

Park Tower unit sells for year's highest condo price

By [Dennis Rodkin](#) March 17, 2017

A unit on the 50th floor of the Park Tower sold this week for \$4.35 million, the highest price paid this year for a condominium in Chicago.

It's the city's third-highest sale price since the start of the year, after a [single-family home on Grant Place that went for \\$7.2 million](#) and a cluster of [three buildable lots in Lincoln Park that went for \\$4.45 million](#).

The condo, 4,200 square feet in the tower at 800 N. Michigan Ave., was listed in September for \$5.9 million. In January the price came down to \$4.95 million, according to sale information posted by listing agent Chezi Rafaeli of Coldwell Banker.

Sellers Alex and Tanya Radunsky bought the unit for \$2.8 million in 2003, when the Park Tower was newly completed, according to the Cook County Recorder of Deeds. They bought unfinished space, Rafaeli said. He did not disclose what the sellers spent to finish it.

Alex Radunsky, an executive with Formula Capital in New York, could not be reached. Rafaeli confirmed that the sellers' primary residence is in New York. The buyers are not yet identified in public records.

The condo is laid out with its main rooms, including a living-dining combo and the master bedroom, spanning about 131 feet across the east side of the tower, facing Lake Michigan. There are also two east-facing balconies. Only the theater and the third bedroom don't face the lake.

The condo sold for \$1,035 a square foot, considerably more than the \$725-a-foot sale price for the last Park Tower unit to go over \$4 million. That one, 6,240 square feet on the 51st floor, sold in May for \$4.5 million.

As of today, 19 existing condos and six in buildings under construction in the city are listed for \$4.35 million or more, according to Midwest Real Estate Data.
