



12 South Center Street  
Bensenville, IL 60106

Office: 630.350.3404  
Fax: 630.350.2468  
[www.bensenville.il.us](http://www.bensenville.il.us)

**VILLAGE BOARD**

October 6, 2020

**President**

Frank DeSimone

Mr. Joseph Gillato

**Board of Trustees**

Pasa Carmosa

Ann Franz

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McLaurie Lamas

Nicholas Panutole Jr.

Amanda Perez

6121 North Northwest Highway  
Chicago, Illinois 60631

Re: October 6, 2020 FOIA Request

**Village Clerk**

Nancy Dunn

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:

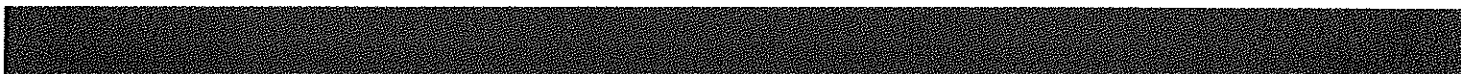
- 1) Village of Bensenville Correction Notice for Inspection No. 74454. (2 pgs.)

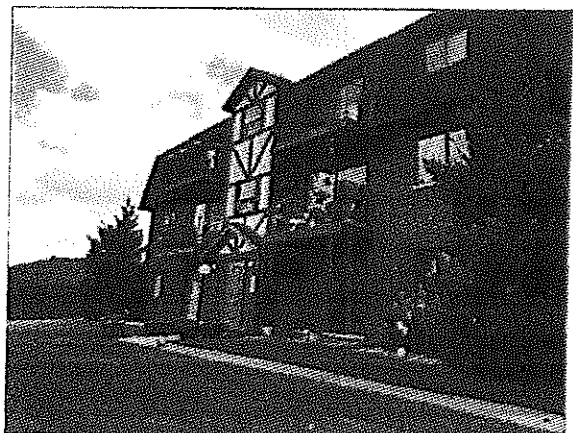
These are all the records found responsive to your request.

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

Contract:  
 Financing:  
 Blt Before 78: No

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

Dimensions: COMMGN  
 Ownership: Condo  
 Corp Limits: Bensenville  
 Coordinates:

Subdivision:  
 Township: Addison

Model:  
 County: DuPage

Rooms: 5  
 Bathrooms 1/0 (Full/Half):  
 Master Bath: None  
 Bsmnt. Bath: No  
 Appx SF: 1000\*\*

# Fireplaces:  
 Parking: Exterior Space(s)  
 # Spaces: Ext: 1  
 Parking Incl. In Price: Yes  
 SF Source: Estimated  
 # Days for Bd Apprvl: 2  
 Fees/Approvals:

Bedrooms: 2  
 Basement: None  
 Waterfront: Yes  
 Total Units: 6  
 # Stories: 3  
 % Own. Occ.:  
 % Crm. Own.:

\*\*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! ?

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	Assessments	Tax	Pet Information
Elementary: (205) Junior High: (205) High School: (205)	Amount: \$250 Frequency: Monthly Special Assessments: No Special Service Area: No Master Association: No Master Assc. Freq.: Not Required	Amount: \$1,581.88 PIN: 0326108009 / Mult PINs: No Tax Year: 2019 Tax Exmps: Coop Tax Deduction: Tax Deduction Year:	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/ LivRm  
 Bath Ann:  
 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:  
 Exst Bas/Fnd:  
 Roof:  
 Disability Access: No  
 Disability Details:  
 Lot Desc:  
 Lot Size Source:

Sewer: Sewer-Public  
 Water: Lake Michigan  
 Const Opts:  
 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 Occp 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  
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

Ph #: 3129654827

Broker Owned/Interest: Yes

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.
120A	MIN. 60 AMP SERVICE REQUIRED	Electric service is not connected at this time.
120F	INSTALL REQUIRED GFCI OUTLETS	Receptacle in basement next to utility sink.
120K	COVER ALL OPEN JUNCTION BOXES	Throughout.
120O	FLUORESCENT FIXTURE IN CLOSETS	screw-in type light bulbs not allowed without proper globes.
120R	WATER HEATER NEED TO BE BONDED	in unit heater as well as heater in basement.
120S	WATER METER NEEDS JUMPER WIRE	
130	INTERIOR PLUMBING	Drain line for the in unit washing machine is improper and shall not be used until properly installed.- permit required.
150D	BATHROOM NEEDS EXHAUST FAN	No power to unit- unable to verify if fan works.
160A	SMOKE DETECTORS NEEDED	In every bedroom and outside the bedrooms in the immediate vicinity. Detectors shall all operate as designed when tested.
165A	NEED TO INSTALL FIRE ALARM	upgraded fire alarm and devices are required. For information on this please contact Tom Knight at 630-350-3406
185B	NO OCCUPANCY FOR PROPERTY	electrical and water shall be working properly.
190K	NEED CORRECT KEYS IN KEY BOX	A single key for 1000 and 1010 buildings are required for the key box. If seperate keys are used each building will require its own 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.**



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INSPECTIONAL SERVICES**  
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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: \_\_\_\_\_