

## RentConfident Signature Report

**1604 W Shermer Blvd Unit #406, Chicago, IL**

1 Bed, 1 Bath Apartment  
Asking \$1200

Generated on Jan 23, 2015  
For Selena Mendes

### **Beware!**

The price on this listing is very far below market. This is a common tactic in fake listings. Don't fall victim to a scammer! Verify ownership before signing a lease or paying any money.

Thank you for choosing RentConfident to assist you in your search for a new home! This report will provide you and your roommates with all the information you need on the property located at 1604 W Shermer Blvd Unit #406, Chicago, IL, including:

Building  
Owner  
Management  
Condominium Association  
Crime  
Schools  
Public Transit

It is our primary goal to make you aware of any major issues that might cause your lease to come to an unexpected early end.

Additionally, we hope this report serves as a resource in helping you decide if this location is right for your lifestyle.

Above all, we believe that educated renters make for a better housing environment for everyone.

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

**Your RentConfident Guide**

Joe Smith  
joe@rentconfident.com

## Overview

<b>Requested Address</b>	1604 W Shermer Blvd Unit #406, Chicago, IL
<b>Official County Address</b>	800 N Graham Ave, Unit #406, Chicago, IL
<b>Official City Address</b>	1600 W Shermer Blvd
<b>Map Coordinates</b>	41.XXXXXX, -87.XXXXXX
<b>Neighborhood</b>	Greektown (Wikipedia: <a href="http://en.wikipedia.org/wiki/Greektown,_Chicago">http://en.wikipedia.org/wiki/Greektown,_Chicago</a> )
<b>Owner</b>	Brownacre Investments LLC
<b>Property Manager</b>	Sweet Giardiniera Realty, LP
<b>Main Contact</b>	Property Manager
<b>Building Type</b>	Condominium
<b>County Building Type Code</b>	2-99
<b>Description</b>	Residential condominium
<b>Property ID Number ("PIN")</b>	17-17-171-717-1104
<b>Condominium Association</b>	Shermer-Graham Lofts Condominium Association
<b>Association Management</b>	Prim and Proper Management Services, Inc

## Scores

### Confidence Factor

**77 / 100**

### Building

Structure	★★★★
Stability	★
Noise	★★★

### Owner

Responsibility	★★★★
Professionalism	★★★
Customer Service	★★★

### Neighborhood

Convenience	★★★★★
Activity	★★★★★
Safety	★★★★

### Property Manager

Professionalism	★★★★★
Customer Service	★★★★★

*Star ratings are based on a 1 to 5 star scale.*

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## About the Confidence Factor

The RentConfident Confidence Factor is our rating of the risks involved in renting at this location.

It is based on a scale of 1 to 100. Much like a school exam, the "average" rental will rate somewhere between 70-79, with excellent rentals scoring higher and weaker rentals scoring lower.

We consider rentals that score below 50 to be too high of a risk for the average tenant. Experienced tenants with flexible lifestyles and home maintenance experience may have no problem living in these properties, but we do not endorse them for first-time renters or anyone looking for a long-term living arrangement.

Not all of the details in this report are included in the calculation of the Confidence Factor, but here are some things we consider:

- Balances due on mortgage and property taxes
- Liens and judgments
- Pending foreclosures
- Nearby violent crime rates
- Landlord reputation
- Landlord major court history (bankruptcies, evictions, contract disputes, etc.)

This report is based entirely on data available to the public on government and real estate websites. RentConfident collects the available data and presents it in a single location for easy review.

Because we rely only on public data, there are some features that we cannot include, as much as we might wish to. There are also some boundaries of privacy that we will not cross. Here are some things you will not see:

- Maintenance staff names & criminal records
- Names of owner's children
- Court history for landlords with very common names
- Names of the trustees who own anonymous land trusts
- Landlord divorce and child support history

## About the Star Ratings

### Building Structure

We look at the age of the building, its violations and potential for exposure to health hazards to create the Structure rating. The higher the structure rating, the less likely you are to experience injury, health problems and damage to your belongings due to faults in the building.

### Building Stability

The Stability rating is our assessment of how likely it is that the building is sold or taken by a new owner over the next 1-2 years. We consider foreclosure risk, property tax payment history, liens, probate status and whether or not the building is for sale to generate the Stability rating.

### Building Noise

The size, location and layout of the building are some of the factors we consider in calculating the Noise factor of the building.

### Owner Responsibility

Our responsibility score rates how well a landlord has done at keeping up with the financial duties of property ownership. This includes paying taxes and mortgage on time, avoiding frivolous lawsuits and building code fines, and pulling permits as needed for large construction projects.

### Owner & Manager Professionalism

How large is the company in question? Is it just a single person or a mom and pop shop? Or is it a huge international company? Will they be able to give you individualized service? Will you see a different face every time you ask for repairs?

**Owner & Manager Customer Service**

Property management and landlording are not service focused businesses. The first concern of a landlord or manager should be the integrity of the building. Is this landlord or manager able to be responsive, polite and prompt? Do they offer luxury amenities or just patch up everything with duct tape?

**Area Convenience**

How easy is it to go about your daily life in the neighborhood? We look at public transit, parking, grocery stores and other necessities. There must be a decent number of options close by in order to get a high score.

**Area Activity**

Some people like a quiet neighborhood while others prefer to be reminded every minute that they are living in the big city. The area activity score considers zoning, traffic and proximity to major points of interest. A high rating means a busy neighborhood.

**Area Safety**

Staying safe in Chicago requires constant vigilance no matter what neighborhood you live in. However, low crime rates, good schools and low unemployment will go a long way towards establishing a solid baseline. More stars here equals a safer area, but this does not mean you should ever let your guard down.

## Alerts

### Positive Alerts

Alert	Frequency	Explanation	Considerations
Building permits on file	Rare	Building permits are required from the city for major renovation work. This ensures that the work is done safely. This owner has filed permits for work in the past 24 months.	Small fixes and changes to an apartment do not require permits, but if you see a brand new wing, new wiring or a new porch there should be permits on file for the work.
Solid condominium association	Very Rare	The condominium association shows a low foreclosure rate, low eviction rate and a good sense of professionalism.	When renting a condominium, the maintenance of common areas like the hallways, yard and parking lot will be the responsibility of the condominium association.
Good public transit	Very Common	This location has at least two of the following options within half a mile: CTA train, Metra Train, Bus or Divvy bicycle sharing.	Even if you drive everywhere it's good to know you have public transit options available for snowy days and late nights.
Low crime rates - lesser crimes	Common	Over the past 12 months this police beat has a below-average crime rate for crimes considered non-index, or less serious.	These types of crimes are not as frequently reported to the police, so the statistics may not be as accurate as those available for serious crimes like homicide and aggravated assault.
Low hardship index	Rare	Chicago uses a "hardship index" of 1-100. A low hardship index implies that life is pretty good.	Low hardship, while generally indicating lower crime rates, usually also means higher living expenses.
Property taxes paid	Common	The owner has paid their property taxes on time.	The penalties for unpaid property taxes are slow in coming but can end up with the owner losing the building. Unpaid property taxes can also mean that the owner is short on funds or careless.
Local owner	Very Common	This owner lives in Chicago or the suburbs. If something goes wrong they can be on site the same day.	Local owners are not necessarily any easier to get hold of than long distance owners. They may also stop by too often for your tastes.
Low eviction rate	Very Common	The average landlord has to evict 1 in 20 tenants. This landlord has a below average eviction rate given the size of their apartment inventory.	A low eviction rate does not necessarily mean that the landlord will go easy on you if you miss a rent payment. It does mean that they're pretty good in avoiding the sorts of bad tenants that you wouldn't want as neighbors.
Yelp 3 - 5 Star Rating	Very Rare	Your main point of contact has a rating of 3 stars or higher on Yelp.com	The average property management rating on Yelp is 1.5 to 2 stars. 3+ star ratings are very, very rare in this industry.
New ownership	Very Rare	The building was sold within the past 12 months.	Landlords generally purchase weak investments and try to make them better. A newly purchased building is more likely to see big improvements while you're living there.

**Negative Alerts**

Alert	Frequency	Explanation	Considerations
Suspected listing fraud	Very Rare	This property is priced too low for its neighborhood. It may be a fake listing. Verify ownership before proceeding.	Use the details we provide in the Owner section to verify that you're dealing with the real Owner or manager before sending any money or personal information or signing a lease.
Employee wanted for a crime	Very Rare	Someone involved with the property is wanted for a crime.	A "wanted" status does not necessarily mean the person is guilty. Review the Owner and Manager tabs in this report. Do not attempt to apprehend this person yourself.
Major building code violations	Rare	We found some major code violations for this property in the past 24 months that could affect your personal safety.	Talk to the landlord about the code violations and ask how they have been resolved.
Foreclosure risk	Very Rare	A foreclosure suit has been filed against this property within the past 2 years. In the event of foreclosure, the bank may choose to change or terminate your lease with relatively short notice.	Foreclosure cases do not always result in an actual foreclosure, and they can take several years to complete. Ask the owner to place \$500-1000 for repairs in an escrow account and pay close attention to the mail for notice of foreclosure just in case.
Property in probate	Very Rare	The original owner of this property has passed away. Ownership is now disputed between his/her heirs in the probate court system. Once the case is settled the new owner may attempt to change or terminate your lease.	Make sure to get a receipt for all rent payments and document all repair requests. Be ready to move on short notice.

**Neutral Alerts**

Alert	Frequency	Explanation	Considerations
Pets permitted by condominium association	Very Rare	This condominium association allows owners to keep pets in their property.	Individual landlords who are renting out condos may ban pets even if their association allows them. This is the landlord's prerogative, although both the landlord and the condo association must make exceptions for medically-necessary animals like seeing e



## About This Building

### General Information

<b>Construction Date</b>	2002
<b>Building Type</b>	Condominium
<b>Total Floors</b>	9
<b>Total Units</b>	563
<b>Owner Occupied</b>	No
<b>Landlord-Tenant Ordinance</b>	This property is covered by the Chicago ordinance

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.

<b>Building Trivia</b>	Building originally served as an undergarment factory. Converted to condominiums in 1999.
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## Building Real Estate History and Events

<b>Last Sale Date</b>	Apr 8, 2008
<b>For Sale</b>	No
<b>Property Taxes</b>	Paid <i>2012 Taxes: Paid</i> <i>2013 Taxes: Paid</i> <i>2014 Taxes: Not due yet</i>  <i>Taxes Sold: No</i> <i>Tax Exemptions: None</i>
<b>Bank Owned</b>	No
<b>Foreclosure</b>	<b>In process</b>
<b>Liens (Debts)</b>	None
<b>Fire at Property</b>	Fire in October 2003 damaged unit on 9th floor and its adjacent rooftop deck. No injuries.
<b>In Probate</b>	Yes <i>This owner's estate is party to probate case #2013-P-XXXXXX. <a href="#">View Case Info</a></i>

When someone dies, their heirs may contest their will in court. The court that handles these matters is called probate court. If a building is "in probate" its ownership is being disputed by the heirs of the deceased prior owner.

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.

The county will lower property taxes for specific groups. These discounts are called property tax exemptions. For example, an owner who lives on site can take a homeowner exemption. Exemptions also exist for seniors, veterans, home renovators and active military.

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.

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.

## Building Violations and Permits

**Building Court** No Cases.

**Code Violations** 34 Violations in the past 10 years. **6 of them are considered severe by the city of Chicago. An additional 15 may be causes for concern.**

*Itemized violations can be found in the appendix.*

**Problem Areas**

Building Permit - Plans Not Available On Site  
 Building Permit Violations - Major Work Without Permit  
 Building Permit Violations - Stop Work Order  
 Clerical  
 Code Violations - Miscellaneous  
 Conditions Detrimental To Health / Public Nuisance  
 Elevator  
 Elevator - Repealed Code  
 Elevator, Escalator And Lift Inspections  
 Exit Signs  
 Exterior Structure  
 General Upkeep And Sanitation  
 Heat  
 Heat - Repealed  
 Heating Appliances  
 Life Safety Evaluation  
 Miscellaneous Utility Structures And Equipment (chimneys, Escalators, Elevators, Gutters, Etc)  
 Obstructing Inspections  
 Refrigeration (air Conditioning) - Repealed  
 Signage  
 Ventilation - Repealed

**Construction Permits**

None

Most violations are minor and can be easily repaired. These are handled through the city, like parking tickets. However, if a building has a major code violation the owner may be sued at the County level in building court. County cases can result in major fines and even injunctions (bans) on residents staying in the building.

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."

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.

## Health Hazards

### Lead-Based Paint

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This property was built or substantially renovated after the lead paint ban went into effect. There should not be any risk of lead inside.

### Radon Gas

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This apartment is too far off the ground to have any risk of radon.

Lead is a poisonous metal that can cause brain damage, kidney damage, slowed growth, hearing problems and many other health issues. It is particularly hazardous to children. The use of lead-based paints was banned in residential buildings in 1978. Older buildings may still have lead-based paint, which can enter your system when it chips or flakes. Landlords are required to disclose if they know that lead-based paint is still present in your apartment.

Radon is a radioactive gas that can cause cancer. It is heavy, so it stays close to the ground. If your apartment is below the 3rd floor of a building, you may be at risk for radon exposure. Landlords are required to tell you if they know that radon tends to collect in your apartment.

Landlords do not need to disclose the presence of mold, asbestos or pests, nor the health problems of other/prior residents. If we have any data on these concerns they will be listed in the itemized Violations section of this page.

## About This Owner

### General Information

<b>Owner of Record</b>	Brownacre Investments LLC
<b>Taxpayer of Record</b>	Peter Jones
<b>Current and Prior Aliases</b>	Peter Jones Jeremy Vieira Parvati Devi Pete B. Jones Jeremy Vieira-Marques Parvati Singh Devi Brownacre Investments LLC Brownacer Inv LLC Dorchester Dale LLC
<b>Incorporation Date</b>	Apr 6, 2008
<b>Tax Bill Address</b>	1200 S Alabaster St A, Chicago IL 60688
<b>Partner Names</b>	Peter Jones [ <a href="#">Website</a> ] Jeremy Vieira [ <a href="#">Website</a> ] Parvati Devi [ <a href="#">Website</a> ]
<b>Current and Prior Addresses</b>	1200 S Alabaster Ste A, Chicago IL 60688 6 Green Acres Court, Nashua NH 03045
<b>Approximate Inventory</b>	3 Properties
<b>Owner Trivia</b>	Mr. Jones and Ms. Devi are owners of Pistachio Fusion Bistro in Oak Park.

### Track Record: All Properties

<b>Foreclosure History</b>	Foreclosure lawsuit filed July 8 2014 by JP Morgan Chase.
<b>Property Taxes</b>	Taxes Paid at all Locations
<b>Bankruptcies</b>	No
<b>Building Court Appearances</b>	None
<b>Major Violations</b>	10 major code violations across all properties in the past two years.
<b>Housing-Related Lawsuits</b>	None
<b>Evictions</b>	No evictions in the past 12 months
<b>Other Court Cases</b>	No court activity

### Service Record

<b>BBB Rating</b>	Not Rated
<b>Yelp.com Rating</b>	Not Rated

If the debts of a company or person get too high for them to repay they may file for bankruptcy. If the bankruptcy case is discharged, many of the person or company's debts will be erased, but their ability to borrow money in the future will be severely limited. If the case is dismissed, it means the court did not find that the person or company was truly out of money, and did not erase the debts.

Most violations are minor and can be easily repaired. These are handled through the city, like parking tickets. However, if a building has a major code violation the owner may be sued at the County level in building court. County cases can result in major fines and even injunctions (bans) on residents staying in the building.

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.



It is pretty rare for a tenant to sue their landlord. These cases usually involve things like major property health hazards or unreasonable deductions from security deposits.

Large landlords may treat some of their buildings better than others. However, poor maintenance practices can spread from a handful of buildings to affect the entire inventory if the landlord learns they can get away with sloppy maintenance. While the violations here do not affect the apartment you are looking at, it's worthwhile to know how the landlord maintains all of their properties.

We only include court cases that can help you to understand how this landlord does business. We will include things like fraud, contract disputes and employment issued. However, if a case deals exclusively with personal matters such as divorce or child support we do not include it anywhere in this report.

## About This Property Manager

### General Information

<b>Property Manager</b>	Sweet Giardiniera Realty, LP
<b>Incorporation Date</b>	Oct 5, 2008
<b>Corporate Address</b>	2714 S Orchid St, Chicago IL 60699
<b>Website</b>	<a href="#">sweetgardenchi.com</a> (Fake Link)
<b>Partner Names</b>	Montgomery Phillips [ <a href="#">Website</a> ] <b>(Wanted by Cook County Sheriff)</b>
<b>Approximate Inventory</b>	15 Properties

### Track Record: All Properties

<b>Bankruptcies</b>	No
<b>Building Court Appearances</b>	None
<b>Housing-Related Lawsuits</b>	Sued by tenants 1 time(s) <i>Case details can be found in the appendix.</i>
<b>Evictions</b>	1 evictions filed, 0 successfully evicted within past 12 months
<b>Other Court Cases</b>	No court activity

It is pretty rare for a tenant to sue their property manager. These cases usually involve things like major property health hazards or unreasonable deductions from security deposits.

Included below are cases that are not mentioned elsewhere on this page but help to paint a clear picture of how this manager does business.

### Service Record

<b>BBB Rating</b>	A ( <a href="#">Link</a> ) (Fake Link)
<b>Yelp.com Rating</b>	4.5 out of 5 stars ( <a href="#">Link</a> ) (Fake Link)

## About This Condominium Association

### General Information

<b>Association Name</b>	Shermer-Graham Lofts
<b>Corporate Name</b>	Shermer-Graham Lofts Condominium Association
<b>Incorporation Date</b>	August 31, 2002
<b>Corporate Address</b>	1606 W Shermer Blvd #806, Chicago IL 60677
<b>Corporate Status</b>	Active
<b>Website</b>	<a href="http://shermergraham.com">shermergraham.com</a> (Fake Link)
<b>Total Units</b>	563
<b>Total Floors</b>	9
<b>Association Management</b>	Prim and Proper Management Services, Inc

In a condominium association, multiple owners in a single building complex pool their resources to maintain the common areas. They pay a recurring fee (usually monthly) called an assessment for upkeep costs. Individual condominiums can be owner-occupied or rented out. Condo associations are businesses. They can set rules for all occupants to follow.

### Condominium Association Management Company

<b>Company Name</b>	Prim and Proper Management Services, Inc
<b>Incorporation Date</b>	Feb 10, 1993
<b>Corporate Address</b>	67 Southwest Hwy #6, Elk Grove Village IL 60000
<b>Corporate Status</b>	Active

### Association Policies

<b>Amenities</b>	Bike Room/bike Trails, Door Person, Elevator, Storage, On-site Manager/engineer, Park/playground, Sundeck, Security Door Locks, Service Elevator
<b>Included</b>	Water, Common Insurance, Doorman, Cable Tv, Exterior Maintenance
<b>Rentals Allowed</b>	Yes
<b>Rental Fees</b>	No Data
<b>Pets Permitted</b>	Small Pets only

Condominium associations may decide that they do not want to allow owners in the building to rent out their units. A condominium association that wishes to ban rentals must record this change to their rules with the County Recorder. An owner who is in financial trouble may apply to the association for a "hardship exemption" if it's a choice between renting out their unit or going into foreclosure. If the association chooses to grant the exemption, the owner may rent out the condo even if the association normally bans rentals.

A condominium association can set a pet policy. An individual owner in a condominium association who chooses to rent out their condo may decide to adopt a more strict policy than the rest of the association. So, even if a condo association allows pets, your specific lease may ban them. That's fine and legal.

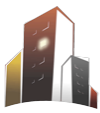
### Association Court Activity

<b>Foreclosures</b>	11 in the past 12 months
<b>Evictions</b>	6 evictions filed, 2 successfully evicted within past 12 months
<b>Owner Evicted from Association</b>	No
<b>Other Court Cases</b>	2 cases of interest

*Case details can be found in the appendix.*

When the bank forecloses on an individual condominium association, the bank takes ownership of that condo as well as of a share of the association itself. Banks are liable for assessments for up to six months after they foreclose, provided the association appears in court to request that they do so. Foreclosures happen in many





condominium associations and shouldn't be considered a reason to avoid a property just because they exist. However, a high number of foreclosures in a single association is cause for concern. Condo owners who cannot pay their mortgages usually cannot pay their assessments either.

When an owner in a condominium association does not pay their monthly assessment, the association has the right to take them to court and evict them. The association can then rent out the owner's unit and use the rent to pay down the owner's assessment debt. However, unlike in a landlord-tenant eviction case, when the debt has been paid down the owner has the right to reclaim occupancy of their condo. If you are renting in a situation like this, the condo association will be your landlord instead of the condo's actual owner. These rentals can be great for short term situations but do not expect them to last a long time.

Included are cases that help to clarify how this condominium association does business. Please note that we do not itemize foreclosures in a condominium association.

## Service Record

### Condominium Association

**BBB Rating** Not Rated

**Yelp.com Rating** Not Rated

### Association Management

**BBB Rating** A+ ([Link](#)) (Fake Link)

**Yelp.com Rating** 2.0 out of 5 stars ([Link](#)) (Fake Link)

## About This Neighborhood

### Political Boundaries

Note: For a map of the areas described here, please visit the online version of this report.

<b>US House Representative</b>	Danny K. Davis (Democrat), US House District #7 2746 W Madison St, Chicago IL 60612, 773-533-7520
<b>State Senator</b>	Patricia Van Pelt (Democrat), IL Senate District #5 1016 W Jackson St, Chicago IL 60607, 312-888-9191
<b>State Representative</b>	Arthur Turner (Democrat), IL House District #9 3849 W Ogden Ave, Chicago IL 60623, 773-277-4700
<b>Community Area</b>	28 - Near West Side
<b>Ward</b>	2
<b>Alderman</b>	Robert Fioretti Ward Office: 429 S Dearborn, 312-263-9273 Downtown Office: 121 N LaSalle St, Rm 300 Office 2, 60602, 312-744-6836
<b>Police District</b>	District 12, Beat 1232
<b>Neighborhood</b>	Greektown <a href="http://en.wikipedia.org/wiki/Greektown,_Chicago">http://en.wikipedia.org/wiki/Greektown,_Chicago</a>
<b>Census Tract</b>	841900
<b>Historic District</b>	This building is <b>not</b> in a historic district.

### Demographics

	Tract 841900	Chicago Average
Gender		
Male	50.77%	48.44%
Female	49.23%	51.56%
Age		
Median Age	29.00	33.00
Children	10.43%	23.16%
Race		
White	55.45%	47.28%
Black	19.32%	33.09%
Hispanic	12.32%	28.58%
Native American or Alaska Native	0.77%	0.27%
Asian	15.40%	5.58%
Hawaiian or Pacific Islander	0.00%	0.03%
Other single race	3.69%	12.35%
Multiracial	5.38%	1.96%
Career		
Average Education Level	Bachelors	Some College
Unemployment Rate	14.60%	12.85%
Median Per Capita Income	68,254	35,920
Traffic		
Vehicles per Person	0.40	0.28
Car Commuters	24.33	24.65

## Schools

### Your Neighborhood Elementary school is:

Mark Skinner Elementary School  
1260 W Adams St  
<http://www.skinner.cps.k12.il.us>

Grades K-5  
Level 1 (Not on probation)  
District

### Your Neighborhood High School is:

Richard T Crane Technical Preparatory HS  
2245 W Jackson Blvd  
<http://www.cps.edu>

Grades 12-12  
Level 3 (On probation)  
District

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

Chicago Virtual Charter High School  
38 S Peoria St  
<http://www.chicagovcs.org>

Grades 9-12  
Level 2 (Not applicable)  
Charter

Galileo Math & Science Scholastic Academy ES  
820 S Carpenter St  
<http://www.cps.edu>

Grades K-8  
Level 1 (Not on probation)  
District

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

Francis Xavier Warde School, 120 S Desplaines, Grades P-8

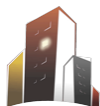
## Transit

### Street Parking:

Parking on this block is **tight**. You will need to wait for someone else to leave. Allow 20+ minutes to find a space.  
Street parking on the surrounding blocks is **tight**. You will need to wait for someone else to leave. Allow 20+ minutes to find a space.

### CTA Trains:

Blue Line      UIC-Halsted  
Blue Line      Clinton-Congress



**Bus Stops:**

126	Jackson	Van Buren & Halsted	0.0 miles
8	Halsted	Halsted & Jackson	0.1 miles
60	Blue Island/26th	Harrison & Halsted	0.1 miles
7	Harrison	Harrison & Halsted	0.1 miles
156	Lasalle	Desplaines & Jackson	0.2 miles
125	Water Tower Express	Desplaines & Harrison Terminal	0.2 miles
36	Broadway	Desplaines & Harrison Terminal	0.2 miles
157	Streeterville/Taylor	Clinton & Van Buren	0.3 miles
37	Sedgwick	Clinton Blue Line Station	0.3 miles
192	U of Chicago Hospitals Express	Clinton & Jackson	0.3 miles
130	Museum Campus	Clinton & Quincy	0.3 miles
124	Navy Pier	Clinton & Quincy	0.3 miles
20	Madison	Madison & Halsted	0.4 miles
121	Union/Streeterville Express	Jackson & Canal	0.4 miles
151	Sheridan	Canal & Jackson	0.4 miles
1	Bronzeville/Union Station	Canal & Adams/Jackson	0.4 miles
28	Stony Island	Canal & Adams/Jackson	0.4 miles
132	Goose Island Express	Canal & Adams	0.4 miles
128	Soldier Field Express	Canal & Adams	0.4 miles
19	United Center Express	Washington & Halsted	0.5 miles
J14	Jeffery Jump	Clinton & Madison	0.5 miles
56	Milwaukee	Madison & Clinton	0.5 miles

**Metra Stations:**

Milw-N	Union Station	Fare Zone A	No parking lot	0.4 miles
Heritage	Union Station	Fare Zone A	No parking lot	0.4 miles
Milw-W	Union Station	Fare Zone A	No parking lot	0.4 miles
SWS	Union Station	Fare Zone A	No parking lot	0.4 miles
NCS	Union Station	Fare Zone A	No parking lot	0.4 miles
BNSF	Union Station	Fare Zone A	No parking lot	0.4 miles

**Bike Sharing Stations:**

Peoria St & Jackson Blvd	19 Total docks	0.2 miles
900 W Harrison	19 Total docks	0.2 miles
Clinton St & Tilden St	23 Total docks	0.3 miles
Halsted St & Polk St	19 Total docks	0.3 miles
Jefferson St & Monroe St	19 Total docks	0.3 miles
Halsted St & Madison St	19 Total docks	0.4 miles
Canal St & Jackson Blvd	35 Total docks	0.4 miles
Morgan St & Polk St	15 Total docks	0.4 miles
Canal St & Harrison St	15 Total docks	0.4 miles
Canal St & Adams St	35 Total docks	0.4 miles
Aberdeen St & Jackson Blvd	15 Total docks	0.4 miles
Clinton St & Madison St	23 Total docks	0.5 miles
Canal St & Monroe St	23 Total docks	0.5 miles

**Crime**

<b>Crime</b>	<b>This Beat</b>	<b>City Avg</b>	<b>Description</b>
Homicide	0	1.45	The killing of one person by another.
Involuntary Manslaughter	0	0.01	The killing of another person through carelessness.
Criminal Sexual Assault	4	4.45	Any sexual act directed against another person against that person's will.
Robbery	24	36.77	The taking of anything of value from another person by force or threat of violence.
Aggravated Assault	5	15.51	When one person threatens another person with a weapon.
Aggravated Battery	11	23.54	When one person uses a weapon to attack another person and/or attacks another person, causing severe injury.
Burglary	35	55.24	The unlawful entry into a building with the intent to commit a theft.
Larceny	408	230.62	The unlawful taking of property from the possession of another person.
Motor Vehicle Theft	34	37.40	The theft of a motor vehicle.
Simple Assault	47	46.24	When one person, without a weapon, physically attacks another person, but does not cause injury.
Simple Battery	107	157.80	When one person violently touches or hits another person.
Arson	0	1.38	To unlawfully and intentionally damage any property by fire.
Forgery & Counterfeiting	8	4.75	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.
Fraud	75	43.88	Lying for the purpose of causing another person to part with something of value or to surrender a legal right.
Embezzlement	0	0.14	The unlawful taking of money, property, or some other thing of value entrusted to a person's care, custody, or control.
Stolen Property	0	0.38	Receiving, buying, selling, possessing, concealing, or transporting any property with the knowledge that it has been unlawfully taken.
Vandalism	77	101.16	To willfully destroy, damage, or deface property without the consent of the owner.
Weapons Violation	4	11.11	The violation of laws prohibiting the manufacture, sale, purchase, transportation, possession, concealment, or use of deadly weapons.
Prostitution	0	5.55	To unlawfully engage in sexual activities for profit.
Criminal Sexual Abuse	1	3.94	Adultery and fornication, bigamy, indecent exposure, and indecent liberties.
Drug Abuse	8	103.04	Producing, distributing, or using controlled substances.
Gambling	1	1.44	To unlawfully bet or wager money or something else of value.
Offenses Against Family	1	4.10	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.
Liquor License	1	1.41	The violation of laws or ordinances prohibiting the manufacture, sale, purchase, transportation, possession, or use of alcoholic beverages.
Disorderly Conduct	0	14.08	Any behavior that tends to disturb the public peace, scandalize the community, or shock the public sense of morality.
Misc Non-Index Offense	62	99.32	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 adult, probation and parole violations, money laundering and many other miscellaneous offenses.

### Commerce

<b>Density, this block</b>	Extremely heavy - downtown area
<b>Density, nearby</b>	Small to medium businesses and residential
<b>Density Comparison</b>	The surrounding neighborhood is 36.58% 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

Mariano's Fresh Market	40 S Halsted St	0.3 miles	(Supermarket)
Walmart Neighborhood Market	570 W Monroe St	0.4 miles	(Supermarket)
Target Store	1101 W Jackson Blvd	0.4 miles	(Supermarket)
Elea Mediterranean Food Market	309 S Halsted St	0.1 miles	
7 Eleven #33726a	627 W Jackson Blvd	0.2 miles	
7-eleven # 33731	954 W Monroe St	0.4 miles	

## 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/>  
PACER - <http://pcl.uscourts.gov>

### State of Illinois

Illinois Secretary of State Business License Search - [http://www.cyberdriveillinois.com/departments/business\\_services/corp.html](http://www.cyberdriveillinois.com/departments/business_services/corp.html)

### 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

Better Business Bureau - <http://www.bbb.org/chicago>  
Business Profiles - <http://businessprofiles.com/>  
Google Geocoding API - <https://developers.google.com/maps/documentation/geocoding/>  
Intelius - <http://www.intelius.com>  
LinkedIn - <http://www.linkedin.com>  
Realtor.com - <http://www.realtor.com>  
Rentometer - <http://www.rentometer.com>  
Smarty Streets - <https://smartystreets.com/>  
Yelp - <http://www.yelp.com>

### "Most Wanted" Lists

ATF Most Wanted - <http://www.atf.gov/content/ATF-most-wanted>  
Cook County Sheriff Warrants - <http://www4.cookcountysheriff.org>  
DEA Most Wanted - [http://www.dea.gov/fugitives/chi/chi\\_div\\_list.shtml](http://www.dea.gov/fugitives/chi/chi_div_list.shtml)  
EPA Fugitives - <http://www2.epa.gov/enforcement/epa-fugitives>  
FBI Most Wanted - <http://www.fbi.gov/wanted>  
ICE (Immigration) Most Wanted - <http://www.ice.gov/most-wanted#tab0>  
Illinois Sex Offense Registry - <http://www.isp.state.il.us/sor/>  
Interpol Wanted - <http://www.interpol.int/notice/search/wanted>  
Secret Service Most Wanted - <http://www.secretservice.gov/mostwanted.shtml>  
US Marshals Wanted - <http://www.usmarshals.gov/district/il-n/index.html>

### 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 311 (via FOIA) - [http://www.cityofchicago.org/city/en/depts/311/supp\\_info/311\\_foia.html](http://www.cityofchicago.org/city/en/depts/311/supp_info/311_foia.html)  
Chicago Building Data Warehouse - <https://webapps1.cityofchicago.org/buildingviolations/>  
Chicago Building-Related Court Actions - <http://webapps1.cityofchicago.org/BRCASWeb/org/cityofchicago/brca/controller/search/begin.do#searchResults>  
Chicago Police CLEARmap - <http://gis.chicagopolice.org/>  
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-Attendance/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/qqqh-hgyw>  
Major Streets\* - <https://data.cityofchicago.org/Transportation/Major-Streets/ueqs-5wr6>  
Metra Stations\* - <https://data.cityofchicago.org/Transportation/Metra-Stations/nqm8-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-c4hq>  
Public Schools\* - <https://data.cityofchicago.org/Education/Cook-County-Public-Schools/5ngg-ve6h>  
Snow Route Parking Restrictions\* - <https://data.cityofchicago.org/Transportation/Snow-Route-Parking-Restrictions/i9q6-fx2v>  
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>



## Appendix A - Building Code Violations - This Location

### Severe Violations (per city of Chicago)

**Date:**[redacted] **Status:** Open **Type:** Conservation  
**Ordinance:** Failed to maintain the exterior walls of a building or structure free from holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the walls. (13-196-530(b), 13-196-641)  
**Comments:** EXTERIOR WALL REPAIRS: 1. COURTYARD-SEVERE WASHED OUT MORTAR, STRUCTURAL CRACKS; 2. OBTAIN PLANS AND PERMITS FOR REPAIRS ALL EXTERIOR WALL ITEMS.

**Date:**[redacted] **Status:** Open **Type:** Conservation  
**Ordinance:** Failed to maintain lintel in good repair and free from cracks and defects. (13-196-530(e), 13-196-641)  
**Comments:** LINTELS VARIOUS LOCATIONS, ALL ELEVATIONS, RUSTED BOWING.

**Date:**[redacted] **Status:** Open **Type:** Conservation  
**Ordinance:** Failed to maintain balcony in good repair and free from cracks and defects. (13-196-530(e), 13-196-641)  
**Comments:** BALCONY:1. SOUTH ELEVATION, 3RD BALCONY FROM EAST CONNECTION; TOP LOCATION, MISSING BOLTS; 2. NEAR ENTRANCE, SOUTH ELEVATION, LEFT SIDE, 4TH FLOOR BALCONY: MISSING TWO BOLTS, DANGEROUS; 3. SOUTH ELEVATION, FIRST ROW OF BALCONIES FROM EAST AT FIRST FLOOR B

**Date:**[redacted] **Status:** Complied **Type:** Ventilation  
**Ordinance:** Stop nuisance to neighbors. (7-28-010, 7-28-020, 7-28-030, 7-28-060, 7-28-080)  
**Comments:** STOP NUISANCE TO NEIGHBORS (COMBINE FLUE FOR FURNACE AND DYER VENTING)

**Date:**[redacted] **Status:** Open **Type:** Conservation  
**Ordinance:** Heat dwelling unit adequately from September 15th to June 1st. (13-196-410)  
**Comments:** UNIT XXX INADEQUATELY TEMPERATURE BEDROOM 61DEGREE LIVINGROOM 63 DEGREE

**Date:**[redacted] **Status:** Open **Type:** Conservation  
**Ordinance:** Provide and maintain every facility, piece of equipment, or utility in safe and sound working condition. (13-196-400, 13-196-440)  
**Comments:** FURNACE WORKING AT TIME OF INSPECTION, INSUFFICIENT HEAT AT UNIT, MOST VENTS NOT BLOWING HEAT

### Additional Violations of Note

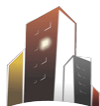
These are additional violations that we feel you should know about.

**Date:**[redacted] **Status:** Open **Type:** Elevator  
**Ordinance:** Failed to maintain electric elevator equipment provided at premises in safe and sound working condition. (13-196-590, 13-196-630(b), 18-30-001)  
**Comments:** Repair or replace door astragal at 1st. floor.

**Date:**[redacted] **Status:** Open **Type:** Elevator  
**Ordinance:** Failed to maintain electric elevator equipment provided at premises in safe and sound working condition. (13-196-590, 13-196-630(b), 18-30-001)  
**Comments:** Gate restrictor doesn't work. passenger elevator (small-3000# capacity).

**Date:**[redacted] **Status:** Open **Type:** Elevator  
**Ordinance:** Failed to maintain electric elevator equipment provided at premises in safe and sound working condition. (13-196-590, 13-196-630(b), 18-30-001)  
**Comments:** Pit light doesn't work. passenger elevator (small-3000# capacity)

**Date:**[redacted] **Status:** Open **Type:** Elevator



**Ordinance:** Failed to maintain electric elevator equipment provided at premises in safe and sound working condition. (13-196-590, 13-196-630(b), 18-30-001)

**Comments:** Gate restrictor doesn't work, dock door side. passenger elevator (east-4000# capacity).

**Date:**[redacted]

**Status:** Open

**Type:** Elevator

**Ordinance:** Failed to maintain electric elevator equipment provided at premises in safe and sound working condition. (13-196-590, 13-196-630(b), 18-30-001)

**Comments:** Elevator company to verify hoist ropes and/or drive sheave are within allowable tolerances. both passenger elevators.

**Date:**[redacted]

**Status:** Open

**Type:** Elevator

**Ordinance:** Failed to maintain electric elevator equipment provided at premises in safe and sound working condition. (13-196-590, 13-196-630(b), 18-30-001)

**Comments:** Fire extinguisher required in machine room. both passenger elevators.

**Date:**[redacted]

**Status:** Open

**Type:** Elevator

**Ordinance:** Failed to maintain electric elevator equipment provided at premises in safe and sound working condition. (13-196-590, 13-196-630(b), 18-30-001)

**Comments:** Replace worn guide rollers. passenger elevator (east-4000# capacity).

**Date:**[redacted]

**Status:** Open

**Type:** Elevator

**Ordinance:** Failed to maintain electric elevator equipment provided at premises in safe and sound working condition. (13-196-590, 13-196-630(b), 18-30-001)

**Comments:** Fire service phase 1 doesn't work. freight elevator.

**Date:**[redacted]

**Status:** Complied

**Type:** Elevator

**Ordinance:** Test governor and car safety and submit copy of test results to Elevator Bureau for all elevators. (13-156-820, 13-20-120)

**Comments:** FULL LOAD.

**Date:**[redacted]

**Status:** Complied

**Type:** Ventilation

**Ordinance:** Submit plans and obtain ventilating system permits. (13-32-010, 13-32-020, 13-32-040, 13-32-130, 13-176-240)

**Comments:**

**Date:**[redacted]

**Status:** Open

**Type:** Conservation

**Ordinance:** Failed to file Life Safety Evaluation Plan with the Department of Buildings and the Fire Department. (Sec. 13-196-206)

**Comments:** LIFE SAFETY EVALUATION DUE JANUARY 1, 2006 HAS NOT BEEN SUBMITTED AS OF JUNE 20, 2006  
CALL JOSE 312/###-####

**Date:**[redacted]

**Status:** Complied

**Type:** Ventilation

**Ordinance:** Keep approved and stamped plans at construction site while ventilation work and testing in progress. (13-40-090, 13-176-310)

**Comments:** KEEP APPROVED AND STAMPED PLANS AT SITE WHILE VENTILATION WORK AND TESTING IN PROGRESS (PERMIT #ZZZZZZ)

**Date:**[redacted]

**Status:** Complied

**Type:** Conservation

**Ordinance:** Failed to maintain all exit signs illuminated when building is occupied and otherwise maintain exit signs in good condition. (13-196-090, 13-160-700 thru 13-160-770)

**Comments:** STAIRWELL XX AND BY UNIT # XXX, DEFECTIVE EMERGENCY LIGHT FIXTURE, EXIT SIGN BY UNITS XXX, NOT LIT.

**Date:**[redacted]

**Status:** Open

**Type:** Conservation

**Ordinance:** Repair fire damage so building complies with code requirements at time of construction or alteration.

(13-196-010)

**Comments:** NORTHEAST AREA, FIRE DAMAGE TO ROOF, ROOF TOP DECK, ELECTRICAL, CONDENSORS, PARAPET COPING AND ROOF TOP STRUCTURE. OBTAIN PROPER PERMITS AND SUBMIT PLANS.

**Date:**[redacted]**Status:** Open**Type:** Elevator

**Ordinance:** Failed to maintain platform lift equipment provided at premises in safe and sound working condition. (13-196-590, 13-196-630(b), 18-30-380)

**Comments:** PROPERLY MAINTAIN WHEELCHAIR LIFT IN SAFE WORKING CONDITION

## Minor Violations

**Date:**[redacted]**Status:** Open**Type:** Elevator

**Ordinance:** Failed to maintain and/or provide access to inspection records as provided by rule. (13-8-030, 18-30-460, Rules and Regulations for Annual Inspection Certification for Conveyance Devices 25)

**Comments:** Maintenance service log and fire service test log required in machine room. all elevators.

**Date:**[redacted]**Status:** Complied**Type:** Elevator**Ordinance:**

**Comments:** PROPERLY LABEL MACHINE ROOM ENTRY DOORS.18-30-010 & 13-20-120. EV004657.

**Date:**[redacted]**Status:** Complied**Type:** Ventilation

**Ordinance:** Arrange mechanical ventilation or warm air heating system final inspection when work completed. (13-12-100, 13-176-310, 13-184-140)

**Comments:**

**Date:**[redacted]**Status:** Complied**Type:** Ventilation

**Ordinance:** Stop recirculating air from room contaminated by smoke, gas, or dust. (13-176-090 D)

**Comments:**

**Date:**[redacted]**Status:** Open**Type:** Conservation

**Ordinance:** Failed to maintain building or structure in a structurally safe and stable condition. The Building Commissioner requests submission of two (2) copies of a structural condition report prepared, signed and sealed by an Illinois licensed Architect or Struct

**Comments:** PROVIDE STRUCTURAL ENGINEER'S REPORT FOR BALCONY CONNECTIONS AND DETAILS

**Date:**[redacted]**Status:** Complied**Type:** Conservation

**Ordinance:** Arrange for inspection of premises. (13-12-100)

**Comments:** NO ENTRY INTO BUILDING

**Date:**[redacted]**Status:** Complied**Type:** Conservation

**Ordinance:** Post name, address, and telephone of owner, owner's agent for managing, controlling or collecting rents, and any other person managing or controlling building conspicuously where accessible or visible to public way. (13-12-030)

**Comments:** POST PROPER OWNER/MANAGEMENT ID (NO P.O. BOX)

**Date:**[redacted]**Status:** Complied**Type:** Ventilation

**Ordinance:** Arrange mechanical ventilation or warm air heating system final inspection when work completed. (13-12-100, 13-176-310, 13-184-140)

**Comments:**

**Date:**[redacted]**Status:** Open**Type:** Ventilation**Ordinance:**

**Comments:** PROVIDE SIZING AND CALCULATIONS FOR FURNACE AND DRYER VENT RISERS (13-184-110)



## Appendix C - Housing-Related Lawsuits - Property Manager

- Defendant in Premises Liability Case #20XX-L-XXXXXX filed on Dec 8, 2011 at Cook County Circuit Court. Verdict:  
Settled at mediation

## Appendix D - Miscellaneous Court Cases - Condominium Association

- Defendant in Tort (not Personal Injury) Case #20XX-M1-XXXXXX filed on Jan 12, 2008 at Cook County Circuit Court. Verdict: Dismiss by stipulation or agreement
- Defendant in Premises Liability Case #20XX-L-XXXXXX filed on Apr 3, 2007 at Cook County Circuit Court. Verdict: Dismiss by stipulation or agreement