

Jon Hall

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Brew Labs



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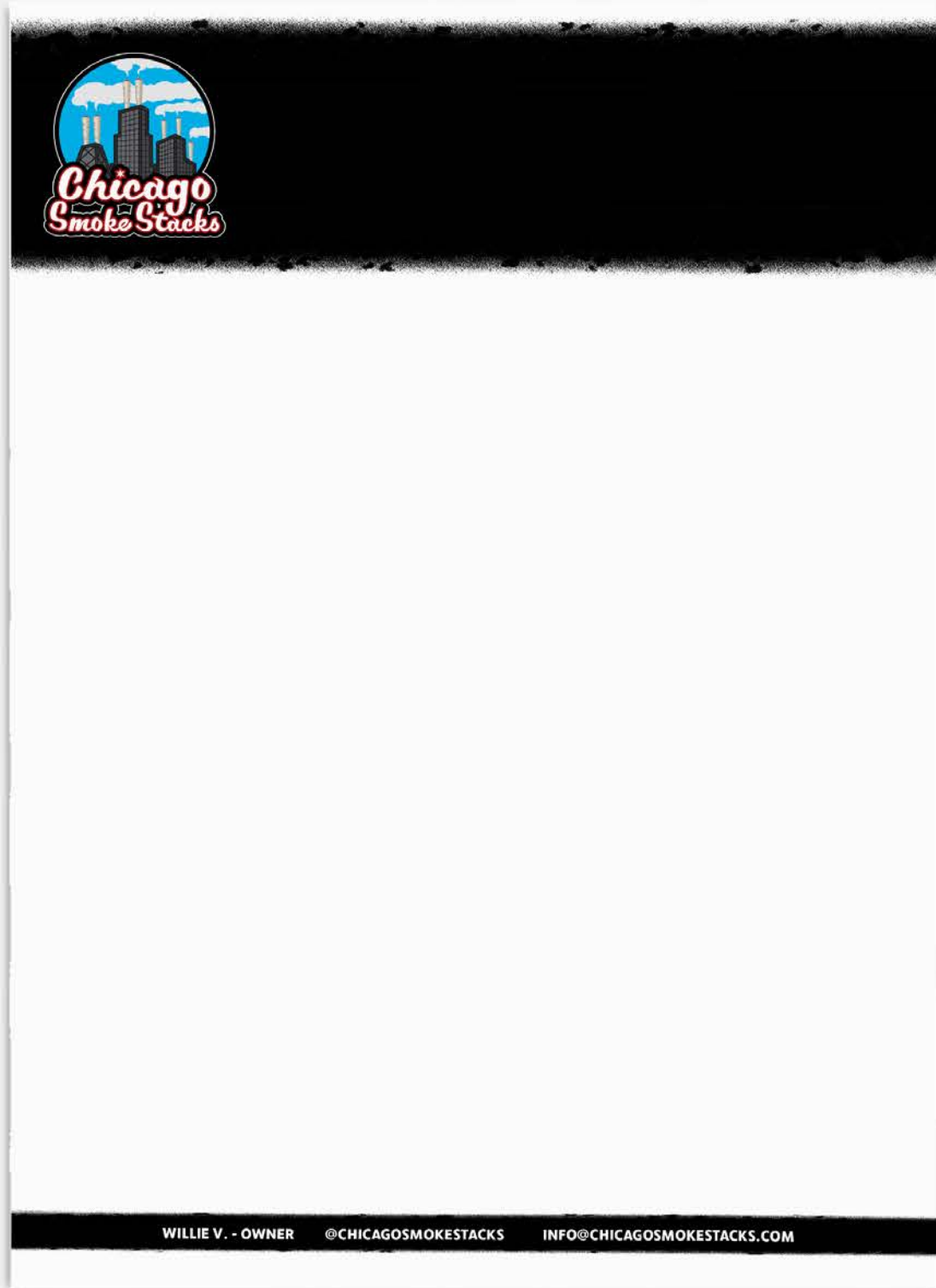


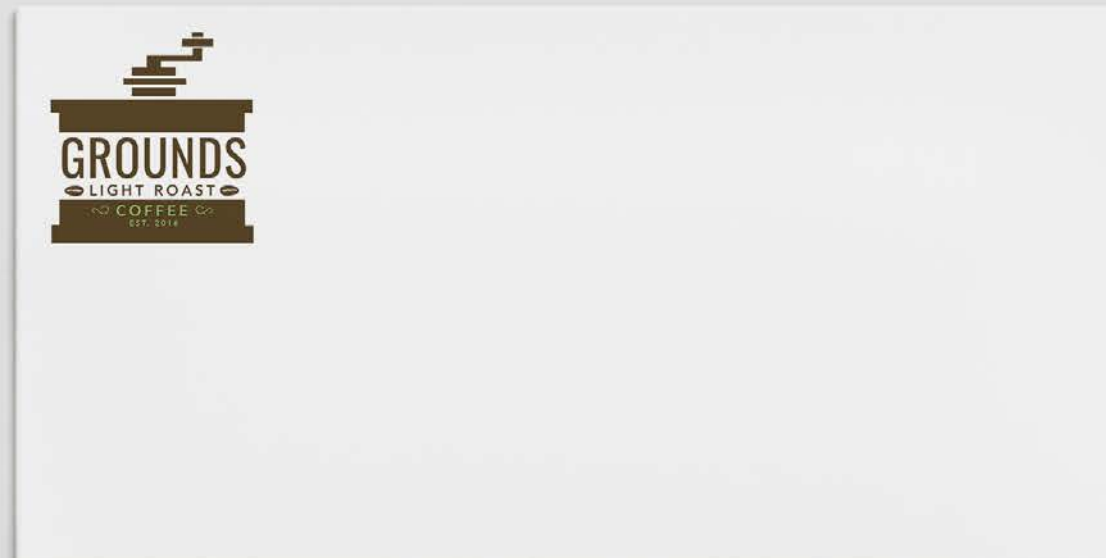
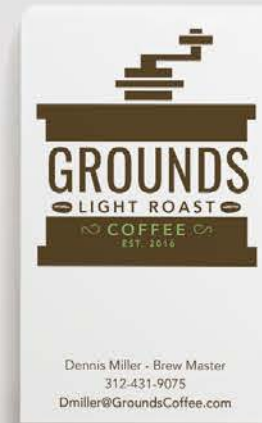
Jamie Herferd • Owner
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* * @halfpipebrewlabs Chicago, IL 630 • 555 • 3456 * *

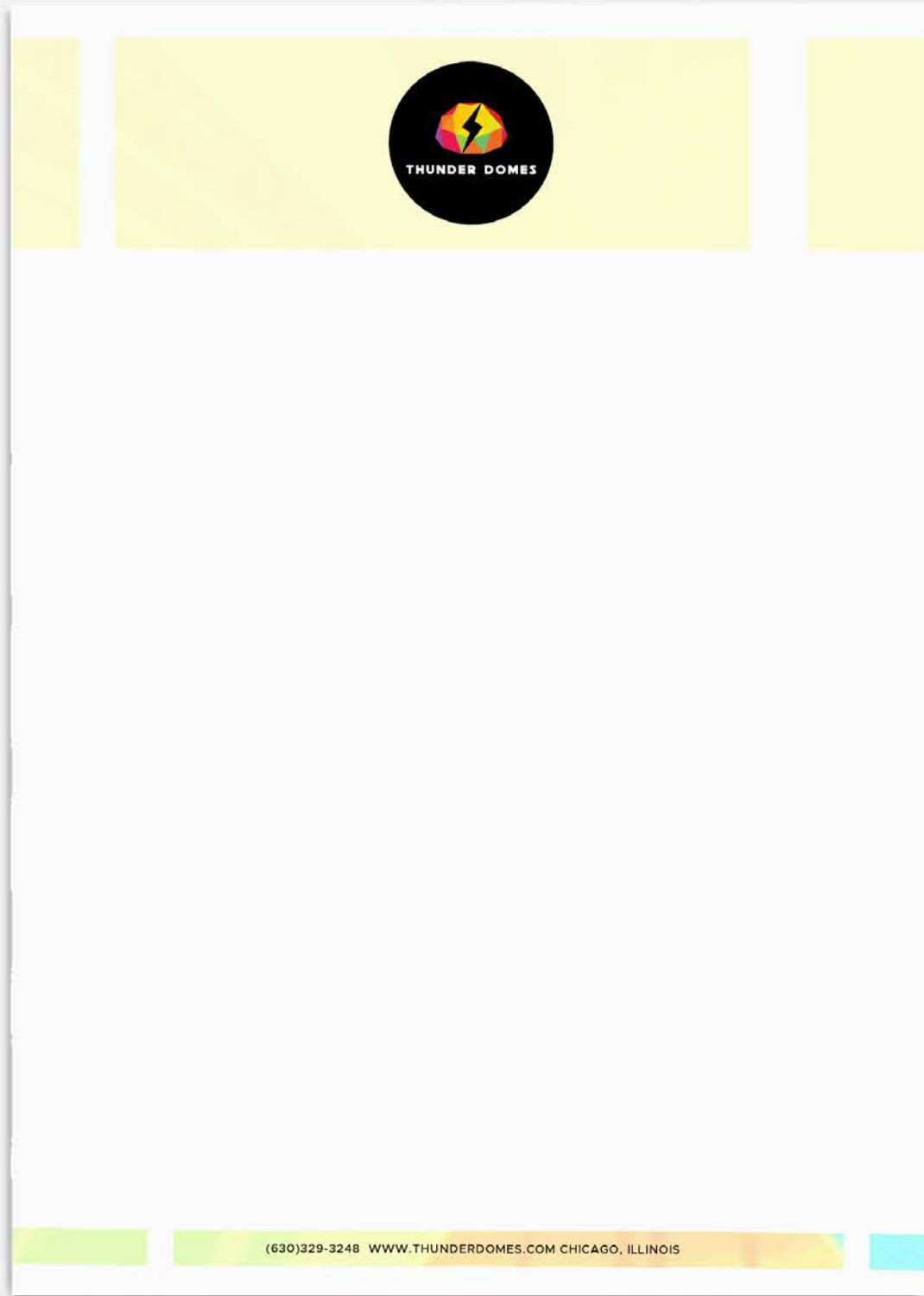
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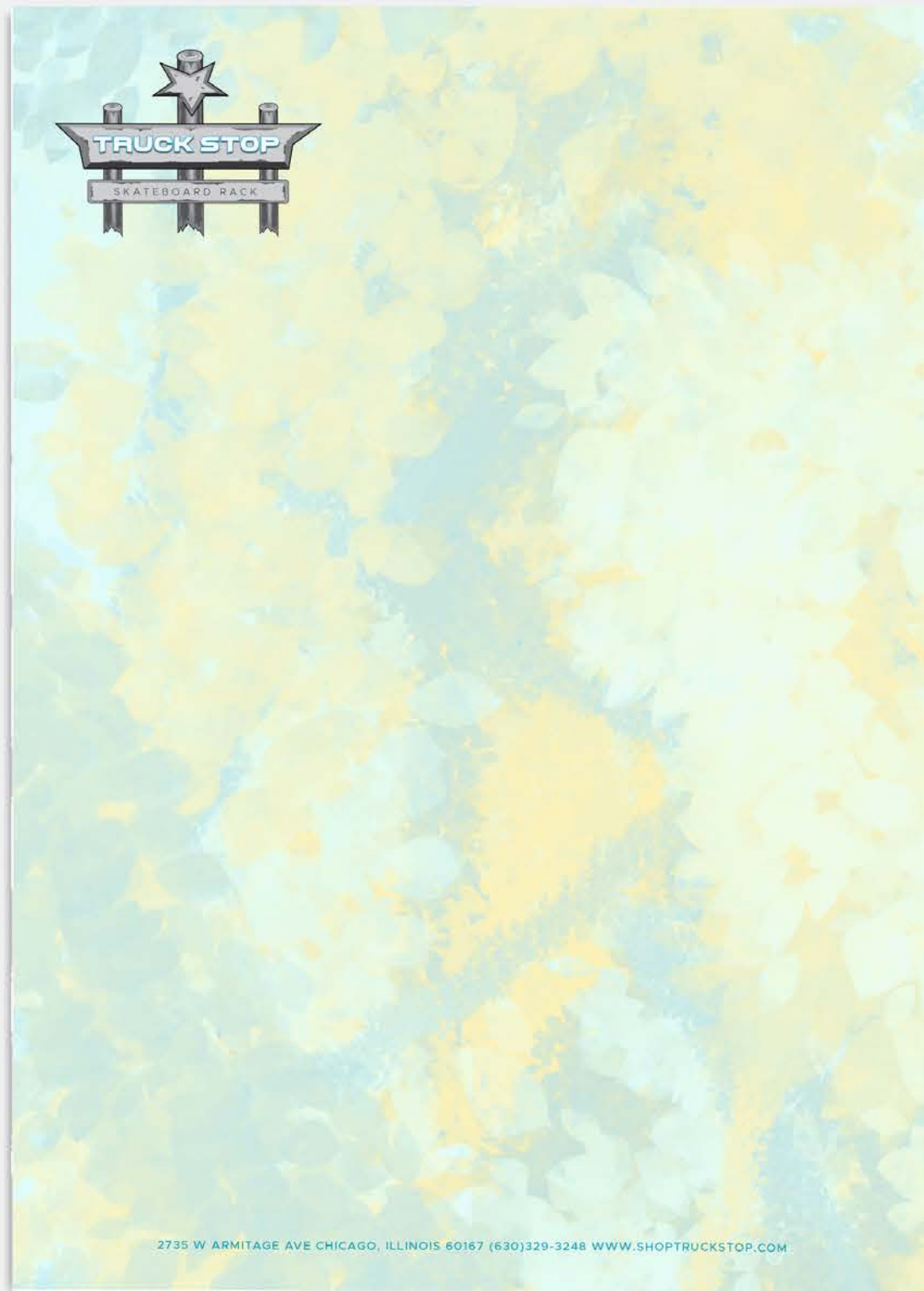


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 <p>SOLD 3470 DUNDEE, NORTHBROOK</p>	 <p>SOLD 133 LAWN CT, BUFFALO GROVE</p>
 <p>SOLD 175 E DELAWARE #608, CHICAGO</p>	
 <p>SOLD 132 SANDWICH, HIGHLAND PARK</p>	 <p>SOLD 922 KENILWORTH, GLENVIEW</p>
	 <p>SOLD 110 N MILWAUKEE #106, WHEELING</p>

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"Darby is the best realtor I have worked with, by far! She helped my husband and I both buy and sell a home, and she got results. We sold our old home in 5 days for above asking price, and we bought the perfect home for our family. Throughout this experience, I found that she takes the time to collect data that is key for decision-making, but also has the judgement and experience to help guide you through the process. She is friendly, courteous, helpful and attentive to your needs. Even after you have finished your transaction, she keeps in touch and helps in whatever way she can. She is amazing!"
-K.R.



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Hello to all my clients & friends,

It goes without saying that home has taken on a whole new meaning these days. It's not only a place that holds love and memories; it's also a haven...and maybe an office...or a classroom...or a workout studio.

Whether your housing needs have changed or you're looking for more information about your local market, please remember that I am always available to help with any of your real estate needs.

Keep reading for more real estate tips and insights, and don't hesitate to reach out any time.

-Darby Zwagerman



Real estate is local

In the span of just one month, any number of conflicting headlines have confused buyers and sellers. "Home Sellers Cut Prices as Housing Market Cools," announced The Wall Street Journal, while Crain's Chicago Business wrote, "Chicago Gets a Full Year of Double-Digit Home Value Growth."

This is just one example of how the adage that real estate is local always holds true - regardless of nationwide trends or projections. In fact, market trends vary not only by state, town, or neighborhood, but even block to block.

Whether it's questions about home prices, market activity, or inventory, your @properties Christie's International Real Estate agent is your most knowledgeable resource for the most relevant data and insights.

With the added benefit of innovative tools like our Digital Comparative Market Analysis, which continually updates with real-time data from the local MLS, you'll always have the most current information right at your fingertips.

For more buying and selling tips, or a market analysis of your home and local area, feel free to reach out anytime.

Recent Sales - Buy Side



2445 N. ROCKWELL
\$1,399,000

UTILIZED THE PLN TO GET BUYERS IN BEFORE OTHERS



1907 N. CLEVELAND B
\$1,325,000

BUYER WON IN MULTIPLE OFFER



2834 W. BARRY
\$655,000

BUYER WON AGAINST 29 OTHER OFFERS



929 W. ARGYLE 2W
\$553,000

BUYER WON IN MULTIPLE OFFER

Recent Sales



507 N. BISHOP
\$540,000

SOLD IN 1 DAY



724 W. BRIAR #1
\$575,000

SOLD IN 1 DAY



4927 N. DAMEN 2F
\$587,000

SOLD OVER LIST PRICE WITH MULTIPLE OFFERS



310 S. SUMMIT
WHEATON
\$487,000

SOLD 11% ABOVE LIST WITH MULTIPLE OFFERS

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*MED. LLC based on closed sales data 08/04/2021-03/01/2022



Christmas Candy



FLUFFY STUFF NORTH POLE COTTON CANDY
Blue raspberry/strawberry flavor - in counter display.
18 Case Pack
18331* \$0.87



FLUFFY STUFF SNOW BALL COTTON CANDY
Strawberry flavor - on merchandise strip.
48 Case Pack
48330** \$0.87



SOUR FACE STOCKING STUFFER CENTER
5 Assorted - 2 bubble gum sticks, 2 magic wafer powders, 1 eddy swirl lops in 136 pc. floor display.
136 Case Pack
9012* \$0.87

6 Christmas 2020



3-PACK CHRISTMAS MARSHMALLOW PEEPS
1.5 oz. each in 24 pc. counter display. Gluten & Fat Free.
Trees 59600 Gingerbread Man 59603
Snowmen 59601 Stockings 59604
Reindeer 59602 24 Case Pack \$0.87



It's beginning to taste a lot like Christmas!



HARIBO HOLIDAY GUMMI GOLDBEARS
4 oz. bag in floor display.
72 Case Pack
79928* \$0.87



DOUBLE BUBBLE MINI MILK CARTON
4 oz. - Fruit Flavor.
24 Case Pack
26* \$0.87



14" DOUBLE BUBBLE SNOWBALLS
Blue raspberry flavor. - 2.32 bag oz. in counter display.
24 Case Pack
10210* \$0.87



14" DOUBLE BUBBLE HOMERUN GUM FILLED BAT
4.5 oz. each in counter display.
12 Case Pack
97266* \$2.80



CANDY FILLED DOUBLE BUBBLE ORNAMENT GUM BALL
1.97 oz. - 2 Assorted in counter display.
72 Case Pack
13332* \$0.87



DOUBLE BUBBLE TWIST BANK
3.5 oz. - Original Flavor.
24 Case Pack
83253 \$0.85

Items are subject to be delivered on a "Display or "Merchandise Strip setting.

Stocking Stuffers



CHRISTMAS COLOR AND ACTIVITY BOOK
2 Assorted titles in floor display.
96 Case Pack
91450F-96* \$0.75



60-PAGE CHRISTMAS POCKET COLORING BOOK
4 Assorted titles in counter display.
48 Case Pack
8015* \$0.80



PUFFY TIC-TAC-TOE STYLE STICKERS
4 Assorted on 12 pc. merchandise strip.
48 Case Pack
091590C5** \$0.35



CHRISTMAS WORD FIND BOOK
3 Assorted large or regular print styles in counter display.
48 Case Pack
83114P* \$0.75



KIDS BEHAVIOR REPORTS FROM ELF
2 Assorted styles with 25 sheets and paper post box.
24 Case Pack
09116T* \$0.68



80-COUNT 3-PAGE STICKER BOOK
4 Assorted styles. 1 Metallic and 4 color pages per pack.
48 Case Pack
09109RT \$0.70



CHRISTMAS BOARD BOOK
9"x4.25" - 4 Assorted titles in 24 pc. counter display.
48 Case Pack
6206* \$0.80



4-PACK MINI CHRISTMAS NOTEBOOKS
2 Assorted styles with 20 ruled sheets each.
48 Case Pack
091117T \$0.65



JUMBO ERASER CHRISTMAS PUZZLE
5.5"x3.85" - 2 Assorted styles.
48/24 Case Pack
09168T \$0.44

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Trim-a-Tree



GLITTER ORNAMENTS
2 pc.-skates, 1 pc.- ballerina, bike, carriage in 4 assorted colors.
48 Case Pack
G91031 \$0.65



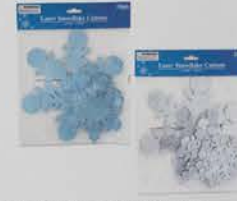
GLITTER UNICORN ORNAMENT
4 Assorted colors.
48 Case Pack
G91029 \$0.75



SNOWFLAKE OR 4-PACK ICICLE ORNAMENTS
6 Assorted styles - 5 with glitter.
48 Case Pack
G91151T \$0.78



SILVER PLATED ORNAMENT WITH GEM
2"-2.5" - 8 Assorted styles in 48 pc. counter display.
48 Case Pack
G91782* \$1.37



10-PIECE LASER PAPER SNOWFLAKES
4"-9" - 2 Assorted colors - silver or ice blue.
72/36 Case Pack
G91465B \$0.75



3" SNOW FILLED SNOWMAN BALL ORNAMENT
3 Assorted colored knit hats.
24 Case Pack
G91149T \$0.88



FELT GIFT CARD HOLDER ORNAMENT
12 Assorted styles. (polybag header packaging)
96/48 Case Pack
G91014 \$0.55



CLIP-ON GREETINGS ORNAMENT
MDF - 5 Assorted with glitter and greenery, pine cone, and berries.
30 Case Pack
G91026 \$0.65



WINTER SCENE BALL ORNAMENT
4 Assorted cute prints with ribbon loop.
48/24 Case Pack
G91712T \$0.70



LARGE TINSEL ORNAMENT
8 Assorted - Stocking, hat, 2 ball, 2 bell, 2 sleigh.
24 Case Pack
G91155T \$0.78



WOODEN ORNAMENT WITH LIGHT UP NOSE
6 Assorted styles.
36 Case Pack
G91150T \$0.90



2-PACK LARGE PINECONE ORNAMENTS
3"-5" size - 4 Assorted plain, gold glitter, red glitter, or white tips.
48 Case Pack
G91524N \$0.78

24 Christmas 2020

Items are subject to be delivered on a "Display or "Merchandise Strip setting.

Trim-a-Tree



6" CLIP-ON BIRD ORNAMENT
3 Assorted colors with glitter, bead, and gem detail.
36 Case Pack
G28185 \$0.65



METALLIC DIE-CUT CORRUGATED ORNAMENT
12 Assorted - 3 Shapes each in 4 colors.
48 Case Pack
G91880 \$0.44



5" RED TRUCK WITH TREE ORNAMENT
6 Assorted - 2 styles each with 3 color glitter accents.
36 Case Pack
G91153T \$0.88



WINTER GAMES ORNAMENT
8 Assorted - 4 Assorted styles each with red or black buffalo check prints.
24 Case Pack
G91167T \$0.87



WHITE GLITTER ORNAMENT
8 Assorted styles. 4 with red/black or 4 with white/black checkered bow.
48 Case Pack
G91152T \$0.87



GALVANIZED ORNAMENT
6 Assorted - 2 Styles and 3 designs each.
36 Case Pack
G91148T \$0.78



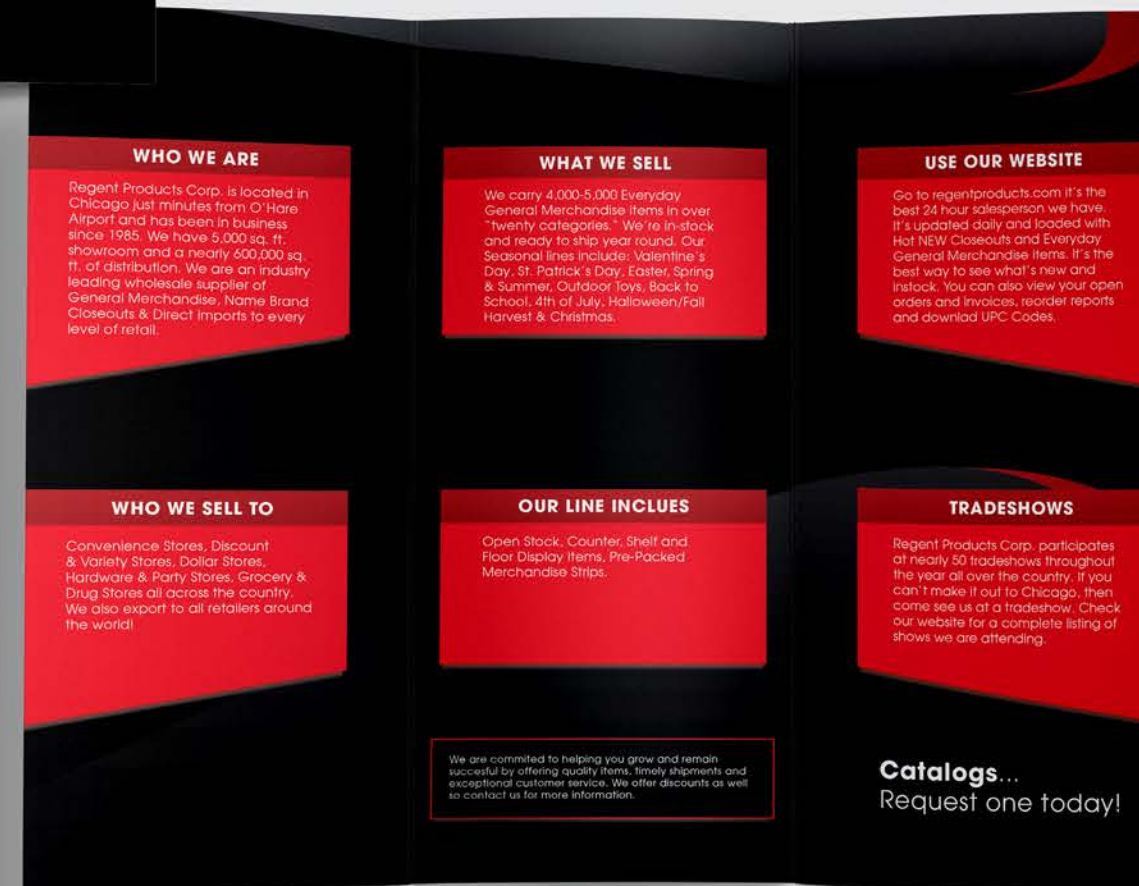
GALVANIZED ORNAMENT
6 Assorted with checkered prints and greenery, pinecone, berries.
36 Case Pack
G91147T \$0.88

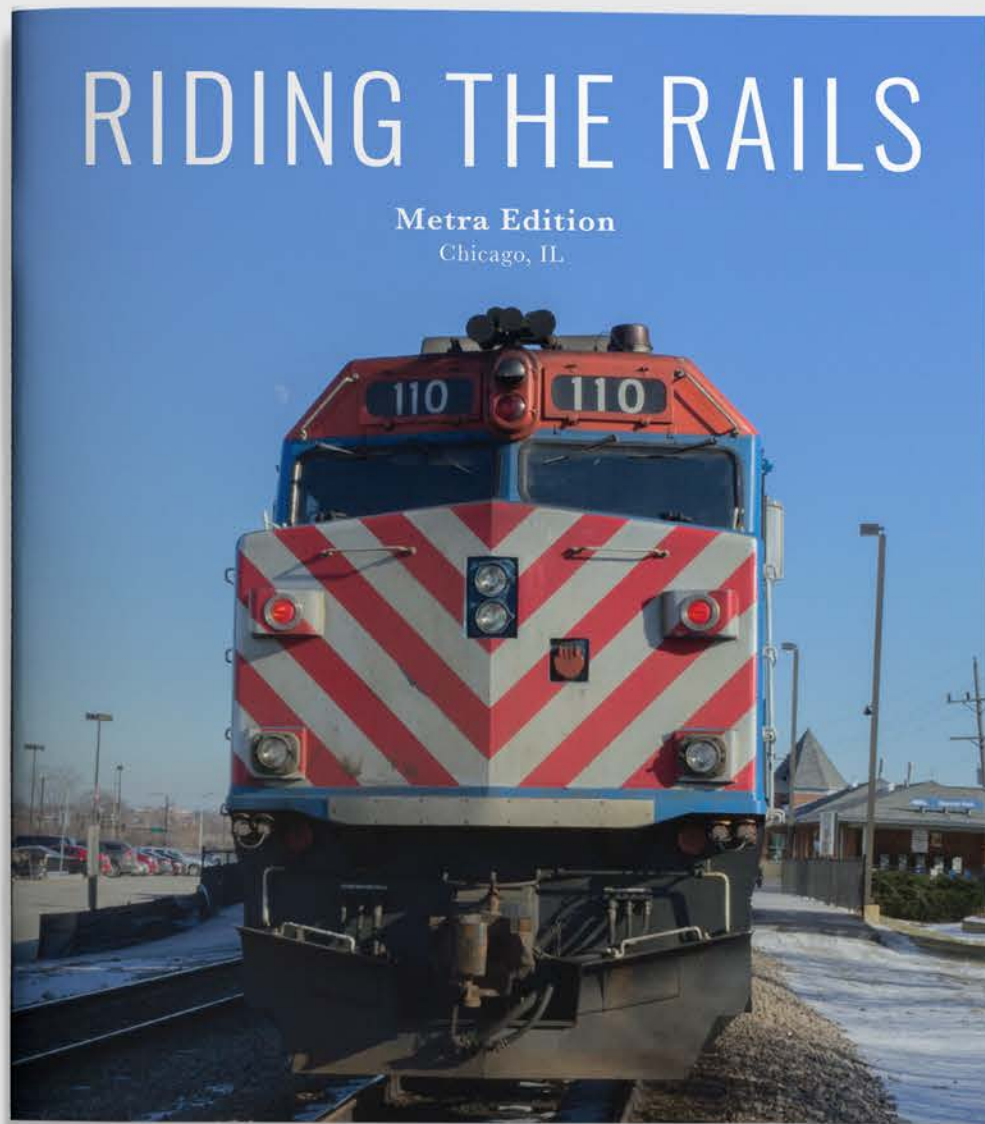



CLEAR ORNAMENT WITH WINTER SCENES
8 Assorted - 2 Styles each in 4 designs/shapes.
48 Case Pack
G91028T \$0.88

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THE HISTORY

Chicago has always been the railroad center of the nation, and it has had commuter trains almost as long as it has had any trains. Rail service peaked in the 1930s, when Chicago had the largest public transportation system in the world.

But by the late 1960s and early 1970s, the system was failing across the region, with the CTA, suburban bus companies and freight railroads experiencing big financial losses. To keep the system running, voters in the six-county Chicago area created the Regional Transportation Authority in 1974.

Its mission was to coordinate and assist transportation for the public and to serve as the conduit for state and federal subsidies needed to keep the system operational. The **RTA** did not at first directly operate commuter rail service but paid the railroads to do so under purchase-of-service agreements. It also began to reverse decades of disinvestment in the overall commuter rail system, primarily by buying new locomotives and cars.

However, the bankruptcies of the Rock Island and the Milwaukee Road railroads changed the rules of the game. The **RTA** took over the commuter operations and eventually bought the tracks of those railroads. It created a commuter rail division to operate those lines in 1982.



The **RTA** was reorganized by Springfield in 1983, and something called the Commuter Rail Service Board was created to oversee commuter rail operations. At the same time, a suburban bus division (**Pace**) was created. **RTA** remained as the parent organization for the CTA, Metra and Pace, which are known as the three service boards.

The Commuter Rail Service Board operated the Rock Island line and the two Milwaukee lines directly. It operated the remaining seven lines indirectly, through purchase-of-service agreements with Illinois Central Gulf, the Burlington Northern, the Chicago & North Western and the Norfolk Southern.

Due to the complicated and patchwork nature of commuter rail at the time, the rail board in 1984 came up with the

"Metra" name as a service mark for the entire system, short for "Metropolitan Rail". The idea was to bring a unifying identity to all the various components, no matter who owned or operated them. That system still is in place, although the ownership and operators of several lines have changed.

Metra bought the Illinois Central Gulf's electrified commuter line in 1987 and started operating it directly as the Metra Electric Line. Metra also took over operation of what is now the Heritage Corridor line, which ran on tracks then owned by ICG and now owned by Canadian National.

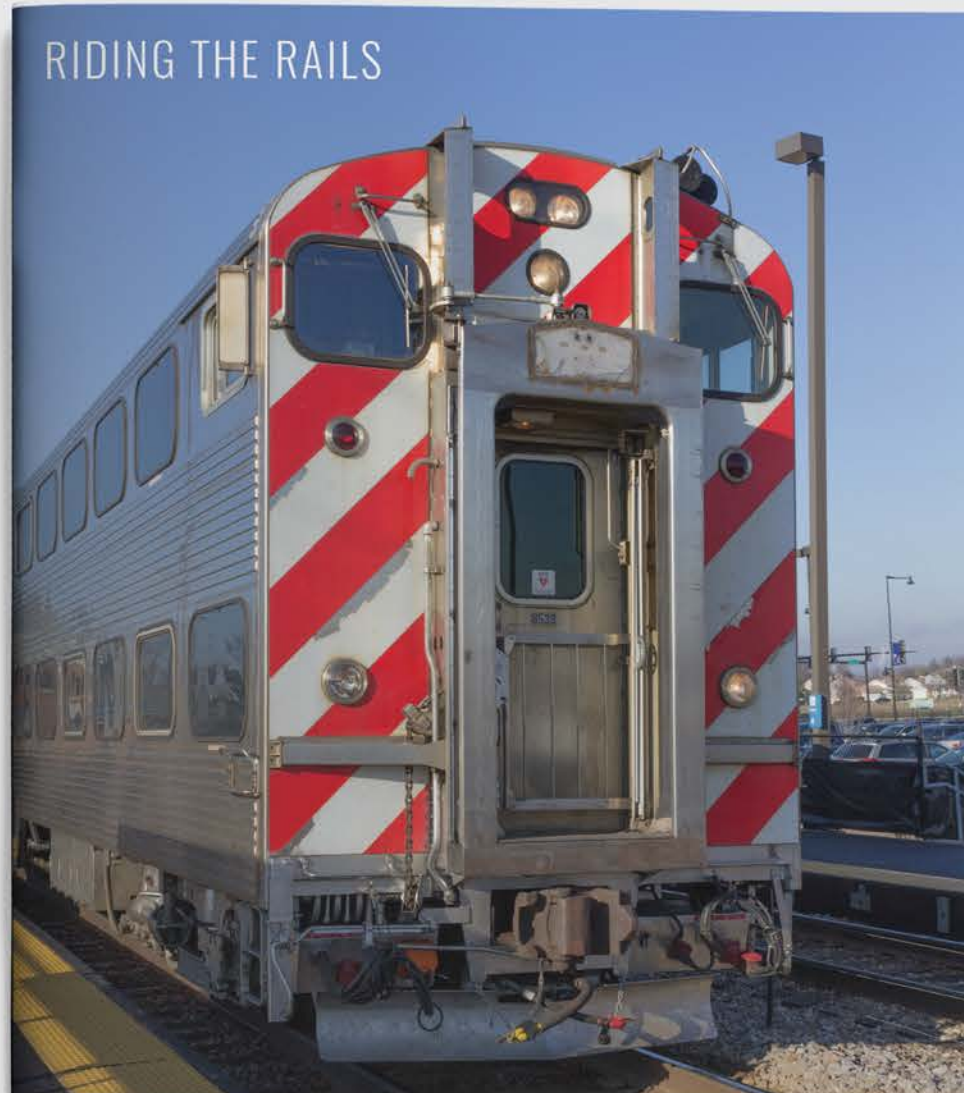
That same year it also assumed ownership of the Milwaukee lines. It took over operations on the Norfolk Southern line in 1993 and renamed it the SouthWest Service. **Metra** still has purchase-of-service agreement with two railroads. The Chicago

& North Western was merged with Union Pacific in 1995, and UP still owns and operates the three Union Pacific lines. Burlington Northern, now known as the BNSF Railway, continues to own and operate that line.

Under those contracts, the carriers use their employees and own or control the rights-of-way and most of the other facilities required for operations. **Metra** owns the rolling stock and in conjunction with local municipalities is responsible for most stations. Metra retains overall authority over fares, service and staffing levels.

2
Metra Edition www.RidingtheRails.com

3
Content provided by metrail.com Pictures by J. Hall





THE FARES

Monthly Unlimited Ride Pass
Monthly passes are for the exclusive use of the purchaser and are not transferable. If you buy a monthly ticket online from the first of the month on, you will be mailed one for the next month. If you need to ride before then, please purchase a ticket from a station agent or order ten ride tickets. For on line ticket purchases allow up to 7 business days for delivery from the date it was printed and shipped. Monthly passes are valid until noon on the first business day of the following month and refunds are subject to a \$5 fee per transaction if returned after the first day of the month.

10-Ride Ticket
These tickets are good for one year. Ten-Ride Tickets are no longer refundable. This ticket is ideal for occasional commuters or leisure travelers. One ticket can be shared by people that are riding the train together.

One-Way Ticket
For travel from one station destination to another. One-way tickets are valid for 90 days including the day of purchase, and they are not refundable.

Reduced Fare Schedule
Senior citizens 65 or older, customers with disabilities, and Medicare cardholders who have an RTA-issued Reduced Fare Permit are eligible for a reduced fare ticket. If you are



enrolled in the Illinois Circuit Breaker program and have an RTA-issued Ride Free Circuit Permit, you are eligible to ride free. If you are not in possession of a RTA Reduced Fare Card you must contact the RTA to apply (312) 913-3110.

\$8 Weekend Pass
Unlimited rides on both Saturday and Sunday. Can be used in conjunction with Metra's Family Fares. Not valid for travel on the South Shore (NICTD).

Senior Citizen/Disability Fares
Senior citizens 65 or older, customers with disabilities, and Medicare cardholders who have an RTA-issued Reduced Fare Permit are eligible for a reduced fare ticket. If you are enrolled in the Illinois Circuit Breaker program and have an RTA-issued Ride Free Circuit Permit, you are eligible to ride free. If you are not in possession of a RTA Reduced Fare Card you must contact the RTA to apply (312) 913-3110.

U.S. Military Fares
Military personnel may purchase one-way tickets or ten ride tickets at a reduced fare provided they present proper military identification indicating they are on active duty. These privileges are extended to all branches of the military: Marines, Air Force, Army, Navy and Coast Guard. Military fare tickets are sold only at Metra ticket offices or on-board trains.

Where to Purchase Tickets
Metra tickets for any line may be purchased at the downtown stations or at outlying stations where a ticket agent is on duty. (See schedules for station locations) On the Metra Electric, tickets at non-downtown stations are available through vending machines. Where no ticket agent or vending machine exists, passengers may board the train and purchase a one-way, cash-fare ticket from the conductor. However, if an agent is on duty or a vending machine is available and you elect to purchase the ticket on the train, the conductor will charge an additional \$3.

Children's Weekday Fares
Children ages 7 to 11 save 50 percent over one-way fares. Children under 7 ride free when accompanied by a fare-paying adult (up to three children free per adult). Under no circumstance will children under 7 years of age be permitted to travel alone.

Student Fares
Student fare tickets are only sold at Metra ticket offices or on board trains. Full-time students enrolled in an accredited grade school or high school can purchase a reduced one-way, 10 ride or monthly pass. College students are not eligible for reduced fares. These tickets will be honored daily between the hours of 5:30 a.m. and 10:00 p.m. When purchasing a ticket, students must present a valid letter of certification from their school, on school stationery, or present a valid school I.D. bearing the student's name, school name and authorized signature. Student identification card or letter of certification must be displayed along with the ticket to the conductor. Failure to do so will result in full fare payment. Student tickets are not transferable. Any questions concerning the above may be directed to Metra Passenger Services at 312-322-6777.

Full fares Fares Beginning 2, 1, 2015

Zone	Monthly	Ten-Ride	One-Way
A	\$92.75	\$29.25	\$3.25
B	\$99.75	\$31.50	\$3.50
C	\$135.50	\$42.75	\$4.75
D	\$156.75	\$49.50	\$5.50
E	\$171.00	\$54.00	\$6.00
F	\$185.25	\$58.50	\$6.50
G	\$199.50	\$63.00	\$7.00
H	\$213.75	\$67.50	\$7.50
I	\$235.25	\$74.25	\$8.25
J	\$249.50	\$78.75	\$8.75
K	\$263.75	\$83.25	\$9.25
M	\$292.25	\$92.25	\$10.25

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Metra Edition www.RidingtheRails.com

7
Content provided by metrarail.com Pictures by J. Hall



once over

A GUIDE TO CHICAGO MURALS



6



2205 N Milwaukee Ave.

LIKE ONE, PHES, PHOR, MORGAN, ELOTES, FONTE, MERLOT, AMUSE, SEGE
This is a painted mural that uses aerosol paint. It measures approximately 8ft high by 1000ft wide. This mural's length is impressive, it stretches nearly an entire city block. The artists' select use of colors really helps brighten up the street.

1	1435 N MILWAUKEE AVE.	10	2462 N MILWAUKEE AVE.
2	1438 N MILWAUKEE AVE.	11	2992 W FULLERTON AVE.
3	2110 N MILWAUKEE AVE.	12	2546 N MILWAUKEE AVE.
4	2130 N MILWAUKEE AVE.	13	2999 N MILWAUKEE AVE.
5	2160 N MILWAUKEE AVE.	14	3178 W 27TH ST.
6	2205 N MILWAUKEE AVE.	15	2407 S KEDZIE AVE.
7	2209 N MILWAUKEE AVE.	16	2838 S KEDZIE AVE.
8	2213 N MILWAUKEE AVE.	17	3141 W 36TH PL
9	2355 N MILWAUKEE AVE.		

Introduction

This book travels to various murals in the city of Chicago. First traveling around the North Side of the city down Milwaukee Ave. Then traveling down to the South Side to see even more murals. These murals were painted by artists from Chicago and across the globe.



16



2838 S Kedzie Ave.

CHUB, UNKNOWN ARTIST, BEGR, KANE, AWOL

This location is along the train tracks. It is a painted mural that uses bucket paint and paint. This wall approximately measures 10ft high by 100ft long. The walls in the surrounding area are known as the Walls of Style.

"Darby is the best realtor I have worked with, by far! She helped my husband and I both buy and sell a home, and she got results. We sold our old home in 5 days for above asking price, and we bought the perfect home for our family. Throughout this experience, I found that she takes the time to collect data that is key for decision-making, but also has the judgement and experience to help guide you through the process. She is friendly, courteous, helpful and attentive to your needs. Even after you have finished your transaction, she keeps in touch and helps in whatever way she can. She is amazing!"

-KR



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“

Kay has been our agent multiple times and every time we have used her it has been an amazing experience. There aren't enough words to express how grateful we are to have been able to have her sell 2 of our homes and also help us buy 1. On both sides of the sale she is not only knowledgeable but also goes above and beyond to make sure everything goes smoothly. We will recommend her to anyone we know (and those we don't know but would like a recommendation)! 100% Would use Kay again!


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