LAW OFFICES

STORINO, RAMELLO & DURKIN

9501 WEST DEVON AVENUE

ROSEMONT, ILLINOIS 60018

(847) 318-9500

FACSIMILE (847) 318-9509

DONALD J. STORINO
MICHAEL K. DURKIN
RICHARD J. RAMELLO
NICHOLAS S. PEPPERS
THOMAS M. BASTIAN
ANGELO F. DEL MARTO
JAMES E. MACHOLL
BRIAN W. BAUGH
ANTHONY J. CASALE
ANDREW Y. ACKER
PETER A. PACIONE
MELISSA M. WOLF
MATTHEW G. HOLMES
MICHAEL R. DURKIN

THOMAS J. HALLERAN
ERIN C. TINAGLIA
ADAM R. DURKIN

JOSEPH G. KUSPER
MARK R. STEPHENS
BRYAN J. BERRY
ANN M. WILLIAMS
LEONARD P. DIORIO
RICHARD F. PELLEGRINO
DONALD J. STORINO II

OF COUNSEL

IN REPLY REFER TO FILE NO.

February 10, 2016

Ms. Michelle Mitchell
2427 N. 76th Court, #3
Elmwood Park, Illinois 60707

EP-1

Re: Freedom of Information Act Request

Dear Ms. Mitchell:

The Village of Elmwood Park is in receipt of your February 3, 2016, Illinois Freedom of Information Act (5 ILCS 140/1 *et seq.*) ("FOIA") request for the following records:

> "I would like a copy of the official owners of the three condo's [*sic*] listed at the above address, the date of their closing dates on their properties, and any transfers of any type from one owner to another. Additionally, I would like a copy of any rental agreements filed with the village, and any attempts of the village to contact the owner of the 2ND flr unit owner to make restitution for fines not paid for non-rental agreements."

Records responsive to your FOIA request are available for pickup at the Village of Elmwood Park Village Hall, 11 Conti Parkway, Elmwood Park, Illinois 60707. Please be advised that certain information in the records responsive to your FOIA request has been determined to be exempt from disclosure under FOIA. Accordingly, such information has been redacted from the records being provided.

Section 7(1)(b) of FOIA provides that "private information" is exempt from disclosure. "Private information" is defined in FOIA as, "unique identifiers, including a person's social security number, driver's license number, employee identification number, biometric identifiers, personal financial information, passwords or other access codes, medical records, home or personal telephone numbers, and personal email addresses. Private information also includes home address and personal license plates, except as otherwise provided by law or when compiled without possibility of attribution to any person." 5 ILCS 140/2(c-5). Consequently, certain

unique identifiers, including home or personal telephone numbers, a home address, a name attributable to a home address, and signatures, have been redacted from the records being provided.

The person responsible for the decision to deny a portion of your FOIA request is the Village of Elmwood Park Freedom of Information Officer, Gina Pesko. In accordance with Section 9(a) of FOIA, you are hereby notified that you have the right to file a Request for Review regarding the decision made by the Village of Elmwood Park Freedom of Information Officer with the Public Access Counselor at the Illinois Attorney General's Office. You can file your Request for Review with the Public Access Counselor by writing to:

Sarah Pratt
Public Access Counselor
Office of the Attorney General
500 South 2nd Street
Springfield, Illinois 62706
Fax: 217-782-1396
E-mail: publicaccess@atg.state.il.us

If you choose to file a Request for Review with the Public Access Counselor, you must do so within 60 calendar days of the date of this letter. Please note that you must include a copy of your original FOIA request and this letter when filing a Request for Review with the Public Access Counselor.

You are also notified that you have the right to judicial review regarding the decision made by the Village of Elmwood Park Freedom of Information Officer pursuant to Section 11 of FOIA.

Sincerely,

STORINO, RAMELLO & DURKIN
Attorneys for the Village of Elmwood Park

Erin C. Tinaglia

Erin C. Tinaglia

LANDLORD'S THIRTY DAY NOTICE

TO: [redacted]
AND UNKNOWN OCCUPANTS
2427 N. 76th Court, Unit 2
ELMWOOD PARK, ILLINOIS 60707

YOU ARE HEREBY NOTIFIED that David Hadlock, President of Urban Vision, LTD., General Partner of Urban Vision Limited Partnership (Landlord) demands the possession of the premises situated in the City of Elmwood Park, County of Cook and State of Illinois, and known and described as follows, to wit:

2427 N. 76th Court, Unit 2
ELMWOOD PARK, ILLINOIS
60707

Together with all buildings, sheds, closets, out buildings, garages and barns used in connection with said premises.

AND YOU ARE HEREBY FURTHER NOTIFIED that possession is demanded of you by June 30, 2015, your lease of said premises is terminated, and you are further notified that unless you vacate the premises a suit to recover possession of said premises will be instituted at that date.

Dated this 29th day of May, 2015.

[redacted]

David F. Hadlock, President of
Urban Vision, LTD., General Partner
of Urban Vision Limited Partnership

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

AFFIDAVIT OF SERVICE

[redacted] being duly sworn on oath deposes and says that on the 29 day of May, 2015 I served the within notice on tenant named therein by:

1. PERSONALLY HANDING A COPY TO THE HEREIN NAMED TENANT.

2. PERSONALLY HANDING A COPY TO A PERSON OVER THE AGE OF 13 YEARS IN POSSESSION OF THE PREMISES.

3. POSTING A COPY ON THE DOOR OF THE AFOREMENTIONED RESIDENCE

4. MAILING A COPY OF THE NOTICE TO THE TENANT BY CERTIFIED MAIL WITH RETURN RECEIPT REQUESTED.

[redacted]

Signed and sealed before me this 29 day of May 2015.

11/9/12
3:30pm

VILLAGE OF ELMWOOD PARK AFFIDAVIT

NON-TRANSFERABLE

PROPERTY ADDRESS: 2427 76th Ct #2 Elmwood Park, IL 60707
Date: 10/23/12

Purchaser's Information:
Buyer's Name: Lawrence Gold P.O.A for Urban Vision Limited Partnership-David Hadlock
Address/City/St/Zip: 208 S. LaSalle St. #1410 Chgo 60604
Telephone: 312-332-6194

During the presale property maintenance inspection of the above referenced address, certain deficiencies were identified. This letter will serve as an agreement between the Code Department of the Village of Elmwood Park and the purchaser that creates an acceptable time schedule within which the purchaser agrees to correct the identified items including obtaining the applicable permits for the work being done.

11/9/12 COMPLETED Martin.

The purchaser of the referenced address, upon becoming the owner, agrees to accept full responsibility for the correction of all items remaining on the property maintenance **inspection report and accompanying comment sheet(s)**.

The item(s) to be corrected are listed on the attached correction sheet and the expected completion date of all item(s) is to be **no later than**:

November 9th, 2012 3:30pm
Month/Day/Year Scheduled Time

In the event that such deficiencies are not corrected by the date(s) set forth herein, the Village of Elmwood Park shall issue violation notices that may result in the imposition of a fine or other penalties. **Occupancy of property shall not take place until the said deficiencies have been corrected, inspected, and Certificate of Occupancy issued by the Village of Elmwood Park.**

VILLAGE OF ELMWOOD PARK
Martin Winiarczyk
Martin Winiarczyk
Property Maintenance Inspector

Acknowledgement of purchaser to assume obligation to correct deficiencies in accordance with the relative current code(s); *IBC, IFC, IMC, NEC & State Plumbing Codes: Property to be brought up to Code Compliance.*

[redacted]

NOTARY SEAL

Buyer's Signature

ORIGINAL-Code Administration 2nd COPY-Buyer's Copy 3rd COPY-Collections Dept

Per POA

[redacted]

OFFICIAL SEAL
DEBRA F MILLER
NOTARY PUBLIC - STATE OF ILLINOIS.
MY COMMISSION EXPIRES:04/11/14

POSTED

Done
mm 11/9/12

PRESS HARD - YOU ARE MAKING THREE COPIES

Village of
Elmwood Park

11 Conti Parkway Elmwood Park, IL 60707

Real Estate Transfer Declaration

For additional information, please call the Village Clerk's Office at (708) 452-7800, Monday thru Friday, 9:00 A.M. to 5:00 P.M.

For Office Use Only:
Date Issued 10-23-12
Issued By

Check One: ☐ DEED ☐ ASSIGNMENT OF BENEFICIAL INTEREST OF LAND TRUST ☐ EXEMPTION

INSTRUCTIONS:

1) This form must be filled out completely, signed by at least one of the grantors (sellers), and presented to the Village Clerk, 11 Conti Parkway, Elmwood Park, Illinois, or other designated agent, at the time of purchase of real estate transfer stamps as required by the Elmwood Park Real Estate Fee Ordinance. The stamps must be affixed to the deed, and this form attached when the title is recorded.
2) The full actual amount of consideration of the transaction is the amount upon which the fee is to be computed. Both the full actual consideration of the transaction and the amount of the fee stamps required must be stated on the declaration.
3) A copy of the Illinois Tax Declaration form must accompany an unsigned copy of any deed or assignee of beneficial interest at the time of application.
4) Property seller is responsible for purchase of real estate transfer stamps.
5) **A five (5) working day advance notice prior to closing is required for an inspection of the property.**
6) A refund of the transfer stamp fee paid by the seller is available provided the seller can comply with Section 41A-8 of the code.

TRANSFER STAMPS WILL NOT BE ISSUED UNTIL 24 HOURS PRIOR TO CLOSING.

Address of Property 2427 North 76th Court, Unit 2, Elmwood Park, IL (Street) No. of Units 1

Permanent Property Index No. 12-25-330-041-1002

Type of Deed or Assignment Special Warranty Deed Date of Deed or Closing Date 9-28-12

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed).....$ 230,000.00

Amount of Fee ($5.00 per $1,000 or fraction thereof of full actual consideration, or $35.00, whichever is greater).....$ 1,150.00

Note: The Village of Elmwood Park Real Estate Transfer Fee Ordinance specifically exempts certain transactions from payment of a transfer fee. These exemptions are enumerated in Section 41A-8 of the ordinance which is printed on the reverse side of this form. To claim one of these exemptions, complete the section below:

I hereby declare that this transaction is exempt from taxation under the Elmwood Park Real Estate Transfer Fee Ordinance by paragraph(s) _____ of Section 41A-8 of said ordinance.

Details for exemption claimed: (explain) _____

Under penalty of perjury, I hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Seller) *(Please Print)*
GreenChoice Bank, FSB (Name) 5225 W. 25th Street, Cicero, IL 60804 (Address) 60804 (Zip Code) 708-656-0100 (Phone)

Signature _____ (Seller or Agent) Date Signed 10-22-12

Grantee: (Buyer) *(Please Print)*
Urban Vision Limited Partnership (Name) 679 Worcester Street, Natick, MA 01760 (Address) (Zip Code) (Phone)

Signature _____ (Buyer or Agent) Date Signed 10-22-12

Real Estate Co. _____ Contact _____ Phone _____

Water Billing Affidavit

Section 41A-7 of the Code of the Village of Elmwood Park, Illinois requires that any delinquent water and sewer assessments and penalties related thereto are to be paid in full before Transfer Stamps are issued. It also requires that this form contain full information necessary for the billing and collection of final water and sewer charges.

Send Final Bill To: GreenChoice Bank, 5225 W. 25th Street, Cicero, IL 60804

Account Number: _____ Balance Due: _____

A billing for water used from the last billing date will be determined after a final reading is obtained.

Billing Address For New Owners: Urban Vision Limited Partnership
679 Worcester Street, Natick, MA 01760

Village of
Elmwood Park

Peter N. Silvestri
Village President
Elsie Sutter
Village Clerk
John J. Dalicandro
Village Manager
Michael Durkin
Village Attorney

Trustees
Alan L. Bennett
Sam LaBarbera
Carmen P. Forte
Alan T. Kaminski
Jeff Sargent
Angela Stranges

Department of Code Administration 11 Conti Parkway Elmwood Park, Illinois 60707 Telephone 708.452.3919

☑ TRANSFER STAMP INSPECTION

DATE 10/23/12

ADDRESS: 2427 96th CT # OF UNITS CONDO #2 ZONING DISTRICT

SELLER: GREEN CHOICE BANK BUYER: URBAN VISION / BOA-L-GOLD

NO. OF GARBAGE TOTER (S) CONTAINER: R3 GAL./YARD:

☐ HOUSING STANDARDS VIOLATION NOTICE

ADDRESS: DATE

OWNER:

The following violation(s) have been observed:

☐ BUILDING EXTERIOR	☐ BUILDING INTERIOR
☐ OFF-STREET PARKING	☐ HEATING/A.C.
☐ GARAGE	☐ ELEVATORS
☐ FENCE	☐ ELECTRICAL WIRING
☐ YARD	☐ PLUMBING
☐ WEEDS	☐ STORAGE SPACE
☐ GARBAGE	☐ WATER DRAINING
☐ DUMPSTERS	☐ GUTTER & DOWNSPOUTS
☐ BAR-B-QUE GRILLS	☐ OTHER:
☐ SIGNS	

☑ REMARKS: OK TO TRANSFER W/ SIGNED AFFIDAVIT. QP

The violation(s) must be corrected immediately in order to avoid any penalties in court fees. Each day the violation exists constitutes a separate fine. You must contact our office to obtain any necessary permits prior to your schedule of compliance. Remember, the standards established are designed to continue the high quality of property maintenance in Elmwood Park.

Inspected by: M. Winiarczyk / QP Violation:

Department: Code Follow-up:

Date: 10/23/12 QP. Court Date:

WHITE - File YELLOW - Buyer PINK - Seller GOLD - Inspector

ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

(NOTICE: THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. THIS FORM DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS; BUT WHEN POWERS ARE EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM AND KEEP A RECORD OS RECEIPTS, DISBURSEMENTS AND SIGNIFICANT ACTIONS TAKEN AS AGENT. A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS THE AGENT IS NOT ACTING PROPERLY. YOU MAY NAME SUCCESSOR AGENTS UNDER THIS FORM BUT NOT CO-AGENTS. UNLESS YOU EXPRESSLY LIMIT THE DURATION OF THIS POWER IN THE MANNER PROVIDED BELOW, UNTIL YOU REVOKE THIS POWER OR A COURT ACTING ON YOUR BEHALF TERMINATES IT, YOUR AGENT MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT YOUR LIFETIME, EVEN AFTER YOU BECOME DISABLED. THE POWERS YOU GIVE YOUR AGENT ARE EXPLAINED MORE FULLY IN SECTION 3-4 OF THE ILLINOIS "STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY LAW" OF WHICH THIS FORM IS A PART. THAT LAW EXPRESSLY PERMITS THE USE OF ANY DIFFERENT FORM OF POWER OF ATTORNEY YOU MAY DESIRE. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU)

Power of Attorney made this 11th day of October, 2012.

1. I, DAVID HADLOCK, President of Urban Vision, Ltd., Managing Partner of Urban Vision Limited Partnership, of 679 Worcester Street, Natick, MA 01760, hereby appoint LAWRENCE A. GOLD, of 208 S. LaSalle Street, Chicago, Illinois 60604, as my attorney-in-fact (my "agent") to act for me and in my name (in any way I could act in person) with respect to the following powers, as defined in Section 3-4 of the "Statutory Short Form Power of Attorney for Property Law" (including all amendments), but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

   (a) Real Estate transactions.

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars (here you may include any specific limitations you deem appropriate, such as a prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent): None

3. In addition to the powers granted above, I grant my agent the following powers (here you may add any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below): **The power to execute any and all documents in regard to Urban Vision Limited Partnership's purchase of the property located at 2427 N. 76th Court, Unit 2, Elmwood Park, IL 60707, including but not limited to executing any and all documents required by the Village of Elmwood Park to obtain transfer stamps for said property.**

4. My agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons whom my agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by me who is acting under this power of attorney at the time of reference.

5. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

6. This power of attorney shall become effective on

   October 11, 2012

7. This power of attorney shall terminate on

   October 30, 2012

8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent:

   _____

9. If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian, to serve without bond or security.

10. I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my agent.

Signed [redacted]

DAVID HADLOCK, President of Urban Vision, Ltd., Managing Partner of Urban Vision Limited Partnership, Principal

Specimen signatures of agent (and successors)

[redacted]

Lawrence A. Gold, Agent

I certify that the signatures of my Agent (and successors) are correct.

[redacted]

DAVID HADLOCK, President of Urban Vision, Ltd., Managing Partner of Urban Vision Limited Partnership, Principal

9/28/12 11:30 (CT)

NOTIFICATION OF PROPOSED SALE OF PROPERTY

ADDRESS: 2427 N. 76th Court, Unit 2 Elmwood Park, IL 60707 TODAYS DATE: 9-27-12

OWNER(S)NAME: GreenChoice Bank, fsb PHONE: 815-919-1094

REAL ESTATE OFFICE: _____ FAX NO: _____

AGENT(S) NAME: Robert M. Gomberg PHONE: 312-332-6194 ext. 25

ZONING DISTRICT: _____ NO. OF UNITS: 1

PLEASE ADVISE OCCUPANCY: IS PROPERTY VACANT? YES ___ NO X
(VACANT BUILDINGS ORDINANCE NO. 2012-13 CHAPTER 41E)

PLEASE COMPLETE & RETURN THIS FORM TO OUR OFFICE AT:
FAX: 708-453-8816
VILLAGE OF ELMWOOD PARK
CODE ADMINISTRATION DEPT.
11 CONTI PKWY
ELMWOOD PARK, IL 60707

NOTE: Upon Returning This Completed Form,
Please Contact The Code Administration Dept. At:
708-452-3942, 3948 or 3920 To Schedule A Listing Inspection.

Whenever any owner of real estate or of the beneficial interest in a land trust, or any person or agent acting on behalf of such owner, offers to sell any real estate located within the Village, said owner, person or agent shall notify the Code Administration Dept. on a form to be provided by said Dept., of such proposed sale. No open house or real estate for-sale sign shall be permitted to be displayed on the real estate which is to be sold, prior to such notification being provided to the Code Administration Dept. (Ordinance No. 99-12, Sec. 41A-13) (Ordinance No. 2000-4 Sec.1. Subsection 1409.3)

IMPORTANT NOTE: Smoke Alarms & Carbon Monoxide Detectors Must be in Place Prior to the Release of Transfer Stamps
(See Page 2 for Transfer Stamp Requirements) Rev. 8/29/12

10/11/11
10:00
(CS)

NOTIFICATION OF PROPOSED SALE OF PROPERTY

ADDRESS: 2427 76th CT #2 NOTIFICATION DATE: 10-6-11

OWNER(S) NAME: GREENCHOICE BANK OWNER(S)PHONE: 773-343-9088

REAL ESTATE OFFICE: LUKIC AND COMPANY REALTY

AGENT(S) NAME: STEVE LUKIC AGENT(S) PHONE: 773-343-9088

ZONING DISTRICT: _____ NO. OF UNITS: 3 total

Please complete & return this form indicating the contract date to our office at:

Fax: 708-453-8816
VILLAGE OF ELMWOOD PARK
Code Administration Dept.
11 Conti Parkway
Elmwood Park, IL 60707

POSTED

NOTE: Upon completion and returning this form to our office, please contact the Code Administration office at 708-452-3942, 3948 or 3920 to schedule a Listing inspection.

Whenever any owner of real estate or of the beneficial interest in a land trust, or any person or agent acting on behalf of such owner, offers to sell any real estate located within the Village, said owner, person or agent shall notify the Code Administration Department on a form to be provided by said Department, of such proposed sale. No open house or real estate for-sale sign shall be permitted to be displayed on the real estate which is to be sold, prior to such notification being provided to the Code Administration Department.
(Ordinance No. 99-12, Sec. 41A-13)
(Ordinance No. 2000-4 Sec.1. Subsection 1409.3)

All ok

IMPORTANT NOTE: Smoke Alarms & Carbon Monoxide Detectors Must be in Place Prior to the Release of Transfer Stamps
(See Page 2 for Transfer Stamp Requirements) Rev. 6/09/10

POSTED

* Copy of signed lease [illegible] application.
xx see below

PAID
DEC 07 2015
VILLAGE OF ELMWOOD PARK

License # NOCC 0350
Sticker #
Fee Pd 125.00

Village of Elmwood Park

Single Family Home / Condo Unit Rental License Application

Property to be rented: 2427 N. 76th CT #2 License Fee: $25.00

Inspection Fee: $100.00

Number and Size of Bedrooms: 3 bedrooms

#1) ___X___ #2) ___X___ #3) ___X___ #4) ___X___

#5) ___X___ #6) ___X___ #7) ___X___ #8) ___X___

Owner Information (Please Print All Information Clearly)

Name: Urban Vision Limited Partnership
c/o Hadlock Law Offices PC
Home/Mailing Address: 550 Cochituate Rd., Ste 25

City Framingham
State MA Zip 01701

Phone: Home 508 405 2000 Cell/Emergency [redacted]

Tenant / Renter Information

Name: [redacted] Move In Date: unknown

Phone Number: [redacted]

Number of Adults unknown Number of Children unknown

Signature of Owner [redacted] Date: 12-4-15

Credit Check Completed N/A Background Check Completed N/A

ALL LICENSES EXPIRE ANNUALLY ON JUNE 30th.

Return completed application, copy of current lease and fee to:
Village of Elmwood Park, 11 Conti Parkway Elmwood Park, Il. 60707
attn: Code Dept. Please call 708-452-3948 to schedule mandatory inspection.

Property was purchased from the bank with the occupant(s) already in possession.

Village of
Elmwood Park

URBAN VISION C/O DAVID HADLOCK
HADLOCK LAW OFFICES
550 COCHITUATE RD. STE. 25
FARMINGHAM, MA 01701

Reference: Property Address: 2427 76TH CT, ELMWOOD PARK

Multi-Unit, Single Family Rental Property Owners and Condo Associations.
On August 18, 2008, the Village President and Board of Trustees passed an ordinance (41B-D) establishing residential property regulations requiring the licensing of rental properties. These regulations have been implemented to protect, preserve and promote public health, safety and welfare, and apply to all rental properties. In August of 2011 this ordinance was ammended to include rented single family homes and condo units.

All properties that are required to abide by these new regulations are being issued this letter. **PLEASE FILL OUT THE ATTACHED APPLICATION COMPLETELY AND NEATLY, AND RETURN WITHIN 10 DAYS OF THE DATE OF THIS LETTER.**

Please be advised that prior to entering the subject property into our Rental Licensing Program, a Zoning/Safety inspection and attendance at our Crime Free Housing Class is required.

Therefore, please contact Gina Pesko at 708-452-3948 to schedule the required inspection.

Your cooperation and timely implementation of the ordinance requirements is appreciated.

Regards,
VILLAGE OF ELMWOOD PARK
Code Administration Department

local -
GERARDO
847-540-8550

1st Sent 5/28/15
2nd Sent 7/15/15

Emily Ericson 508-405-2010

Village of Elmwood Park

Urban Vision c/o Hadlock Law Office Assoc.
550 Cochituate Rd.
Suite 25 Framingham, MA 01701

39217

Urban Vision Ltd.
Attn: David Hadlock
679 Worcester St.
Natick, MA 01760

Reference: Property Address: **2427 76TH CT #2, ELMWOOD PARK** eericson@hadlocklaw.com

Multi-Unit, Single Family Rental Property Owners and Condo Associations.
On August 18, 2008, the Village President and Board of Trustees passed an ordinance (41B-D) establishing residential property regulations requiring the licensing of rental properties. These regulations have been implemented to protect, preserve and promote public health, safety and welfare, and apply to all rental properties. In August of 2011 this ordinance was ammended to include rented single family homes and **condo units.**

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Therefore, please contact Gina Pesko at 708-452-3948 to schedule the required inspection.

Your cooperation and timely implementation of the ordinance requirements is appreciated.

Regards,
VILLAGE OF ELMWOOD PARK
Code Administration Department

GSG&O
Gomberg Sharfman Gold & Ostler P.C.
208 South LaSalle Street, Suite 1410 | Chicago, Illinois 60604-1003 | (312) 332-6194 | Fax (312) 332-4083 | gsgolaw.com

Lawrence Gold
312-332-6194 x27
efax 888-801-9367
lgold@gsgolaw.com

Lawrence A. Gold
Raymond J. Ostler
Robert M. Gomberg
John J. Lydon
Kimberly A. Padjen
Nazia J. Hasan

Erin E. Showerman
Jennifer M. Hughes
Michael M. Nutt

OF COUNSEL
Earl T. Medansky

RECEIVED
JUL 24 2015
By

July 21, 2015

Village of Elmwood Park
11 Conti Parkway
Elmwood Park, IL 60707
Attention: Code Administration Department

2427 76th Ct
#2

Re: 2427 76th Court, Elmwood Park, IL
Owner: Urban Vision Limited Partnership
Contact: David F. Hadlock
Hadlock Law Offices, PC
679 Worcester Street
Natick, MA 01760

1st letter sent 7/27/15

Gentlemen:

We have received the enclosed correspondence in regard to the above referenced property. We do not own such property and have no control over such property or its occupants. We represented the above the Lender (Green Choice Bank) in regard to a sale of the property to the owner referenced above.

In regard to any and all matters relating to this property please contact the above referenced owner.

Very truly yours,

[redacted]

Lawrence A. Gold

(Signed affidavit in 2012
(Un-rental for 2 years licensed)

{00217559}

Village of
Elmwood Park

PROVIDENCE

Frank Perroni

~~FAMILY~~ FEDERAL SAVINGS
5225 W. 25TH ST
CICERO IL 60804

November 10, 2015

Rental Property Licensing Renewal
FINAL NOTICE

UNIT #2

RE: 2427 76TH CT, Elmwood Park, IL

Dear Property Owner,

As of today's date, we have not received your completed renewal form and/or payment for the Rental Propety licensing fee that was due July 1st despite our **two previous notices**. Please be advised that this program applies to *all* rental properties whether they are family occupied or being used as a rental.

Therefore, please arrange to submit the aforementioned document along with the applicable payment within seven days from date of this letter.

Non-compliance will force our department to issue code violations which could result in possible fines.

Also, please remember that all **Non-Owner Occupied** rental properties are subject to yearly inspection.

If there are any questions regarding this matter, please contact Gina Pesko, Rental licensing clerk at: 708-452-3948.

This letter serves as our ***final notice.***

Regards,
VILLAGE OF ELMWOOD PARK

Debbie Mille
Code Administration Department

June 2015

Office Use Only:

STICKER #_____

Condominium Property License Renewal

Property Address: 2427 76TH CT, Elmwood Park

All current licenses expire June 30, 2015

PROVIDENCE BANK
~~FAMILY FEDERAL SAVINGS~~
5225 W. 25TH ST
CICERO IL 60804

Please review the above information and make any corrections or changes.

If you are no longer the owner/manager of this property, please contact us immediately.

ATTENTION CONDO ASSOCIATIONS/MANAGEMENT COMPANIES!
IF YOUR ASSOCIATION ALLOWS RENTALS, YOU ARE REQUIRED TO INFORM OWNER/LANDLORDS OF THE CHANGES TO THE RENTAL LICENSE PROGRAM. THEY ARE REQUIRED TO LICENSE THEIR INDIVIDUAL UNITS, ATTEND A CRIME FREE HOUSING SEMINAR AND SCHEDULE AN INSPECTION BEFORE RENTAL LICENSE WILL BE ISSUED.

License Number: # 3960
Association President:_____

Rentals Allowed? Y N

Primary Phone #: 8159191094

Cell Phone if Available:_____

Secondary Contact: Name & Phone No:_____

Please sign and return this form along with a list of owner/landlords in your building by July 1st to:

Village of Elmwood Park
Attn: Code Administration
11 Conti Parkway
Elmwood Park, Il. 60707

You will receive your renewed license and sticker in the mail.
If you have questions, please contact the Code Administration Dept. at 708-452-3920.
Visit www.elmwoodpark.org to review this ordinance.
Thank you in advance for your cooperation.

Village of
Elmwood Park

11 Conti Parkway Elmwood Park, IL 60707

PRESS HARD - YOU ARE MAKING THREE COPIES

Real Estate Transfer Declaration

For additional information, please call the Village Clerk's Office at (708) 452-7300, Monday thru Friday, 9:00 A.M. to 5:00 P.M.

For Office Use Only:
Date Issued 2-28-11
Issued By QS

Check One: ☐ DEED ☐ ASSIGNMENT OF BENEFICIAL INTEREST OF LAND TRUST ☐ EXEMPTION

INSTRUCTIONS:

1) This form must be filled out completely, signed by at least one of the grantors (sellers), and presented to the Village Clerk, 11 Conti Parkway, Elmwood Park, Illinois, or other designated agent, at the time of purchase of real estate transfer stamps as required by the Elmwood Park Real Estate Fee Ordinance. The stamps must be affixed to the deed, and this form attached when the title is recorded.
2) The full actual amount of consideration of the transaction is the amount upon which the fee is to be computed. Both the full actual consideration of the transaction and the amount of the fee stamps required must be stated on the declaration.
3) A copy of the Illinois Tax Declaration form must accompany an unsigned copy of any deed or assignee of beneficial interest at the time of application.
4) Property seller is responsible for purchase of real estate transfer stamps.
5) **A five (5) working day advance notice prior to closing is required for an inspection of the property.**
6) A refund of the transfer stamp fee paid by the seller is available provided the seller can comply with Section 41A-3 of the code.

TRANSFER STAMPS WILL NOT BE ISSUED UNTIL 24 HOURS PRIOR TO CLOSING.

Address of Property 2427 N. 76th Ct. #3 (Street) No. of Units ____

Permanent Property Index No. 12-25-332-041-1003

Type of Deed or Assignment WARRANTY Deed Date of Deed or Closing Date 2/11/11

Full Actual Consideration (include amount of mortgage and value of liabilities assumed)..... $ 230,000

Amount of Fee ($5.00 per $1,000 or fraction thereof of full actual consideration, or $35.00, whichever is greater)..... $ 1,150

Note: The Village of Elmwood Park Real Estate Transfer Fee Ordinance specifically exempts certain transactions from payment of a transfer fee. These exemptions are enumerated in Section 41A-8 of the ordinance which is printed on the reverse side of this form. To claim one of these exemptions, complete the section below:

I hereby declare that this transaction is exempt from taxation under the Elmwood Park Real Estate Transfer Fee Ordinance by paragraph(s) ____ of Section 41A-8 of said ordinance.

Details for exemption claimed: (explain) ____

Under penalty of perjury, I hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Seller) *(Please Print)*

Green Choice Bank (Name) 5225 W. 25th, Cicero (Address) 60804 (Zip Code) 815/814-1084 (Phone)

Signature [redacted] (Seller or Agent) /Sr. V.P. Green Choice Bank Date Signed ____

Grantee: (Buyer) *(Please Print)*

Michelle Mitchell (Name) [redacted] (Address) (Zip Code) (Phone)

Signature ____ (Buyer or Agent) Date Signed ____

Real Estate Co. ____ Contact ____ Phone ____

Water Billing Affidavit

03000 92500

Section 41A-7 of the Code of the Village of Elmwood Park, Illinois requires that any delinquent water and sewer assessments and penalties related thereto are to be paid in full before Transfer Stamps are issued. It also requires that this form contain full information necessary for the billing and collection of final water and sewer charges.

Send Final Bill To: 2427 N. 76th Ct Condominium Association

Account Number: 02934 Balance Due: 95.65 KZ

A billing for water used from the last billing date will be determined after a final reading is obtained.

Billing Address For New Owners: ____