



12 South Center Street
Bensenville, IL 60106

Office: 630.350.3404
Fax: 630.350.2468
www.bensenville.il.us

VILLAGE BOARD

October 6, 2020

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Board of Trustees
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Ann Franz
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Nicholas Panocella Jr
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Nancy Dunn

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Mr. Joseph Gillato
6121 North Northwest Highway
Chicago, Illinois 60631

Re: October 6, 2020 FOIA Request

Dear Mr. Gillato:

I am pleased to help you with your October 6, 2020 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on October 6, 2020. You requested copies of the items indicated below:

"Subject Property 1010 Judson St., Unit 2A Bensenville, IL 60106. Any violations or permits on condo unit."

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

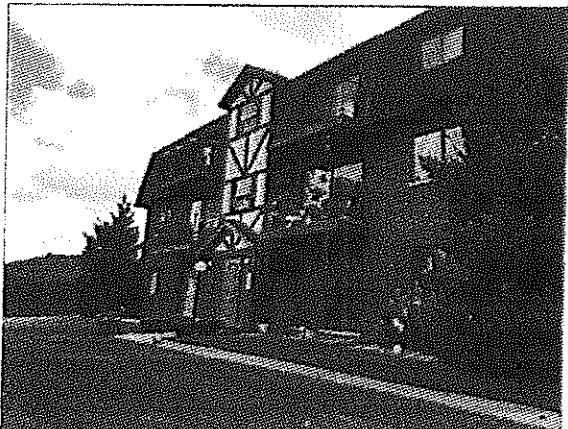
- 1) Village of Bensenville Correction Notice for Inspection No. 74454. (2 pgs.)

These are all the records found responsive to your request.

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



Attached Single
 Status: ACTV
 Area: 106
MLS #: 10859045
 List Date: 09/15/2020
 List Dt Rec: 09/15/2020
 List Price: \$120,000
 Orig List Price: \$127,000
 Sold Price:
 SP Incl. Parking: Yes
Address: 1010 Judson St Unit 2A, Bensenville, IL 60106
Directions: York to Grand to ENTRY DR NORTH TO JUDSON
 Sold by:
 Closed:
 Off Mkt:
 Year Built: UNK
 Dimensions: COMMON
 Ownership: Condo
 Corp Limits: Bensenville
 Coordinates:
 Rooms: 5
 Bathrooms 1/0 (Full/Half):
 Bedrooms: 2
 Basement: None
 Waterfront: Yes
 Total Units: 6
 # Stories: 3
 % Own. Occ.:
 **Level Square Footage Details: Main Sq Ft: 1000, Above Grade Total Sq Ft: 1000,
 Finished Basement Sq Ft: 0, Unfinished Basement Sq Ft: 0, Total Basement Sq Ft: 0,
 Aprox. Total Finished Sq Ft: 1000, Total Finished/Unfinished Sq Ft: 1000
 Mobility Score: 42 - Fair Mobility! ?

Contract:
 Financing:
 Blt Before 78: No
 Subdivision:
 Township: Addison
 Model:
 County: DuPage
 # Fireplaces:
 Parking: Exterior Space(s)
 # Spaces: Ext:1
 Parking Ind. In Price: Yes
 SF Source: Estimated
 # Days for Bd Apprv: 2
 Fees/Approvals:
 # Days for Bd Apprv: 2

Mkt. Time (Lst./Tot.): 21/21
 Concessions:
 Contingency:
 Curr. Leased: No

Remarks: TOP FLOOR CONDO UNIT W/ SWEEPING POND/GOLF COURSE VIEWS! SPACIOUS SIZED GREAT ROOM W/ SLIDING PATIO DOORS TO PRIVATE BALCONY! DEFINED DINING ROOM W/ MIRROR WALL! EAT IN KITCHEN W/ LARGE WINDOW ABOVE SINK! GIGANTIC MASTER BEDROOM W/ DOUBLE CLOSETS. TILED BATHROOM W/ LOADS OF STORAGE! WASHER/DRYER IN THE UNIT & STORAGE IN THE BASEMENT. ONE ASSIGNED PARKING SPACE! CLOSE TO GRAND AVE, RT. 83 AND I-290 COMPLETELY REMODELED, BRAND NEW KITCHEN, NEW CABINETS, NEW GRANITE COUNTER TOP AND NEW STAINLESS STEEL APPLIANCES, NEW CARPET, NEW CEILING FANS AND LIGHTING FIXTURES, BEST UNIT IN THE COMPLEX, GRAB BEFORE IT IS GONE

School Data

Elementary: (205)
 Junior High: (205)
 High School: (205)

Assessments

Amount: \$250
 Frequency: Monthly
 Special Assessments: No
 Special Service Area: No
 Master Association: No
 Master Asc. Freq.: Not Required

Tax

Amount: \$1,581.88
 PIN: 0326108009 /
 Mult PINs: No
 Tax Year: 2019
 Tax Exmps:
 Coop Tax Deduction:
 Tax Deduction Year:

Pet Information

Pets Allowed: No Pets
 Max Pet Weight:

Square Footage Comments:

Room Name Size	Level	Flooring	Win Trmt.	Room Name Size	Level	Flooring	Win Trmt.
Living Room 13X13	2nd Level	Carpet		Master Bedroom 12X13	2nd Level	Carpet	
Dining Room 10X10	2nd Level	Carpet		2nd Bedroom 11X12	2nd Level	Carpet	
Kitchen 12X10	2nd Level	Vinyl		3rd Bedroom	Not Applicable		
Family Room	Not Applicable			4th Bedroom	Not Applicable		
Laundry Room 4X4	Main Level						

Interior Property Features:

Exterior Property Features:

Age: 31-40 Years, Rehab in 2020
 Type: Condo
 Exposure: N (North), S (South)
 Exterior: Brick
 Air Cond: 1 (Window/Wall Unit)
 Heating: Electric, Baseboard
 Kitchen: Eating Area-Table Space
 Appliances: Oven/Range, Dishwasher, Refrigerator, Washer, Dryer, All Stainless Steel
 Kitchen Appliances: Electric Oven
 Dining: Combined w/ LvrRm
 Bath Amn:
 Fireplace Details:
 Fireplace Location:
 Electricity: Circuit Breakers
 Equipment:
 Additional Rooms: No additional rooms
 Other Structures:
 Door Features: Mirrored Closet Door(s), 36" Minimum Entry Door, 6 Panel Door(s), Sliding Glass Door(s)
 Window Features:
 Electric Supplier: Commonwealth Edison

Laundry Features: Electric Dryer Hookup, In Unit, Laundry Closet
 Garage Ownership:
 Garage On Site:
 Garage Type:
 Garage Details:
 Parking Ownership: Owned
 Parking On Site: Yes
 Parking Details: Assigned Spaces, Additional Parking, Parking Lot
 Parking Fee (High/Low): /
 Driveway: Asphalt
 Basement Details: None
 Foundation:
 Ext Bas/Fnd:
 Roof:
 Disability Access: No
 Disability Details:
 Lot Desc:
 Lot Size Source:

Sewer: Sewer-Public
 Water: Lake Michigan
 Const Opt:
 General Info: School Bus Service, Commuter Bus, Interstate Access
 Amenities: Coin Laundry, Storage, Curbs/Gutters, Sidewalks, Street Paved, Ceiling Fan, Laundry, Fencing, Water View
 Asmt Ind: Water, Parking, Common Insurance, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Sale Terms: Conventional, Contract (Articles) for Deed, Lease/Purchase, Owner May Help/Assist, Rent w/ Option, Cash Only
 Possession: Closing
 Est Occup Date:
 Management: Self-Management
 Rural: No
 Vacant: Yes
 Relist:
 Zero Lot Line:

Broker Private Remarks:

Internet Listing: Yes VOW AVM: Yes	Remarks on Internet: Yes VOW Comments/Reviews: Yes	Addr on Internet: Yes Lock Box: Combination Box (Located at Front)
Listing Type: Exclusive Right to Sell Coop Comp: 2.5%-\$350 (on Net SP) Showing Inst: CALL LA,LO Mgmt. Co: Tutor on the Green	Holds Earnest Money: Yes Additional Sales Information: None Cont. to Show?: Contact Name: Doris Taylor	Special Comp Info: None Broker Notices: Expiration Date: Phone: (630) 766-4958

Owner: MEHTA

Ph #:3129654827

Broker Owned/Interest: Yes

Broker: KMS Realty, Inc. (1118) / (847) 361-8836

List Broker: Has Kothari (88102) / (847) 361-8836 / hkothari@yahoo.com

CoList Broker: Navin Mehta (80385) / (847) 312-5645

More Agent Contact Info: 847 275 4771

Owner Can Rent: Yes

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 10859045

Prepared By: Joseph Gillato | Magnet Realty, Inc. | 10/05/2020 09:13 AM



**VILLAGE OF BENSENVILLE
INSPECTIONAL SERVICES**

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

Type of Inspection: RETI: TRANSFER INSPECTION

CORRECTION NOTICE

Address:	1010 JUDSON	Unit:	2A
Business name::	Fannie Mae	Phone:	630-613-9390
Agent:	Mia Micaletti	Address:	10 E 22nd street suite 102 Lombard IL.60148
Inspection Date:	3/2/2020 1	Inspector:	LOUIS CZERWIN
<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>	
0030	FIRE EXTINGUISHER-ANNUAL INSPECTION	Current inspection required.	
080C	SCRAPE AND REPAINT SURFACE	Throughout.	
090D	REPAIR HOLES IN WALL / CEILING	Throughout	
120	INTERIOR ELECTRIC	1- AC wiring on north wall is improper and shall be repaired or replaced. 2-cover plate required on receptacle for south ac unit. 3- cover panel required for electrical panel as well heating relay panel. 4- junction boxes on wallboard heaters open. Electric service is not connected at this time. Receptacle in basement next to utility sink. Throughout. screw-in type light bulbs not allowed without proper globes. in unit heater as well as heater in basement.	
120A	MIN. 60 AMP SERVICE REQUIRED	Drain line for the in unit washing machine is improper and shall not be used until properly installed.- permit required.	
120F	INSTALL REQUIRED GFCI OUTLETS	No power to unit- unable to verify if fan works.	
120K	COVER ALL OPEN JUNCTION BOXES	In every bedroom and outside the bedrooms in the immediate vicinity. Detectors shall all operate as designed when tested.	
120O	FLUORESCENT FIXTURE IN CLOSETS	upgraded fire alarm and devices are required. For information on this please contact Tom Knight at 630-350-3406	
120R	WATER HEATER NEED TO BE BONDED	electrical and water shall be working properly.	
120S	WATER METER NEEDS JUMPER WIRE	A single key for 1000 and 1010 buildings are required for the key box. If separate keys are used each building will require its own box.	
130	INTERIOR PLUMBING		
150D	BATHROOM NEEDS EXHAUST FAN		
160A	SMOKE DETECTORS NEEDED		
165A	NEED TO INSTALL FIRE ALARM		
185B	NO OCCUPANCY FOR PROPERTY		
190K	NEED CORRECT KEYS IN KEY BOX		

Additional Remarks/Comments: Unit currently has no power and plumbing has been winterized. If selling as is the seller will need to submit a Letter of intent stating all required repairs will be completed within 60 days of the closing date, except items that require permits. Inquire within the building dept. to see what repairs will need a permit.

Reinspection 74480 created on 03/02/2020 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.



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

Type of Inspection: RETI: TRANSFER INSPECTION

CORRECTION NOTICE

Address: 1010 JUDSON Unit: 2A

Business name:: Fannie Mae Phone: 630-613-9390

Agent: Mia Micaletti Address: 10 E 22nd street suite 102 Lombard IL 60148

Inspection Date: 3/2/2020 1 Inspector: LOUIS CZERWIN

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
 mia@fieldstreetproperties.com

Copy of this report received by/mailed to:

Louie Czerwin

3-2-2020

Inspector: _____ Date: _____