

41.8781° N, 87.6298° W



KATE WADDELL GROUP

COMPASS



Kate Waddell

President

Kate has consistently been a top producer since her real estate career began in 2006. She has been named a top 1% Broker by the Chicago Association of Realtors every year since 2009. In 2018, Kate joined Compass, a brokerage that empowers her with cutting-edge technology and world-class support so she can better serve her clients. She served as Vice President of Sales for Jameson Sotheby's International Realty from 2008 until 2018. Kate was a member of CRF Marketing, the number one sales team in the city, from 2006 until their transition to Jameson Real Estate in 2008. She also sold high-end luxury, new construction condos for a private residential developer at the start of her career.

Kate is a Chicago Neighborhoods expert, focusing on neighborhoods such as Lincoln Park, Lakeview, Wicker Park, Bucktown, Logan Square, West Loop, River North, River West, Streeterville, Uptown, Andersonville, Lincoln Square, and Roscoe Village. Her thirst for knowledge has made her extremely well versed on the Chicago market.

Personal referrals continue to be Kate's main source of business, and she takes her commitment to her clients seriously. With a proven record for negotiation, and a drive to succeed, Kate has consistently sold her listings in under average market time, netting her clients the highest possible price. Kate listens to her buyers needs and wants; and then finds them their dream home, all the while making the process straightforward and fun. Kate is a conscientious team player who aggressively works on behalf of her clients, always in the spirit of a win-win for all parties.

Kate graduated with her Master's degree from the University of Illinois, Urbana Champaign. She began her career in elementary education, teaching for five years. Kate is actively involved in supporting OWLS Lacrosse, as well as Edge Alliance, local charities in Chicago.



Molly Fox

ASSOCIATE BROKER

Appreciating that the purchase or sale of a home is one of the most significant decisions in a person's life, Molly streamlines the real estate process for her clients by serving as a trusted advisor who works diligently and with integrity on their behalf. From first-time home buyers to sellers looking to upgrade, Molly oversees every stage of the process through closing, ensuring that the experience is as stress-free as possible. She is dedicated to listening to her clients needs, helping them to achieve their goals, and remaining a valuable resource for the long term.

Molly is a member of the Kate Waddell Group, a top producing team at Compass. Molly prides herself on providing the highest level of service to all clients, being accessible and responsive, and taking the time to educate and inform at every step. Her clients benefit from the market knowledge and cutting-edge technology available to her, including information on pre-market properties.

A Chicagoland native who grew up in Lincolnshire and currently lives in Logan Square, Molly is well-versed in the unique neighborhoods of the city and the North Shore of Chicago. She developed her enthusiasm for real estate as the daughter of a custom home builder in the North Shore of Chicago. Molly earned her B.S. in Communications from the University of Kansas.

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Carissa Giancarlo

ASSOCIATE BROKER

Carissa's ambition and compassion have served as key drivers for her success in real estate. Understanding that home buying and selling are both important milestones in one's life, Carissa is a firm believer in developing a strong, honest relationship with every one of her clients. Clients appreciate her attention and enthusiasm, as well as her responsiveness and willingness to do whatever she can to address their questions, concerns, and when necessary, nerves.

Carissa graduated from the University of Michigan and holds a Master's degree from the American College of Education. Prior to becoming a real estate broker, Carissa served as a Chicago Public School teacher. Her experience as a teacher showed her the importance of flexibility, patience, understanding, and multi-tasking — all elements she brings to her clients and her real estate practice.

In her free time, she enjoys spending time with her friends and family, traveling, and trying new restaurants. Although Lincoln Park is home, Carissa's passion for exploring everything Chicago has to offer has led to a deep understanding of, and appreciation for, the entire city.



Alexa Dowell ASSOCIATE BROKER

Want to know about Chicago's finest real estate? Meet Alexa Dowell. She has insight on all the most coveted neighborhoods. Alexa is an expert in the Chicago market, having served three years as Director of Operations for one of the city's top producing luxury teams. With Alexa's guidance, her group generated more than \$175 million in annual sales each year.

Alexa developed a reputation for attention to detail and confidentiality in her work as an event planner prior to joining real estate, planning luxury and weddings for athletes, celebrities and business executives in Miami and internationally. A passionate, enthusiastic, hands-on go-getter, Alexa Dowell shares Compass' commitment to the highest level of service. Not only is she a trusted resource and advocate for clients throughout the buying and selling process, Alexa knows the ins and outs of negotiating Chicago's hyper-markets.



Over \$51 Million Total Sales in 2018



2018 & 2019 | Crain's Notable Residential Real Estate Broker

2018 | Closed on over 80 homes

2018 | Chicago Association of Realtors Top 1%

2018 | \$51 Million in Sales

2018 | Top 1% Producer in Chicago

#1 Team Jameson Sotheby's International Realty 2017

Chicago Agent Magazine Who's Who 2013 & 2017

Top 1% Chicago Association of Realtors Every Year Since 2009

Chicago Association of Realtors Top Number of Units Sold Every Year Since 2010

Exit Realty #1 Agent For The State of Illinois For 2011 & 2012

Top 100 Agent in the Chicago Association of Realtors 2010 - 2018

Top 5 Agent at Jameson Sotheby's International Realty 2015 - 2018



How Kate Performs vs. the Industry

83

Kate's Transactions

58

Industry Average Transactions

24

Kate's Average Days on Market

54

Industry Average Days on Market







2665 Geneva Terrace
Lincoln Park | \$2,310,000



56 W Huron #3
River North | \$1,775,000



2030 N Sedgwick E
Lincoln Park | \$1,210,000



2206 N Campbell
Logan Square | \$1,153,232



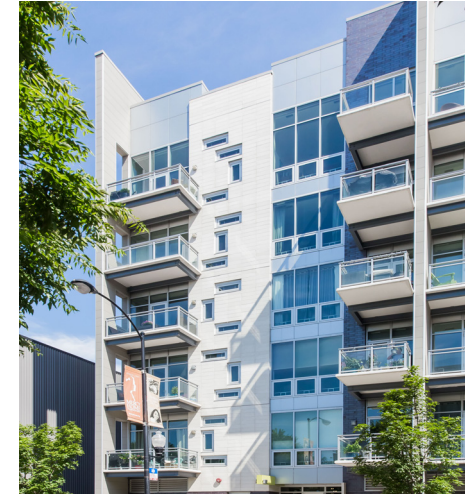
111 S Peoria St PH05
West Loop | \$1,925,000



2440 Lakeview 7EF
Lincoln Park | \$1,725,000



4147 N Damen Ave
North Center | \$1,100,000



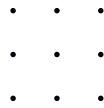
1132 Adams
West Loop | \$1,030,000



Address	Selling Price
56 W Huron, Unit 10	\$1,850,000
56 W Huron, Unit 3	\$1,775,000
1423 W Wolfram St	\$1,712,500
1047 W Webster St	\$1,700,000
25 N Ada Street	\$1,525,000
1929 W Grace Street	\$1,500,000
55 E Erie, Unit 2605	\$1,330,000
1740 W Potomac Ave	\$1,300,000
4225 N Oakley Ave	\$1,252,000
1019 W George Street	\$1,225,000
2650 N Paulina St	\$1,167,500
2118 W Melrose St	\$1,160,000
1924 W Larchmont Ave	\$1,125,000
2709 N Southport Ave	\$920,000
1900 W Roscoe St	\$900,000







"We highly recommend Kate and will recommend her to all friends and co-workers intending to buy or sell real estate in the downtown Chicago area. **She is clearly a highly experienced realtor and very knowledgeable of the Chicago market.** But more importantly, she is easy to work with, listens well, works hard, is highly responsive, has high integrity, and **is willing to go above and beyond** what you might expect of a realtor to help in any way she can. We were out of town buyers, and she never hesitated to jump at the chance to help us take care of matters that were sometimes difficult for us to address from a distance."

Dave & Beth, Gold Coast



"Kate was nothing short of fantastic! She completely understood what I was looking for, never pressured me on the buying process, and took an incredibly thoughtful and professional approach to negotiations and contract review. **Home buying is a challenging task, but Kate made the process fun, exciting, and entirely manageable.** I'd highly recommend her!"

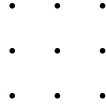
Beth, Gold Coast

"Kate was great to work with on the sale of our condo. Thanks to her knowledge of the Lincoln Park neighborhood, **we were priced right and had an offer for asking within two days of listing.** Everything went smoothly and we would highly recommend her services."

Matt & Leigh Anne, Lincoln Park

Kate Wadell

President
Kate Waddell Group | Compass
m: 773.517.2666
kate@kateproperty.com



Carissa Giancarlo

Real Estate Broker
Kate Waddell Group | Compass
m: 248.568.7408
carissa@carissaproperties.com

Alexa Dowell

Real Estate Broker
Kate Waddell Group | Compass
m: 765.490.5583
alexa@alexaproperties.com

Molly Fox

Real Estate Broker
Kate Waddell Group | Compass
m: 847.668.2796
mollyfox727@gmail.com



compass.com/agents/chicago/kate-waddell/



facebook.com/KateWaddellGroup



zillow.com/profile/KateWaddell



instagram.com/KateWaddellGroup

COMPASS



Kate Waddell

773.517.2666

kate@kateproperty.com