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Village Clerk  
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Village Attorney

**Trustees**  
Alan T. Kaminski  
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Angela Stranges  
Anthony Del Santo  
Angelo J. Lollino  
Jonathan L. Zivojnovic

Ms. Verona Cohen  
4600 S Ulster St. Ste. 530  
Denver, CO 80237  
verona.cohen@PEMCO-LIMITED.COM

May 11, 2018

RE: Freedom of Information Act Request

Dear Ms. Cohen,

The Village of Elmwood Park is in receipt of your May 10, 2018, Freedom of Information Act (5 ILCS 140/1 et seq.) ("FOIA") for the following records:

**"1) Copies of open code violations and summons (if applicable) attached to the property. 2) If there are open invoices or past due liens pertaining to the code violations, please send copies along with the fee breakdown. Send copies of code violation notices/letters attached to the open lien. 3) Has this home been registered as vacant under Fannie Mae? If yes, when was it registered and what was the registration fee? If not, Please advise who was the last registrant, when it was last registered, and what was paid. If Fannie Mae needs to re-register, please advise the cost."**

Enclosed are copies of records responsive to your request.

**Please be advised there are no fines, liens or other monies due at this time. Property has NOT been registered as vacant.**

Should you have any questions, please do not hesitate to contact my office.

Sincerely,

Gina Pesko, Village Clerk  
Freedom of Information Officer  
Village of Elmwood Park  
708-452-3948

# LISTING INSPECTION COMMENT SHEET

ADDRESS: 3115 79 Ave.

01/20/2016

Zone: R -1      Units: 1

1. Handrails needed on all stairs
2. Address needed on rear of property
3. Covered fixtures needed in all closets
4. Smoke and CO detectors needed throughout
5. Electrical service drop to be relocated + outside ground rod is needed
6. Tamperproof GFI outlets in all wet locations
7. Tamperproof grounded outlets throughout property

All windows to be operable, crack-free and have insect screens.

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Village of  
Elmwood Park

11 Conti Parkway Elmwood Park, IL 60707  
1-708-452-3920

**Pre-Sale Listing Inspection**  
**Narrative Report**

DATE: 02/02/18

OWNER(S) NAME: Fannie Mae                      Phone: /  
ADDRESS: 3115 N 79<sup>th</sup> Ave  
ZONING DIST: R-1                                      Number of Units: 1-SFH  
Agent: Patricia Monroe (Chicago Homes Connection)    Phone: 630-373-7705  
Fax: 331-999-3554  
Email: [reo@chicagohc.com](mailto:reo@chicagohc.com)

**Comments:** Sellers agent has reported that the premises is being sold in “AS IS” condition. However; Seller is still required to have Smoke Alarms and Carbon Monoxide Detectors properly placed, installed, and re-inspected prior to the issuance of the Transfer Stamp. Thereafter all work to be completed via signed affidavit agreement between the Village of Elmwood Park and the Buyer.

- All work must be permitted and performed by qualified, competent, and licensed contractor(s)
- Contractor(s) MUST be registered with the Village of Elmwood Park, Show proof of insurance and show signed contractual agreement with the new property owner.
- All corrective affidavit requirements, including appropriate plans and/or applications for building permits shall be applied for within 30 days of closing.
  - **\*\*\*NOTE: Affidavit is NOT TRANSFERABLE**

**At the time of inspection the following deficiencies were observed.**

**IRC314.3 Smoke Alarms:**

- Smoke alarm installation required **“INSIDE”** each sleeping room.

**Carbon Monoxide Detector:**

- Required within 15ft of any sleeping area.

**Interior Surfaces:**

- All interior surfaces, including windows and doors, shall be maintained in good, clean, sanitary and working condition.
- Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered.
- Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

**Exterior Gates and fences:**

- All exterior fences, Gates, Gate assemblies and hardware shall be maintained weather resistant and in good working condition Latches at all entrances shall tightly secure the gates.
- All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion.
- All surfaces with existing rust and/or corrosion shall be stabilized and coated to inhibit future deterioration.

**Sidewalks, Pavers and Parking Pad ( backyard )**

- All sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be kept in proper state of repair, and maintained free from hazardous conditions. Repair or Replace.

**Roof, Gutters & Downspouts:**

- Roof drainage systems shall be maintained in good repair, free of obstructions and functionally adequate to prevent dampness or deterioration in the walls or interior portion of the structure.
- Fascia repair and painting required
- Downspout on side of house requires repair.

-----**END REPORT**-----

**Jerry Alport,**

Code Enforcement Officer  
Village of Elmwood Park  
Code Administration Department