

LAW OFFICES

**STORINO, RAMELLO & DURKIN**

9501 WEST DEVON AVENUE  
ROSEMONT, ILLINOIS 60018

(847) 318-9500

FACSIMILE (847) 318-9509

DONALD J. STORINO  
MICHAEL K. DURKIN  
RICHARD J. RAMELLO  
NICHOLAS S. PEPPERS  
THOMAS M. BASTIAN  
ANGELO F. DEL MARTO  
JAMES E. MACHOLL  
BRIAN W. BAUGH  
ANTHONY J. CASALE  
ANDREW Y. ACKER  
PETER A. PACIONE  
MELISSA A. MIROBALLI  
MATTHEW G. HOLMES

MICHAEL R. DURKIN  
THOMAS J. HALLERAN  
ERIN C. MORIARTY

JOSEPH G. KUSPER  
MARK R. STEPHENS  
BRYAN J. BERRY  
ANN M. WILLIAMS  
LEONARD P. DIORIO  
RICHARD F. PELLEGRINO  
DONALD J. STORINO II

OF COUNSEL

IN REPLY REFER TO FILE NO.

September 30, 2013  
*Via Regular Mail*

Mr. Dean Delbene  
2211 N. 77<sup>th</sup> Court  
Elmwood Park, Illinois 60707

EP-1

**Re: Freedom of Information Act Request**

Dear Mr. Delbene:

The Village of Elmwood Park is in receipt of your September 23, 2013 Illinois Freedom of Information Act (5 ILCS 140/1 *et seq.*) (hereinafter referred to as "FOIA") request for the following records:

**AFFIDAVIT FOR 2207 N. 77TH COURT AND MOST RECENT LISTING REPORT.**

Enclosed please find documents responsive to your request. However, please be advised that certain information in the records being provided has been determined to be exempt from disclosure under FOIA, and that information has been redacted from the records being provided.

Section 7(1)(b) of FOIA provides that "private information" is exempt from disclosure. "Private information" is defined in FOIA as, "unique identifiers, including a person's social security number, driver's license number, employee identification number, biometric identifiers, personal financial information, passwords or other access codes, medical records, home or personal telephone numbers, and personal email addresses. Private information also includes home address and personal license plates, except as otherwise provided by law or when compiled without possibility of attribution to any person." 5 ILCS 140/2(c-5). Consequently, certain unique identifiers, including home or personal telephone numbers, a name attributable to a home address, and signatures, have been redacted from the records being provided.

The person responsible for the decision to deny a portion of your request is the Village of Elmwood Park Freedom of Information Officer, Gina Pesko. In accordance with Section 9(a) of

**STORINO, RAMELLO & DURKIN**

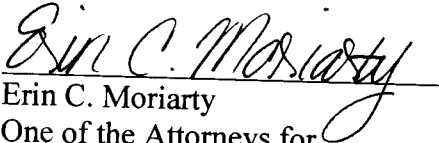
Mr. Dean Delbene  
September 30, 2013  
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FOIA, you are hereby notified that you have the right to file a request for review regarding the decision made by the Village of Elmwood Park Freedom of Information Officer with the Public Access Counselor at the Illinois Attorney General's Office. You can file your request for review with the Public Access Counselor by writing to:

Sarah Pratt, Acting Public Access Counselor  
Office of the Attorney General  
500 South 2<sup>nd</sup> Street  
Springfield, Illinois 62706  
Phone: 312-814-5526  
Fax: 217-782-1396  
E-mail: [publicaccess@atg.state.il.us](mailto:publicaccess@atg.state.il.us)

Also, you are notified that you have the right to judicial review regarding the decision made by the Village of Elmwood Park Freedom of Information Officer pursuant to Section 11 of FOIA.

Sincerely,

  
Erin C. Moriarty  
One of the Attorneys for  
the Village of Elmwood Park

Enclosures

VILLAGE OF ELMWOOD PARK AFFIDAVIT  
NON-TRANSFERABLE

PROPERTY ADDRESS: 2207 77<sup>th</sup> Ct Elmwood Park, IL 60707 Date: 4/30/13

Purchaser's Information:

Buyer's Name: [REDACTED] /2207 N.77<sup>th</sup> Ct. GP3

Address/City/St/Zip: [REDACTED]

Telephone: [REDACTED]

During the presale property maintenance inspection of the above referenced address, certain deficiencies were identified. This letter will serve as an agreement between the Code Department of the Village of Elmwood Park and the purchaser that creates an acceptable time schedule within which the purchaser agrees to correct the identified items including obtaining the applicable permits for the work being done.

The purchaser of the referenced address, upon becoming the owner, agrees to accept full responsibility for the correction of all items remaining on the property maintenance inspection report and accompanying comment sheet(s).

The item(s) to be corrected are listed on the attached correction sheet and the expected completion date of all item(s) is to be no later than:

May 30, 2013 3:00pm  
Month/Day/Year Scheduled Time

In the event that such deficiencies are not corrected by the date(s) set forth herein, the Village of Elmwood Park shall issue violation notices that may result in the imposition of a fine or other penalties. **Occupancy of property shall not take place until the said deficiencies have been corrected, inspected, and Certificate of Occupancy issued by the Village of Elmwood Park. THIS IS A SINGLE FAMILY HOME.**

VILLAGE OF ELMWOOD PARK

*Martin Winiarczyk*

Martin Winiarczyk

Property Maintenance Inspector

Acknowledgement of purchaser to assume obligation to correct deficiencies in accordance with the relative current code(s); *IBC, IFC, IMC, NEC & State Plumbing Codes: Property to be brought up to Code Compliance.*

[REDACTED]  
Buyer's Signature  
ORIGINAL-Code Administration

NOTARY SEAL

[REDACTED]  
OFFICIAL SEAL  
DEBRA F MILLER  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES:04/11/14



Village of  
Elmwood Park

# PROPERTY MAINTENANCE INSPECTION

PROPERTY ADDRESS: 2207 77th DATE: 4/25/13

OWNER NAME: 2207 77th GP OWNER PHONE: [REDACTED]

AGENT NAME: \_\_\_\_\_ AGENT PHONE: \_\_\_\_\_

ZONE DISTRICT: R-1 NO. OF UNITS: 1 INSPECTOR: Mon B...

### MAIN STRUCTURE:

- Chimney
- Exterior Painting
- Grading & Drainage
- 2  Handrails & Guards
- House Number (Front)
- Illegal Living Area
- 3  Miscellaneous
- 4  Roof, Gutters & Downspouts
- Sanitation
- 5  Sidewalks & Driveways
- 6  Smoke Alarms, Carbon Monoxide Detectors
- Stairways, Decks, Porches & Balconies
- Weeds

PLUMBING

### ACCESSORY STRUCTURES:

- Fence
- Garage

### ELECTRICAL SERVICE:

- 8  100 Amp
- BX, Romex
- GFI (Outside & Wet Locations)
- Grounded Outlets

### FLUES:

- Heating Unit
- 10  Water Heater

### WINDOWS:

- Glazing
- Insect Screens
- Operable

## THIS IS A VISUAL INSPECTION ONLY

This certificate reflects a complete review of Code Administration records as of the above date. The issuance of this certificate shall in no way be construed to be a guarantee in any way by the Village of Elmwood Park that the structure is free from any defects whether latent or patent. Also, this certificate provides no guarantee that future violations cannot or will not occur at the above address.

A Certificate of Occupancy must be obtained from the Office of Building Commissioner – Ordinance no. 1411.05.

[REDACTED]  
\_\_\_\_\_  
Signature of Building Inspector

\_\_\_\_\_  
Signature of Seller or Agent

WHITE - Code Administration Copy

YELLOW - Homeowner's Copy

PINK - Agent's Copy



Village of  
Elmwood Park

LISTING INSPECTION COMMENT SHEET

ADDRESS: 2297 77 Ct

4/25/13

1. Chimney needs tuck-pointing
2. Guards needed on open stairs
3. Covered fixtures needed in all closets / Squirrels in attic - to be eliminated
4. Evidence of a roof leak - find and eliminate problem
5. Replace cracked/broken sidewalks and driveway (permit needed)
6. Smoke and CO detectors needed
7. Tree in back yard to be cut down or trimmed-up *See 9/4 str photos*
8. 3 ft. clearance needed in front of the electrical panel - move the washer
9. Grounded outlets throughout whole property
10. Water heater needs an overflow pipe
11. Sidewalk at N. side of property to be removed/moved back (encroaches onto neighbor)

*MW*  
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