



New Owner Information 2024

MANAGEMENT OFFICE	312-596-5202
FRONT DESK	312-596-5205
CHIEF ENGINEER	312-596-5206
COMCAST	800-266-2278
COMMONWEALTH EDISON	800-334-7661

ASSESSMENT INFO

Assessments are due on the 1st of each month and are assessed a \$50 late-fee if not paid before the 15th. All utilities, including cable and internet, are included in the monthly assessment, with the exception of electricity. An individual ComEd account will need to be set up by the unit owner for electricity.

Ways To Pay

Online Portal: New owners must go to <https://mysudler.sudlerchicago.com/> and register their accounts. Once registered, management will approve your account and you can choose your preferred payment method.

Mail: Paper checks must be made payable to 630 N State Parkway Condominiums. Make sure to put your unit number on the check. All checks must be mailed to the buildings lock box at:

630 N State Parkway
c/o Sudler Property Management
PO Box 1970
Arlington Heights, IL 60006

SNAPP: SNAPP is an automatic payment method that draws the full amount owed each month, as opposed to a preset monthly total. This prevents unit owners who prefer automatic payments from having to change the monthly amount for one-time payments for work orders or key fobs. Residents can sign up for SNAPP in their MySudler Portal, or by filling out the attached SNAPApplication and returning it to management.



BUILDING

Basement: Loading Dock, Recycling/Trash, Engineer's Office, Bicycle Storage Room

1st Floor: Lobby, Front Desk, Mail Room, Management Office

2nd Floor: Fitness Center, Party Room, Bathroom

G3-G7: Residential Parking Spaces

G8: Unit Storage Lockers

9-27: Residential Floors

28th Floor: Boiler Room, Penthouse 2nd Floor

SERVICES/AMMENITIES

Cable/Internet: Included with each condo is a Comcast wireless modem, gigabit internet and HD cable boxes for two TVs. New residents are required to contact Comcast directly at 800-266-2278 to schedule activating the included services or two upgrade anything if wanted.

Moves/Deliveries: Must be scheduled with the front desk. Moves are allowed M-F between 9 am – 4 pm, or between 10 am – 3 pm on Saturdays. (Additional \$150 Fee for Saturday Moves) Must use freight elevator and loading dock.

Maintenance: Maintenance issues can be scheduled by calling the front desk or through the BuildingLink app. All emergencies should call the front desk immediately. Please review the list of services and rates in the buildings rules and regulations.

Bike Room: There is a bicycle storage room located in the basement. The door has its own key. To use the room, fill out a bicycle registration form and bring it to the front desk or management office to receive a key and a sticker for your bike. There is a \$25 annual fee for use of the bike room.

BuildingLink: 630 N State uses BuildingLink for communication, package notification, maintenance requests, community bulletin boards and permission to enter lists. To receive an invitation to BuildingLink please contact management.

Party/Community Room: There is a community party room on the 2nd floor available for use by the residents. The room has a tv, high speed internet, several tables and seating options and a full kitchen. The party room is free to share when it is not rented and can be rented privately



for \$100 by contacting the front desk.

Fitness Room: Located on the 2nd floor, the fitness center is open 24-hours per day and is equipped with free weights, exercise machines, filtered water, wifi and complimentary cable for the tvs.

Notary: There are free notary services available in the management office for residents of the building.

OTHER INFORMATION

Rental Cap: There is a 20% rental cap for the association. The rental cap is currently at capacity and has a waiting list in the management office. To be added to the list please contact the property manager. No unit can be rented without association approval.

Water Alarms: Every condo at 630 N State has between 1-6 individual HVAC units that service their condo for both heat and air conditioning. All condos must have a water alarm in every HVAC unit. If you do not have, or are not sure if you have water alarms, please contact the front desk to have maintenance check.

Pets: Up to two domestic pets are allowed in each unit and must be registered with the management office. There is a 25 lbs weight limit for dogs.

Garage Door Openers/Fobs: Both garage door openers and fobs can be purchased through the management office, or front desk. New garage door openers cost \$75, and new fobs cost \$35.

OTHER SERVICES

Filter Changes: Maintenance will change all HVAC filters twice annually, in the spring and fall. Premium filters can be ordered through maintenance for an additional fee.

Window Washing: The outside of all un-screened windows are cleaned twice annually. No screened windows will be cleaned. Window washing is typically done in April & September.

Garage Powerwashing: Every May and October maintenance power washes the entire garage. Cars need to be moved on the day their floor is scheduled. The schedule will be sent out and posted a few weeks in advance.

