

## RentConfident Fingerprint Report

**1234 N Main St Unit #508**

Generated on Mar 17, 2015  
For Jordan Wilson

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Thank you for choosing RentConfident to assist you in your search for a new home! This Fingerprint report will provide you and your roommates with some basic information about the properties you requested, including:

- Basic Building Data
- Basic Landlord Profile
- Overview of Building Code Violations
- Foreclosure Check
- Abnormal Debts
- Local Crime
- Local Schools
- Local Public Transit

A glossary of terms can be found at the end of the report.

Our Fingerprint report is intended to help you get the most out of an apartment showing. It contains the details that will help you avoid scams and potential causes of harm and loss. Use the information provided in this report as talking points when on site with the landlord or their agent.

Once you have decided on an apartment and submitted your application to the landlord, we encourage you to come back and request a full Signature Report on your chosen rental. While they background check you, you can do the same for them. RentConfident Signature reports contain the following additional information:

- The RentConfident Confidence Factor
- Itemized Alerts
- Deluxe Building Profile
- Deluxe Landlord Profile
- Property Manager Profile
- Condominium Association Profile
- Itemized lists of Violations and Permits
- Cross Index of Landlord's Entire Portfolio
- Criminal History Check on Landlord and Property Manager
- Interactive Map of Nearby Attractions

RentConfident Signature Reports take a few hours for our professionally-trained staff to research and create. We recommend that every renter obtain a Signature Report before they sign a lease. They are particularly important when renting from a landlord with a large number of apartments, renting a condominium, moving from out of the area, or if this Fingerprint report shows a less than perfect housing scenario for your apartment of choice.

Educated renters make for a better housing environment for everyone. Please share your RentConfident experience with your friends so that our mission can continue to assist all the renters of Chicago.

If at any time you have questions about this report, you can contact your dedicated RentConfident Guide.

### **Your RentConfident Guide**

Joe Smith, RentConfident Customer Service  
joe@rentconfident.com

## Geography

<b>Official County Address*</b>	1234 N Main St, Chicago, IL
<b>Official City Address*</b>	1230-1238 N Main St / 2400 W Carlisle Ave
<b>Property ID Number ("PIN")*</b>	11-22-333-444-0000
<b>Community Area*</b>	22 - Logan Square
<b>Census Tract*</b>	220601
<b>Neighborhood</b>	Logan Square (Wikipedia: <a href="http://en.wikipedia.org/wiki/Logan_Square,_Chicago">http://en.wikipedia.org/wiki/Logan_Square,_Chicago</a> )

## People

<b>Owner of Record*</b>	Blackacre LLC as of Apr 30, 1998
<b>Taxpayer of Record*</b>	1234 Main LLC
<b>Address</b>	999 N Ontario St, Chicago IL 60688
<b>Related Names and Aliases</b>	Martin Jones Anita Fisker
<b>Real Estate License*</b>	No
<b>Property Manager*</b>	Blue Heron Properties, Inc

## Building

<b>Apartment Specs</b>	2 Beds, 1 Bath, asking \$2095
<b>County Building Type Code*</b>	3-15 <i>Two or three story non-fireproof corridor apartments or California type apartments, interior entrance</i>
<b>Construction Date</b>	1922
<b>Total Floors</b>	3
<b>Total Units*</b>	32
<b>Owner Occupied*</b>	No
<b>Bank Owned*</b>	No
<b>Heat Source*</b>	Steam Radiators
<b>Elevators</b>	No

## Items of Interest

<b>Area Rent Rates for 2 Beds</b>	Minimum: \$2500, Maximum: \$3500
<b>Application Fees &amp; Policies</b>	Credit Report \$45 per person, Admin Fee \$500, Pet Fee \$500, Accepts Checks, Money Orders and Credit Cards
<b>Property Taxes*</b>	Paid
<b>For Sale</b>	No
<b>Foreclosure*</b>	Clean
<b>Abnormal Debts*</b>	None
<b>Building Court</b>	No Cases.
<b>Code Violations since 2006*</b>	11 violations found. <b>7 of them are considered severe by the city of Chicago. An additional 3 may be causes for concern.</b>
<b>Problem Areas</b>	Clerical Exterior Structure Fire Safety General Upkeep And Sanitation Interior Paint Condition Miscellaneous Utility Structures And Equipment (chimneys, Escalators, Elevators, Gutters, Etc) Obstructing Inspections Repealed

	Windows
	Windows & Doors
<b>Building Permits since 2006*</b>	1
<b>Tenant Rights*</b>	This property is covered by the Chicago Landlord Tenant Ordinance
<b>Landlord Pet Policy</b>	All Pets
<b>Noisy Commercial Neighbors</b>	No

## Politics

<b>US House Representative</b>	Luis Gutierrez (Democrat), US House District #4 3240 W Fullerton Ave, Chicago IL 60647, 773-342-0774
<b>State Senator</b>	Iris Y. Martinez (Democrat), IL Senate District #20 2921 N Milwaukee Ave, Chicago IL 60618, 773-278-2020
<b>State Representative</b>	Maria Antonia Berrios (Democrat), IL House District #39> 2847 N Pulaski Rd, Chicago IL 60641, 773-736-3939
<b>Ward*</b>	35
<b>Alderman</b>	Rey Colon Ward Office: 2710 N Sawyer Ave, 773-365-3535 Downtown Office: 121 N Lasalle St, Rm 209, Office 18, 312-744-6835
<b>Police District &amp; Beat*</b>	District 14, Beat 1413
<b>Historic District*</b>	This building is not in a historic district

## Schools

### Your Neighborhood Elementary school is:

Charles R Darwin Elementary School  
 3116 W Belden Ave  
<http://www.darwinelementary.com/>

Grades K-8  
 Level 2 (Not on probation)  
 District

### Your Neighborhood High School is:

Roberto Clemente Community Academy High School  
 1147 N Western Ave  
<http://www.clementehs.org/>

Grades 9-12  
 Level 2 (On probation)  
 District

### Other Public Schools within a 1/2 mile:

None found.

### Private Schools within a 1/2 mile:

St Sylvester School, 3027 W Palmer Square, Grades P-8

## Commerce

<b>Density, this block</b>	Moderate to heavy, mostly large businesses or manufacturing.
<b>Density, nearby</b>	Light to medium residential.
<b>Density Comparison</b>	The surrounding neighborhood is 27.54% quieter than this location.
<b>Cable Providers</b>	Comcast, AT&T

Chicago allocates permission to use wires for media service by geographic areas. Comcast and AT&T serve the entire city. RCN serves two zones on the east side. Note that large buildings may contract with third-party providers for broadband and cable.

### Food Sources within 1/2 mile

Tony's Finer Foods	3607 W Fullerton Ave	0.4 miles	(Supermarket)
Brisa Foods Inc.	2156 N Kimball Ave	0.3 miles	
Sunrise Fresh Market	2722 N Milwaukee Ave	0.4 miles	
7-eleven	2401 N Milwaukee Ave	0.5 miles	

## Transportation

### Street Parking:

Parking on this block is **pretty tight**. Expect to drive around the block a few times to find a space. Allow 10-15 minutes to find a space.

Street parking on the surrounding blocks is **pretty tight**. Expect to drive around the block a few times to find a space. Allow 10-15 minutes to find a space.

### CTA Trains:

Blue Line Logan Square

### Bus Stops:

74 - Fullerton	Fullerton & Spaulding	0.1 miles
82 - Kimball/Homan	Kimball & Fullerton	0.2 miles
56 - Milwaukee	Milwaukee & Logan Boulevard	0.3 miles
76 - Diversey	Kedzie & Milwaukee (Blue Line)	0.3 miles

### Metra Stations:

None found.

### Bike Sharing Stations:

Kedzie Ave & Palmer Ct	15 Total docks	0.3 miles
Kedzie Ave & Milwaukee Ave	19 Total docks	0.3 miles

## Demographics

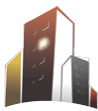
Demographics are based on the 5 year estimates of the American Community Survey (ACS) run by the US Census Department. RentConfident updates demographic data annually in early December when new ACS data is released. Census tracts are the smallest possible consistent subdivision of the city. Each tract can have anywhere from 1200 to 8000 people.

	1234 N Main St Unit 508 Tract #220601	City average
<b>Gender</b>		
<b>Male</b>	54.18%	48.44%
<b>Female</b>	45.82%	51.56%
<b>Age</b>		
<b>Median Age</b>	33.00	33.00
<b>Children</b>	24.83%	23.16%
<b>Race</b>		
<b>White</b>	79.95%	47.28%
<b>Black</b>	11.09%	33.09%
<b>Hispanic</b>	57.04%	28.58%
<b>Native American or Alaska native</b>	0.00%	0.27%
<b>Asian</b>	0.33%	5.58%
<b>Hawaiian or Pacific Islander</b>	0.00%	0.03%
<b>Other Single Race</b>	8.63%	12.35%
<b>Multiracial</b>	0.00%	1.96%
<b>Career</b>		
<b>Average Education Level</b>	High School	Some College
<b>Unemployment Rate</b>	8.26%	12.85%
<b>Median Per Capita Income</b>	\$ 30867	\$ 35920
<b>Traffic</b>		
<b>Vehicles per person</b>	0.49	0.28
<b>Car commuters</b>	17.26%	24.65%

## Crime

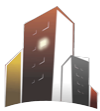
Crime statistics are based on crimes that are reported to the Chicago Police and deemed suitable for sharing with the public. Unreported crimes and confidential police matters will not be included in these counts.

	1234 N Main St Beat #1413	City Average	Definition
<b>Homicide</b>	1	1.65	The killing of one person by another.
<b>Involuntary Manslaughter</b>	0	0.01	The killing of another person through carelessness.
<b>Criminal Sexual Assault</b>	4	4.75	Any sexual act directed against another person against that person's will.
<b>Robbery</b>	32	35.37	The taking of anything of value from another person by force or threat of violence.
<b>Aggravated Assault</b>	12	15.99	When one person threatens another person with a weapon.
<b>Aggravated Battery</b>	9	24.32	When one person uses a weapon to attack another person and/or attacks another person, causing severe injury.
<b>Burglary</b>	53	51.99	The unlawful entry into a building with the intent to commit a theft.
<b>Larceny</b>	154	219.85	The unlawful taking of property from the possession of another person.
<b>Motor Vehicle Theft</b>	39	36.16	The theft of a motor vehicle.
<b>Simple Assault</b>	25	46.85	When one person, without a weapon, physically attacks another person, but does not cause injury.
<b>Simple Battery</b>	93	155.56	When one person violently touches or hits another person.
<b>Arson</b>	2	1.46	To unlawfully and intentionally damage any property by fire.
<b>Forgery &amp; Counterfeiting</b>	2	5.05	The altering, copying, or imitation of something, without authority or right, with the intent to deceive by passing the forged or counterfeited item as that which is genuine.
<b>Fraud</b>	14	45.16	Lying for the purpose of causing another person to part with something of value or to surrender a legal right.



	1234 N Main St Beat #1413	City Average	Definition
<b>Embezzlement</b>	0	0.16	The unlawful taking of money, property, or some other thing of value entrusted to a person's care, custody, or control.
<b>Stolen Property</b>	0	0.41	Receiving, buying, selling, possessing, concealing, or transporting any property with the knowledge that it has been unlawfully taken.
<b>Vandalism</b>	>72	101.35	To willfully destroy, damage, or deface property without the consent of the owner.
<b>Weapons Violation</b>	2	11.62	The violation of laws prohibiting the manufacture, sale, purchase, transportation, possession, concealment, or use of deadly weapons.
<b>Prostitution</b>	0	6.39	To unlawfully engage in sexual activities for profit.
<b>Criminal Sexual Abuse</b>	2	3.88	Adultery and fornication, bigamy, indecent exposure, and indecent liberties.
<b>Drug Abuse</b>	18	95.60	Producing, distributing, or using controlled substances.
<b>Gambling</b>	0	1.48	To unlawfully bet or wager money or something else of value.
<b>Offenses Against Family</b>	2	4.02	Unlawful, nonviolent acts by a family member (or legal guardian) that threaten the physical, mental, or economic well-being or morals of another family member.
<b>Liquor License</b>	2	1.49	The violation of laws or ordinances prohibiting the manufacture, sale, purchase, transportation, possession, or use of alcoholic beverages.
<b>Disorderly Conduct</b>	10	14.40	Any behavior that tends to disturb the public peace, scandalize the community, or shock the public sense of morality.
<b>Miscellaneous</b>	46	98.93	The violation of miscellaneous laws or ordinances. This includes trespassing, selling tobacco to a minor, phone harassment, bomb threats, looting, intimidation, extortion, kidnapping of an





	1234 N Main St Beat #1413	City Average	Definition
			adult, probation and parole violations, money laundering and many other miscellaneous offenses.

## RentConfident Sources

RentConfident relies primarily on open government data to perform our reports, falling back to commercial sources only when no efficient government source is available. All sources used to create this report are included in the list below. If you would like to follow up on any of the information mentioned here, you can use these links to obtain additional details.

### Federal

American Community Survey (Census.gov) - <http://www.census.gov/acs/www/>

### Cook County

Cook County Assessor - <http://www.cookcountyassessor.com>  
Cook County Clerk of Court - <http://www.cookcountyclerkofcourt.org>  
Cook County Property Info - <http://cookcountypropertyinfo.com>  
Cook County Recorder of Deeds - <http://www.cookrecorder.com>

### Commercial

Google Geocoding API - <https://developers.google.com/maps/documentation/geocoding/>  
Realtor.com - <http://www.realtor.com>  
Smarty Streets - <https://smartystreets.com/>

### City of Chicago

Building Permits\* - <https://data.cityofchicago.org/Buildings/Building-Permits/ydr8-5enu>  
Building Violations\* - <https://data.cityofchicago.org/Buildings/Building-Violations/22u3-xenr>  
Business Licenses\* - <https://data.cityofchicago.org/Community-Economic-Development/Business-Licenses/r5kz-chrr>  
Census Tract Boundaries\* - <https://data.cityofchicago.org/Facilities-Geographic-Boundaries/Boundaries-Census-Tracts-2010/5jrd-6zik>  
Central Business District Boundaries\* - <https://data.cityofchicago.org/Facilities-Geographic-Boundaries/Boundaries-Central-Business-District/tksj-nvsw>  
Chicago Building Data Warehouse - <https://webapps1.cityofchicago.org/buildingviolations/>  
Chicago Street Names\* - <https://data.cityofchicago.org/Transportation/Chicago-Street-Names/i6bp-fvbx>  
City Boundaries\* - <https://data.cityofchicago.org/Facilities-Geographic-Boundaries/Boundaries-City/q38j-zgre>  
Community Area Boundaries\* - <https://data.cityofchicago.org/Facilities-Geographic-Boundaries/Boundaries-Community-Areas-current/cauq-8yn6>  
Crimes 2001 - present\* - <https://data.cityofchicago.org/Public-Safety/Crimes-2001-to-present/ijzp-q8t2>  
CTA Bus Stops\* - <https://data.cityofchicago.org/Transportation/CTA-Bus-Stops-KML/fxnt-b8ay>  
CTA Rail Lines\* - <https://data.cityofchicago.org/Transportation/CTA-L-Rail-Lines-Shapefile/53r7-y88m>  
CTA Rail Stations\* - <https://data.cityofchicago.org/Transportation/CTA-L-Rail-Stations-Shapefile/vmyy-m9qj>  
Divvy Bicycle Stations\* - <https://data.cityofchicago.org/Transportation/Divvy-Bicycle-Stations/bbyy-e7gq>  
Elementary School Attendance Boundaries\* - <https://data.cityofchicago.org/Education/Chicago-Public-Schools-Elementary-School-Attendanc/e75y-e6uw>  
Elementary School Progress Report\* - <https://data.cityofchicago.org/Education/Chicago-Public-Schools-Elementary-School-Progress/tj8h-mnuv>  
High School Attendance Boundaries\* - <https://data.cityofchicago.org/Education/Chicago-Public-Schools-High-School-Attendance-Boun/47bj-3f4s>  
High School Progress Report\* - <https://data.cityofchicago.org/Education/Chicago-Public-Schools-High-School-Progress-Report/2m8w-izji>  
Hospital Locations\* - <https://data.cityofchicago.org/Health-Human-Services/Hospitals-Chicago/ucpz-2r55>  
Illinois Uniform Crime Reporting Codes\* - <https://data.cityofchicago.org/Public-Safety/Chicago-Police-Department-Illinois-Uniform-Crime-R/c7ck-438e>  
Landmark Districts\* - <https://data.cityofchicago.org/Historic-Preservation/Landmark-Districts/zidz-sdfj>  
Life Safety Evaluations\* - <https://data.cityofchicago.org/Buildings/Life-Safety-Evaluations/gqgh-hgyw>  
Major Streets\* - <https://data.cityofchicago.org/Transportation/Major-Streets/ueqs-5wr6>  
Metra Stations\* - <https://data.cityofchicago.org/Transportation/Metra-Stations/ngm8-q2ym>  
National Register of Historic Places\* - <https://data.cityofchicago.org/Historic-Preservation/National-Register-of-Historic-Places/yw5d-szpx>  
Neighborhood Boundaries\* - <https://data.cityofchicago.org/Facilities-Geographic-Boundaries/Boundaries-Neighborhoods/9wp7-iasj>  
Parking Permit Zones\* - <https://data.cityofchicago.org/Transportation/Parking-Permit-Zones/u9xt-hiju>  
Police Beat Boundaries\* - <https://data.cityofchicago.org/Public-Safety/Boundaries-Police-Beats-current/aerh-rz74>  
Private Schools\* - <https://data.cityofchicago.org/Education/Cook-County-Private-Schools-KML/u67z-c4hg>  
Public Schools\* - <https://data.cityofchicago.org/Education/Cook-County-Public-Schools/5ngq-ve6h>  
Snow Route Parking Restrictions\* - <https://data.cityofchicago.org/Transportation/Snow-Route-Parking-Restrictions/i9q6-fx2v>  
Report Code FPRINT-SAMPLE

State Congressional Districts (House)\* - <https://data.cityofchicago.org/Facilities-Geographic-Boundaries/Boundaries-State-Congressional-Districts-House-/gpzv-tfuc>

State Congressional Districts (Senate)\* - <https://data.cityofchicago.org/Facilities-Geographic-Boundaries/Boundaries-State-Congressional-Districts-Senate-/3zsw-bmta>

Street Center Lines\* - <https://data.cityofchicago.org/Transportation/Street-Center-Lines/xy4z-b6aa>

US Congressional District Boundaries\* - <https://data.cityofchicago.org/Facilities-Geographic-Boundaries/Boundaries-U-S-Congressional-Districts/dw5c-9g79>

Ward Boundaries\* - <https://data.cityofchicago.org/Facilities-Geographic-Boundaries/Boundaries-Wards-current-/xt4z-bnwh>

Winter Overnight Parking Restrictions\* - <https://data.cityofchicago.org/Transportation/Winter-Overnight-Parking-Restrictions-KML/fr3e-nxk2>

Zip Code Boundaries\* - <https://data.cityofchicago.org/Facilities-Geographic-Boundaries/Boundaries-ZIP-Codes/gdcf-axmw>

Zoning District Boundaries\* - <https://data.cityofchicago.org/Community-Economic-Development/Boundaries-Zoning-Districts/ys52-bf79>

## Glossary

### Abnormal Debts

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Major debts owed on a property are called liens. These can include past due water bills, major repair costs, unpaid condo fees and mortgages. Please note that RentConfident does not count mortgages as abnormal debts.

### Bank Owned Property

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Banks that take property in foreclosure may hold on to these properties for a few months or years before reselling them. If a bank takes over the building they generally will do some basic remodeling to empty apartments and they may force out any existing tenants.

Banks can be tough to reach for maintenance problems. They will probably try to sell the building while you're living there. This means you may have people trying to view your apartment while you're living there. If the building sells, the new owner may end your lease early.

### Building Permits

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If an owner wants to do major work on a property they tell the city about it and pay for a building permit. The city will review their plans and the companies they've hired to do the work to make sure the work is done safely.

A very recent permit for a building means you should expect construction noise while living there.

If you see signs of major work at the building and there is no permit on file, the work may not be up to code.

### Building Type Codes

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Cook County uses building codes to categorize properties in order to set property tax rates. The description provided explains what the code stands for.

### Census Tract

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A census tract is the smallest area used by the US Census Bureau to count the population. Tract boundaries are relatively permanent and designed to hold a population of anywhere from 1200 to 8000 people, with the average tract having 4000 residents.

### City and County Addresses

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We pull information from Cook County and from the City of Chicago. The two government levels may use different addresses to identify the same building. We include both county and city versions of a building's official address for your reference.

### Code Violations

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Chicago requires all buildings to stay in line with their building safety code. If a building fails an inspection, the reasons for failure are called code violations. Chicago designates a select number of code violations as "severe."

The city or county may sue the landlord if the problem is sufficiently serious, in which case the landlord can be fined or the building shut down until the problem is fixed. Any lawsuits of this nature are tallied here under "Building Court Cases."

### Community

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Chicago is divided into 77 distinct, official sections called "Community Areas". Their boundaries are relatively permanent, and they used for a lot of government planning.

"Neighborhoods" on the other hand are smaller, unofficial communities named by their residents. Neighborhood names can go back a very long time, and their individual characteristics may be very distinctive. However, their boundaries are more fluid. Neighborhoods are usually not recognized by the city government as distinct areas.

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**Foreclosure**

If an owner borrows money to buy a property and doesn't repay it on time, the lender can take the property. In Illinois this must be done through the courts. The process is called foreclosure.

It takes an average of 1-2 years for a foreclosure case to get through the court system. However, once it's completed the bank has a right to remove all tenants with 60 days written notice.

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**Heat Source**

In Chicago, steam heat is usually paid for by the landlord. Electric and Gas Central Heat are paid for by the tenant. If you pay for your own heat, the landlord must disclose what the heating costs have been over the past 12 months.

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**Historic District**

There are approximately 350 sites in Chicago that have been deemed worth preserving for their historic significance. Some are individual buildings or landmarks, others are entire neighborhoods.

If a property is in a Historic District, the owner may have to cut through a lot of red tape to make any changes to the building. You may be restricted from making any changes to the yard, installing window air conditioners or otherwise changing the look of the building exterior. Talk with the landlord about how historic preservation efforts will affect your lease.

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**Owner Occupied**

With the exception of condominium buildings, a property is considered to be "owner occupied" when the landlord lives in a different apartment within the same building with their tenants. Owner occupied buildings are usually smaller, quieter and kept in better condition.

In Chicago, owner-occupied buildings with 6 or fewer units are exempt from the Chicago Landlord Tenant ordinance. This means renters in these buildings only have the protection of Illinois state rental laws, which are less thorough.

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**Owner/Taxpayer of Record**

When someone buys a property, the purchase is usually recorded automatically with Cook County and they become the "owner of record." However, they must manually notify the county Treasurer that the property has changed hands.

If a property has recently sold, the Owner of Record is therefore usually more accurate than the Taxpayer of Record.

Note that an Owner may choose to have their tax bills mailed to an alias.

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**PIN**

The Property ID Number is used by Cook County as a unique way to identify a particular plot of land on the tax rolls.

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**Police Beat**

The Chicago Police Department divides Chicago into 22 districts, each

with its own police building and dedicated staff of cops. The districts are in turn split into over 200 smaller "beats," which have consistent beat officers on patrol. Police beats are the smallest subdivisions of the city for which statistical crime data is available.

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**Property Tax**

Every year your landlord must pay property taxes for the prior year in two installments. If they don't pay the taxes, the balance due can be sold by the county to an outside party. If the owner does not pay back the debt within a certain amount of time, the outside party gets the whole building.

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**Real Estate License**

Landlords are not required to have real estate licenses in Chicago, nor are their full time employees. Independent contractors working for them must be licensed. If a landlord has a real estate license they must disclose this to you.

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**Tenant Rights**

Renters' rights in Chicago are subject to either the city or state laws, depending on the size of the building and whether or not the landlord lives on site. The Chicago city laws offer far greater protection for tenants than the state laws. These laws are called landlord-tenant ordinances.

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**Unit Count**

The number of Total Units listed here is taken from the Cook County Assessor. It may or may not match with the actual number of apartments currently in this building. Landlords are supposed to inform the county when they divide or combine apartments, as the number of units is used to set tax rates.

Use caution if there are more units in the building than you see listed here. The unit may be illegal, in which case you could lose a lot of your rights as a tenant by renting there.

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**Ward**

Chicago is governed by a mayor and a city council. The council consists of 50 aldermen. Each alderman represents the interests of their own ward. City services like tree trimming, trash pickup, overnight parking permits and street repair are often handled through your local alderman's office.