

# 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**

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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

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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](http://Sudlerchicago.com/insurance)

### Onsite Engineer Office

1255 N. State Parkway

Chicago, IL 60610

Phone: (312) 944-5193

Fax: (312) 944-5120

[1255northstateparkway.com](http://1255northstateparkway.com)

### Managing Agent Office

Sudler Property Management - Mickey Nikezic, Property Supervisor

875 N. Michigan Ave.

Suite 3980

Chicago, IL 60611

Phone: (312) 706-2345

Email: [mniksezic@sudlerchicago.com](mailto:mniksezic@sudlerchicago.com)

[Sudlerchicago.com](http://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](http://Sudlerchicago.com/paperwork)