

SHERMAN GARDEN APARTMENTS

1856-1866 Sherman Avenue, between University Place & Emerson Street, Evanston IL 60201
"Where You Can Afford to Own A Home in Downtown Evanston"



WALK TO RESTAURANTS, FINE SHOPS & MORE

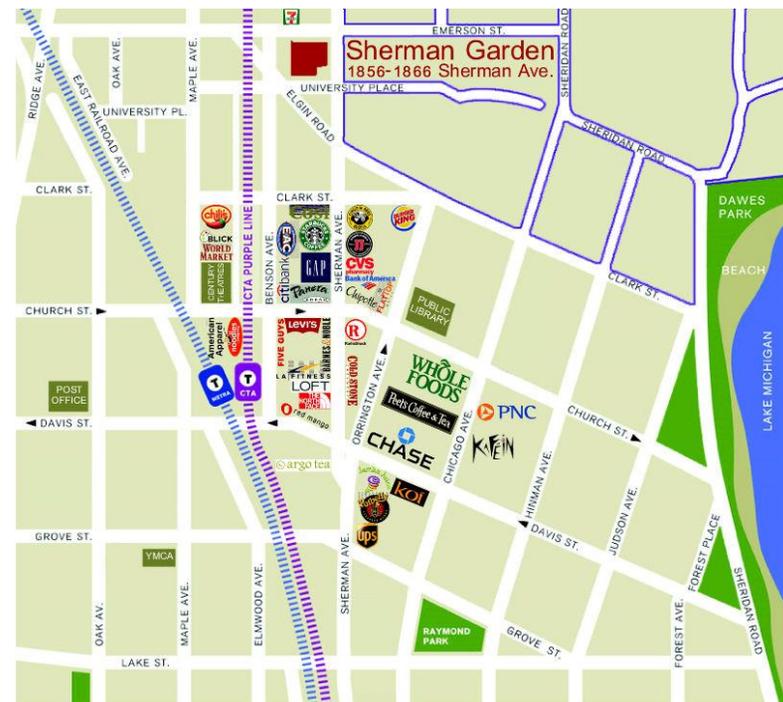
- 1.5 blocks to downtown commercial area
- 4 blocks to Lake Michigan
- 2 blocks to Northwestern University campus
- 5 blocks to Whole Foods
- 1.5 blocks to the FarmersøMarket
- 2 blocks to CVS Pharmacy
- 2.5 blocks to Barnes & Noble bookstore
- 4 blocks to Evanston Public Library
- 6 blocks to the US Post Office
- 5 blocks to the Century 12 movie theatre
- Excellent restaurants for every palate!

CLOSE METRA LOCATION

- Davis Street stop is 4.5 blocks away
- ÉExpress train takes about 20 minutes to downtown Chicago
- ÉNon-express train is 4 stops (about 30 minutes) to downtown Chicago

NEARBY EL LOCATIONS

- ÉDavis Street stop (Pace bus and CTA) is 4 blocks away & about 45-50 minutes to downtown Chicago
- ÉFoster Street stop (CTA only) is 1.5 blocks away & 45-50 min. to downtown Chicago



EVANSTON, THE FIRST SUBURB NORTH OF CHICAGO, is a great commuter location & a marvelous place to live! Northwestern University offers courses, concerts, plays, museum, sports events & more. Three sandy beaches on Lake Michigan are open seasonally to Evanston residents.

OWNING IS AFFORDABLE AT SHERMAN GARDEN

It costs less to own at Sherman Garden Co-operative Apartments than it costs to buy a comparable condo or rent a comparable apartment in Evanston or Chicago.

- Monthly assessments are based on apartments' square footage.
- Assessments cover **all** apartment costs except Internet, cable & phone services:
 - gas · electricity · water · sewer · heat · air conditioning
 - trash removal · elevator & security system
 - maintenance · lawn & garden maintenance · snow removal · real estate taxes
- Plus SGA's mortgage interest & real estate taxes are deductible! (Further savings are available for eligible seniors from the state of Illinois.)

15 FACTS & FEATURES

1. SGA has five 7-story elevator buildings & 132 apartment units.
2. The buildings cluster around a lovely inner courtyard.
3. Many apartments have balconies.
4. Radiant heat keeps your feet warm during winter.
5. There are built-in window air conditioning units.
6. Windows have screens & can be opened for fresh air.
7. There are different floor plans in the one-, two- and three-bedroom apartments.
8. Commercial-size washers & dryers (at least 2 each) are located in the basement of each building.
9. Recycling bins for paper, glass & plastic are found in each basement.
10. There is a separate room in each building for second-class mail & posting of announcements.
11. There is a convenient USPS mail box in the courtyard.
12. Off-street parking is available ½ block from the development.
13. Dry-cleaner & 7-11 are across the street on Emerson.
14. \$.20/day city resident tickets permit on-street parking.
15. Two staff engineers take care of much interior & exterior maintenance.

For more information, see:

www.shermangardenevanston.com

A CO-OPERATIVE DEVELOPMENT

Unlike a condominium in which buyers own their individual living space or unit, SGA buyers own a share in the entire co-operative development. They hold a proprietary lease that entitles them to occupy their specific apartment as long as they own the share in the co-op.

- SGA is governed by a 5-member Board of Trustees. Three of the trustees are residents elected for 3-year terms. Two are non-residents appointed by the resident trustees.
- Sherman Garden Apartments are professionally managed by Heil, Heil, Smart & Golee of Skokie.
- As required by the terms of the trust, all residents must be home owners, & rentals are not permitted.

DISTINGUISHED DESIGN

The Sherman Garden Apartments were designed by architect & early automobile designer Henry K. Holsman. The five 7-story buildings in the development were built in 1946-1948. Designed to last, they are constructed of brick, steel & concrete. The architect's wife, painter & sculptor Elizabeth Tuttle Holsman, designed the iconic animal decorations, cast in concrete, for the exterior of SGA's buildings. The family made their home in one apartment.

THE SGA ASSOCIATION (SGAA)

The SGAA is open to all residents. Nine regular meetings a year cover current association projects & concerns. The meetings include time for socializing & sometimes feature a guest speaker. There are no dues. SGAA currently sponsors the following activities, coordinated by resident volunteers:

- Gardening in the courtyard
- Book discussion group
- Games nights
- A genealogy group
- Outings to local performances
- Annual parties in December & July
- Occasional events like fair weather gatherings in the courtyard and a sidewalk sale

The Association publishes a monthly newsletter with news of SGA people, interests & concerns as well as local events, tried-&-tested vendors & more.