



12 South Center Street  
Bensenville, IL 60106

Office: 630.350.3404  
Fax: 630.350.3438  
[www.bensenville.il.us](http://www.bensenville.il.us)

VILLAGE BOARD

January 23, 2020

President  
Frank DeSimone

Board of Trustees  
Rosa Carmona  
Ann Franz  
Marie T. Frey  
McLane Lomax  
Nicholas Panicola Jr.  
Armando Perez

Village Clerk  
Nancy Dunn

Village Manager  
Evan K. Summers

Ms. Charonda Jordan  
6102 South Memorial Drive  
Tulsa, Oklahoma 74133

Re: January 22, 2020 FOIA Request

Dear Ms. Jordan:

I am pleased to help you with your January 22, 2020 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on January 22, 2020. You requested copies of the items indicated below:

*"Payoff amount for all liens associated with the property located at 202 Rose Street, Bensenville, IL 60106. The property has been foreclosed and our client, Diplomat Property Manager, LLC is now the new owner. We are requesting this information as the lines are currently obstructing title."*

After a search of Village files, the following information was found responsive to your request:

- 1) Statement of Lien Claim for Water and Sewer No. R2017-037255. (1 pg.)
- 2) Statement of Lien Claim for Tall Grass Cutting Services No. R2020-004778. (1 pg.)
- 3) Statement of Lien Claim for Ally Maintenance Services No. R2020-004779. (1 pg.)
- 4) Village of Bensenville Outstanding Invoices for 202 Rose Street as of January 23, 2020. (1 pg.)
- 5) Village of Bensenville Correction Notice for Inspection No. 64770. (2 pgs.)

These are all the records found responsive to your request.

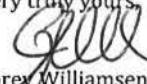
Please be aware that on February 25, 2014 the Village Board adopted Ordinance No. 16-2014 that requires a Real Estate Transfer Inspection (RETI) be conducted prior to most property sales within Bensenville. For additional information regarding the RETI inspection, please contact the Community & Economic Development Department at 630-766-8200.

Home addresses, home telephone numbers, etc. are "private information" under Section 2(c-5) of the FOIA, 5 ILCS 140/2(c-5), and therefore exempt from disclosure under Section 7(1)(b) of the FOIA, 5 ILCS 140/7(1)(b). Accordingly, they have been redacted from the information provided.

Pursuant to Section 9 of the FOIA, 5 ILCS 140/9, I am required to advise you that I, the undersigned Freedom of Information Officer, reviewed and made the foregoing determination to deny a portion of your FOIA Request as indicated. Should you believe that this Response constitutes an improper denial of your request, you may appeal such by filing a request for review within sixty (60) days of the date of this letter with the Public Access Counselor of the Illinois Attorney General's Office, Public Access Bureau, 500 South Second Street, Springfield, Illinois 62706; telephone 1-887-299-FOIA; e-mail: [publicaccess@atg.state.il.us](mailto:publicaccess@atg.state.il.us). You may also have a right of judicial review of the denial under Section 11 of the FOIA, 5 ILCS 140/11.

Do not hesitate to contact me if you have any questions or concerns in connection with this response.

Very truly yours,

  
Corey Williamsen  
Freedom of Information Officer  
Village of Bensenville

STATEMENT OF LIEN CLAIM

TO: Current Resident  
202 Rose Street  
Bensenville, IL 60106

This statement of Lien Claim is recorded  
for non-payment of charges for Utility  
Service provided by the Village of  
Bensenville in the amount of \$2,417.50  
The above amount has been due since 02/03/2017  
Utility Billing Account #34881-225785001



**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

APR.19,2017 8:50 AM  
OTHER \$30.00 03-13-318-010

**001 PAGES R2017-037255**

The authority for this Statement of Lien Claim is as follows:

Lien for Sewer Service Charges

65 ILCS Sec. 5/11-141-7 of the Illinois Compiled Statutes 1992, Chapter Sec. 8-6-23-1 thru 7  
of the Municipal Code of the Village of Bensenville.

Lien for Water Service Charges

65 ILCS Sec. 5/11-139-1 of the Illinois Compiled Statutes 1992, Chapter Sec. 8-7-7 of the  
Municipal Code of the Village of Bensenville.

Lien for Garbage

65 ILCS 5/11-20-13 of the Illinois Compiled Statutes 1992, Chapter Sec. 6-3-5 of the Municipal  
Code of the Village of Bensenville.

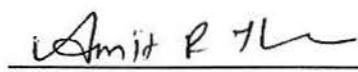
A statement of Lien Claim is to be recorded against the following property:

**PIN # 03-13-318-010**

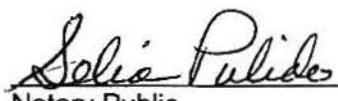
**Legal Description:**

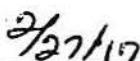
THE NORTH 55 FEET OF THE EAST 150 FEET OF LOT 8 IN B.L. FRANZEN'S SUBDIVISION IN  
THE SOUTH WEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1921  
AS DOCUMENT 148922, IN DUPAGE COUNTY, ILLINOIS.

**Commonly Known as: 202 Rose Street, Bensenville, IL 60106**

  
Amit R. Thakkar, Director of Finance

Subscribed and sworn before me:

  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
Date



Prepared by the Village of Bensenville, 12 S. Center St., Bensenville, IL 60106 (630) 766-8200

MUNICIPAL STATUTORY LIEN



8 0 1 8 2 8 6 5  
Tx:40102748

January 9, 2020

FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
01/14/2020 12:50 PM

*LIEN CREDITOR*, City of Bensenville, an Illinois municipal corporation, pursuant to The provisions of the Illinois Municipal Code 65 ILCS 5/11-20-7 and Village Code Sections: 6-4-5 and 6-2-7, hereby Files a lien in its favor in the amount of Four Hundred Fifty One Dollars Dollars (\$451.00) for outstanding Fees related to grass cutting services against

DOCUMENT # R2020-004778

Diplomat Property Manager  
440 South LaSalle Street, 20<sup>th</sup> Floor  
Chicago, Illinois 60605

on the following described real estate:

LEGAL DESCRIPTION:

THE NORTH 55 FEET OF THE EAST 150 FEET OF LOT 8 IN B.L. FRANZEN'S SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1921 AS DOCUMENT 148922, IN DUPAGE COUNTY, ILLINOIS

Permanent Index Number: 03-13-318-010

Commonly known as 202 Rose Street, Bensenville, Illinois 60106

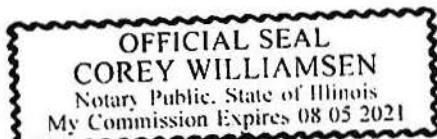
That the cost of this lien in the amount of Eleven Dollars (\$11.00) is included in the overall cost of this work.

Total amount of lien is Four Hundred Fifty One Dollars (\$451.00), as provided for in Sections: 6-4-5 and 6-2-7, of the Village of Bensenville Municipal Code, and in 65 ILCS 5/11-20-7 of the Illinois Municipal Code.

Scott Viger  
Director of Community & Economic Development

Subscribed and sworn before me:

1/9/2020  
Date



( Prepared by the Village of Bensenville, 12 South Center St., Bensenville, Illinois 60106 (630) 766-8200 )

MUNICIPAL STATUTORY LIEN

8 0 1 8 2 8 6 7  
Tx140102748

January 9, 2020

**LIEN CREDITOR**, City of Bensenville, an Illinois municipal corporation, pursuant to The provisions of the Illinois Municipal Code 65 ILCS 5/11-20-7 and Village Code Sections: 6-4-5 and 6-2-7, hereby Files a lien in its favor in the amount of One Hundred Fifty One Dollars Dollars (\$151.00) for outstanding Fees related to ally maintenance services against

FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
01/14/2020 12:50 PM

DOCUMENT # R2020-004779

Diplomat Property Manager  
440 South LaSalle Street, 20<sup>th</sup> Floor  
Chicago, Illinois 60605

on the following described real estate:

**LEGAL DESCRIPTION:**

THE NORTH 55 FEET OF THE EAST 150 FEET OF LOT 8 IN B.L. FRANZEN'S SUBDIVISION IN THE SOUTHWEST QUARTER IF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1921 AS DOCUMENT 148922, IN DUPAGE COUNTY, ILLINOIS

Permanent Index Number: 03-13-318-010

Commonly known as 202 Rose Street, Bensenville, Illinois 60106

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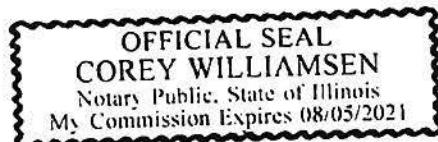
*Scott P. Viger*

Scott Viger  
Director of Community & Economic Development

Subscribed and sworn before me:

*Corey Williamsen*  
\_\_\_\_\_  
Notary Public

1/9/2020  
Date



CUSTOMER STMT  
NUMBER DATE  
39501 01/23/2020

VILLAGE OF BENSENVILLE, IL  
12 SOUTH CENTER STREET  
BENSENVILLE IL 60106

DIPLOMAT PROPERTY MANAGER  
440 S LASALLE ST UNIT 20 FL  
CHICAGO IL 60605-1028

DESCRIPTION	LN	INVOICE	DATE	BILL AMT	BILL ADJ	PAID	UNPAID
GRASS CUTTI	1	201544	051519	175.00	.00	.00	175.00
		201544	TOTAL	175.00	.00	.00	175.00
202 S ROSE	1	201562	061319	90.00	.00	.00	90.00
		201562	TOTAL	90.00	.00	.00	90.00
202 S ROSE	1	201575	071619	175.00	.00	.00	175.00
		201575	TOTAL	175.00	.00	.00	175.00
202 ROSE AL	1	201622	110419	140.00	.00	.00	140.00
		201622	TOTAL	140.00	.00	.00	140.00

1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	OTH FEE	TOTAL DUE
\$ .00	\$ .00	\$140.00	\$440.00	\$ .00	\$580.00



**VILLAGE OF BENSENVILLE  
INSPECTORIAL SERVICES**

12 South Center  
Bensenville, IL 60106  
630-350-3413 fax:630-350-3449

Type of Inspection: RETI: TRANSFER INSPECTION

**CORRECTION NOTICE**

Address:	202 Rose St.	Unit:	
Business name::	Diplomat Property Manager LLC	Phone:	[REDACTED]
Agent Name:	Mario Gonzalez	Address:	440 S Lasalle St. 20th floor chicago IL.
Inspection Date:	1-15-19	Inspector:	LOUIS CZERWIN
<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>	
020B	WEED HEIGHT EXCEEDS 8 INCHES	trim all weeds and trees along alley and any where else as needed on the property.	
020T	KEEP ALLEY FREE OF OBSTRUCTION	Remove tire next to the alley.	
030A	REPAIR/REPLACE DRIVEWAY OR APRON	2015 ICC Property Maintenance Code Sec 302.3 " As Amended ...All parking and driveway areas shall be paved and shall be kept free from dirt and other litter or debris, and shall be kept in good repair..."	
040B	HANDRAIL NEEDED FOR 4 OR MORE STEPS	Gravel driveway must be paved-permit needed railing on rear deck is rotted and needs to be replaced, permit may be required inquire within the Village.	
040E	DETERIORATION OF MATERIALS	appears roof has a leak around the stack, which has caused some deterioration in the walls and ceilings.	
070A	BROKEN OR CRACKED GLASS	On east side	
080A	REPAIR OR REPLACE FENCE	Throughout	
080C	SCRAPE AND REPAINT SURFACE		
090B	FREE AREA OF MOLD OR MILDEW		
090D	REPAIR HOLES IN WALL / CEILING		
120D	REPLACE PAINTED OUTLETS	Any new receptacle shall be tamper resistant.	
120E	FAULTY GFCI OUTLET	Receptacles are loose throughout, gfi receptacles in the kitchen are wired incorrectly.	
120F	INSTALL REQUIRED GFCI OUTLETS	All exterior receptacles including the garage as well as any receptacle within 6 feet of the outer rim of any sink.	
120R	WATER HEATER NEED TO BE BONDED	Need to install a bonding wire which is a brass clamp from the cold water line, clamp on the hot water line and one more on the closest gas line with a copper wire the same guage as the electrical service connecting all three creating the bond.	
120S	WATER METER NEEDS JUMPER WIRE	did not locate meter	
120Z	OTHER	@Garage- all wiring shall be in conduit, all conduit shall be properly supported	
140A	REMOVE UNION TO EXTERIOR	the union on the gas line serving the furnace shall be outside of the cabinet.	
140C	IMPROPER GAS SUPPLY LINE	All gas lines serving appliances shall be of the stainless steel type or the yellow type.	
150A	IMPROPER DRYER VENT	All dryer vents need to be solid metal with a smooth interior surface to prevent lint build up and possible lint / dryer fire from happening.	



**VILLAGE OF BENSENVILLE**  
**INSPECTORIAL SERVICES**  
 12 South Center  
 Bensenville, IL 60106  
 630-350-3413 fax:630-350-3449

Type of Inspection: RETI: TRANSFER INSPECTION

**CORRECTION NOTICE**

Address: 202 Rose St. Unit:

Business name: Diplomat Property Manager LLC

Phone: [REDACTED]

Agent Name: Mario Gonzalez

Address: 440 S Lasalle St. 20th floor chicago IL.

Inspection Date: 1-15-19

Inspector: LOUIS CZERWIN

160A SMOKE DETECTORS NEEDED

Detector needed in every bedroom and outside every bedroom within the immediate vicinity

160B CARBON MONOXIDE NEEDED

Detector needed within 15 feet of every bedroom door.

**Additional Remarks/Comments:** Please inquire within the Village to discuss what items will need permits. If selling the home as is, a notarized letter of intent will be needed from the buyer stating that all items will be repaired within 60 days of the closing date.

Reinspection 64800 created on 01/15/2019  
 by 6523lcze

**THOSE ITEMS LISTED ABOVE ARE VIOLATIONS OF BENSENVILLE'S ADOPTED VILLAGE CODE AND/OR PROPERTY MAINTENANCE CODE. THIS IS YOUR WRITTEN "CORRECTION NOTICE". FAILURE TO CORRECT THE ABOVE LISTED VIOLATIONS WITHIN THE PRESCRIBED TIME CAN RESULT IN A FINE OF UP TO \$750 PER VIOLATION, PER DAY.**

You are hereby notified to remedy the conditions as stated above within 30 days.

Neither this inspection nor any Certificate of Occupancy issued by the Village of Bensenville shall be considered a complete list of Code or Municipal Ordinances.

Our inspection can be substantially limited by access available and stored items or furniture.

Some occupancies may require inspections to be completed on individual systems such as heating appliances, roofing, structure or fire protection systems.

If you have questions about this inspection, please call 630-350-3448.

**DISCLAIMER: The Village of Bensenville does not warrant the condition of any property inspected and disclaims all liability for any claims arising out of the property or condition thereof.**

sent via email to Mario at -- [REDACTED]

Copy of this report received by/mailed to:

Louie Czerwin

1-15-19

Inspector:

Date: