

### Condo Questionnaire Information

**Legal Name of Condo Association:** Carl Sandburg Village Condo Assn. #7

**Utilities included in monthly assessments:** Basic cable, hot water, heat and air conditioning

**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: \$75 per year (June 1 – May 31); Pro-rated for new members only
- 5) Bike Room: \$25 per year
- 6) 2 Hospitality Rooms: Available for rent

**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

**Year building was converted to condos:** 1980

**Percentage of owner occupancy:** Approximately 73%

**Name of Management Company:** Community Specialists, 312.331.8691  
[www.communityspecialists.net](http://www.communityspecialists.net)

**Parking:**

Rented parking is available for a monthly fee. The James/Kilmer Parking Garage is managed by Standard Parking. For questions about parking, please contact Eddie Main, Jr., Garage Manager at 312.787.5436.

**Total number of parking spaces:** 493

**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: \$45 for dogs and \$30 for cats. Pet Rules can be obtained from the Management Office.

**Insurance Information:**

Call Mesirow Financial Insurance at 312.595.8099 or get certificate of insurance online at [www.condorisk.com](http://www.condorisk.com) for the Carl Sandburg Village Association #7.