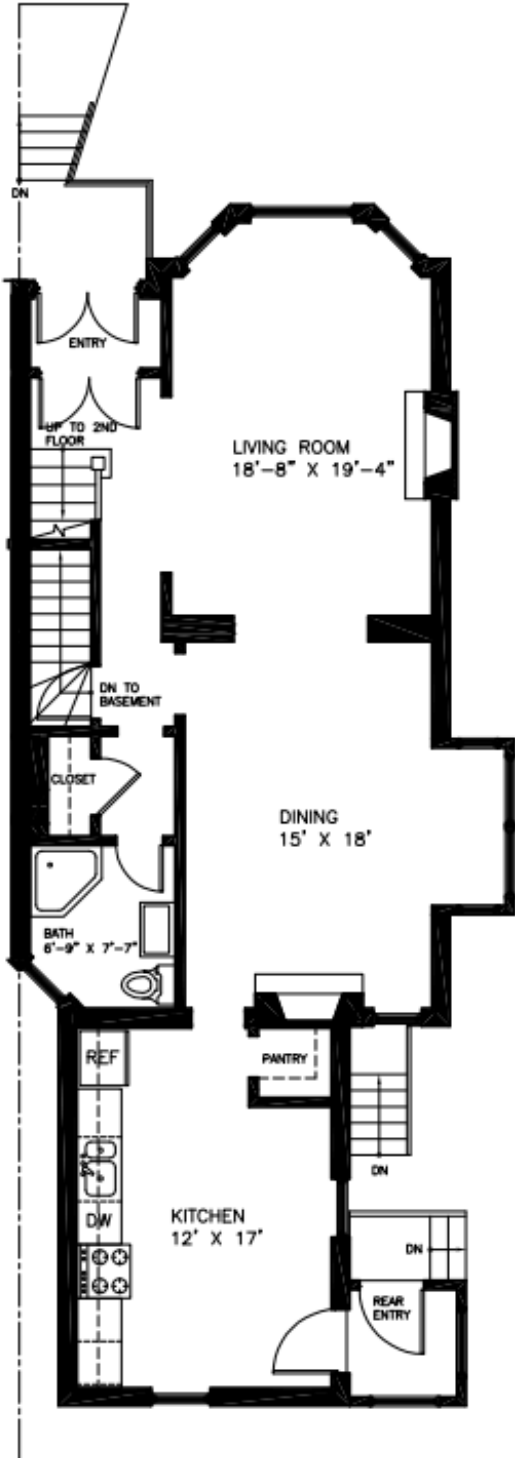
\$3,000

2424 - New stainless refrigerator and W/D

\$8,000

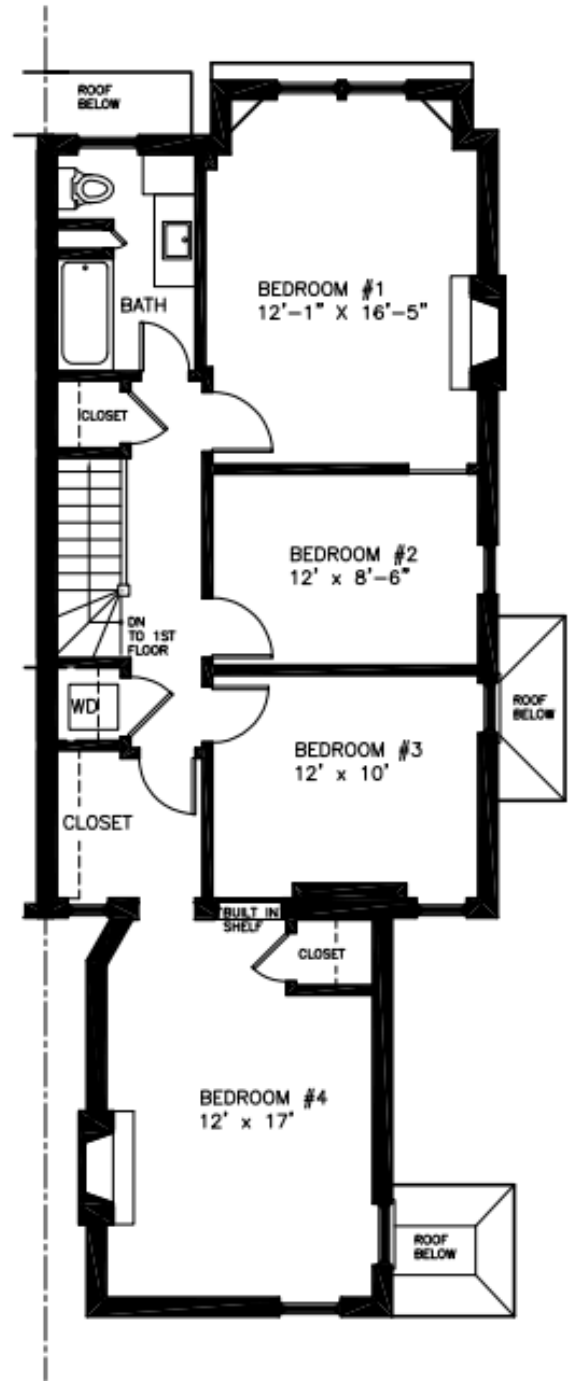
2424 - Custom built walk-in closet by the company Inspired Closets

03 2424 FLOOR PLAN



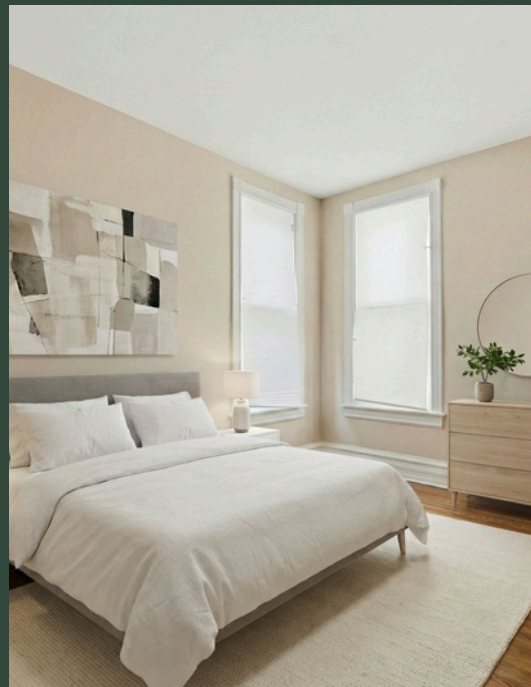
2424 N. GENEVA TERRACE

N  **FIRST FLOOR PLAN**
ALL DIMENSIONS AND FEATURES ARE APPROXIMATE FOR MARKETING PURPOSES ONLY



2424 N. GENEVA TERRACE

N  **SECOND FLOOR PLAN**
ALL DIMENSIONS AND FEATURES ARE APPROXIMATE FOR MARKETING PURPOSES ONLY

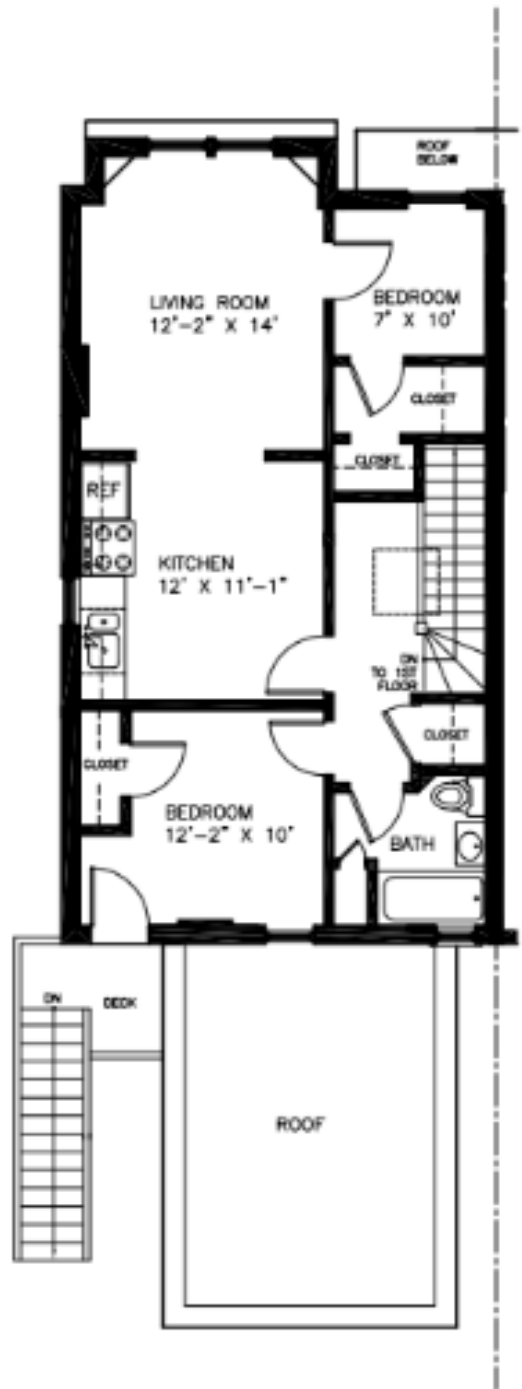


03 2428 FLOOR PLAN



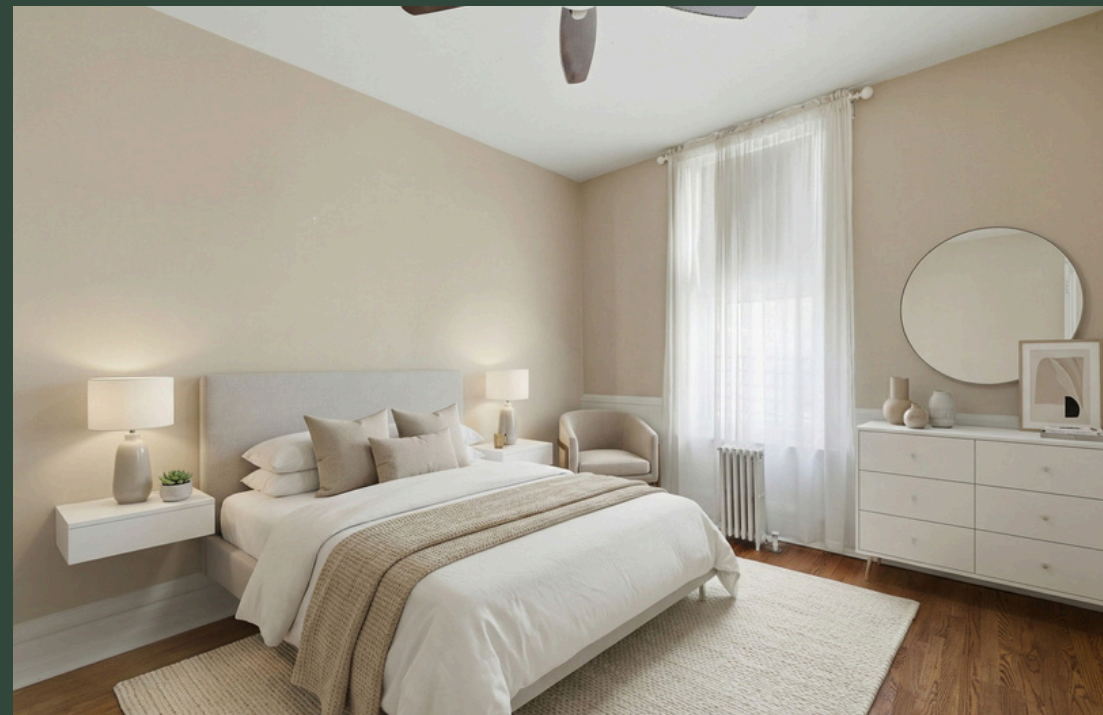
2428 N. GENEVA TERRACE
 UPDATED 2/19/16

FIRST FLOOR PLAN
ALL DIMENSIONS AND FEATURES ARE APPROXIMATE FOR MARKETING PURPOSES ONLY



2428 N. GENEVA TERRACE

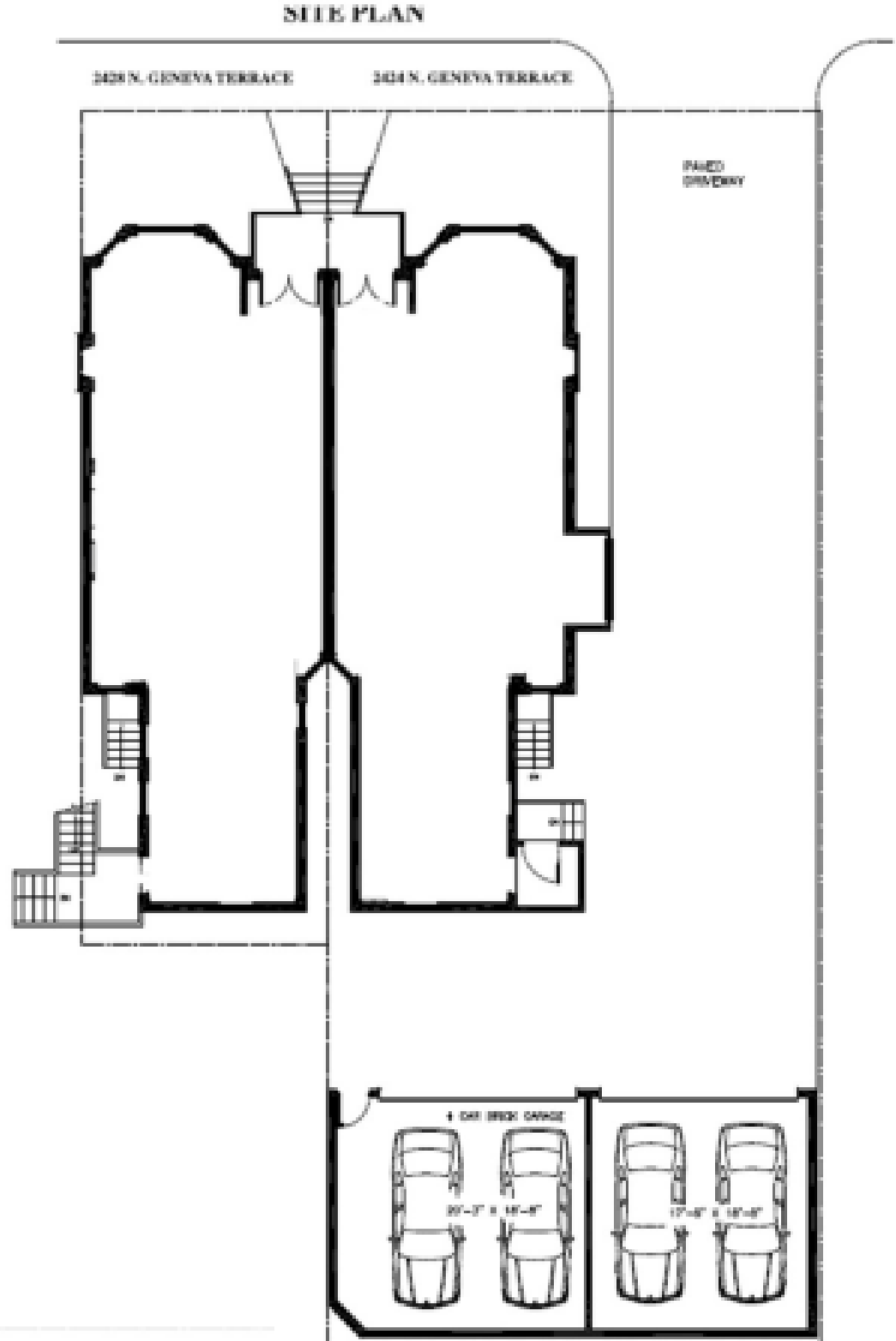
SECOND FLOOR PLAN
ALL DIMENSIONS AND FEATURES ARE APPROXIMATE FOR MARKETING PURPOSES ONLY



03

SURVEY AND SITE PLANS

2424 and 2428 N Geneva Site Plan

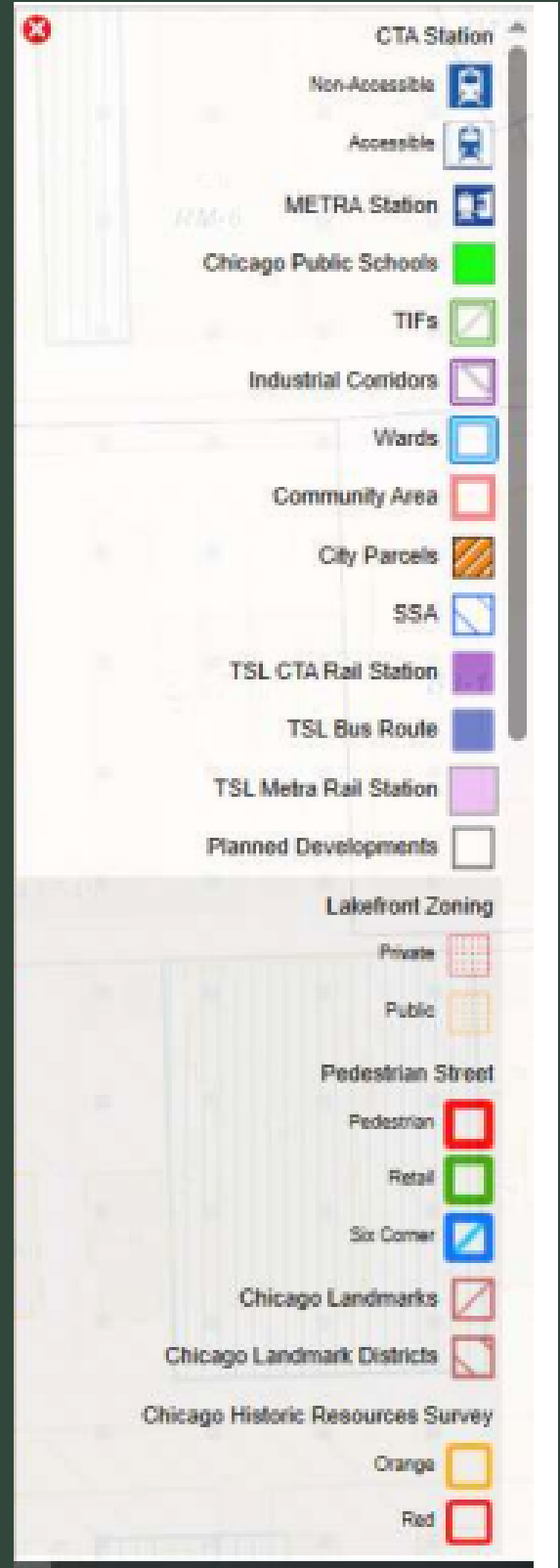


ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE SPECIFIED



03

SURVEY AND SITE PLANS



03

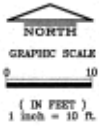
SURVEY AND SITE PLANS

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3060
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
PROFESSIONAL DESIGN FIRM NO. 184-000023

MM SURVEY
PHONE: (773) 383-6900
FAX: (773) 242-0424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

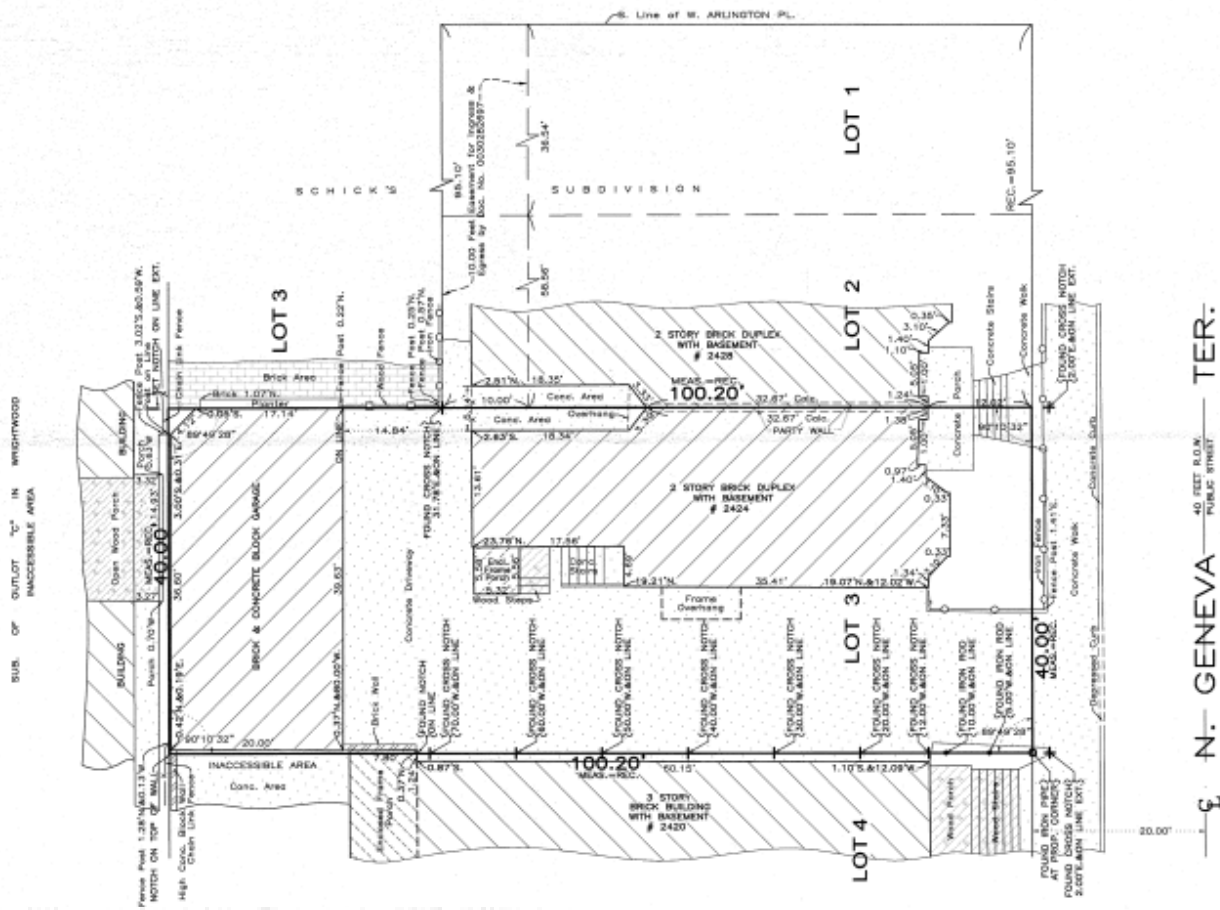


PLAT OF SURVEY OF

LOT 3, IN THE SUBDIVISION OF LOT 27 IN OUTLOT "C" OF WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
ALSO
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF THE ABOVE PARCEL AS CREATED BY THE DEED AND RESERVATION OF EASEMENT RECORDED FEBRUARY 27, 2003 AS DOCUMENT 0030282697 FOR INGRESS AND EGRESS OVER THE WESTERLY 10 FEET OF LOTS 1 AND 2 IN SCHICK'S SUBDIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION OF OUTLOT "C" OF WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 4,008 SQ. FT. = 0.092 ACRE

COMMONLY KNOWN AS: 2424 NORTH GENEVA TERRACE, CHICAGO, ILLINOIS.



DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

ORDER NO. 96-37640

SCALE: 1 INCH = 10 FEET.

DATE OF FIELD WORK: October 1, 2025

ORDERED BY: JILL KRAWCZYSHYN



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois }
County of Cook }

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat herein drawn is an accurate representation of said survey.

Date: OCTOBER 3, 2025

Hylton E. Donaldson
ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2026
DRAWN BY: S.Z.-A.T.

03

SURVEY AND SITE PLANS

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL LICENSE # 003000003

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60112

TEL: (847) 475-3000
FAX: (847) 475-3147

PLAT OF SURVEY

OF

THE SOUTH 20.17 FEET OF LOT 2 IN SCHROCK'S SUBDIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION OF LOT 27 IN OUTLOT "C" OF WRIGHTWOOD, BEING A SUBDIVISION OF SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL NET AREA: 1,380.02 SQ. FT. = 0.0316 ACRE

COMMONLY KNOWN AS: 3428 NORTH GENEVA TERRACE, CHICAGO, ILLINOIS.

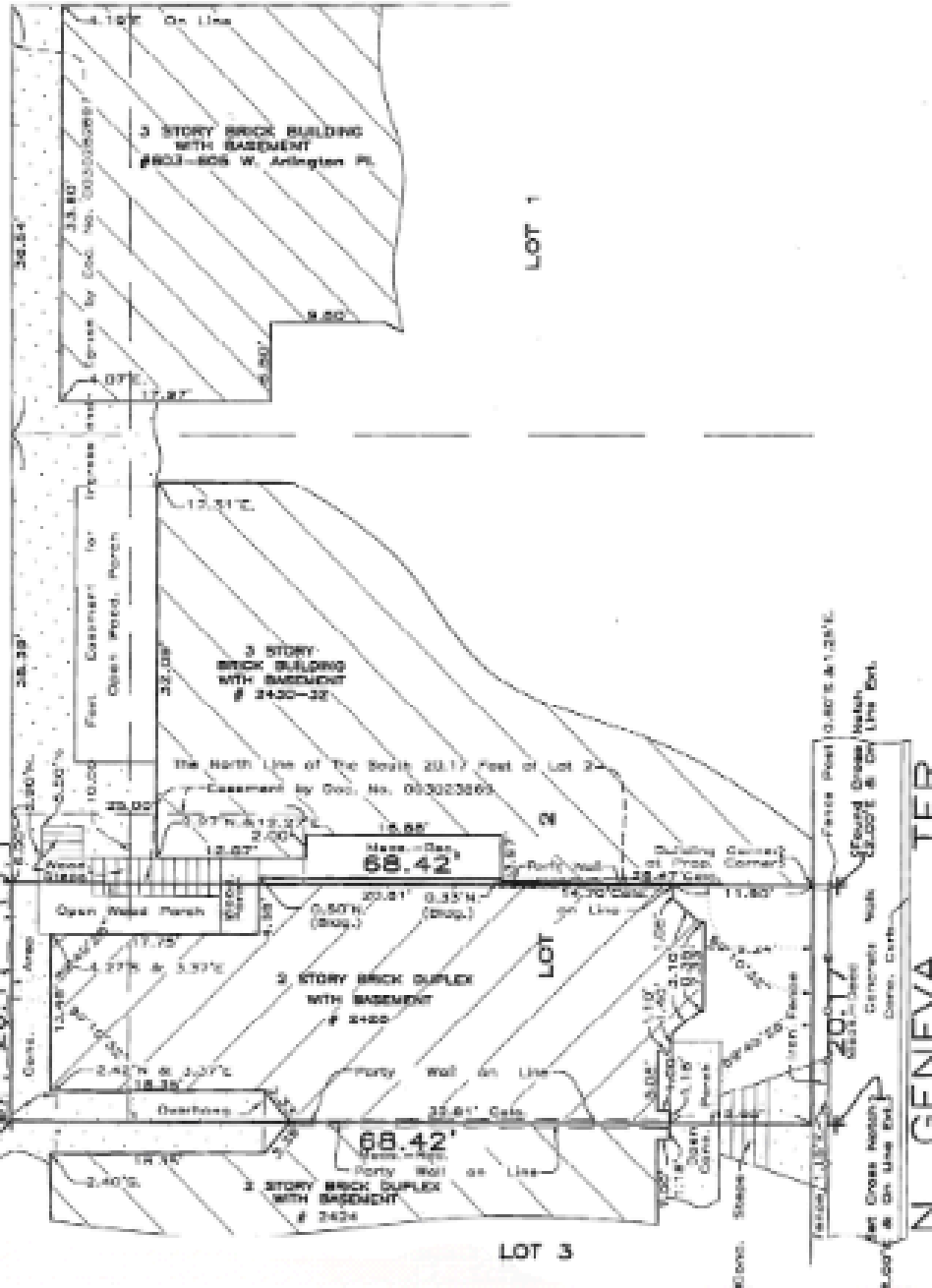
W. ARLINGTON PL.



SUBDIVISION OF LOT 27 ETC.



THIS PROFESSIONAL SERVICE CONFORMS TO THE ILLINOIS MENSURON STANDARDS FOR BOUNDARY SURVEY.
THIS SURVEY HAS BEEN CONDUCTED FOR STRENGTH DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.
Date of State: IL
County of Cook
We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat herein shown is an accurate representation of said property.
Wayne W. Donofrio
ILLINOIS LAND SURVEYOR - LICENSE # 003000003, 11/28/02
Drawn by: J.R. & A.T.



REVISED: October 17, 2005 (Add Easement)
UPDATE: October 10, 2005
ORDERED BY: Joseph R. Julius
(Attorney at Law)
THE LEGAL DESCRIPTION SHOWN ON THIS PLAT HEREIN DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO INDICATED IN THE MAP, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 02-60753
Scale 1 inch = 10 feet
Date: July 29, 2002.
Ordered by: Rob Jones

N. GENEVA TER.

CAPTIVATE

2424 - 2428 N Geneva Ter
Chicago, IL 60614

Single Family | \$1,725,000

2 Flat | \$1,350,000



DAN SPITZ

REALTOR®

spitz@captivatereg.com

C: 773.718.4136

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REALTY

R
REALTOR

MLS
MULTIPLE LISTING SERVICE

