

The Churchill

1255 North State Parkway

Chicago, IL 60610

(312) 706-2345

1255NorthStateParkway.com

Our History

Opened in 1923 as a fashionable apartment hotel, The Churchill was designed by architecture firm H.L. Stevens & Co. to provide “luxury apartments for Chicago’s wealthy.” The architecturally significant residence was quickly established as one of the preeminent residential addresses in Chicago. Many wealthy and celebrated residents have called The Churchill home. Added to the National Register of Historic Places as a contributing property to The Gold Coast Historic District in 1978 and converted to condominiums in 1979, our founding legacy lives on and residents can still expect to find “the last word in service, the finest class of patronage, and a permanently attractive home.”

The Condos

Today there are 64 units ranging from two-room studios to three bedroom suites. Some units have water views of Lake Michigan and, a rarity in prewar buildings, a number of units have private outdoor access via balconies and / or terraces. All units enjoy access to the common sun deck and partial water views it provides. In-unit laundry and spacepak central air may be added to all units within locations pre-designated by management. Pet friendly building - up to two dogs. No onsite parking but monthly valet garage parking is available across the street.

The Building

Featuring at the heart of Chicago’s historic Gold Coast neighborhood, this prestigious landmark has been meticulously updated to provide every modern convenience while ensuring the preservation of its historic charm. 24-hour door personnel, full-time engineer, maintenance and housekeeping staff are on duty seven days a week elevating service as the flagship amenity. Fitness center, sundeck, bike room, package reception, storage lockers, and laundry facility are all on site. Monthly assessment includes approximate 25% reserve contribution and ALL utilities.

Capital Improvements Completed in the Last 10 Years

Total Building Riser Project including all Hot, Cold, & Waste lines

Complete Limestone Parapet Wall & Trim Repair / Replacement

Complete Redecorating of All Common Areas

Modernized Passenger Elevator

New Freight Elevator

New Sundeck including New West-Elm Furniture, Grilling Stations, & Landscaping

New Security System

New Hot Steam Boilers

New Bicycle Room

New Laundry Room Equipment

New Life Safety System

Roof Replacement - **Underway in 2026**

New Fitness Center - **Underway in 2026**

Association Details

The Churchill

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Association Details

Number of Units

64

Percent Owner Occupied

75%

Reserves

Approx. \$2,960,000 as of Jan 1, 2026

Built / Converted

1923 / 1979

Construction

Brick, Stone, Concrete, and Tile

Architect

H. L. Stevens & Co.

NHRP Listed

Yes, 1978 - Gold Coast Historic District, Contributing Building

Elevators

1 Passenger, 1 Freight

Freight Elevator Dimensions

Depth: 66"

Height: 120"

Width: 53"

Door Opening: 38"

Door Height: 84"

Pets

Dogs allowed - up to 2

No weight/breed restrictions

Assessments Include

25%+ Reserve Funds Contribution, Electricity, Gas, Water, Hot Water, Heat, Central AC, Common Insurance, Security System, 24-Hour Door Personnel, Basic Cable, Exterior Landscaping, Scavenger, Snow Removal

Amenities Include

24-Hour Door Personnel

Delivery Reception

Receiving Room

Laundry Room

Fitness Center

Sundeck

Onsite Engineer

Bicycle Room

Storage Lockers

All Utilities

Building Link Resident Portal



The Churchill

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Association Details

Insurance Agent

The Baldwin Group Southeast, LLC
740 Waukegan Rd
P.O. Box 700
Deerfield, IL 60615
Phone: (847) 940-4300

Certificates of Insurance

Written Requests: Sudlerchicago.com/insurance

Onsite Engineer Office

1255 N. State Parkway
Chicago, IL 60610
Phone: (312) 944-5193
Fax: (312) 944-5120

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Managing Agent Office

Sudler Property Management - Mickey Nikezic, Property Supervisor
875 N. Michigan Ave.
Suite 3980
Chicago, IL 60611
Phone: (312) 706-2345
Email: mnikezic@sudlerchicago.com

Sudlerchicago.com

Documents Required for Sale or Lease

1. Notice of Intent to Sell / Lease
2. Copy of the Sales Contract / Lease (min. 12 months)
3. Resident Information Form
4. New Owners Only: Address Designation & E-Delivery Consent Form
5. A \$250.00 Move-Out Fee; \$250.00 Move-In Fee; \$500 refundable Move Damage Deposit from both parties; Sellers and Lessors also pay \$150 Transfer Fee
6. Acknowledgement of House Rules
7. Acknowledgement of Rules Governing Insurance Coverage (Purchase Only)
8. Acknowledgement of Rules Governing Pets
9. Acknowledgement of Move-In/Move Out Procedures
10. Construction/Alteration to Unit Form

New Sales or Lease Packet

Automated Requests: Sudlerchicago.com/paperwork