Hearing Date: 8/6/2025 10:00 AM - 10:05 AM
Location: <<CourtRoomNumber>>
Judge: Calendar, Y

FILED
7/28/2025 3:56 PM
Mariyana T. Spyropoulos
CIRCUIT CLERK
COOK COUNTY, IL
2022L010246
Calendar, Y
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
LAW DIVISION

30 DEGREE DESIGN, LLC, an Illinois limited liability company,
BRAD BEHIMER, an individual, and
KENNETH MAYLE, an individual,
Plaintiffs,
v.
GP OPPORTUNITY FUND, LLC, an Illinois Limited Liability Company,
Defendant.
Case No.: 22 L 101246
Calendar Y, Room 2004

PLAINTIFF KENNETH MAYLE'S MOTION FOR SUBSTITUTION OF JUDGE FOR CAUSE
PURSUANT TO 735 ILCS 5/2-1001(a)(3)

NOW COMES Plaintiff Kenneth Mayle, appearing *pro se*, and respectfully moves this Honorable Court for an order substituting the assigned judge for cause pursuant to 735 ILCS 5/2-1001(a)(3) due to demonstrated prejudice. Additionally, Plaintiff requests a continuance, to strike the lease and guarantee, limine motions, and MSJ's filed, as set forth below. This motion is supported by the attached verified affidavit of Kenneth Mayle. In support thereof, Plaintiff states as follows:

INTRODUCTION

1. Pursuant to 735 ILCS 5/2-1001(a)(3), a party may petition for substitution of judge for cause upon demonstrating actual prejudice that would prevent a fair and impartial hearing. The motion shall be heard by another judge, and the burden is to show bias through specific facts.

2. The assigned judge has exhibited prejudice by ignoring evidence of fraud by omission in the lease (e.g., undisclosed code violations, lack of fire suppression system, trust relationship to the LLC, and other items that invalidate the lease such as Property ownership in a trust), denying hearings on unresolved 2024 motions, denying hearing schedules on Motions for Summary Judgment made (including those related to lease invalidity and getting MSJ's heard, among way more

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items), dismissing former counsel for cause without granting adequate continuance, and failing to address discovery violations, as detailed in prior filings (e.g., notice of intent to compel, Exhibits C and D showing Defendant's incomplete responses to interrogatories). Additionally, the judge has not allowed time to obtain key records like the police arson unit report JG142843, which is still not available along with other FOIA records, requiring time for unredacted versions.

3. This prejudice has deprived Plaintiff of due process, warranting substitution to ensure fairness, especially given Plaintiff's *pro se* status and upcoming unavailability.

FACTUAL BACKGROUND

4. This case involves claims of negligence, fraud by omission, and breach related to a lease for 4714 W. Lake Street, Chicago, Illinois ("Property"), where a fire occurred on February 6, 2023, due to Defendant's undisclosed hazards (e.g., code violations, lack of fire suppression system).

5. Prior counsel (Weiss and Ortiz) represented all plaintiffs despite a conflict under Illinois Rule of Professional Conduct 1.7, as interests differ between guarantors (Mayle) and the LLC (managed by Behimer). This conflict, as noted in *Schwartz v. Cortelloni*, 177 Ill. 2d 166 (1997), contributed to delays and inadequate representation, including failure to pursue substitution earlier. The judge dismissed former counsel for cause but did not allow adequate continuance for Plaintiff to adjust as *pro se*.

6. The judge has shown prejudice by:

- Ignoring fraud by omission evidence (e.g., Defendant's non-disclosure of pre-lease code violations, trust relationship to the LLC, and other items that invalidate the lease such as Property ownership in a trust, as contradicted by Exhibits C and D).

- Denying hearing schedules on 2024 motions (e.g., sanctions for discovery violations) and on Motions for Summary Judgment made (including those related to lease invalidity and getting MSJ's heard, among way more items), dismissing former counsel for cause without continuance, and rushing to an August 4, 2025 trial without resolution.

- Overlooking judicial impartiality concerns, such as accommodating Plaintiff's recovery from incompetent counsel and *pro se* status.

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- Failing to address Defendant's evasive discovery (e.g., boilerplate objections to RTP No. 22 on code violations, despite public records showing fire safety issues, and non-disclosure of trust ownership).

- Not allowing time to obtain key records like the police arson unit report JG142843, which is still not available along with other FOIA records, requiring time for unredacted versions.

7. These actions demonstrate bias, preventing a fair trial, as supported by the attached affidavit.

8. Plaintiff is unavailable from August 15 to September 15, 2025, and has surgery on September 23, 2025, requiring recovery time.

LEGAL ARGUMENT

9. **Substitution for Cause**: Under 735 ILCS 5/2-1001(a)(3), substitution is warranted upon proof of prejudice. In *In re Marriage of O'Brien*, 2011 IL 109039, a judge's conduct showing partiality (e.g., ignoring evidence, rushing proceedings, denying hearings) justified substitution. Here, the judge's actions mirror this, including ignoring fraud claims (e.g., non-disclosure of trust relationship and lease-invalidating items), denying hearings on Motions for Summary Judgment (including those related to lease invalidity and getting MSJ's heard, among way more items), dismissing counsel for cause without continuance, and discovery issues, including not allowing time for FOIA records like police arson unit report JG142843.

10. **Continuance**: Good cause exists under 735 ILCS 5/2-1007, as Plaintiff's unavailability, surgery, and prior counsel's dismissal for cause would prejudice participation. Denial of continuance after counsel dismissal constitutes abuse of discretion, as in *People v. McDuffee*, 2002 IL App (1st) 991438 (analogous context).

11. **Motion to Strike Lease and Guarantee**: Under 735 ILCS 5/2-615, the lease and guarantee should be struck as invalid due to fraud by omission (e.g., failure to disclose code violations, trust relationship to the LLC, and other lease-invalidating items, Exhibits C and D). They fail to state enforceable claims and should be struck.

12. **Motion in Limine**: Plaintiff moves in limine to exclude any evidence from Defendant not disclosed in discovery (e.g., related to code compliance, trust ownership, or Property details), as it would prejudice Plaintiff due to violations of Illinois Supreme Court Rules 213 and 214.

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RELIEF REQUESTED

WHEREFORE, Plaintiff Kenneth Mayle respectfully requests:

- Substitution of the assigned judge for cause, with the motion heard by another judge;
- A continuance of the August 4, 2025 bench trial to at least October 15, 2025;
- An order striking the lease and guarantee;
- An order in limine excluding Defendant's undisclosed evidence;
- Any other relief deemed just.

Respectfully submitted,

/s/ Kenneth Mayle Kenneth Mayle, *pro se* 1034 N. Karlov Ave Chicago, IL 60651 248-635-7455, ken.mayle@gmail.com

VERIFIED AFFIDAVIT OF KENNETH MAYLE

I, Kenneth Mayle, being first duly sworn, depose and state:

1. I am a plaintiff in this case and have personal knowledge of the facts herein.
2. The assigned judge has exhibited prejudice by ignoring evidence of fraud by omission (e.g., Defendant's failure to disclose code violations, trust relationship to the LLC, and other lease-invalidating items in discovery, as shown in Exhibits C and D), denying hearings on 2024 motions, denying hearing schedules on Motions for Summary Judgment (including those related to lease invalidity and getting MSJ's heard, among way more items), dismissing former counsel for cause without granting continuance, and rushing to trial despite my *pro se* status and prior counsel's conflict. Additionally, the judge has not allowed time to obtain key records like the police arson unit report JG142843, which is still not available along with other FOIA records, requiring time for unredacted versions.
3. This prejudice includes failing to address discovery violations and accommodating my recovery from incompetent representation.

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4. I am unavailable from August 15 to September 15, 2025, and have surgery on September 23, 2025, requiring recovery time.

5. The above is true to the best of my knowledge.

Further affiant sayeth not.

/s/ Kenneth Mayle Kenneth Mayle Subscribed and sworn to before me this July 28, 2025.

EXHIBIT LIST

- **Exhibit C**: Building Permit and Inspection Records for 4700-4714 W. Lake St.
- **Exhibit D**: Certified Deed for 4714 W. Lake St., dated November 12, 2018, Instrument #1832349159.

CERTIFICATE OF SERVICE

I certify that on July 28, 2025, I served this motion via email on Zachary D. Limbaugh, attorney for Defendant, at Limbaugh@LimbaughLawFirm.com; address: 417 West Superior Street, Chicago, Illinois 60654; Phone: (312) 612-9225; ARDC #3064446; and on co-plaintiff Brad Behimer at bradleybehmer@gmail.com.

/s/ Kenneth Mayle

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Building Permit and Inspection Records

Disclaimer

The information presented on this website is informational only and does not necessarily reflect the current condition of the building or property. The fact that a permit was issued does not confirm that work was performed, or that work was performed in accordance with that permit and the requirements of the Municipal Code.

Information on inspections and alleged violations reflect conditions found by the inspector at the time of the inspection and not necessarily the current status of those alleged violations or the current condition of the property. The absence of alleged violations on this website does not mean a building or property is in compliance with the requirements of the Municipal Code.

The Department of Buildings may refer certain alleged violations to the City's Department of Law for enforcement proceedings in the Department of Administrative Hearings or the Circuit Court of Cook County. Please contact the Department of Administrative Hearings or the Clerk of the Circuit Court, respectively to obtain records of these proceedings.

INPUT ADDRESS

4700 W LAKE ST

RANGE ADDRESS

4700-4744 W LAKE ST CHICAGO IL 60644

BUILDING ATTRIBUTES

BLDG ID	STORIES	BASEMENT	LENGTH	WIDTH	HEIGHT	FLR AREA	CONSTR TYPE	PORCH	LOT WIDTH	LOT LENGTH	DU
859337	1	Y	460	142	0	82500	3B		142	460	0

BUILDING PERMITS

Ex C 1/53

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PERMIT #	DATE ISSUED	DESCRIPTION OF WORK
101032831	01/09/2024	EXISTING 1 STORY MASONRY WAREHOUSE BLDG. W/PARTIAL MEZZANINE OFFICE AREA (NO CHANGE IN USE/OCCUPANCY)-INT. RENOVATION, REPLACE ROOF. REPAIR MASONRY/CONCRETE, REPAIR/REPLACE EXIST.STEEL STAIRS/PLATFORM, S.A.E. WORK AT S/E 1/2 SECTION OF BLDG. ONLY. ADDRESS OPEN VIOLATIONS. ALL WORK PER PLANS/CODE. SUBJECT TO INSPECTIONS AT 4700-4714 W LAKE ST., CHICAGO
101007487	03/02/2023	REPAIR EXISTING 200 AMP SERVICE 2 METER 2 PANEL
100983840	08/10/2022	INSTALL FIBERGLASS FELT SET IN HOT ASPHALT AND MOPPED
100957842	03/05/2022	INSTALL NEW 200 AMP 3-PHASE SERVICE. UNIT A
100961224	03/05/2022	INSTALL NEW 200 AMP 3-PHASE SERVICE UNIT B
100927617	06/19/2021	INSTALL NEW 200 AMP 3-PHASE FOUR WIRE SERVICE
100925579	06/05/2021	INSTALL NEW 200 AMP 3-PHASE SERVICE
100862583	02/18/2020	INSTALLATION OF LOW VOLTAGE SYSTEM
100204820	10/17/2007	UPGRADE TO AN 800 AMP SERVICE
B20310315	05/06/2003	REVISION TO PERMIT NO. 2003-999532 TO CHANGE ADDRESS ONLY.
141206	01/31/2003	RESONE TO DEPARTMENT OF BUILDINGS INSPECTION REPORT ICN: 9660520 ITEM # 14 002011, TUCKPOINTING, BRICK REPAIR, REPL. DEFECTIVE DOOR SAME SIZE AND LOCATION
B20220821	01/31/2003	RESONE TO DEPARTMENT OF BUILDINGS INSPECTION REPORT ICN: 9660520 ITEM # 14 002011, TUCKPOINTING, BRICK REPAIR, REPL. DEFECTIVE DOOR SAME SIZE AND LOCATION
EL8093194	08/09/1989	INSTALL LOW VOLTAGE ALARM SYSTEM
EL5976915	01/21/1983	LOW VOLTAGE ALARM
EL5600498	11/04/1981	SPRINKLER MONITOR

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BUILDING CODE ENFORCEMENT CASE ACTIVITY

CASE NUMBER	CASE TYPE
INFO NOT AVAILABLE	CIRCUIT COURT
822FO664574	CIRCUIT COURT
02L136009	ADMINISTRATIVE HEARING

DEPARTMENT OF BUILDINGS INSPECTIONS

INSP #	INSPECTION DATE	STATUS	TYPE DESCRIPTION
14440291	11/04/2024	PARTIAL PASSED	DOB REFRIGERATION INSPECTION
14420595	09/18/2024	PARTIAL PASSED	DOB REFRIGERATION INSPECTION
14191696	09/06/2024	CLOSED	BOILER ANNUAL INSPECTION
13741440	08/30/2024	CLOSED	ELECTRICAL PERMIT INSPECTION
13741441	08/30/2024	CLOSED	ELECTRICAL PERMIT INSPECTION
13563217	08/30/2024	CLOSED	ELECTRICAL PERMIT INSPECTION
13232614	08/30/2024	CLOSED	ELECTRICAL PERMIT INSPECTION
13568687	08/30/2024	CLOSED	ELECTRICAL PERMIT INSPECTION
14008640	08/30/2024	CLOSED	ELECTRICAL PERMIT INSPECTION
14427662	08/15/2024	PARTIAL PASSED	ELECTRICAL PERMIT INSPECTION
14234804	08/09/2024	PARTIAL PASSED	DOB NEW CONSTRUCTION INSP

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INSP #	INSPECTION DATE	STATUS	TYPE DESCRIPTION
14228612	08/09/2024	PARTIAL PASSED	ELECTRICAL PERMIT INSPECTION
14384845	06/05/2024	PASSED	DOB PLUMBING INSPECTION
14234803	02/26/2024	PARTIAL PASSED	DOB NEW CONSTRUCTION INSP
14317346	02/26/2024	PASSED	BLDG_PERM IRON PERMIT INSP
14228611	02/16/2024	PARTIAL PASSED	ELECTRICAL PERMIT INSPECTION
13946004	02/08/2023	CLOSED	CHECKLIST INSPECTION
13835032	06/17/2022	FAILED	CONSERVATION COMPLAINT INSPECT
11833613	08/11/2016	FAILED	ANNUAL INSPECTION
11083893	09/29/2015	PASSED	ANNUAL INSPECTION
11082359	12/13/2013	FAILED	ANNUAL INSPECTION
11028764	12/10/2013	FAILED	ANNUAL INSPECTION
10911652	11/05/2013	FAILED	ANNUAL INSPECTION
10558270	11/09/2012	PASSED	ANNUAL INSPECTION
10320968	02/02/2012	FAILED	ANNUAL INSPECTION
10229147	08/02/2011	FAILED	ANNUAL INSPECTION
9950723	07/08/2010	PASSED	ANNUAL INSPECTION
2790634	01/08/2010	PASSED	ANNUAL INSPECTION
2242507	07/30/2009	FAILED	ANNUAL INSPECTION

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INSP #	INSPECTION DATE	STATUS	TYPE DESCRIPTION
2001027	07/27/2009	CLOSED	ELECTRICAL PERMIT INSPECTION
2267443	05/15/2008	PASSED	CONSERVATION ANNUAL
2170753	04/10/2008	FAILED	CONSERVATION ANNUAL
1848546	07/11/2007	PASSED	ANNUAL INSPECTION
1432222	07/27/2006	PASSED	ANNUAL INSPECTION
1416656	04/26/2006	PASSED	CONSERVATION ANNUAL
1063596	07/05/2005	PASSED	ANNUAL INSPECTION
530324	01/14/2005	PASSED	PERMIT INSPECTION
794811	09/29/2004	PASSED	ANNUAL INSPECTION
794809	08/21/2004	FAILED	ANNUAL INSPECTION
790380	08/20/2004	PASSED	PUMP CASE
782059	07/30/2004	FAILED	PUMP CASE
777554	06/25/2004	FAILED	PUMP CASE
737756	06/07/2004	FAILED	ANNUAL INSPECTION
370657	01/28/2004	FAILED	ANNUAL INSPECTION
469373	07/24/2003	PARTIAL PASSED	PERMIT INSPECTION
428133	07/10/2003	PASSED	BOILER ANNUAL INSPECTION
250295	01/03/2003	FAILED	ANNUAL INSPECTION
152864	07/26/2002	PASSED	BOILER ANNUAL INSPECTION

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INSP #	INSPECTION DATE	STATUS	TYPE DESCRIPTION
243192	05/30/2002	FAILED	ANNUAL INSPECTION
231992	03/14/2002	CLOSED	SIGN COMPLAINT INSPECTION
123329	01/25/2002	FAILED	ANNUAL INSPECTION
123328	07/11/2000	FAILED	FIRE PREVENTION PUMPS LEGACY
9042023	11/29/1996	CLOSED	BOILER LEGACY INSPECTION
9457789	11/29/1996	CLOSED	BOILER LEGACY INSPECTION

ALLEGED CODE VIOLATIONS

	BOILER ANNUAL INSPECTION # 14191696 INSPECTION DATE: 09/06/2024	**Number of Violations: 2**
VIOLATIONS	**BUILDING CODE CITATION**	**VIOLATION DETAILS**
BR1001	The code violations listed below must be corrected within 15 days of receipt of this notice. The owner or the contractor who does the work must sign, date, and return this notice or a copy to indicate that the work is done to the Boiler Inspection Bureau.	
BR2010	Call 744-3516 to arrange entry for boiler, water heater, pressure vessel, and related equipment inspection.	NO ENTRY
	ANNUAL INSPECTION # 11833613 INSPECTION DATE: 08/11/2016	**Number of Violations: 1**
VIOLATIONS	**BUILDING CODE CITATION**	**VIOLATION DETAILS**

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FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	
	ANNUAL INSPECTION # 11082359 INSPECTION DATE: 12/13/2013	**Number of Violations: 1**
VIOLATIONS	**BUILDING CODE CITATION**	**VIOLATION DETAILS**
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	
	ANNUAL INSPECTION # 11028764 INSPECTION DATE: 12/10/2013	**Number of Violations: 1**
VIOLATIONS	**BUILDING CODE CITATION**	**VIOLATION DETAILS**
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	NO POWER.
	ANNUAL INSPECTION # 10911652 INSPECTION DATE: 11/05/2013	**Number of Violations: 1**

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VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	NO POWER.
	ANNUAL INSPECTION # 10320968 INSPECTION DATE: 02/02/2012	**Number of Violations: 1**
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP2051	SEC. 15-16-530, 15-16-1140 REPAIR DEFECTIVE ALARM VALVE OR WATER FLOW BELL.	10" BELL O.O.S.
	ANNUAL INSPECTION # 10229147 INSPECTION DATE: 08/02/2011	**Number of Violations: 2**
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP1984	SEC. 15-16-220 REPAIR OR REPLACE DAMAGED OR DEFECTIVE SIAMESE FITTING.	SOUTH WEST SIDE NEAR OVERHEAD DOOR.
FP2051	SEC. 15-16-530, 15-16-1140 REPAIR DEFECTIVE ALARM VALVE OR WATER FLOW BELL.	10" BELL O.O.S.
	ANNUAL INSPECTION # 2242507 INSPECTION DATE: 07/30/2009	**Number of Violations: 1**
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP1904	SEC. 15-4-970, 4-180-070, 15-24-780, 15-24-790 REMOVE RUBBISH FROM	DEBRIS RUBBISH BSMT

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	CONSERVATION ANNUAL # 2170753 INSPECTION DATE: 04/10/2008	Number of Violations: 2
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
CN031013	Failed to install approved fire extinguishers on every floor of residential building more than three stories in height and having floor area exceeding 3,000 square feet. (15-16-160, 15-16-640)	Missing fire extinquisher shop area.
CN107035	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)	Non-lit exit lights west.
	ANNUAL INSPECTION # 794809 INSPECTION DATE: 08/21/2004	Number of Violations: 4
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP2008	SEC. 15-16-350, 15-16-040, 15-16-050, 15-16-060, 15-16-070, 15-16-190, 15-28-340, 15-16-030 REMOVE THE OBSTRUCTIONS THAT HAMPER THE OPERATION OF THE SPRINKLER SYSTEM OR EXTEND THE SYSTEM TO INCLUDE THE AREA(S) BELOW THE OBSTRUCTION(S). SUBMIT THREE SETS OF PLANS TO THE FIRE PREVENTION BUREAU AND OBTAIN APPROVAL BEFORE STARTING WORK.	STOP BLOCKING FIRE EXTINGUISHERS THRU-OUT PRIMISES
FP2052	SEC. 15-16-530, 15-16-190 PROVIDE AN APPROVED WATER MOTOR GONG OR AN APPROVED SYSTEM OF OUTSIDE AND INSIDE BELLS. SUBMIT THREE SETS OF PLANS TO THE FIRE PREVENTION BUREAU BEFORE STARTING WORK.	INSTALL 6" WATER FLOW BELL IN PUMP ROOM

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FP2052	SEC. 15-16-530, 15-16-190 PROVIDE AN APPROVED WATER MOTOR GONG OR AN APPROVED SYSTEM OF OUTSIDE AND INSIDE BELLS. SUBMIT THREE SETS OF PLANS TO THE FIRE PREVENTION BUREAU BEFORE STARTING WORK.	INSTALL 10" WATER FLOW BELL OUTSIDE FRONT.
FP2108	SEC. 15-16-970, 15-16-090 PROVIDE APPROVED ONE AND ONE HALF (1 1/2) INCH HOSE WHERE SAME IS MISSING OR DAMAGED.	REPLACE 1 1/2" HOUSE HOSE ON STANDPIPE (CENTER SHOP)
	PUMP CASE # 782059 INSPECTION DATE: 07/30/2004	**Number of Violations: 1**
VIOLATIONS	**BUILDING CODE CITATION**	**VIOLATION DETAILS**
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	
	PUMP CASE # 777554 INSPECTION DATE: 06/25/2004	**Number of Violations: 5**
VIOLATIONS	**BUILDING CODE CITATION**	**VIOLATION DETAILS**
FP1918	SEC. 15-16-220 REPAIR AND MAINTAIN THE AUTOMATIC SPRINKLER SYSTEM AND PLACE IN SERVICE AT ONCE.	SYSTEM ON CITY PRESSURE ONLY
FP1924	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE FIRE PUMP.	REPACK FIRE ALARM
FP1928	SEC. 15-16-220 REPAIR OR REPLACE DEFECTIVE GUARD RAIL.	SECURE COUPLING GUARD

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FP1968	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE RELIEF VALVE(S).	
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	
	ANNUAL INSPECTION # 737756 **INSPECTION DATE: 06/07/2004**	**Number of Violations: 5**
VIOLATIONS	**BUILDING CODE CITATION**	**VIOLATION DETAILS**
FP1918	SEC. 15-16-220 REPAIR AND MAINTAIN THE AUTOMATIC SPRINKLER SYSTEM AND PLACE IN SERVICE AT ONCE.	SYSTEM ON CITY PRESSURE ONLY
FP1924	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE FIRE PUMP.	REPACK FIRE ALARM
FP1928	SEC. 15-16-220 REPAIR OR REPLACE DEFECTIVE GUARD RAIL.	SECURE COUPLING GUARD
FP1968	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE RELIEF VALVE(S).	
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	

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	ANNUAL INSPECTION # 370657 INSPECTION DATE: 01/28/2004	Number of Violations: 4
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP1924	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE FIRE PUMP.	REPACK FIRE ALARM
FP1928	SEC. 15-16-220 REPAIR OR REPLACE DEFECTIVE GUARD RAIL.	SECURE COUPLING GUARD
FP1968	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE RELIEF VALVE(S).	
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	
	ANNUAL INSPECTION # 250295 INSPECTION DATE: 01/03/2003	Number of Violations: 3
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP1924	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE FIRE PUMP.	REPACK FIRE ALARM
FP1928	SEC. 15-16-220 REPAIR OR REPLACE DEFECTIVE GUARD RAIL.	SECURE COUPLING GUARD
FP1968	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE RELIEF VALVE(S).	
	ANNUAL INSPECTION # 243192 INSPECTION DATE: 05/30/2002	Number of Violations: 4
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS

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FP1924	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE FIRE PUMP.	REPACK FIRE ALARM
FP1928	SEC. 15-16-220 REPAIR OR REPLACE DEFECTIVE GUARD RAIL.	SECURE COUPLING GUARD
FP1968	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE RELIEF VALVE(S).	
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	
	ANNUAL INSPECTION # 123329 **INSPECTION DATE: 01/25/2002**	**Number of Violations: 5**
VIOLATIONS	**BUILDING CODE CITATION**	**VIOLATION DETAILS**
FP1968	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE RELIEF VALVE(S).	
FP1976	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE PRESSURE MAINTENANCE PUMP (JOCKEY PUMP).	
FP1980	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE OUTSIDE SCREW AND YOKE VALVE(S), (O.S.Y.)	REPACK LEAKING NW RISER OS & Y
FP2028	SEC. 15-16-400, 15-16-1050 SECURE ALL SUPPLY GATE VALVES IN AN OPEN POSITION.	

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FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	
	FIRE PREVENTION PUMPS LEGACY # 123328 INSPECTION DATE: 07/11/2000	**Number of Violations: 4**
VIOLATIONS	**BUILDING CODE CITATION**	**VIOLATION DETAILS**
FP1968	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE RELIEF VALVE(S).	
FP1976	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE PRESSURE MAINTENANCE PUMP (JOCKEY PUMP).	
FP1980	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE OUTSIDE SCREW AND YOKE VALVE(S), (O.S.Y.)	REPACK LEAKING NW RISER OS & Y
FP2028	SEC. 15-16-400, 15-16-1050 SECURE ALL SUPPLY GATE VALVES IN AN OPEN POSITION.	
	CHECKLIST INSPECTION # 13946004 INSPECTION DATE: 02/08/2023	**Number of Violations: 6**
VIOLATIONS	**BUILDING CODE CITATION**	**VIOLATION DETAILS**
CN002081	Submit for approval plans prepared, signed, and sealed by licensed architect or licensed engineer and obtain permit for all but emergency repairs. (13-32-010, 13-40-010, 13-40-020)	

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CN193000	Maintain building in safe condition so it does not constitute actual and imminent danger to public. (13-12-130, 13-8-100, 13-12-120, 13-12-125, 65 ILCS 5/11-31-1) Maintain building windows and doors in safe condition. (13-196-550) Maintain stairway and porch in safe condition. (13-196-570) Maintain floors, walls, and ceilings in safe condition. (13-196-540) Maintain building in safe condition. Premises now dangerous as vacant and open, uncompleted and abandoned, or vacant and boarded. (13-12-130, 13-12-125) Maintain watchman at vacant or open premises. (13-12-140)	
CN193019	Repair or wreck dangerous and vacant residential premises. (13-8-100, 13-12-125, 13-12-130)	
CN193029	Maintain watchman from 4:00 PM to 8:00 AM for vacant and dangerous residential premises. (13-12-140)	
CN193110	Register vacant building within 30 days of it becoming vacant, or within 30 days after assuming ownership of an existing vacant building. (13-12-125(a)). Building must be kept in compliance with all vacant building requirements pursuant to 13-12-135. See Vacant Building Ordinance and registration form at https://ipiweb.cityofchicago.org/VBR	
CN196039	Post, on abandoned building, name, address and telephone of owner and owner's agent for managing, controlling or collecting rents on building so legible from nearest public street or sidewalk. (13-12-125)	
	CONSERVATION COMPLAINT INSPECT # 13835032 INSPECTION DATE: 06/17/2022	**Number of Violations: 9**
VIOLATIONS	**BUILDING CODE CITATION**	**VIOLATION DETAILS**

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CN015062	Failed to remove obstruction from exitway that hampers travel and evacuation. (13-160-070, 13-196-080)	THERE IS ONLY ONE EXIT DOOR IN THIS ILLEGAL, UNLICENSED PPA EVENT SPACE AND THIS SOLE DOOR IS OBSTRUCTED BY A LARGE CURTAIN AND A MAKE-SHIFT PARTION WALL COMPRISED OF OLD WOODEN CRATES AND GRAND PIANOS SET ON THEIR SIDES. DANGEROUS AND HAZARDOUS. SECTION 14-5-505.1.2.
CN061024	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 Structural Engineer, attesting to the structural conditions of the building or structure. (13-196-030)	THIS BUILDING IS OVER 100 YEARS OLD. THERE HAS BEEN RECENT WORK ON THE TRUSS ROOF WITH NO PROOF THAT THE WORK WAS PERFORMED BY A QUALIFIED, LICENSED CONTRACTOR. THERE ARE NO PLANS OR PERMITS ON FILE FOR THIS ROOF WORK. A STRUCTURAL ENGINEERS' REPORT IS REQUIRED TO DTERMINE THE CONDITION OF THE ROOF TRUSSES AND THE ROOF PURLINS (SEVERAL ROOF PURLINS HAVE BEEN REPLACED). SECTION 14X-1-104.1.
CN068014	Failed to maintain roof structure in sound condition and good repair and free from defects which may admit rain. (13-196-530, 13-196-530(e), 13-196-641)	THIS IS A TRUSS ROOF BUILDING. THE EXISTING METAL ROOF TRUSSES HAVE AREAS OF RUSTED METAL. THERE HAVE BEEN NUMEROUS PURLINS REPLACED ALONG WITH ROOF SHEATHING WITHOUT PERMIT OR EVIDENCE OF QUALIFIED, LICENSED CONTRACTORS HAVING PERFORMED THE WORK. ALL FURTHER WORK TO BE PERFORMED ON THIS ROOF SYSTEM IS TO BE BASED ON A STRUCTURAL ENGINEERS' REPORT. SECTION 14X-3-303.1.

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CN107025	Failed to install standard internally illuminated exit, fire escape, and/or directional signs. (13-196-090, 13-160-700 thru 13-160-770)	THIS ILLEGAL EVENT SPACE IS POORLY ILLUMINATED WITH NO DEDICATED EXIT ILLUMINATION. DANGEROUS AND HAZARDOUS. SECTION 14X-5-505.6.2
CN138056	Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	THIS ILLEGAL EVENT SPACE HAS CREATED A HUGE, RAT INFESTED DEBRIS PILE OUTSIDE OF THE BUILDING. SECTION 14X-3-302.1.
EL0029	Remove exposed wiring. (18-27-300.4)	THERE IS EXPOSED ELECTRICAL WIRING AT NUMEROUS OUTLETS AND AN OPEN ELECTRICAL PANEL WITH NO COVER. DANGEROUS AND HAZARDOUS. SECTION 14X-7-703 AN 14X-7-705.
NC1010	Performed or allowed construction or alteration work contrary to original plan of construction without obtaining a permit. (13-32-010, 13-12-050)	TWO VERY LARGE PARTION WALLS HAVE BEEN ERECTED INSIDE THIS UNLICENSED EVENT SPACE. THESE WALLS ARE COMPRISED OF VARIOUS SIZED WOOD SCRAPS, NUMEROUS OLD DOORS, SEVERAL GRAND PIANOS SET IN THEIR SIDE AS WELL AS VARIOUS SIZED WOOD STORAGE CRATES. THESE MAKE-SHIFT PARTION WALLS HAVE BEEN HAPHAZARDLY ASSEMBLED ARE IN A STATE OF IMINENET COLLAPSE. DANGEROUS AND HAZARDOUS. REMOVE THESE MAKE SHIFT PARTITIONS AND RESTORE THE OPEN FLOOR PLAN ORIGINAL TO THIS BUILDING. SECTION 14A-4-401.1.

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NC2011	Performed or allowed work to be performed without submitting plans prepared, signed and sealed by a licensed architect or registered structural engineer for approval and without obtaining a permit to perform the work. (13-32-010, 13-32-040, 13-40-020, 13-12-050)	THERE ARE NO PLANS OR PERMITS ON FILE AS PART OF THE (REQUIREMENT) FOR ACQUIRING A PPA LICENSE. THIS INDUSTRIAL ZONED BUILDING IS HOSTING ONGOING RAVE PARTY EVENTS SERVING / SELLING ALCOHOL; PROVIDING LIVE MUSIC AND SELLING TICKETS FOR ADMISSION. UNLESS THIS BUILDING'S ZONING IS CHANGED, IT IS NOT POSSIBLE TO OBTAIN THE LICENSE TO HOST ANY EVENTS WHAT SO EVER. SECTION 14A-4-401.1.
NC2052	Register any person who caused any construction repairs or alterations to be made or for any building, structure, or any part thereof, without first obtaining and posting permits shall be fined from 10 to 200 dollars for each day construction, repair or alteration exists without permit. (13-12-050)	EXTENSIVE TRUSS ROOF WORK HAS BEEN PERFORMED WITHOUT PLANS OR PERMITS AS WELL AS NO PROOF THAT A QUALIFIED, LICENSED CONTRACTOR PERFORMED SAID WORK. SECTION 14A-4-401.
	SIGN COMPLAINT INSPECTION # 231992 INSPECTION DATE: 03/14/2002	**Number of Violations: 1**
VIOLATIONS	**BUILDING CODE CITATION**	**VIOLATION DETAILS**
EL0088	Remove	#1 READS "GLASS & PLASTICS " APROX SIZE 4X4,#2 READS "COLUMBIA GLASS & PLASTICS" APPROX SIZE 4X20

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ADDRESS: 4700 W LAKE ST

Search within these results:

Inspection # 10911652

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	NO POWER.

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ADDRESS: 4700 W LAKE ST

Search within these results:

Inspection # 11028764

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	NO POWER.

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ADDRESS: 4700 W LAKE ST

Search within these results:

Inspection # 14191696

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
BR1001	The code violations listed below must be corrected within 15 days of receipt of this notice. The owner or the contractor who does the work must sign, date, and return this notice or a copy to indicate that the work is done to the Boiler Inspection Bureau.	

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Inspection # 14191696		
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
BR2010	Call 744-3516 to arrange entry for boiler, water heater, pressure vessel, and related equipment inspection.	NO ENTRY

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ADDRESS: 4700 W LAKE ST

Search within these results:

Inspection # 11082359

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	

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ADDRESS: 4714 W LAKE ST

Search within these results:

Inspection # 13946004

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
CN002081	Submit for approval plans prepared, signed, and sealed by licensed architect or licensed engineer and obtain permit for all but emergency repairs. (13-32-010, 13-40-010, 13-40-020)	

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Inspection # 13946004		
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
CN193000	Maintain building in safe condition so it does not constitute actual and imminent danger to public. (13-12-130, 13-8-100, 13-12-120, 13-12-125, 65 ILCS 5/11-31-1) Maintain building windows and doors in safe condition. (13-196-550) Maintain stairway and porch in safe condition. (13-196-570) Maintain floors, walls, and ceilings in safe condition. (13-196-540) Maintain building in safe condition. Premises now dangerous as vacant and open, uncompleted and abandoned, or vacant and boarded. (13-12-130, 13-12-125) Maintain watchman at vacant or open premises. (13-12-140)	
CN193019	Repair or wreck dangerous and vacant residential premises. (13-8-100, 13-12-125, 13-12-130)	
CN193029	Maintain watchman from 4:00 PM to 8:00 AM for vacant and dangerous residential premises. (13-12-140)	
CN193110	Register vacant building within 30 days of it becoming vacant, or within 30 days after assuming ownership of an existing vacant building. (13-12-125(a)). Building must be kept in compliance with all vacant building requirements pursuant to 13-12-135. See Vacant Building Ordinance and registration form at https://ipiweb.cityofchicago.org/VBR	
CN196039	Post, on abandoned building, name, address and telephone of owner and owner's agent for managing, controlling or collecting rents on building so legible from nearest public street or sidewalk. (13-12-125)	

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ADDRESS: 4700 W LAKE ST

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Inspection # 11833613

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	

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ADDRESS: 4700 W LAKE ST

Search within these results:

Inspection # 123328

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP1968	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE RELIEF VALVE(S).	
FP1976	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE PRESSURE MAINTENANCE PUMP (JOCKEY PUMP).	
FP1980	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE OUTSIDE SCREW AND YOKE VALVE(S), (O.S.Y.)	REPACK LEAKING NW RISER OS & Y

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Inspection # 123328

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP2028	SEC. 15-16-400, 15-16-1050 SECURE ALL SUPPLY GATE VALVES IN AN OPEN POSITION.	

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Inspection # 123329

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP1968	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE RELIEF VALVE(S).	
FP1976	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE PRESSURE MAINTENANCE PUMP (JOCKEY PUMP).	
FP1980	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE OUTSIDE SCREW AND YOKE VALVE(S), (O.S.Y.)	REPACK LEAKING NW RISER OS & Y

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Inspection # 123329

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP2028	SEC. 15-16-400, 15-16-1050 SECURE ALL SUPPLY GATE VALVES IN AN OPEN POSITION.	
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	

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ADDRESS: 4700 W LAKE ST

Search within these results:

Inspection # 243192

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP1924	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE FIRE PUMP.	REPACK FIRE ALARM
FP1928	SEC. 15-16-220 REPAIR OR REPLACE DEFECTIVE GUARD RAIL.	SECURE COUPLING GUARD
FP1968	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE RELIEF VALVE(S).	

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Inspection # 243192

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	

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ADDRESS: 4700 W LAKE ST

Search within these results:

Inspection # 250295

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP1924	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE FIRE PUMP.	REPACK FIRE ALARM
FP1928	SEC. 15-16-220 REPAIR OR REPLACE DEFECTIVE GUARD RAIL.	SECURE COUPLING GUARD
FP1968	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE RELIEF VALVE(S).	

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ADDRESS: 4700 W LAKE ST

Search within these results:

Inspection # 370657

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP1924	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE FIRE PUMP.	REPACK FIRE ALARM
FP1924	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE FIRE PUMP.	REPACK FIRE ALARM
FP1928	SEC. 15-16-220 REPAIR OR REPLACE DEFECTIVE GUARD RAIL.	SECURE COUPLING GUARD
FP1928	SEC. 15-16-220 REPAIR OR REPLACE DEFECTIVE GUARD RAIL.	SECURE COUPLING GUARD

FILED DATE: 7/28/2025 3:56 PM 2022L010246

Inspection # 370657

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP1968	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE RELIEF VALVE(S).	
FP1968	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE RELIEF VALVE(S).	
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	

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ADDRESS: 4700 W LAKE ST

Search within these results:

Inspection # 777554

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP1918	SEC. 15-16-220 REPAIR AND MAINTAIN THE AUTOMATIC SPRINKLER SYSTEM AND PLACE IN SERVICE AT ONCE.	SYSTEM ON CITY PRESSURE ONLY
FP1924	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE FIRE PUMP.	REPACK FIRE ALARM
FP1928	SEC. 15-16-220 REPAIR OR REPLACE DEFECTIVE GUARD RAIL.	SECURE COUPLING GUARD

FILED DATE: 7/28/2025 3:56 PM 2022L010246

Inspection # 777554

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP1968	SEC. 15-16-220, 15-16-1170 REPAIR OR REPLACE DEFECTIVE RELIEF VALVE(S).	
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	

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ADDRESS: 4700 W LAKE ST

Search within these results:

Inspection # 782059

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	

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ADDRESS: 4700 W LAKE ST

Search within these results:

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Inspection # 794809

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP2008	SEC. 15-16-350, 15-16-040, 15-16-050, 15-16-060, 15-16-070, 15-16-190, 15-28-340, 15-16-030 REMOVE THE OBSTRUCTIONS THAT HAMPER THE OPERATION OF THE SPRINKLER SYSTEM OR EXTEND THE SYSTEM TO INCLUDE THE AREA(S) BELOW THE OBSTRUCTION(S). SUBMIT THREE SETS OF PLANS TO THE FIRE PREVENTION BUREAU AND OBTAIN APPROVAL BEFORE STARTING WORK.	STOP BLOCKING FIRE EXTINGUISHERS THRU-OUT PRIMISES
FP2052	SEC. 15-16-530, 15-16-190 PROVIDE AN APPROVED WATER MOTOR GONG OR AN APPROVED SYSTEM OF OUTSIDE AND INSIDE BELLS. SUBMIT THREE SETS OF PLANS TO THE FIRE PREVENTION BUREAU BEFORE STARTING WORK.	INSTALL 6" WATER FLOW BELL IN PUMP ROOM
FP2052	SEC. 15-16-530, 15-16-190 PROVIDE AN APPROVED WATER MOTOR GONG OR AN APPROVED SYSTEM OF OUTSIDE AND INSIDE BELLS. SUBMIT THREE SETS OF PLANS TO THE FIRE PREVENTION BUREAU BEFORE STARTING WORK.	INSTALL 10" WATER FLOW BELL OUTSIDE FRONT.
FP2108	SEC. 15-16-970, 15-16-090 PROVIDE APPROVED ONE AND ONE HALF (1 1/2) INCH HOSE WHERE SAME IS MISSING OR DAMAGED.	REPLACE 1 1/2" HOUSE HOSE ON STANDPIPE (CENTER SHOP)

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ADDRESS: 4700 W LAKE ST

Search within these results:

Inspection # 2170753

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
CN031013	Failed to install approved fire extinguishers on every floor of residential building more than three stories in height and having floor area exceeding 3,000 square feet. (15-16-160, 15-16-640)	Missing fire extinquisher shop area.
CN107035	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)	Non-lit exit lights west.

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ADDRESS: 4700 W LAKE ST

Search within these results:

Inspection # 2242507

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP1904	SEC. 15-4-970, 4-180-070, 15-24-780, 15-24-790 REMOVE RUBBISH FROM	DEBRIS RUBBISH BSMT

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ADDRESS: 4700 W LAKE ST

Search within these results:

Inspection # 10229147

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP1984	SEC. 15-16-220 REPAIR OR REPLACE DAMAGED OR DEFECTIVE SIAMESE FITTING.	SOUTH WEST SIDE NEAR OVERHEAD DOOR.
FP2051	SEC. 15-16-530, 15-16-1140 REPAIR DEFECTIVE ALARM VALVE OR WATER FLOW BELL.	10" BELL O.O.S.

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ADDRESS: 4700 W LAKE ST

Search within these results:

Inspection # 10320968

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP2051	SEC. 15-16-530, 15-16-1140 REPAIR DEFECTIVE ALARM VALVE OR WATER FLOW BELL.	10" BELL O.O.S.

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Electronically Certified Official Record

DOCUMENT INFORMATION

Agency Name:	Cook County Clerk
County Clerk:	Monica Gordon
Date Issued:	7/26/2025 3:58:48 AM
Unique Reference Number:	BAA-FCG-BHADBBAA-BIDCDEJBFJ-FDJBDC-I
Instrument Number:	1832349159
Requesting Party Code:	526
Requesting Party Reference:	205997220

CERTIFICATION

Pursuant to Illinois Rules of evidence 901(a), 901(b)(7), 902(4), and 902(12), and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by Monica Gordon, Cook County Clerk, to be a true and correct copy of an official record or document authorized by law to be recorded or filed and actually recorded or filed in the office of the Cook County Clerk. The document may have redactions as required by law.

HOW TO VERIFY THIS DOCUMENT

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting https://www.cookcountyclerkil.gov/recordings/verified-recordings.

**The web address shown above contains an embedded link to the verification page for this particular document.

Exhibit D

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TRUSTEE'S DEED IN TRUST

Reserved for Recorder's Office

Doc#. 1832349159 Fee: $52.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 11/19/2018 10:51 AM Pg: 1 of 3

Dec ID 20181101628507
ST/CO Stamp 0-252-322-464 ST Tax $850.00 CO Tax $425.00
City Stamp 0-801-968-800

This indenture made this **12th** day of **November, 2018,** between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the **14th** day of **November, 1977,** and known as Trust Number **41594**, party of the first part, and **CHICAGO TITLE LAND TRUST COMPANY, as trustee under Trust Agreement dated August 14, 2018, and known as Trust No. 8002378806** whose address is: **10 South LaSalle Street, Suite 2750, Chicago, Illinois 60603**
party of the second part.

WITNESSETH, That said party of the first part in consideration of the sum of **TEN and no/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **Cook** County, Illinois, to wit:

FOR THE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A" WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

Permanent Tax Numbers: 16-10-300-001-0000; 16-10-300-013-0000; 16-10-301-004-0000; 16-10-301-006-0000; 16-10-301-007-0000; 16-10-301-008-0000; 16-10-301-009-0000; 16-10-301-010-0000; 16-10-301-011-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof of said party of the second part.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to each successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence *in praesenti or futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORDS OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED IN THE OFFICE OF THE COOK COUNTY CLERK. THIS DOCUMENT MAY HAVE REDACTIONS AS REQUIRED BY LAW.
TO VALIDATE THIS DOCUMENT VISIT HTTPS://VERIFY.CLERKECERTIFY.COM
THE COOK COUNTY CLERK
7/26/2025 3:59:03 AM
Monica Gordon

obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized to execute and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his, her or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to those presents by its Assistant Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as successor trustee as aforesaid

By: _____
Harriet Denisewicz
Assistant Vice President

State of Illinois)
) **SS**
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this **12th** day of **November, 2018.**

"OFFICIAL SEAL"
CHRISTINE C. YOUNG
Notary Public, State of Illinois
My Commission Expires 06/21/19

_____
NOTARY PUBLIC

PROPERTY ADDRESS:
4714-18 W. Lake Street
Chicago, Illinois 60644

This instrument was prepared by:
Harriet Denisewicz
CHICAGO TITLE LAND TRUST COMPANY
10 South LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME _____

ADDRESS _____

CITY, STATE _____

SEND TAX BILLS TO:

NAME_____

ADDRESS_____

CITY, STATE_____

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Unique Code : BAA-FCG-BHADBBAA-BIDCDEJBFJ-FDJBDC-I Page 2 of 3

FILED DATE: 7/28/2025 3:56 PM 2022L010246
Unique Code : BAA-FCG-BHADBBAA-BIDCDEJBFJ-FDJBDC-I Page 3 of 3

EXHIBIT "A"

Legal Description

PARCEL 1:

LOTS 43 TO 48, BOTH INCLUSIVE, IN BLOCK 8 IN THE RESUBDIVISION OF BLOCKS 7 TO 10, BOTH INCLUSIVE IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39, NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 39 TO 42, BOTH INCLUSIVE, IN BLOCK 8 IN THE RESUBDIVISION OF BLOCKS 7 TO 10, BOTH INCLUSIVE, IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39, NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 34 (EXCEPT THE WEST 20.00 FEET THEREOF) AND ALL OF LOTS 35, 36, 37 AND 38 IN BLOCK 8 IN THE RESUBDIVISION OF BLOCKS 7 TO 10, BOTH INCLUSIVE, IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39, NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 33 (EXCEPT THE WEST 10.00 FEET THEREOF) AND THE WEST 20.00 FEET OF LOT 34 IN BLOCK 8 IN THE RESUBDIVISION OF BLOCKS 7 TO 10, BOTH INCLUSIVE, IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39, NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 32 AND THE WEST 10.00 FEET OF LOT 33 IN BLOCK 8 IN THE RESUBDIVISION OF BLOCKS 7 TO 10, BOTH INCLUSIVE, IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39, NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOT 31 IN BLOCK 8 IN THE RESUBDIVISION OF BLOCKS 7 TO 10, BOTH INCLUSIVE, IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39, NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

LOT 29 IN BLOCK 8 IN THE RESUBDIVISION OF BLOCKS 7 TO 10, BOTH INCLUSIVE, IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

LOTS 20, 21, 22, 23 AND 24 IN RESUBDIVISION OF BLOCK 8 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL 9:

LOTS 1 AND 2, IN THE RESUBDIVISION OF BLOCK 8 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.