

Complaint  
and  
Complainant Documents



# Fair Housing Complaint Form

City of Naperville  
Housing Advisory Commission

Please read this entire form and all the instructions carefully before completing.

All questions should be answered. However, if you do not know the answer or if a question is not applicable, leave the question unanswered and fill out as much of the form as you can. Your complaint should be signed and dated. Where more than one individual or organization is filing the same complaint, and all information is the same, each additional individual or organization should complete boxes 1 and 8 of a separate complaint form and attach it to the original form.

Complaints may be presented in person or mailed to the City of Naperville, 400 S. Eagle Street, Naperville, IL 60540 to the Attention of Kasey Evans. If you have questions please call (630) 420-4179 or e-mail [fairhousing@naperville.il.us](mailto:fairhousing@naperville.il.us).

1. Name of Aggrieved Person or Organization (last name, first name, middle initial) <b>Taylor, [REDACTED]</b>		Phone Number [REDACTED]
Street Address (street, city, county, state & zip code) [REDACTED] <b>Naperville, Illinois 60540</b>		Email Address [REDACTED]
2. Against whom is this complaint being filed? (last name, first name, middle initial) <b>Broniatowski, Pamela, Property Manager</b> <b>Montanez, RoseMarie, Leasing /Compliance Manager</b> <b>Worth, Esq. Brian , President and CEO</b> <b>Loch, Mary, Chief Financial Officer and Managing Broker</b>		Phone Number 630-456-4452 ext 202  630-456-4452 Ext.228 630-456-4452 Ext.227
Street Address (street, city, county, state & zip code) 531 East Roosevelt Road Suite 200 Wheaton, DuPage County Illinois 60187		Email Address <b><a href="mailto:pbroniatowski@chadhousing.org">pbroniatowski@chadhousing.org</a></b> ; <b><a href="mailto:rmontanez@chadhousing.org">rmontanez@chadhousing.org</a></b> <b><a href="mailto:bworth@chadhousing.org">bworth@chadhousing.org</a></b> <b><a href="mailto:mloch@chadhousing.org">mloch@chadhousing.org</a></b>
If you named an individual above who appeared to be acting for a company in this case, check here <input type="checkbox"/> and write the name and address of the company:		
Name: <b>Community Housing Advocacy and Development (CHAD)</b>		Address: 531 East Roosevelt Road Suite 200 Wheaton, DuPage County Illinois 60187
Check the applicable box(es) which describe(s) the party named above: <input type="checkbox"/> Builder <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Broker <input type="checkbox"/> Salesperson <input checked="" type="checkbox"/> Supt. or Manager <input type="checkbox"/> Bank or Other Lander <input type="checkbox"/> Other:		
3. What did the person named in #2 above do?		
<input type="checkbox"/> Refuse to rent, sell, or deal with you <input type="checkbox"/> Discriminate in broker's services <input checked="" type="checkbox"/> Discriminate in the conditions or terms of sale, rental occupancy, or in services or facilities	<input type="checkbox"/> Falsely deny housing was available <input type="checkbox"/> Advertise in a discriminatory way <input checked="" type="checkbox"/> Intimidated, interfered, or coerced you to keep you from the full benefit of the Fair Housing Law	<input type="checkbox"/> Engaged in blockbusting <input type="checkbox"/> Discriminate in financing <input type="checkbox"/> Discriminate in broker's services <input checked="" type="checkbox"/> Other (explain) <i>Trying to make me lose my Section 8 voucher</i>
4. For what reason do you believe you were discriminated against? (Check all that apply)		
<input type="checkbox"/> Race/Color <input checked="" type="checkbox"/> Black <input type="checkbox"/> White <input type="checkbox"/> Other	<input type="checkbox"/> Religion (specify):  <input type="checkbox"/> Military Status	<input type="checkbox"/> Sex <input checked="" type="checkbox"/> Female <input type="checkbox"/> Male  <input type="checkbox"/> Sexual Orientation (specify):  <input type="checkbox"/> Familial Status <input type="checkbox"/> Children < 18 in the family <input type="checkbox"/> Pregnant <input type="checkbox"/> Other  <input type="checkbox"/> National Origin (specify):



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<input type="checkbox"/> Marital Status <input checked="" type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Divorced <input type="checkbox"/> Widowed	<input type="checkbox"/> Active Duty <input type="checkbox"/> Veteran <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Age (specify): <div style="background-color: black; width: 100px; height: 20px;"></div>	<input checked="" type="checkbox"/> Handicap <input checked="" type="checkbox"/> Physical <input checked="" type="checkbox"/> Mental	<input type="checkbox"/> Ancestry (specify): <input checked="" type="checkbox"/> Legal Source of Income (specify): <i>Social Security Section 8 voucher</i>
<b>5. What kind of house or property was involved?</b> <input type="checkbox"/> Single-family house <input type="checkbox"/> A house/building for 2-4 families <input type="checkbox"/> A building for 5 or more families <input checked="" type="checkbox"/> Other (specify): <i>duplex</i>	<b>Did the owner live there?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	<b>Is the house or property ...</b> <input type="checkbox"/> Being sold <input checked="" type="checkbox"/> Being rented	<b>What is the address of the property? (street, city, county, state &amp; zip code)</b> <div style="background-color: black; width: 100px; height: 20px;"></div> Naperville, Illinois 60540	

<b>6. Summarize what happened.</b> Use this space for a brief and concise statement of the facts. Additional details and any supporting documents may be submitted as attachments.	<b>When did the act(s) checked in #3 above occur?</b> (Use the most recent date if several dates are involved) <div style="text-align: center;">10 / 29 / 2017</div>
<p>On May 31, 2017 My doctor wrote two letters to my landlord(CHAD) requesting reasonable accommodations for my disabilities. July 1, 2017 I received letters from the landlord's lawyers addressed to my doctor questioning my disabilities and asking the doctor very specific questions about my medical history. Landlord's lawyers are Wiedel, Philipp, Indelicato and Olson 4915 Main Street Downer Grove, Illinois 630-969-2300 phone; 630-969-1342 fax. On June 15, I received a landlord email indicating that my rent would be raised on August 1, 2017 by \$106 per month (10%) equals \$1292 a year. 60 days notice is required prior to my lease end date of May 31, 2017. My landlord never give me proper notice about anything. I pushed back rent raised 9/1/2017. White tenants rents were raised less than 5%.</p> <p>On May 8, 2017 I began long drawn out lease renewal process, passed inspection, completed CHAD paper work. I still don't have a lease. asked 4 times. CHAD engages in false advising and deceptive practices on website <a href="http://www.chadhousing.org">www.chadhousing.org</a> they boast of being provider of permeant affordable housing and their rents are below market level. Ignore repairs order to fix leaky basement and garage. They knew theses area leaked prior to renting unit to me. whenever it rains or snows. Three unlevelled pavements cause me to fall when I get in and out of my car at garage. The garage walls has hundreds of 4 inch rusty nails sticking out like a porcupine. This causes me to cut my hands.</p> <p>I filed discrimination reports with the following agencies:          The U.S. Department of Housing and Urban Development (HUD), Office of Fair Housing and Equal Opportunity (FHEO) HUD 903 online housing discrimination complaint July 1, 2017.          HUD#05-17-9276-8</p> <p>Illinois Department of Human Rights          IDHR Charge Number 2018CHO410</p> <p>Illinois Attorney General – Disability and Fraud Departments</p>	



## Fair Housing Complaint Form

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August 18, 2017 CHAD mailed me numerous letters of non lease renewal; indicating that I should vacate unit by 9/30/17 in retaliation for filing complaints with HUD, Illinois Department of Human Rights and with the Attorney General.

October 3, CHAD puts new lawyers on me MRV ( Mulherin, Rehfeldt and Varchetto, P.C.) 211 South Wheaton Avenue Suite 200 Wheaton, Illinois 60187-5259 [www.mrv.law](http://www.mrv.law) John M. Mulherin, 630-384-3133 [jmulherin@mrvlaw.com](mailto:jmulherin@mrvlaw.com)

Fax# 630-653-9316

Attorney John M. Mulherin says I can stay in my apartment only if I drop all discriminations charges with all state and federal agencies. But sends no paperwork nor lease.

During the entire month of October:

I am being harassed multiple times a day by landlord and its representatives - coming to my doors banging on them for hours; ringing the door bells non stop. They start at the front door, then go to side door and backdoor. They have crossed the line. I live on the first floor. It is nice outside; so I have my windows open to enjoy the fresh air. The Community Housing Advocacy Development (CHAD), my landlord, yells and shouts curse words threw the windows. They call me bad, ugly names. Telling the neighbors all my business. CHAD is violating my right to confidentiality; and violating the Debt collection act. This is a very dangerous situation. It make me nervous and messes with my mental health. This goes on multiple times a day. The last three days, I was lucky enough to have multiple witnesses inside and outside my house who were able to describe the people and verify the comments.

Friday, October 20,2017 5pm to 7pm approximately

Short, fat Mexican lady banging on doors; ringing door bells; and walking perimeter of my home; cursing and calling me names as she yelled into all open windows  
tell neighbors the purposes of her visit

Saturday, October 21,2017 3:45 p.m. to 5 p.m. approximately

white man -casually dressed

banging on doors, ringing bells, yelling the purpose of his visit

Sunday, October 22, 2017 at 10:15 p.m. to 10:45 p.m.

white man

banging on doors, ringing bells, yelling the purpose of his visit threw my open windows-going to all the doors in the heavy rain

Why is my landlord, Community Housing Advocacy and Development doing this; when I received this letter from their lawyer?

The above behavior went on multiple times a day during October. My neighbors have called the police to complain about how the landlord is disturbing the peace, harassing, intimidating me.



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Housing Advisory Commission

I am being discriminated against because I am [REDACTED] years old, disabled, African American, Black single female who is an empty nester.

I feel that I am being discriminated against because I have an affordable housing voucher. The landlord know if they raise the rent too high. Section 8 won't pay and I have to move.

October 28 and October 29, 2017

Around 10 p.m. each day received 30 day notice to get out posted on front door

7. I declare under penalty of perjury that I have read this complaint (including any attachments) and that it is true and correct.

Signature

Date

11-7-17



# Fair Housing Complaint Form

City of Naperville  
Housing Advisory Commission

*For Office Use Only*

Date Received:

Distributed:

- \_\_\_\_\_  City Clerk's Office  
\_\_\_\_\_  Legal Department  
\_\_\_\_\_  Housing Advisory Commission



Bruce Rauner, Governor  
Janice M. Glenn, Acting Director

September 13, 2017

HOUSING DISCRIMINATION COMPLAINT

IDHR CASE NUMBER: 2018CH0410

HUD NO.: 05-17-9276-8

**1. Complainant**

██████ Taylor  
██████ ██████████ ██████████  
Naperville, IL 60540

**2. Other Aggrieved Persons**

None

**3. The following is alleged to have occurred or is about to occur:**

Discriminatory terms, conditions, privileges, or services and facilities

Failure to provide a reasonable accommodation

**4. The alleged violation occurred because of:**

Race, black

Disability, physical and mental

**5. Address and location of the property in question (or if no property is involved, the city and state where the discrimination occurred):**

██████ ██████████ ██████████ ██████████  
Naperville, IL 60540

**6. Respondent**

Community Housing Advocacy & Development  
531 E. Roosevelt Road, Suite 200  
Wheaton, IL 60187

**7. The following is a brief and concise statement of the facts regarding the alleged violation:**

Complainant's race is black; she is physically and mentally disabled. Complainant has a Section 8 Voucher administered by DuPage/Kendall Housing Authority. Complainant's landlord is Community Housing Advocacy and Development (CHAD). Complainant's lease expired in the end of May 2017. Complainant contends that she had been requesting a renewal package at least 90 days prior to her lease expiring. On May 8, 2017, Complainant began the renewal process, passed inspection and completed paperwork related to lease renewal. Complainant alleges that while completing forms for the lease renewal, Respondent provided her with blank forms which did not include any information about the increase in rent. Complainant contends that she signed a blank form with no increase amount inserted as a mandatory condition for lease renewal. In addition, Respondent requested the renewal package, issued on May 13, completed and returned the following day and did not allow the 5-day window as required.

Complainant alleges that on June 15, 2017 she was notified that her rent would be increased by \$106.00 (10%) effective August 1, 2017. Complainant contends that she was not given proper notice in advance of the rent increase and that she was required to sign the new lease with the 10% increase within a 15 minute to one-hour window after becoming aware. Complainant contends that white tenants receive an increase of less than 5%.

Due to the circumstances, Complainant did not sign her lease as she considers it discriminatory and on August 18, 2017, Respondent issued her a notice to vacate the unit by September 30, 2017.

Complainant alleges that Respondent failed to address her request for repairs which include adequate light inside and outside her garage; faulty electricity in her kitchen, and nails sticking out of the walls in the garage.

Complainant further alleges that due to her mental disabilities, on May 31, 2017 she requested a reasonable accommodation for Respondent not to enter her unit without giving her a 72-hour notice in advance. Complainant contends that instead of accommodating her requests, Respondent, sent her doctor very specific and personal questions about her medical history.

Complainant alleges that she was denied a reasonable accommodation due to her physical disabilities. The presence of mold in the basement aggravated her serious medical conditions and put her [REDACTED] [REDACTED] at risk, yet Respondent failed to address her requests to fix leaks in the basement, and the sump pump which flooded the basement and produced mold.

Complainant alleges that she was subjected to discriminatory terms and conditions related to rental due to her race, black and because she is disabled and denied reasonable accommodations due to her physical and mental disabilities.

**8. The most recent date on which the alleged discrimination occurred:**

August 18, 2017 and is continuing.

**9. Types of Federal Funds identified:**

None.

**10. The acts alleged in this complaint, if proven, may constitute a violation of the following:**

Section 804 b or f and 804f3b of Title VIII of the Civil Rights Act of 1968 as amended by the Fair Housing Act of 1988 and Sections 3-102(B), 3-102.1(B); and 3-102.1(C)(2) of the Illinois Human Rights Act.

**Please sign and date this form:**

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure [735 ILCS 5/1-109], the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he or she verily believes the same to be true.

\_\_\_\_\_  
Terre Taylor

\_\_\_\_\_  
(Date)

**N O T E: IDHR WILL FURNISH A COPY OF THIS CHARGE TO THE PERSON OR ORGANIZATION AGAINST WHOM IT IS FILED.**

[REDACTED] Taylor

[REDACTED]  
Naperville, Illinois 60540

August 30, 2017

State of Illinois

Department of Human Rights

Fair Housing Division

Attn: Maria Enriquez

100 W. Randolph St. 10<sup>th</sup> Floor

Attn: Housing Intake

Chicago, Illinois 60601

**Re: Control # 18H071304**

**My disabilities are both physical and mental. My diagnoses include:**

[REDACTED]  
[REDACTED]

**Reasonable requests made by me verbally and in writing; some made by my doctor; and others by neighborhood organization to my landlord.** Nothing has been done to help me with the following very simple, inexpensive requests.

.

- 1) Sufficient time to review annual lease renewals prior to having to sign them; 60 days notice prior to lease expiration if rent increase is involved.
- 2) I want Landlord, Community Housing Development Advocacy and Development (CHAD), to provide a 72 hours notice of its intent to enter my premises-including entering the basement portion of my premises, such notice to be effected by telephone, text message, e-mail and regular U.S. Mail, and CHAD is to wait to enter the premises until I respond to all four in the affirmative.
- 3) Chad is to install a deadbolt lock on each of my five entry doors – front, 2 back and two basement doors.
- 4) I want unit's pavement, gravel, and grass areas evened out, so that they are level to walk on. Especially outside garage where I have to pull car in and out. Sufficient space for entering and exiting my vehicle. Sufficient light inside and outside garage-motion activated timers take too long to come on and go off too quickly. Causing stumbling and tripping. Garage walls full of old rusted nails sticking out randomly ;sticking out for no reason. Pound them down? Within last two week, my homemaker and I have both cut our hands. Stop garage leaks. Floor slippery whenever it rains and snows.

**How do the reasonable accommodations requested relate to my disability?**

**The reasonable accommodations requested relate to my disabilities in the following ways:**

**Request One:**

Sufficient time to review annual lease renewals prior to having to sign them; 60 days notice prior to lease expiration if rent increase is involved ;

I read and write very slowly. It is impossible for me to read and comprehend A 33 page, 2 sided lease with legal jargon in “ the 15 minutes to 1 hour “ TIME allotted in the office of the Community Housing Advocacy Development (CHAD) office. I asked them to mail me the lease, they refused. It will take a couple of weeks for me to get through; if I have the strength and am not too fatigued [REDACTED]. I also want someone else to review lease for me and they are not going to be available at the Community Housing Advocacy Development convenience. I want to review my renewal lease and all future renewal leases at my own leisure 90 days before current lease expires. If a rent increase is involved then, it should be inserted prior to me completing lease renewal package; NOT AFTERWARDS AS A SURPRISE.

**HOUSING IS HEALTH CARE.**

If this 10% rent increase is implemented then I will be homeless; and unable to keep up with MY [REDACTED] take my many medicines; and unable to plug up [REDACTED].

**UNAFFORDABILITY**

I receive Social security Disability income on a monthly basis. A \$109 per month rent increase will put my total housing costs at more than 50% of my monthly income. I pay rent, light, gas, water, sewer, garbage removal, internet and telephone. This rent increase will create a financial hardship and will aggravate my health condition and cause unnecessary financial, physical, emotional and psychological stress. Stress breaks down my [REDACTED]  
[REDACTED]

### SUSTAINABILITY

This 10% rent increase equal \$1292 annually. This is not sustainable. Over the upcoming year's lease, I will lose more than one month's income this year to cover the increase.

Sufficient time to review annual lease renewals; prior to having to sign them; is important because CHAD has made many errors on my prior lease. They typed the address wrong. They wrote "road" instead of "street". ( I did not receive mail for 8 months. Problems with post office. ) CHAD's lease indicated that my unit was furnished, it was not. CHAD advertised my unit was a condo and the lease says it is an apartment. With more time to review the lease, I can caught the mistakes and have someone help me proof read it to make sure it is accurate and I fully understand.

### **Request Two:**

I want Landlord, Community Housing Development Advocacy and Development ( CHAD), to provide a 72 hours notice of its intent to enter my premises-including entering the basement portion of my premises, such notice to be effected by telephone, text message, e-mail and regular U.S. Mail, and CHAD is to wait to enter the premises until I respond to all four in the affirmative.

(My doctors asked for this and CHAD put their lawyers on us).

**How do the reasonable accommodations requested relate to my disability?The reasonable accommodations requested relate to my disabilities in the following ways:**

[REDACTED]

[REDACTED] So a variety of communication methods is helpful in getting and keep my attention; so I am lease compliant and; don't miss important deadlines. I may go days without answering my telephone, the door and/ or checking emails. But I may or may not look in the mail box, check text messages and / or emails; or vice verse.

[REDACTED]

[REDACTED]

"72 hours notice "allows me time to get myself and house together in order properly receive landlord. [REDACTED]

[REDACTED]

This reasonable request eliminates the safety hazard of the Landlord entering the unit without me being aware. On three occasions, I have come home and my back boors were left wide open and unlocked. Only to later discover that CHAD was in the unit and did not leave a

note. Police reports and emails verify this. This triggers my [REDACTED] and aggravates my [REDACTED].

Unnecessary intrusions and unnecessary, unwanted interruptions

[REDACTED]. [REDACTED]  
[REDACTED]. Please stop CHAD from entering my rent and showing it for rent while I am currently residing in the unit. That is unnecessary harassment and aggravation that will land me in the hospital.

### **Request Three**

**Chad is to install a deadbolt lock on each of my five entry doors –front, two back and two basement doors.**

**(My doctors asked for this and CHAD put their lawyers on us).**

**How do the reasonable accommodations requested relate to my disability?**

**The reasonable accommodations requested relate to my disabilities in the following ways:**

I currently reside in a first floor apartment, in a duplex on the corner near an alley; down the street from the bus terminal and metra train station combined. Since I moved in, there has been a rise in crime; and a major high rise building being constructed across the street from me. The building is the length of an entire block- three wide open floor has been complete. It is like living next door to an abandon building at night. During the day lots of traffic with construction workers, subcontractors and people running to trains and buses creates quite a stir.

If my doors were kicked, then flimsy lock would break. If glass on my 4 entry doors was broken, then someone could very easily stick their hand in door and simply unlock door. CHAD does not allow residents to install their own locks per lease. So my doctor asked Chad to install locks and CHAD put their lawyers on us. Now CHAD is asking me to move.

During my life time, I have had my apartment burglarized twice by strangers. I am also a survivor of domestic violence; therefore I try to be proactive about my safety. I would feel safer with extra locks. I have [REDACTED] which triggers "flash backs" and [REDACTED]. [REDACTED]. I once had an eye stroke and my vision was great impaired for 1 year as a result of a very stressful event.

[REDACTED]

[REDACTED]

[REDACTED] Stress aggravates this and results in visual disturbance.

I take two different [REDACTED] twice a day; try to avoid stress; and go to the doctor regularly to check my [REDACTED] in order to avoid surgery, and loss of [REDACTED].

The constant fear that someone will break in creates stress so I have to [REDACTED] and tried to get landlord to put on locks. In order to reduce stress which will aggravate [REDACTED]

#### **Request four**

I want unit's pavement, gravel, and grass areas evened out, so that they are level to walk on. Especially outside garage where I have to pull car in and out. Sufficient space for entering and exiting my vehicle. Sufficient light inside and outside garage- motion activated timers take too long to come on and go off too quickly. Causing stumbling and tripping. Garage walls full of old rusted nails sticking out of walls randomly; sticking out for no reason all over. Pound them down? Within last two week, my homemaker and I have both cut our hands. Stop garage leaks. Floor slippery whenever it rains and snows.

**How do the reasonable accommodations requested relate to my disability?**

**The reasonable accommodations requested relate to my disabilities in the following ways:**

**I have [REDACTED].**

**Symptoms of [REDACTED] include [REDACTED]. Simply having enough space to walk on a leveled surface when getting in and out of my car would be a blessing. It would eliminate a safety hazard. I hopefully would not continue to trip and fall if this barrier was removed. This example of barrier removal includes making my parking space more**

accessible. Sidewalk is too narrow on driver's side of car. I often slip into uneven, lumpy, bumpy, super absorbent soil with gravel; and an uneven lawn with lots of hole. I have fallen often on uneven terrain and complained. See e-mails. In summer, I trip cause I can see and catch myself. In fall, when leaves are on the ground it is very difficult to see the 3 uneven different terrains and maneuver. In winter when snow covers sidewalk, uneven soil, and grass with holes; I fall often.

My [REDACTED] where I can barely walk and have to sometimes use a walker and go to physical therapy.

The accommodation would be to level the walking surface and make lights inside and outside on both sides of the garage stay on longer. Proper repairs will eliminate a safety hazard which could cause physical harm to me and degrade my already delicate health condition. Hitting my hand on an old rusty nail. [REDACTED]

[REDACTED] Plus I could get an infection

[REDACTED] Eliminating leaks will prevent further falls on this property.

*Request Five:*

***I want the mold in the basement remediated and basement leaks fixed.***

**The reasonable accommodations requested relate to my disabilities in the following ways.** They will eliminate the safety hazards.

Whenever it rains, or snows the basement walls, windows and floors leak water from several locations. The sump pump backs up and floods basement. There is mold growing on basement walls and floors. This is where I do laundry. Molder triggers [REDACTED].

[REDACTED] [REDACTED]

[REDACTED] I do not need mold too.

[REDACTED]

[REDACTED]



[REDACTED] Taylor

[REDACTED]  
Naperville, IL 60540

August 18, 2017

RE: Non Lease Renewal

Dear Terre,

We are writing to inform you, that after reviewing your account with our CEO, Brian Worth, CHAD will not be offering a renewal of your lease due to the following reasons:

- Non-Complaint/No Signed Lease

By this letter, we hope to provide you with sufficient time, over 30 days, to locate suitable alternate housing.

**Your lease for the above-mentioned premises is expiring and we ask that you vacate promptly on or before 11:59 p.m. on 9/30/2017.** Therefore, please consider this letter as formal notice for you to vacate the premises on or before that time. CHAD has the right to begin showing your unit to perspective clients with serving of this notice.

Please contact me to schedule your move out inspection prior to your move out date of 9/30/2017. Please make sure you are ready to hand over your keys during your move out inspection and after you have removed all of your personal belongings and cleaned the unit thoroughly.

If you intend to vacate the unit before 9/30/2017, please call with your intended "move-out" date and we will schedule a time before the aforementioned date and time for your joint move-out inspection.

If you have any questions, please feel free to contact me directly at (630) 456-4452 ext 223 or by email at [pbroniowski@chadhousing.org](mailto:pbroniowski@chadhousing.org).

Sincerely,

*Pamela Broniatowski*

Pamela Broniatowski

Property Manager

cc: Tenant File





September 13, 2017

Tom Flakowski  
President  
Cook County Board of  
Commissioners  
  
Johnnie Williams, MD  
Chief Executive Officer  
Cook County Health &  
Hospital System

Board Members  
M. Ann Hearnshaw  
Chairman

Commissioner Jerry Butler  
Vice Chairman  
Virginia Bahay, MD, MPH  
Mary D'Amico, BA, MPH  
Bil Eversole  
Aula Mary Gugenheim  
Enita N. Jorge  
Mary B. Richardson-Lovely  
Ligia P. Sukumar-Gonzalez, PhD, JD  
Susan A. Thomas, MSW

Austin Health Center  
Carmel Health Services  
Children's Advocacy Center  
Cicero Health Center  
Community Triage Center  
Edin M. Robinson  
CORE Center  
Cottage Grove Health Center  
CountyCare Health Plan  
Englewood Health Center  
Farmar Health Center  
Linden Square Health Center  
Marion East Advancing  
Health Center  
New South Health Center  
Oak Forest Health Center  
Dr. Jorge Pineda Health Center  
Presidents Hospital  
Cook County Department  
of Public Health  
Robbins Health Center  
John Sangreola Health Center  
John H. Stroger, Jr. Hospital  
Vista Health Center  
Westlawe Health Center

To Whom It May Concern at the Court:  
Re: [REDACTED] Taylor (DOB: [REDACTED])

Ms. Taylor is addressing some important mental health issues at this time. It would be detrimental to her mental health to move at this time. In addition, we are requesting that you do give her a 72-hour notice prior to entering her apartment. Following this procedure would improve her mental health.

Please feel free to contact me if I can be of any assistance in this matter  
Phone: (312) 572-4753 or Fax: (312) 572-4762.

Sincerely,

Pamela Vergara-Rodriguez, MD  
Attending Psychiatrist/Physician  
CCHHS

Dr. Pamela Vergara-Rodriguez  
(312) 572-4753  
Cook County Health & Hospitals System



**PRAIRIE STATE LEGAL SERVICES**  
*Equal Access to Justice*

MARISA WIESMAN, *MANAGING ATTORNEY*  
KERRY O'BRIEN  
RONALD D. SOJKA  
YVETTE GOLAY  
JOSEPH P. MILLER  
PATRICIA NELSON

STAFF ATTORNEYS

DAVID WOLOWITZ, *ASSOCIATE DIRECTOR*

400 W. ROOSEVELT RD., FIRST FLOOR  
WHEATON, IL 60187-2317  
PHONE: 630-690-2130  
TOLL FREE: 800-690-2130 (CLIENTS)  
FAX: 630-690-2279  
WWW.PSLEGAL.ORG

Serving DuPage County  
Se Habla Español

NOVEMBER 27, 2017

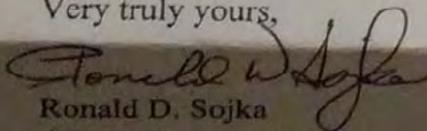
Ms. [REDACTED] Taylor  
[REDACTED]  
Naperville, IL 60540

Dear Ms. Taylor:

This is to follow up with you regarding your housing situation. Enclosed please find a copy of the letter that I received from the law firm that is handling the lease renewal and Housing Discrimination Complaint that you filed. As you can see, CHAD is no longer interested in renewing your lease. The letter makes clear that you should find alternative housing. If you have any questions about this, please do not hesitate to contact me.

As this concludes the matter for which you sought our assistance, I am closing our office file in your case. If you are ever again in need of legal assistance, please do not hesitate to contact our office.

Very truly yours,

  
Ronald D. Sojka  
Attorney

Enclosure

# MIRV

Mulherin, Rehfeldt & Varchetto, P.C.

IN REPLY PLEASE  
REFER TO FILE NO. 1407

November 21, 2017

Via E-Mail  
[rojka@pslegal.org](mailto:rojka@pslegal.org)

Mr. Ronald J. Sojka  
Prairie State Legal Services  
400 Roosevelt Road  
Wheaton, IL 60187

RE: [REDACTED] Taylor  
Lease: [REDACTED] Naperville, IL 60540

Dear Mr. Sojka:

This is in response to Ms. Taylor's "offer" to renew her lease as expressed in your e-mail communication to me of November 17, 2017. The conditions expressed are substantially similar to those previously rejected by CHAD.

I will not address all of Ms. Taylor's conditions for renewal; however, some require special mention. Ms. Taylor's "notice demands" in terms of time and multiple means are unreasonable. Further, CHAD has the right to enter the common areas of the building at any time without notice to a tenant. CHAD had no notice or perception of any disability. Assertions of alleged deficient conditions are factually incorrect; in particular mold is not present in the basement and all exterior ground areas are level and do not present a walking hazard.

The demand to fix rent for a period of five years, or limit the increase, is not only unacceptable it is in violation of the conditions of Ms. Taylor's Housing Choice Voucher. CHAD is entitled to receive a reasonable amount of rent based upon the determination of Fair Market Rental ("FMR") as determined and approved by HUD.

As the beneficiary of an Housing Choice Voucher, Ms. Taylor is a participant in the DuPage Housing Authority ("DHA") Housing Assistance Program ("HAP"). Under this program the landlord receives rent payments from two sources: HUD under the HAP program ("HAP Payment") and the tenant's payment. The amount of the tenant's payment is set by the DHA and is based upon the tenant's personal income. The HAP Payment is the difference between the tenant's payment and amount of approved monthly rent.

CHAD does not play any role in determining the tenant's responsibility for rent paid under the Housing Choice Voucher program; in fact the allocation of payments can change during the term of a lease. As the result of an annual reexamination of Ms. Taylor's income by the DHA at the end of last year, her payment amount was increased from \$180 to \$215 per month. The amount of the HAP payment was reduced by a comparable amount. If she had renewed her lease, Ms.

Taylor's responsibility for the 2017-2018 term would have been \$321 per month; approximately twenty six percent of her gross income.

To be clear, under the HAP program, landlords are entitled to an amount of rent equal to ninety percent of FMR for the apartment in question. The determination of FMR and approval of the amount of rent is made by DHA and the amount of the tenant's responsibility is determined by the DHA. CHAD has no ability to influence the amount of the tenant's rent payment because to do so would be in violation of the HAP program and would, in fact, constitute unfair housing discrimination with respect to all other HAP program tenants.

Ms. Taylor's lease has expired; accordingly, please advise your client that she should make arrangements to relocate as soon as possible. Future rent payments will not be accepted. CHAD will resume the prosecution of its action to seek Ms. Taylor's eviction from the apartment. You should also advise Ms. Taylor that her eviction may put her qualification as a beneficiary of a housing choice voucher in jeopardy.

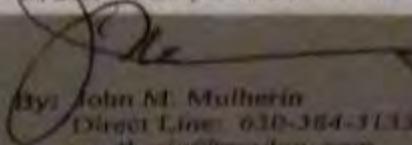
Prior to our efforts to negotiate a resolution of this matter Ms. Taylor was evading service of process. If she persists in this pattern of behavior CHAD will pursue the alternate means of securing service of process by posting.

CHAD is confident that it has not engaged in racial or disability discrimination in the manner in which it engaged in the process of her lease renewal. In fact, until the onset of Ms. Taylor's initiation of an action with the Illinois Department of Human Rights CHAD had no notice or knowledge any alleged disability.

I trust that this response is clear and definitive; Ms. Taylor is the author if her current circumstances. Her conditions for the renewal of her lease are completely unjustified and unacceptable.

Very truly yours,

MULHERIN, REHFELDT & VARCHETTO, P.C.

  
By: John M. Mulherin  
Direct Line: 630-364-3133  
jmulherin@mulr.com

JMM/amf  
Copies to:

Mr. Brian Worth, CEO  
Ms. Mary Loch, CFP  
Mr. Ray Rittenhouse

## Evans, Kasey

---

**From:** [REDACTED] Taylor [REDACTED]  
**Sent:** Thursday, November 30, 2017 6:22 AM  
**To:** Evans, Kasey  
**Subject:** Naperville# FH 1702. Taylor vs CHAD. Fwd: Move out inspection / [REDACTED]

Retaliatory forced eviction because I asked for disability reasonable accommodations; because I filed discrimination charges with HUD and Illinois Department of Human Rights.

I am not moving. CHAD will attempt to use this appointment to serve me with legal notices if I am home. If I am not home then they will enter unit and change locks. I have a very important doctors appointment. CHAD has caused me to miss my previous appointment with this medical specialist.

[REDACTED] Taylor  
[REDACTED]

----- Forwarded message -----

From: "Pamela Broniatowski" <[PBroniatowski@chadhousing.org](mailto:PBroniatowski@chadhousing.org)>

Date: Nov 29, 2017 1:50 PM

Subject: Move out inspection / [REDACTED]

To: [REDACTED]  
Cc: "Mary Loch" <[MLoch@chadhousing.org](mailto:MLoch@chadhousing.org)>, "Rosemarie Montanez" <[rmontanez@chadhousing.org](mailto:rmontanez@chadhousing.org)>, "Brian Worth" <[BWorth@chadhousing.org](mailto:BWorth@chadhousing.org)>, "Jennifer Lesh" <[jlesh@dupagehousing.org](mailto:jlesh@dupagehousing.org)>

Hi [REDACTED],

I wanted to schedule your move out inspection for Friday 12/1 between 9:00am-10am. Please let me know what works best for you. Thank you,

Pamela Broniatowski  
Property Manager

Sent from my iPhone

## Evans, Kasey

---

**From:** [REDACTED] Taylor [REDACTED]  
**Sent:** Monday, December 4, 2017 3:34 PM  
**To:** Evans, Kasey  
**Subject:** Naperville FH 1702 Taylor vs CHAD. Fwd: RE: response-Why wasn't my December 2017 rent paid?

Fyi

----- Forwarded message -----

**From:** " [REDACTED] Taylor" [REDACTED]  
**Date:** Dec 4, 2017 3:03 PM  
**Subject:** RE: response-Why wasn't my December 2017 rent paid?  
**To:** "Jennifer Lesh" <[jlesh@dupagehousing.org](mailto:jlesh@dupagehousing.org)>  
**Cc:** "Mario Carrasco" <[mcarrasco@dupagehousing.org](mailto:mcarrasco@dupagehousing.org)>

Jennifer, I am entitled to advance notice if you randomly, unexpectedly decide not to pay my rent.

The dupage housing authority is suppose to pay the rent as long as I am in the unit. That's the law. Pay the rent and Let them physically send it back to you. Or you are in violation of the HAP agreement. Copy me on the hap agreement and any legal notice that you have. Cause I don't have anything legal notice. Collusion.

Please send me an entire copy of my dha file including all notes of dates; times; and detailing CHAD conversations with whom u spoke in person and their title; on the phone and email.

I would like to file a grievance and a compliant with the Dupage Housing Authority for not paying my rent without letting me know. Please send proper forms and your grievance instructions.

[REDACTED] Taylor

On Dec 4, 2017 11:55 AM, "Jennifer Lesh" <[jlesh@dupagehousing.org](mailto:jlesh@dupagehousing.org)> wrote:

Good morning [REDACTED],

I spoke with CHAD and they informed me that they have sent your paperwork to legal and will not accept our payments for December 2017. I am unable to release the payments since the landlord has denied accepting them at this time.

**From:** [REDACTED] Taylor [mailto:[REDACTED]]  
**Sent:** Monday, December 04, 2017 10:12 AM  
**To:** Jennifer Lesh <[jlesh@dupagehousing.org](mailto:jlesh@dupagehousing.org)>  
**Cc:** Mario Carrasco <[mcarrasco@dupagehousing.org](mailto:mcarrasco@dupagehousing.org)>  
**Subject:** Why wasn't my December 2017 rent paid?

████ Taylor

████████████████████  
[Naperville, Illinois 60540](#)

[DuPage](#) Housing Authority

Attn: Jennifer Lesh

[711 E. Roosevelt Road](#)

[Wheaton, Illinois 60187](#)

Dear Ms. Lesh:

This is illegal!

I was in the "renter's café", your online account portal for clients to research their account.

A huge mistake has been made again!!!! My rent for the months of December 2017 has not been paid.. You emailed me and said you would pay December 2017 rent. . My account has a " hold and abatement" on it. Your portal also has me incorrectly listed as moving out. I am not moving! Please correct this error.

Please continue to pay my rent on time each and every month. I give your monthly reminders and you say okay. And then my rent is not paid without any warning.

.

I was told that my rent would be paid each and every month as long as I remain in the unit. You have my doctors note indicating that I can not move out.

For the third time, I am not moving. HUD told me not to move. HUD and Naperville's government are in the process of working with Community Housing Development Advocacy (CHAD) in order that I may remain in my unit. Please update your computer files and my account properly ,by removing the blocks and paying my rent every month without me having to ask you. Thanking you in advance for your , immediate cooperation.

Thanks

**WIEDEL, PHILIPP, INDELICATO & OLSON**

A Partnership of Professional Corporations

Attorneys & Counselors

4915 Main Street

Downers Grove, Illinois 60515

Michael C. Wiedel (1942-2017)

Michael G. Philipp, P.C.

Beth A. Indelicato, P.C.\*

Amy E. Olson, P.C.

\*also licensed in California

Telephone (630) 969-2300

Fax (630)969-1342

December 6, 2017

Ms. [REDACTED] Taylor

[REDACTED]  
Naperville, IL 60540

VIA FIRST-CLASS MAIL, CERTIFIED MAIL & E-MAIL (terretaylor26@gmail.com)

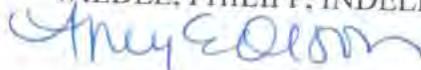
**RE: *Community Housing Advocacy & Development ("CHAD") v [REDACTED] Taylor  
Termination of Tenancy - [REDACTED] Naperville, IL 60640***

Dear Ms. Taylor:

Please be advised that I represent CHAD in-regards to the above-referenced matter. CHAD has advised me that, despite your month-to-month tenancy having been terminated as of November 30, 2017, you are still residing in the premises and also have attempted to make a rental payment by submitting to CHAD two (2) money orders, #22421908 and #22421919, both dated December 4, 2017 and in the amount of \$350.00 each. Please be advised that based on the termination of your tenancy, CHAD is proceeding to obtain possession of the premises and is not accepting said money orders. Please pick up the money orders directly from CHAD's management office located at 531 E. Roosevelt Road, Suite 200, Wheaton, IL 60187. CHAD's office hours this week are Monday – Thursday from 8:00 a.m. – 4:30 p.m., and 8:00 a.m. - 12:00 p.m. on Friday.

Sincerely,

WIEDEL, PHILIPP, INDELICATO & OLSON



Amy E. Olson  
Attorney at Law

cc: CHAD

## DUPAGE HOUSING AUTHORITY Housing Choice Voucher Tenant Information Sheet

Estimate \_\_\_\_\_

Date 12/1/17

Initials JL

Name [REDACTED] Taylor

BR size Certified for: 2 if Tenant Stays \_\_\_\_\_ Moving to 2 BR unit Moving to \_\_\_\_\_ BR unit  
 Effective date: Moving

Lessor of: Gross Rent or Payment standard based upon \_\_\_\_\_ BR's

<ul style="list-style-type: none"> <li>- Greater of: \$50 min rent or 30% of monthly adjusted income = DuPage Housing Authority payment</li> <li>- 40% of Monthly Adjusted Income</li> <li>= Maximum Gross Rent</li> <li>- Utilities tenant pays (see chart below)</li> <li>= Maximum Rent to Owner</li> </ul>	\$ _____ \$ _____ = \$ _____	\$ <u>1232</u> \$ <u>361</u> = \$ <u>871</u> + \$ <u>481</u> = \$ <u>1352</u> - \$ _____ = \$ _____	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____
--	------------------------------------	---	--

These figures apply only if tenant stays in unit

Current rent \$ \_\_\_\_\_  
 - DHA Portion \$ \_\_\_\_\_  
 Tenant Portion \$ \_\_\_\_\_

If your landlord requests a rent increase and the Gross Rent is higher than the payment standard, your portion will increase.

\* The lesser of Gross Rent or Payment Standard will be used. Therefore, the DHA payment can be lower.

### UTILITY ALLOWANCES FOR DUPAGE HOUSING AUTHORITY

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>ELECTRIC</b>							
LIGHTS, ETC. (Other Electric)							
<small>Includes Monthly Electric Fee</small>							
Apartment/ Townhouse/ Rowhouse/ High Rise	\$25	\$38	\$45	\$53	\$60	\$67	\$72
House (Single Family Detached)	\$42	\$48	\$58	\$69	\$79	\$89	\$95
COOKING All Unit Types	\$6	\$7	\$8	\$10	\$12	\$14	\$15
WATER HEATING All Unit Types	\$14	\$16	\$23	\$29	\$33	\$37	\$40
<b>HEATING</b>							
<small>Apartment/ Townhouse/ Rowhouse/ High Rise</small>							
<small>House (single family detached)</small>							
Apartment/ Townhouse/ Rowhouse/ High Rise	\$14	\$22	\$30	\$38	\$45	\$53	\$58
House (single family detached)	\$44	\$52	\$61	\$69	\$78	\$87	\$94
<b>NATURAL GAS</b>							
COOKING All Unit Types	\$2	\$2	\$3	\$4	\$4	\$5	\$5
WATER HEATING All Unit Types	\$5	\$5	\$8	\$12	\$13	\$15	\$16
<b>HEATING</b>							
<small>Apartment/ Townhouse/ Rowhouse/ High Rise</small>							
<small>House (single family detached)</small>							
Apartment/ Townhouse/ Rowhouse/ High Rise	\$12	\$16	\$18	\$26	\$29	\$35	\$37
House (single family detached)	\$24	\$29	\$33	\$37	\$41	\$46	\$49
Monthly Sewer Fee- All Unit Types	\$14	\$14	\$14	\$14	\$14	\$14	\$14
<b>MISCELLANEOUS</b>							
WATER- All Unit Types	\$23	\$24	\$31	\$39	\$46	\$54	\$59
Sewer- All Unit Types	\$13	\$15	\$18	\$21	\$24	\$27	\$28
Trash- All Unit Types	\$12	\$12	\$13	\$13	\$13	\$13	\$13
Refrigerator- All Unit Types	\$12	\$12	\$12	\$12	\$12	\$12	\$12
Range- All Unit Types	\$12	\$12	\$12	\$12	\$12	\$12	\$12
<b>TOTAL ALLOWANCES</b>							

DuPage Housing Authority  
711 E Roosevelt Road  
Wheaton, IL 60187-5646  
Phone: (630) 690-3555 \* Fax: (630) 690-0702  
Web: www.dupagehousing.org

**Section 8 Housing Voucher Program - Notice of change to Lease and Contract**

12/01/2017

10000548  
[REDACTED] TAYLOR  
[REDACTED]  
Naperville, IL 60540

v0000365  
Community Housing Advocacy and Dev.  
531 E. Roosevelt Road, Suite 8200,  
Wheaton, IL 60187

The contract dated 09/01/2017, entered into between the Owner, Community Housing Advocacy and Dev., and the PHA, DuPage Housing Authority and the LESSEE ("FAMILY") [REDACTED] TAYLOR(10000548) for the following described unit DH000325 located at [REDACTED] Naperville, IL 60540 is amended as follows:

**The reason for this change is due to:**

- REEXAMINATION**  
Annual Review of family income and/or composition.
- INTERIM ADJUSTMENT**  
Interim change in family income and/or composition.
- RENT ADJUSTMENT**  
The owner/agent request for a rent adjustment.
- CHANGE IN FAMILY COMPOSITION**

<u>Adjustment in Payment</u>	<u>From</u>	<u>TO</u>
HAP Payment	\$879	\$871
Tenant Rent	\$321	\$329
Total Rent to Owner	\$1,200	\$1,200
URP	\$0	\$0

**Effective Date**

This change to the Housing Voucher Contract and/or Lease Agreement will be effective from **02/01/2018**. The next reexamination is due on 02/01/2019. This change is presented to you in accordance with the terms and conditions of the Housing Voucher Contract and/or Lease Agreement and shall be attached to and made a part of your Housing Voucher Contract and/or Lease Agreement. All other covenants, terms and conditions of the original Housing Voucher Contract and/or Lease Agreement remain the same.

Sincerely,

**Jennifer Lesh**

jlesh@dupagehousing.org  
(630)593-8220

STATE OF ILLINOIS COUNTY OF DUPAGE  
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT

Community Housing Advocacy and Development, )  
an Illinois not-for-profit corporation )  
Plaintiff )  
v. )  
Taylor and Unknown Occupants )  
Defendants. )

Case No. 1017LM003118

SUMMONS IN FORCIBLE ENTRY AND DETAINER

To the defendants: Taylor & Unknown Occupants at Naperville, IL 60540  
You are hereby Summoned and Required to appear before this Court at the DuPage County Judicial Center, 505 N. County Farm Road, Wheaton, Illinois in courtroom 2003 on 12-14-2017 at 1:30PM to answer the complaint, a copy of which is hereto attached.

If you fail to do so, a judgement by default may be taken against you for the relief asked in the complaint.

To the Officer

This summons must be returned by the officer or other person to whom it was given for service, with endorsement of service and fees, if any, immediately after service and not less than three (3) days before the date of appearance. If service cannot be made, this summons shall be returned and endorsed.

This summons may not be served later than thirty (30) days after its date.

DATE OF SERVICE  
TO BE INSERTED BY OFFICER ON COPY LEFT WITH DEFENDANT OR OTHER PERSON

WITNESS:

Amy Olson / Wjedel, Philipp, Indelicato & Olson  
DuPage Attorney # 37600  
4915 Main Street  
Downers Grove, IL 60515  
Phone: (630) 969-2300  
Email: amy@wpiclaw.com

CHRIS KACHIROUBAS, Clerk of the Eighteenth Judicial Circuit Court, and the seal thereof, Wheaton Illinois

Electronically Issued

Clerk of the Court  
Date: 12/14/2017  
By: KUFER JAMES  
4169193

NOTICE TO PLAINTIFF OR PLAINTIFFS

When preparing the above summons, you will insert a date not less than 7 days before the date of issuance; said return day to be any Wednesday 8:30 AM or 1:30 PM or Thursday 8:30 AM or 1:30 PM.

CHRIS KACHIROUBAS, CLERK OF THE 18th JUDICIAL CIRCUIT COURT © WHEATON, ILLINOIS 60187-0707

UNITED STATES OF AMERICA  
STATE OF ILLINOIS COUNTY OF DUPAGE  
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT

Community Housing Advocacy and Development,  
an Illinois not-for-profit corporation  
Plaintiff

[REDACTED] Taylor and Unknown Occupants  
Defendants

)  
)  
)  
) Case No.  
) 2017LM003118  
)

Chris Kachivoulas  
JAN 11 2017 10:00 AM  
2017LM003118  
FILED  
Date Submitted: 12/01/17  
Date Accepted: 12/01/17  
KUBER JAMES

VERIFIED COMPLAINT IN FORCIBLE ENTRY AND DETAINER

Community Housing Advocacy and Development, an Illinois not-for-profit Corp., plaintiff, by its, Amy E. Olson of Wiedel, Phillip, Indelicato & Olson, alleges that it is entitled to possession of the following described premises, situated in DuPage County, Illinois, to wit:

[REDACTED]  
Naperville, IL 60540

Plaintiff further alleges that the defendants unlawfully withheld possession thereof from plaintiff based upon a 30-Day Notice of Termination of Tenancy. A true and correct copy of the Standard Form Residential Lease is attached as Exhibit A, and a true and correct copy of the 30-Day Notice of Termination of Tenancy is attached as Exhibit B.

WHEREFORE, plaintiff prays judgment against defendants for possession of said described premises and for reasonable attorney's fees of \$276.50 plus costs of the suit plus any additional attorney's fees and costs accruing through the date of possession.

Dated: December 1, 2017

s/ Amy E. Olson

Plaintiff, by its Attorney

CERTIFICATION

Pamela Broniatowski, plaintiff, certifies and states that under penalties as provided by law pursuant to Section 1-109 of the Illinois Civil Code of Procedure, the statements set forth in this Complaint are true and correct except as to such matters herein stated to be on information and belief and to such matters as the undersigned certifies she verily believes the same to be true.

Amy Olson  
Wiedel, Phillip, Indelicato & Olson  
DuPage Attorney # 376011  
201 N. Main Street  
Downers Grove, IL 60515  
Phone: 630-230-1100  
amy@wpiolaw.com



Date: \_\_\_\_\_

DuPage Housing Authority  
711 E. Roosevelt Rd.  
Wheaton, IL. 60187

RE: Rental Increase Request

To whom it may concern

Community Housing

expiring lease of \_\_\_\_\_

\_\_\_\_\_

The new lease is \_\_\_\_\_

Respectfully,

CHAD Management

requesting a rental increase for the  
\_\_\_\_\_ the property located at  
\_\_\_\_\_ rent to be increased to  
\_\_\_\_\_

*Blank form  
They had me sign &  
later went back &  
filled in missing information.*

\_\_\_\_\_  
Property Manager Signature

\_\_\_\_\_  
Tenant Signature





[REDACTED] Taylor <[REDACTED]>

**RE: Response 5:Are you renewing my lease?** [REDACTED]  
**Naperville, Illinois 60540**

3 messages

[REDACTED] Taylor <[REDACTED]> Mon, May 8, 2017 at 9:22 AM  
To: Pamela Broniatowski <PBroniatowski@chadhousing.org>

I just cancelled my other appointment . I will wait all day for you today. Until 2 pm. Let me know if I need to wait longer. Then I will. Do you know your estimated arrival time?

[REDACTED] Taylor

On May 8, 2017 9:05 AM, "Pamela Broniatowski" <PBroniatowski@chadhousing.org> wrote:

[REDACTED]

I apologize I had an issue with my tires. Can I come later? Or I can have maintenance or I come on Thursday at 8am.

**From:** [REDACTED] Taylor [mailto:[REDACTED]]  
**Sent:** Monday, May 8, 2017 8:47 AM  
**To:** Pamela Broniatowski <PBroniatowski@chadhousing.org>  
**Subject:** RE: Response 4:Are you renewing my lease? [REDACTED] Naperville, Illinois 60540

Confirming that you are still coming today? I am at home waiting.

On May 1, 2017 3:03 PM, [REDACTED] Taylor" <[REDACTED]> wrote:

Confirmed for Chad inspection Monday, May 8 @ 8 am

On May 1, 2017 8:44 AM, "Pamela Broniatowski" <PBroniatowski@chadhousing.org> wrote:

Monday, May 8, 2017. 8 am to 10 am

I can be there around 8am. Please confirm that this works. ☺

**From:** [REDACTED] Taylor [mailto:[REDACTED]]  
**Sent:** Wednesday, April 26, 2017 7:13 AM  
**To:** Pamela Broniatowski <PBroniatowski@chadhousing.org>  
**Subject:** Re: urgent 2/Response:Are you renewing my lease? [REDACTED] Naperville, Illinois 60540

Pam,

Taking into consideration your schedule; the following is a listing of days/dates and times that I am Available for you to inspect my

housing unit. Please select one and let me know as soon as possible.

Reminder: please do not enter my unit when I am not home.

Monday, May 1, 2017. Noon to 4 pm

Tuesday, May 2, 2017. 8 am to 10am or. 3 p. To 5 pm

Friday, May 5, 2017. 3 pm to 5 pm

Saturday, May 6, 2017. All day

Sunday, May 7, 2017. All day.

Monday, May 8, 2017. 8 am to 10 am

Thursday, May 11, 2017 8 am to 10 am

Thursday, May 25, 2017 available all day

Looking forward to you immediately securing an appointment so I can schedule other things.

On Apr 25, 2017 7:06 PM, [REDACTED] Taylor" <[REDACTED]> wrote:

Please do not enter my unit without me being home. I would appreciate it if u could accommodate my request. Since on two separate occassions CHAD staff has left my unit unlocked,jeapirdizing my safety.

Please let me know 72 hours a ahead of time via text, email , snail mail ,telephone call and voicemail the exact day of the week, date and time that u will be doing my inspection. I will provide u with a list of dates and times that work for me.

Next week I have doctors appointments that have been scheduled for six months.

On Apr 25, 2017 1:59 PM, "Pamela Broniatowski" <PBroniatowski@chadhousing.org> wrote:

[REDACTED]

Your lease expires 5/31/17. I am sending letters out for next week for the HQS inspections. You don't need to be present for this inspection. I will then give you the renewal packet. I look forward to seeing you!

Pamela Broniatowski  
Property Manager

Sent from my iPhone

> On Apr 25, 2017, at 9:53 AM, [REDACTED] Taylor <[REDACTED]> wrote:

>

> My current lease expires April 30, 2017. I am making sure that I have not missed any important mail from you.

>

> My correct address reads street not road as indicated on current lease.

>

> Do you anticipate renewing my lease? Typically I expect some type of notification 90 days prior to lease expiration. What are your renewal or non renewal procedures? Please advise.

> I am sure this must be my third request by now.

>

> And when is lease end inspection scheduled?

>

> I just want to make sure that I did not drop the ball. Or some action is required of me. Please advise. So I can keep my paperwork in order.

>

> Thanks.

> Have a nice day.

>

> [REDACTED] Taylor

>

---

**Pamela Broniatowski** <PBroniatowski@chadhousing.org>

Mon, May 8, 2017 at 9:24 AM

To: [REDACTED] Taylor <[REDACTED]>

I will be there around 1:30. ☺ See you then.

**From:** [REDACTED] Taylor [mailto:[REDACTED]]  
**Sent:** Monday, May 8, 2017 9:23 AM



[REDACTED] Taylor [REDACTED]

**Re: Following up: Important [REDACTED], Naperville, Illinois 60540**

1 message

[REDACTED] Taylor [REDACTED] Tue, Jan 24, 2017 at 3:16 PM  
To: Terri Williams <twilliams@chadhousing.org>, Pamela Broniatowski <PBroniatowski@chadhousing.org>, jware@chadhousing.org, Rosemarie Montanez <montanez@chadhousing.org>

Shall I call the city inspectors about the electrical outlets not working in the kitchen and basement for three weeks? Since u guys are to busy to come check. Last week I waited at home all day for our repair appointment. Today. I am home all day. The button on the fuse box refuses to stay in position. Maybe it is a wiring issue. And/ or the kitchen needs to be brought up to code.

Maybe the police department can do a community service and come close the basement windows that r too high for me to reach. That way I will know if windows were pushed open by chad staff repairing window wells covers from exterior or intrusion attempt.

Please advise.

Thanks  
[REDACTED] Taylor

On Jan 17, 2017 11:51 AM, [REDACTED] Taylor [REDACTED] wrote:

Could u please send someone Wednesday morning @ 8 am or as early as possible that day when I am home? Basement windows mysterious are open. Looks like mud slides from basement windows leaking when it rained. Could that have forced Windows open?

On exterior of property,  
Look like covers to window wells were repaired by Chad. Maybe you forgot to secure property by not closing and locking windows? Can not reach dry rot windows with unsecure/ non working window locks on both sides of the basement.( new issue).

Electrical Outlets in my kitchen have not worked in a week. Tried on numerous occasion to flip switch in circuit breaker box. It won't flip.  
Thanks. Please don't enter my unit when. I am not home.

[REDACTED] Taylor

**To:** Pamela Broniatowski <PBroniatowski@chadhousing.org>

**Subject:** RE: Response 5:Are you renewing my lease? [REDACTED] Naperville, Illinois 60540

[Quoted text hidden]

---

**Taylor** <[REDACTED]>

Mon, May 8, 2017 at 9:42 AM

To: Pamela Broniatowski <PBroniatowski@chadhousing.org>

Ok. I will be looking out for you. Give me a chance to get to door. It sometimes takes a while. Ring bell long, hard several times. Call my cell phone [REDACTED] if u need too. Looking forward to getting inspection done today.

Thank you

[Quoted text hidden]



DuPage Housing Authority & Kendall Housing Authority

711 E. Roosevelt Rd.
Wheaton, IL 60187
630.690.3555 Office
630.690.0702 Fax



July 12, 2017

RENT INCREASE REQUEST RESPONSE

CHAD
531 E. Roosevelt Road Suite #200
Wheaton, IL 60187

RE: Taylor
Naperville, IL 60540

The request for a rent increase for tenant Taylor has been:

- ( X ) Approved for requested increase. New Contract Rent is \$ 1,200.00.
( ) Approved for a lesser amount than requested. New Contract Rent is \$

Our records will be updated to reflect a new lease term:

Beginning: September 1, 2017

Ending: August 31, 2018

\*LANDLORD: We cannot process any rent increase until HAP contracts are executed. Upon receiving this letter, you will receive 2 HAP contracts in the mail. Please sign and date both contracts on page 2 where indicated, and return both copies to our office within the next 7 days after receipt of HAP contract. Remember: Forward a copy of the signed lease, and all terms of the lease with your tenant and HAP contract with DuPage Housing Authority must match!

\*TENANT: If the landlord rent increase is approved and the gross rent is higher than the payment standard, your tenant portion will increase.

( ) Denied due to:

- Not reasonable compared to market units similar or the same to your unit
Not affordable for your current tenant based on their household income and/or program guidelines
Incomplete rent increase request

Remember: If your rent increase request was Denied, the Contract Rent will not change! Please refer to your Owner Portal for more information. Thank you.

Sincerely,

Contracts & Leasing Department



Taylor <[redacted]>

**Case Manager?**

2 messages

Taylor <[redacted]> Sat, May 13, 2017 at 12:44 PM  
 To: cdiaz@dupagehousing.org, Scott Lamantia <slamantia@dupagehousing.org>  
 Cc: Dominique Jordan <djordan@dupagehousing.org>, Dan Moore <dmoore@dupagehousing.org>  
 Bcc: Ashley Short <ashort@dupagehousing.org>

Could you please tell me who my new case manager or certification specialist is? I will also need their email address and direct dial telephone.

I currently reside at [redacted] Naperville, Illinois 60540. My current lease expires 5/31/17. My landlord, CHAD (Community Housing Advocacy and Dev.) just gave me the renewal package that I have been requesting for last 90 days. Now they want it back tomorrow. Less than 5 day turn around .

P.s. May I also please get an new updated roster of all dha employees with their names, email addresses and telephone numbers?

Thank you.  
[redacted] Taylor  
[redacted]

Dan Moore <dmoore@dupagehousing.org> Mon, May 15, 2017 at 1:15 PM  
 To: [redacted] Taylor <[redacted]>, Cristine Diaz <cdiaz@dupagehousing.org>, Scott Lamantia <slamantia@dupagehousing.org>  
 Cc: Dominique Jordan <djordan@dupagehousing.org>

Jennifer Lesh is your case worker

**From:** [redacted] Taylor [mailto:[redacted]]  
**Sent:** Saturday, May 13, 2017 12:44 PM  
**To:** Cristine Diaz <cdiaz@dupagehousing.org>; Scott Lamantia <slamantia@dupagehousing.org>  
**Cc:** Dominique Jordan <djordan@dupagehousing.org>; Dan Moore <dmoore@dupagehousing.org>  
**Subject:** Case Manager?

[Quoted text hidden]



Taylor [redacted]

**DuPage Housing Authority**  
1 message

**Jennifer Lesh** <jlesh@dupagehousing.org>  
To: [redacted]

Mon, May 15, 2017 at 8:49 AM

Hi [redacted],

I am the certification specialist for Naperville, Cristine forwarded your email to me. Regarding your lease with CHAD, the lease is between you and your landlord, if you are not looking to renew it, please discuss with CHAD a vacate date, giving at least 30-day notice, and I can then issue moving papers.

Thank you!

**Jen Lesh**

**Certification Specialist**

**DuPage & Kendall Housing Authority**  
711 E. Roosevelt Road | Wheaton, IL 60187  
Phone: (630) 690-3555 ext. 225 | Fax: (630) 690-0702  
Direct Dial: 630-593-8220 | jlesh@dupagehousing.org  
www.dupagehousing.org | www.kendallhousing.org



Taylor <[REDACTED]>

---

**Grievance- rent increase request response- July 12, 2017**

4 messages

---

Taylor <[REDACTED]>

Mon, Jul 17, 2017 at 6:09 AM

To: Jennifer Lesh <jlesh@dupagehousing.org>

Bcc: lhowe@dupagehousing.org, Scott Lamantia <slamantia@dupagehousing.org>, Dominique Jordan <djordan@dupagehousing.org>, Dan Moore <dmoore@dupagehousing.org>, cortega@dupagehousing.org, Ashley Short <ashort@dupagehousing.org>, awisch@dupagehousing.org

Ms. Jennifer Lesh  
Dupage Housing Authority  
711 E. Roosevelt Road  
Wheaton, Illinois 60187 -5646

Dear Ms Lesh:

I am disappointed that you did not enforce the Hap contract, Illinois Real Estate law, my lease and Hud federal housing laws which require a landlord to give u and me; 60 days written notice before the lease expires if they want to raise the rent. If rent increase request is not submitted in a timely manner then landlord will have to try again next year with with no adverse impact on tenant.

My landlord, CHAD, 531 E. Roosevelt Road Suite 200, Wheaton, Illinois 60187. Chad Gave no such notice. My lease expired 5/31/17. They tricked me into signing a blank form with no increase amount inserted as a mandatory condition for lease renewal. By the way, I still don't have a lease.

On or about June 15, 2017 they inserted a random amount for August 1 , 2017increase. They indicated that u would determine the increase amount. I think that is not true? Please advise.

I feel like I am being discriminated against because I was the only tenant to receive a ten percent rent increase in one year. I can not believe that u would increase my rent by \$106 per month approximately \$1300 per year. The white tenants received less than a 5 percent increase or no increase at all.

Chad participates in deceptive advertising and predatory landlord activities. On Chad's website they advertise that the provide permenate affordable homes and keep all of their 440 units below market rent. I moved there last year because long term I could afford it. Now I am being told every single property is affordable except mine. I don't believe that.

A ten percent increase is not sustainable for me , a [REDACTED] year old , black, disabled, female who is an African American empty nester.

I have no intentions of moving. But I can not afford a ten percent increase ever year. Since you made the mistake, the housing authority should pay for the entire rent increase amount not me.

Chad is violating my civil rights under the Federal Fair Housing Act and Illinois State Human Rights. My doctor wrote 2 letters to them requesting disability accommodations: very minor zero to a few hundred dollars. One to their policy on entering my unit; and the other to add additional locks on my doors to my unit only.

CHAD hired a lawyer to harrass, and intimidate me and my doctor. Chad lawyer has contacted my doctor questioning the validity of my disabilities, asking for medical records and other personal information. Asking very personal questions about my disabilities.

CHad violated the Hap contract by not notifying u that they lawyering up on this issue. And you still approved a rent increase?

The Community Housing Advocacy and Development (CHAD) hired Attorney Amy Olson of Wiedel, Philipp, Indelicato and Olson of 4915 Main Street Downers Grove, Illinois  
630 969 2300 phone  
630 969 1342

Chad hired lawyers to fight me; in order to not accommodate my very minor disability modifications requests that my doctor made.

[Redacted] Taylor  
[Redacted]  
Naperville, Illinois 60540

P.S.  
Please forward this email to your supervisor, Jennifer Lesh.  
Please also forward me your supervisor's full name, email address, phone and fax number. Also please forward me a copy of hap contract between u and landlord since it involves me.  
Thanks ,looking forwarding to hearing from you.

postmaster@v069.os33.net <postmaster@v069.os33.net>

Mon, Jul 17, 2017 at 6:09 AM

To: [Redacted]

**Delivery has failed to these recipients or groups:**

cortega@dupagehousing.org

The email address you entered couldn't be found. Please check the recipient's email address and try to resend the message. If the problem continues, please contact your helpdesk.

**Diagnostic information for administrators:**

Generating server: mb002.v069.os33.net

cortega@dupagehousing.org

Remote Server returned '550 5.1.1 RESOLVER.ADR.RecipNotFound; not found'

**Original message headers:**

Received: from ch001.v069.os33.net (172.18.135.40) by mb002.v069.os33.net (172.18.135.42) with Microsoft SMTP Server (TLS) id 15.0.1263.5; Mon, 17 Jul 2017 11:09:34 +0000  
Received: from server235.appriver.com (8.31.233.236) by ch001.v069.os33.net (172.18.135.40) with Microsoft SMTP Server id 15.0.1263.5 via Frontend Transport; Mon, 17 Jul 2017 06:09:34 -0500  
X-Note: Xit Build: 3/21/2017 2:04:32 PM UTC (2.6.15.0) XIT\_SCAN\_PASSED  
Received: from [10.60.0.159] (HELO inbound.appriver.com) by server235.appriver.com (CommuniGate Pro SMTP 6.1.7) with ESMTD id 1076581123 for cortega@dupagehousing.org; Mon, 17 Jul 2017 07:08:59 -0400  
X-Note: This Email was scanned by AppRiver SecureTide  
X-Note-AR-ScanTimeLocal: 07/17/2017 7:08:58 AM  
X-Note: SecureTide Build: 7/10/2017 6:38:16 PM UTC (2.6.19.12)



Hi,

Your email was forwarded to me as I am responsible for the department that processes rent increase request. While I understand your frustration with a rent increase, the required documents were submitted by the landlord as required. I have attached a copy of the rent increase request letter that was signed by the landlord and yourself. We processed as required by our protocol which involves; verifying that we received all required documents for processing of a rent increase request and performing a rent reasonableness valuation to determine if rent was reasonable based on area comparables (which it was).

Yes, you have not signed the new lease as of yet as this part of the process doesn't occur until the rent increase request is approved. You still reserve the right to inform landlord that you will not be signing a new lease and you can notify your specialist in writing as well as the landlord. Once you have notified your certification specialist then a new move packet can be issued to locate a new unit. Please notify your certification specialist of your decision and contact your landlord if you are requesting to reduce the amount or eliminate the request for an increase.

Regards,

Mario Carrasco

Program Manager

DuPage and Kendall Housing Authorities

711 E. Roosevelt Rd., Wheaton, IL 60187

(630) 593-8206 | Fax: (630) 690-0702

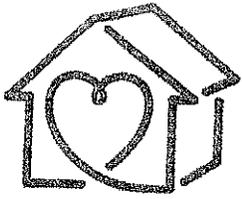
[mcarrasco@dupagehousing.org](mailto:mcarrasco@dupagehousing.org) | [www.dupagehousing.org](http://www.dupagehousing.org)

This message is intended only for the recipient(s) named above, and may contain information that is confidential or protected by law. If you receive this message in error, please notify the sender immediately at 630-690-3555, and delete the message.

**From:** [REDACTED] Taylor [mailto:[REDACTED]]  
**Sent:** Monday, July 17, 2017 6:09 AM  
**To:** Jennifer Lesh <[jllesh@dupagehousing.org](mailto:jllesh@dupagehousing.org)>  
**Subject:** Grievance- rent increase request response- July 12, 2017

Ms. Jennifer Lesh

[Quoted text hidden]



CHAD  
COMMUNITY HOUSING  
ADVOCACY AND DEVELOPMENT

DREAMS  
LIVE  
HERE

We are committed to delivering quality, affordable housing where individuals and families can live, work and thrive.

*"It can be very expensive to live in DuPage County. The money I save on my rent through CHAD makes a difference. I'm just so thankful to God for CHAD and the opportunity to live here."*



*—Deanna Read her story »*

**NEWS BRIEFS**

531 East Roosevelt Road, Suite 200 Wheaton, IL 60187 (Map + directions)

info@chadhousing.org Phone: (630) 456-4452 Fax: (630) 580-9244

**Office hours**

Monday–Friday, 8:00am–4:30pm



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[redacted] Taylor [redacted]

**Important**

1 message

**Naperville, Illinois 60540**

[redacted] Taylor [redacted]

Tue, Jan 17, 2017 at 11:51 AM

To: Terri Williams <twilliams@chadhousing.org>, Rosemarie Montanez <rmontanez@chadhousing.org>, jware@chadhousing.org, Pamela Broniatowski <PBroniatowski@chadhousing.org>

Could u please send someone Wednesday morning @ 8 am or as early as possible that day when I am home? Basement windows mysterious are open. Looks like mud slides from basement windows leaking when it rained. Could that have forced Windows open?

On exterior of property,

Look like covers to window wells were repaired by Chad. Maybe you forgot to secure property by not closing and locking windows? Can not reach dry rot windows with unsecure/ non working window locks on both sides of the basement.( new issue).

Electrical Outlets in my kitchen have not worked in a week. Tried on numerous occasion to flip switch in circuit breaker box. It won't flip.

Thanks. Please don't enter my unit when. I am not home.

[redacted] Taylor [redacted]



[redacted] Taylor [redacted]

**RE: important service requests [redacted] Naperville, Illinois 60540**

2 messages

[redacted] Taylor <[redacted]>

Fri, Jan 13, 2017 at 7:31 AM

To: Terri Williams <TWilliams@chadhousing.org>

Immediate snow removal and put down salt. Not done at all yesterday. My knee went out last week. Currently I have splint on left leg from ankle to thigh and using a walker. I fell the other day. Pls do not create additional hazards. Can my snow be removed timely so it does not become a sheet of ice? At least by 5 am daily when it snows, so I can get out to doctor's appointments and physical therapy.

Secondly, please immediately repair and /or replace window well cover on north avenue side of the street. Security hazard /looks to tempting to break in.

Thirdly, increase electrical load capacity in kitchen. Microwave and radio blew fuses. I can't walk down stairs to flip circuit breaker. Please send someone at 12:45 pm today to fix.

Please provide lighting outside over double door garage. I fell the other night.

[redacted] Taylor

[redacted]  
Naperville, Illinois 60540  
[redacted]

On Dec 9, 2016 2:09 PM, [redacted] Taylor" [redacted] > wrote:

Yes

On Dec 9, 2016 12:14 PM, "Terri Williams" <TWilliams@chadhousing.org> wrote:

Is It ok for the m to enter?

*Terri Williams*

Maintenance Service Coordinator

531 E. Roosevelt Rd. Ste. 200 Wheaton, IL. 60187

630-456-4452 Ext. 220

twilliams@chadhousing.org

**From:** [REDACTED] Taylor [mailto:[REDACTED]]  
**Sent:** Friday, December 9, 2016 12:13 PM  
**To:** Terri Williams <TWilliams@chadhousing.org>  
**Subject:** RE: response: Robert for Thursday, Dec. 8 am for repairs

They may enter unit only today friday, dec. 9 to do repairs. I am out and about.

On Dec 9, 2016 12:07 PM, "Terri Williams" <TWilliams@chadhousing.org> wrote:

Hello [REDACTED]

I called you to set up a time for our maintenance team to come out and make your repairs. Please give me a time that is good for him to come.

*Terri Williams*

Maintenance Service Coordinator

531 E. Roosevelt Rd. Ste. 200 Wheaton, IL. 60187

630-456-4452 Ext. 220

twilliams@chadhousing.org

**From:** [REDACTED] Taylor [mailto:[REDACTED]]  
**Sent:** Tuesday, December 6, 2016 10:48 AM  
**To:** Terri Williams <TWilliams@chadhousing.org>  
**Subject:** Robert for Thursday, Dec. 8 am for repairs

Per Robert, the chad maintenance man, put me on his schedule for first thing Thursday morning, Dec. 8. I will be at home again waiting. He had to cancel me today cause he had an emergency. Pls confirm receipt of this message by email and or voicemail.

Thanks  
Happy Holidays  
[REDACTED] Taylor

Naperville, Illinois 60549  
[REDACTED]

Terri Williams <TWilliams@chadhousing.org>  
To: [REDACTED] Taylor [REDACTED]

Fri, Jan 13, 2017 at 12:10 PM

Hi [REDACTED]

I received your email, I have made a work order for your window well covers, unfortunately we are not able to increase the load capacity in kitchen. Also, lights have already been installed around the garage and they work off solar energy. We can only install solar energy lights.

Thank You,

*Terri Williams*

Maintenance Service Coordinator

531 E. Roosevelt Rd. Ste. 200 Wheaton, IL. 60187

630-456-4452 Ext. 220

twilliams@chadhousing.org

**From:** [REDACTED] Taylor [REDACTED]  
**Sent:** Friday, January 13, 2017 7:32 AM  
**To:** Terri Williams <TWilliams@chadhousing.org>  
**Subject:** RE: important service requests [REDACTED] Naperville, Illinois 60540

[Quoted text hidden]



**RE: following up ---important service requests [REDACTED]  
Naperville , Illinois 60540**

3 messages

**Taylor [REDACTED]**  
To: Terri Williams <TWilliams@chadhousing.org>

Fri, Jan 13, 2017 at 4:12 PM

What about snow removal? Also removal of cabinets in basement. My granddaughter came to do laundry for me and hit her head three times on those dangling cabinets. The same cabinets your maintenance men keep hitting their heads on ; and promised to remove.

The solar lights never worked. Not in the day nor night. U need to get another set of solar lights. I am not going to go back and forth on the same issues.

Basement leaks when it rains.

Have a great weekend. Thanks for all your help.

On Jan 13, 2017 12:08 PM, "Terri Williams" <TWilliams@chadhousing.org> wrote:

Hi [REDACTED]

I received your email, I have made a work order for your window well covers, unfortunately we are not able to increase the load capacity in kitchen. Also, lights have already been installed around the garage and they work off solar energy. We can only install solar energy lights.

Thank You,

*Terri Williams*

Maintenance Service Coordinator

531 E. Roosevelt Rd. Ste. 200 Wheaton, IL. 60187

630-456-4452 Ext. 220

twilliams@chadhousing.org

From: [REDACTED] Taylor [REDACTED]  
Sent: Friday, January 13, 2017 7:32 AM



Re: Work Order for [REDACTED]  
2 messages

[REDACTED] Taylor <[REDACTED]>  
To: Phyllystean Miller <PMiller@chadhousing.org>

Mon, Aug 22, 2016 at 11:51 AM

I am not able to open the front door to my unit in Naperville. My personal assistant, my caseworker and the insurance lady were all unable to open the door from inside and out for the last three weeks. This allowed for different humidity levels, different people with different strengths and different days. The handy man can open the door but i can't. Whether my arthritis flares up or not. I should be able to enter and exit front door at will. Please come only on Thursday, August 25 8 am to noon or Tuesday, August 30 8 am to noon. Or Friday, September 2 anytime. Thanks [REDACTED] Taylor [REDACTED]

On Jun 30, 2016 2:23 PM, "Phyllystean Miller" <PMiller@chadhousing.org> wrote:

Ms. Taylor,

I will have the technician that comes out to do the work order show you which appliances and utility lines belong to you. He can mark them [REDACTED] or just [REDACTED]. There will be no need for John to care for this matter.

Phyllystean

C.H.A.D.

Maintenan

Office: 630

pmiller@

According to neighbors,  
This door always sticks.  
Landlord tries to make me  
think something is wrong  
with me. Reason I can't open  
door.

Phyllystean M  
To: [REDACTED] Tayl

Mon, Aug 22, 2016 at 1:17 PM

I have forwarded your email to the Facilities Director and property management.

From: [REDACTED] Taylor [REDACTED]  
Sent: Monday, August 22, 2016 11:51 AM  
To: Phyllystean Miller <PMiller@chadhousing.org>  
Subject: Re: Work Order for [REDACTED]

[Quoted text hidden]



**Extermination**

3 messages

**Terri Williams** <TWilliams@chadhousing.org>

Mon, Apr 24, 2017 at 3:30 PM

To: [Redacted] Taylor [Redacted]

Hello [Redacted],

I would like to inform you that A.G.A.D. extermination company will come out to your unit on Friday 4/28/2017 between the hours of 9-5pm to treat the outside of your unit for ants. A letter of scheduled extermination has been mailed out to you also.

Thank You,

*Terri Williams*

Maintenance Service Coordinator

531 E. Roosevelt Rd. Ste. 200 Wheaton, IL. 60187

630-456-4452 Ext. 220

twilliams@chadhousing.org

**Taylor** [Redacted]

Tue, Apr 25, 2017 at 2:59 AM

To: Terri Williams <TWilliams@chadhousing.org>

NO!!!!!!

This is not a good day, date, nor time for me. Please do not enter my unit. Last month, when I granted Robert, the maintenance man entry- to check on leak coming from above. He left my kitchen and basement doors unlocked again.

I can be available all day Friday, May 26, 2017.

Please confirm receipt of this email and that you will not be entering my unit.

Thanks

[Redacted] Taylor

[REDACTED]

Do subcontractors like the exterminator have permanent access to all CHAD units? Do they have their own personal master pass keys that they take home with them? And do not check out and in at the beginning and end of each day?  
Please advise. Third request for this information.

On your 3/27/17 extermination letter, you indicated there was an enclosure and there was not. Could you please SEND "the instructions that were not attached -on how to prepared the unit for treatment"?

You may do OUTSIDE OF UNIT ONLY on Friday, April 28, 2017 . IF THAT IS THE INTENTION OF THIS LETTER.

MAKE SURE EXTERMINATOR KNOWS NOT TO ENTER WITH HIS PERSONAL KEY.

The inside of my unit was already exterminated on Friday, April 14, 2017..

[Quoted text hidden]

---

**Terri Williams** <TWilliams@chadhousing.org>  
To: [REDACTED] Taylor [REDACTED]

Tue, Apr 25, 2017 at 10:12 AM

Hello [REDACTED],

Regarding extermination, Please re-read the email I sent you below. It states they will treat the outside of your unit on 4/28/2017 between 9am-5pm. It is highlighted below. Have a Wonderful Day!

Thank You,

*Terri Williams*

Maintenance Service Coordinator

531 E. Roosevelt Rd. Ste. 200 Wheaton, IL. 60187

630-456-4452 Ext. 220

twilliams@chadhousing.org

From: [REDACTED] Taylor [REDACTED]  
Sent: Tuesday, April 25, 2017 2:59 AM

**To:** Terri Williams <TWilliams@chadhousing.org>

**Subject:** Re: Extermination

[Quoted text hidden]



Google recommends using Chrome  
To protect your privacy, Chrome updates data

Open with

Gmail

COMPOSE

My entrance of duplex Inbox

Inbox (687)

Starred

Sent Mail

Drafts (47)

More



Ava, Ryan, Georgia  
Missed video call



Taylor   
to me  
  
Naperville, Illinois 60540



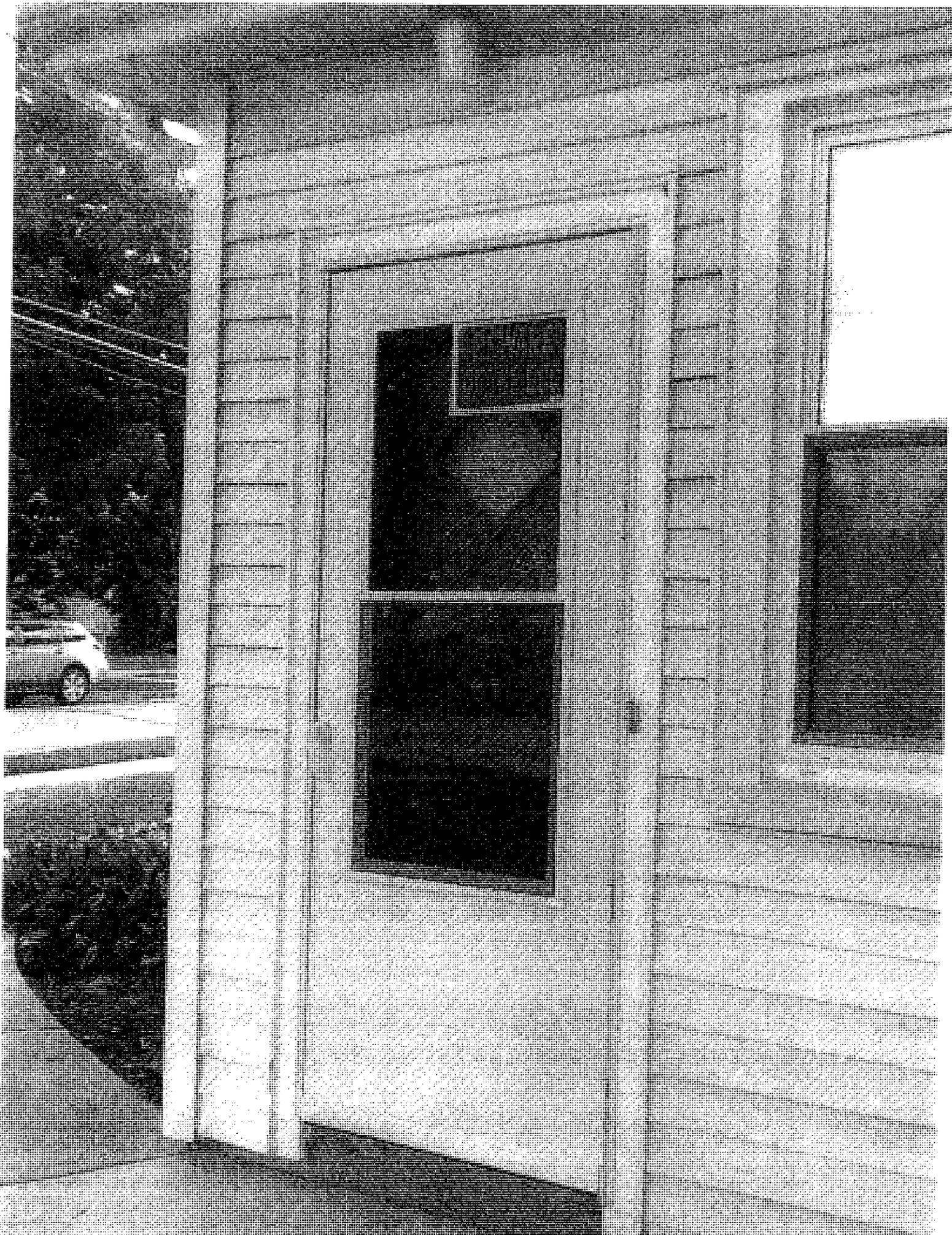
[Click here to Reply or Forward](#)

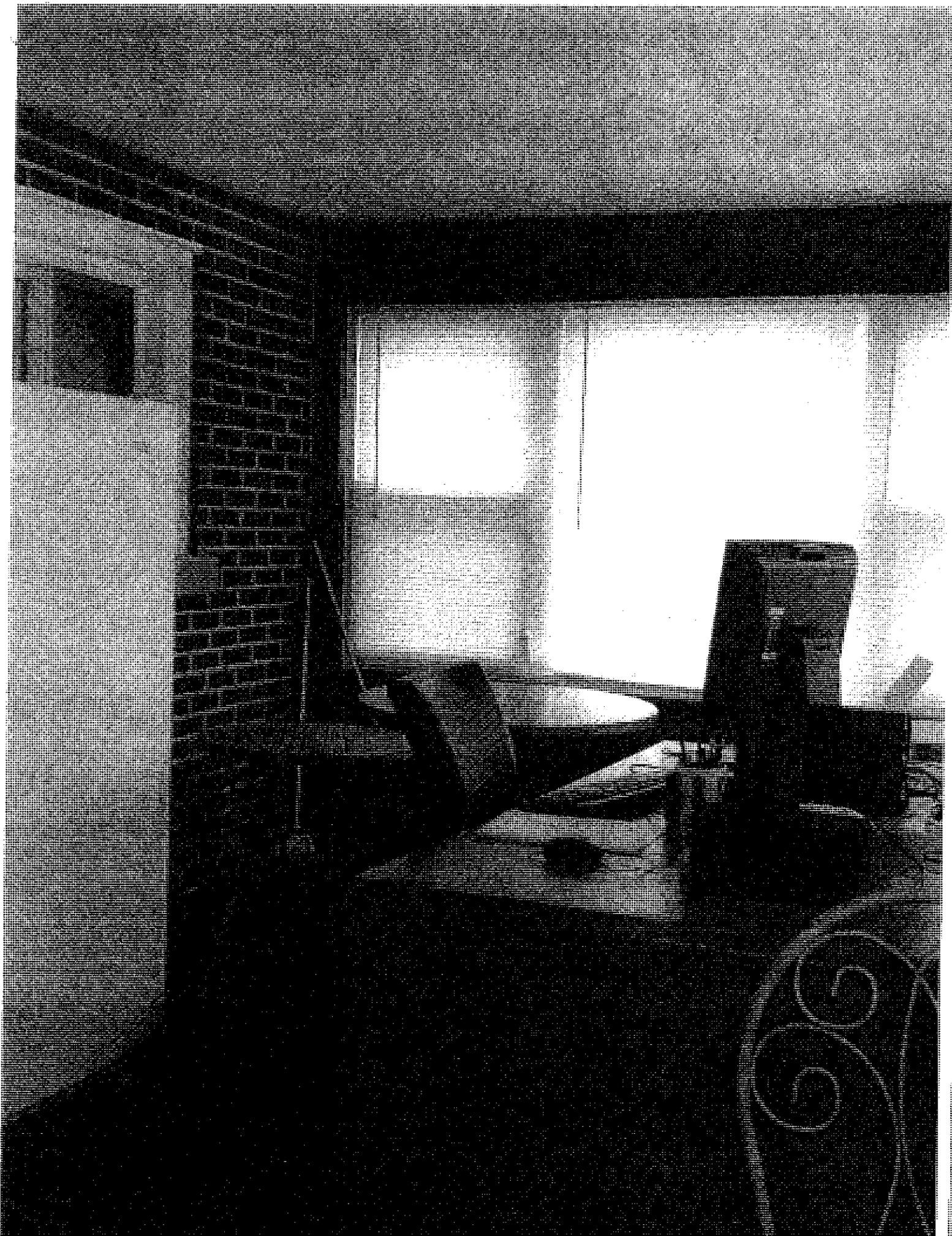
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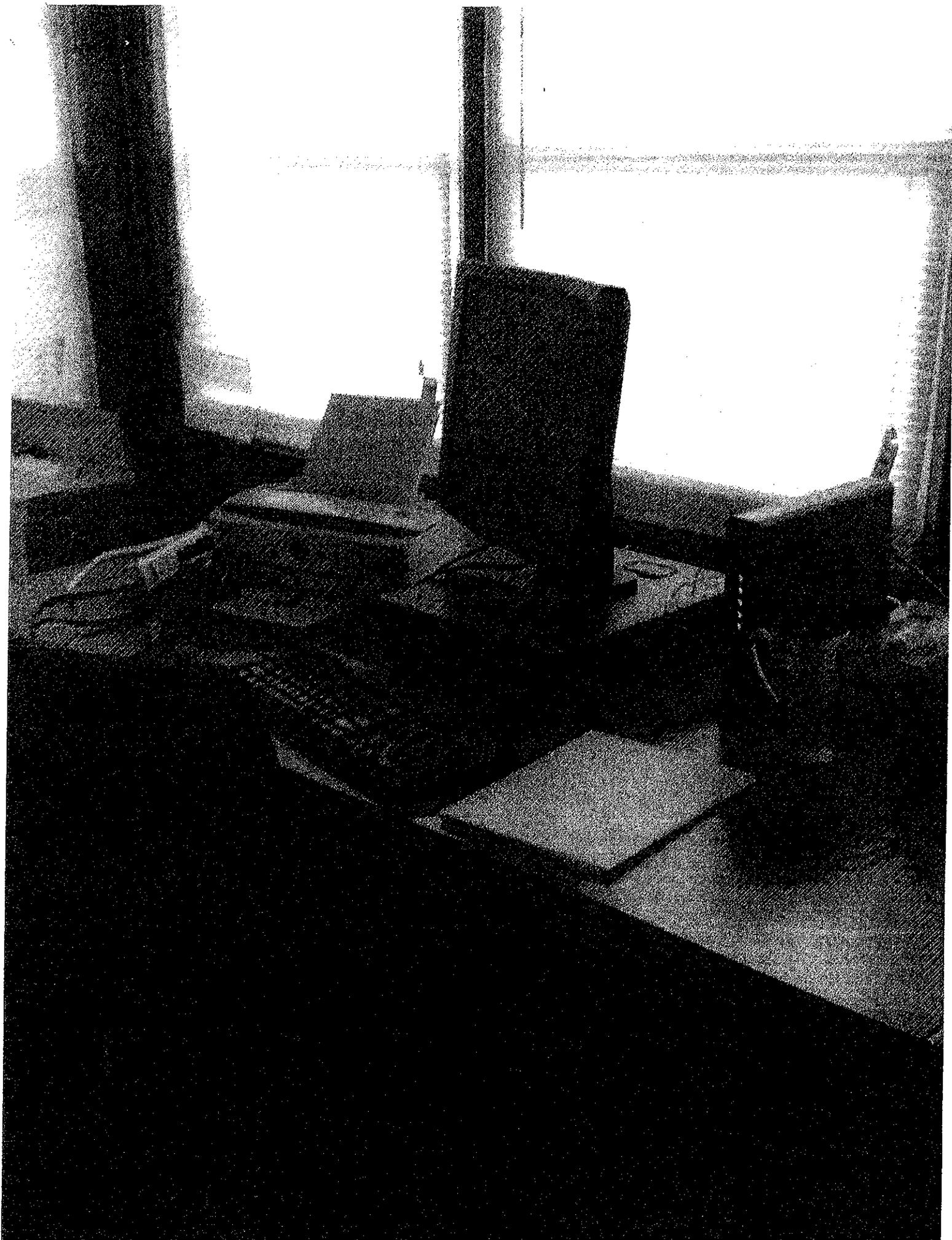


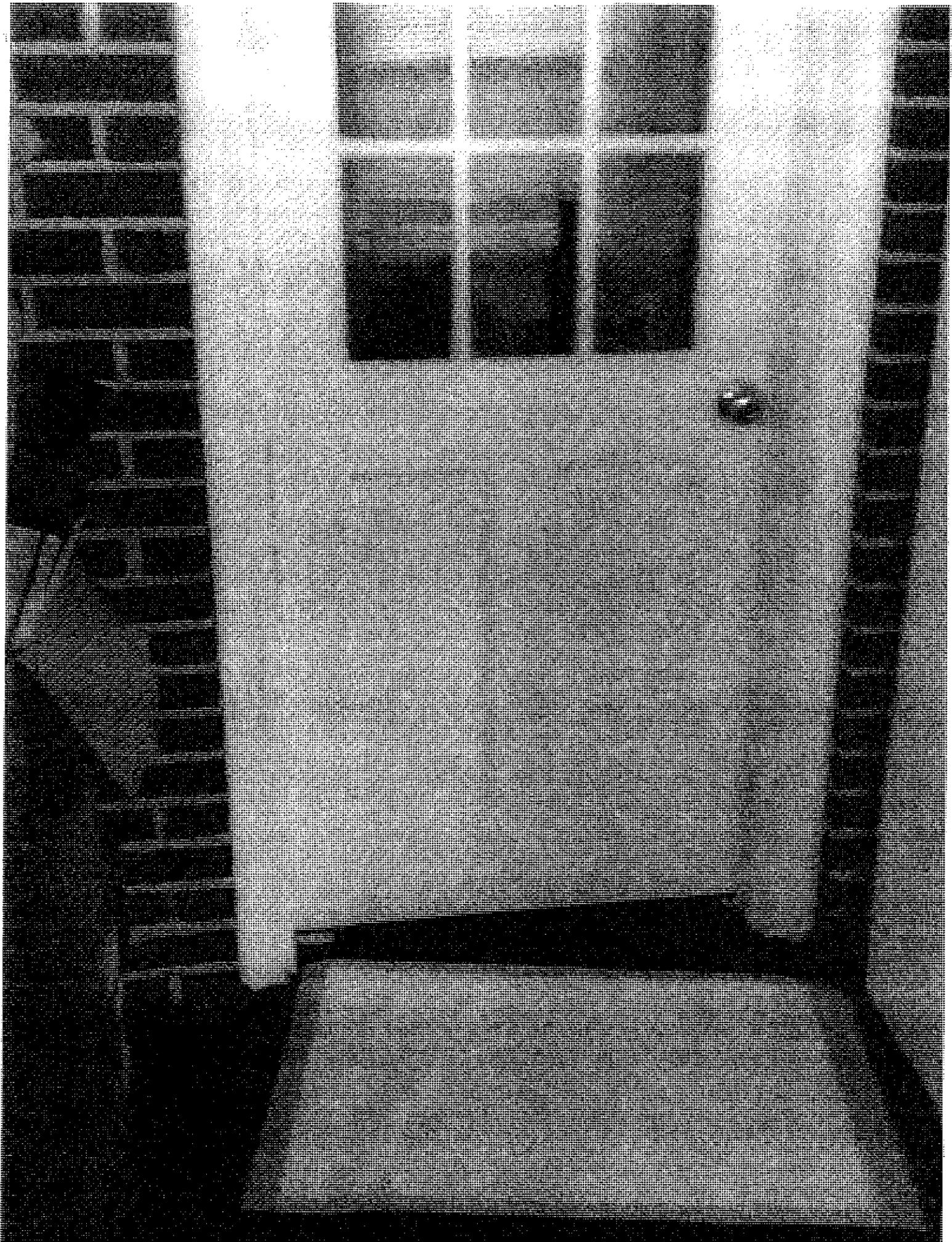
10:00 AM (3 hours ago)

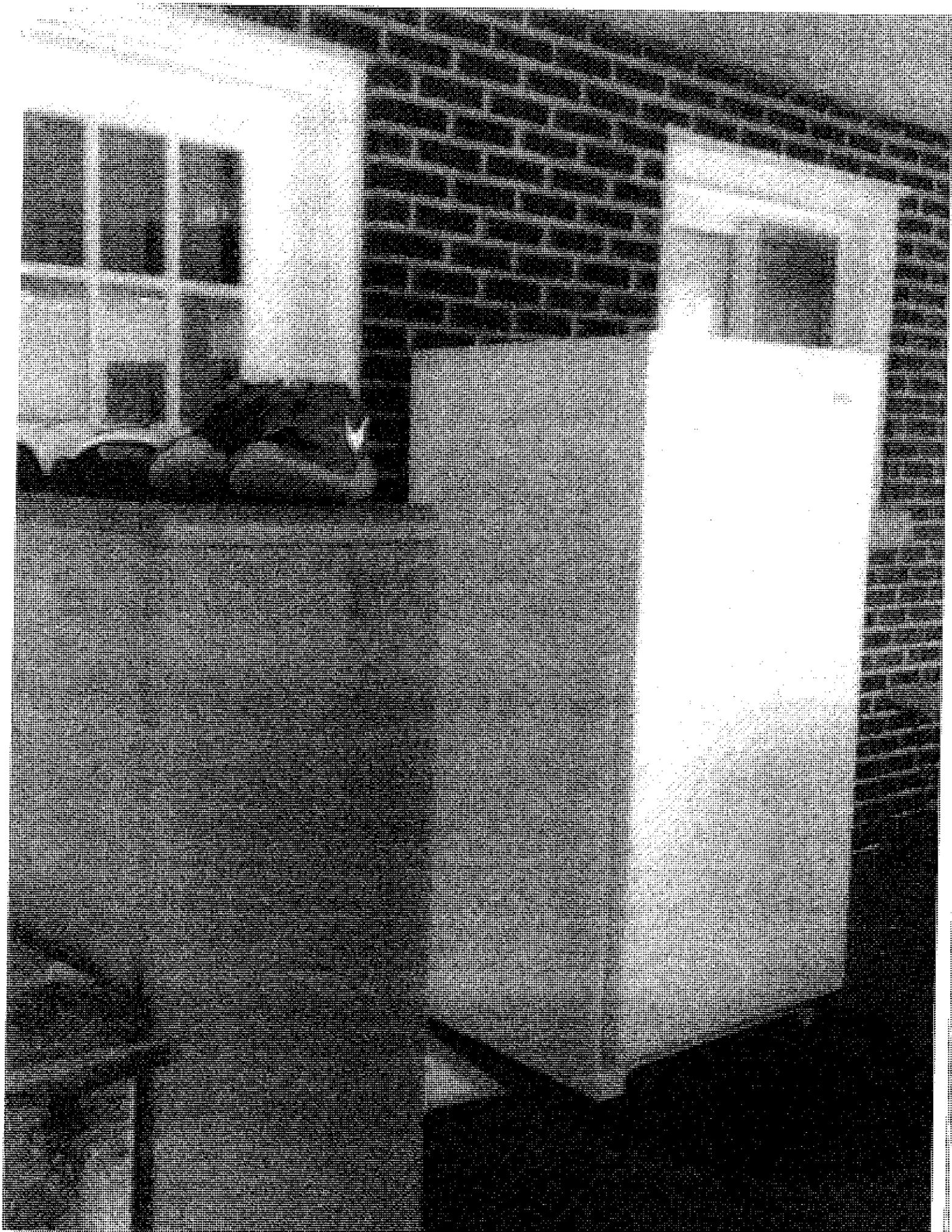
Last account activity: 2f mins

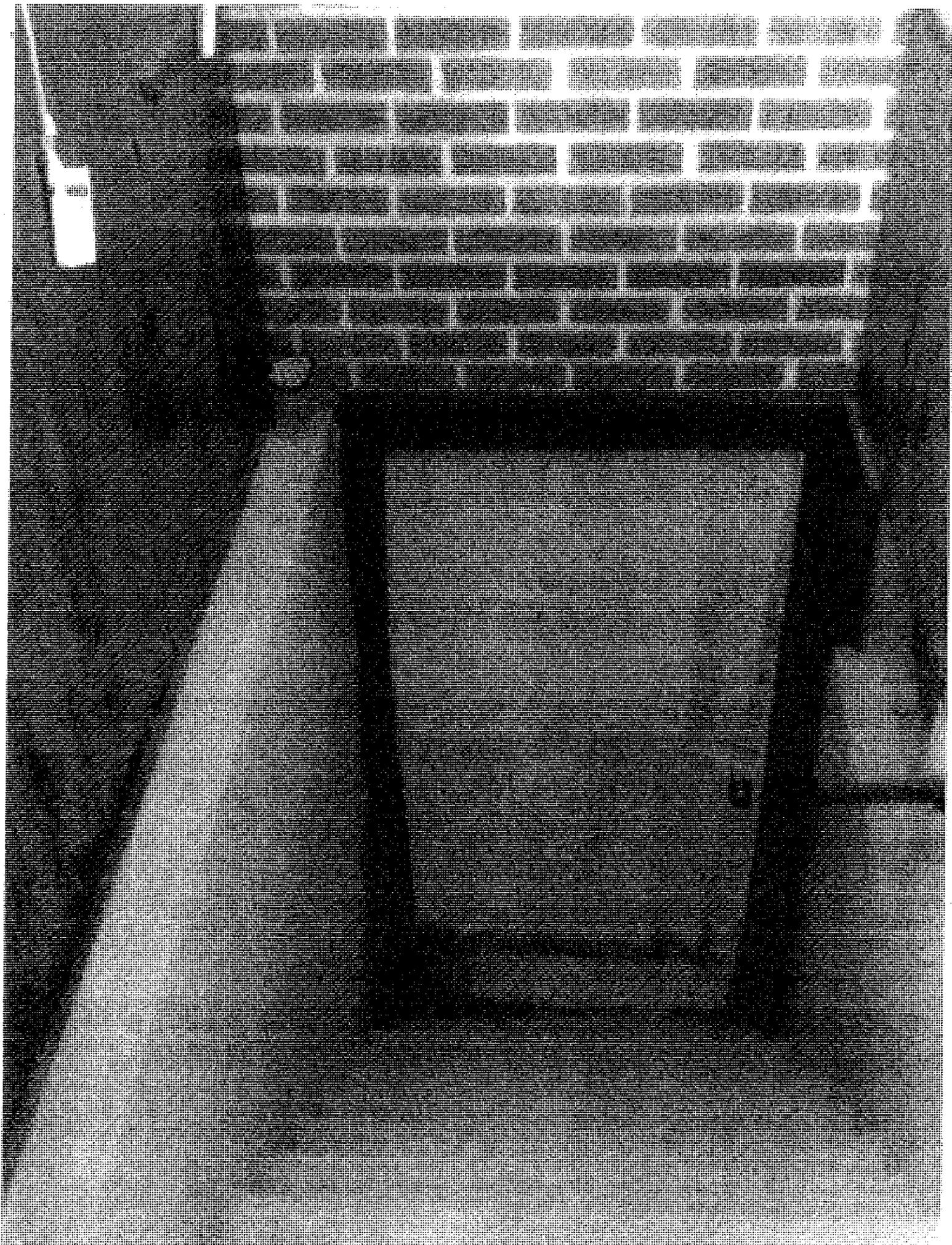




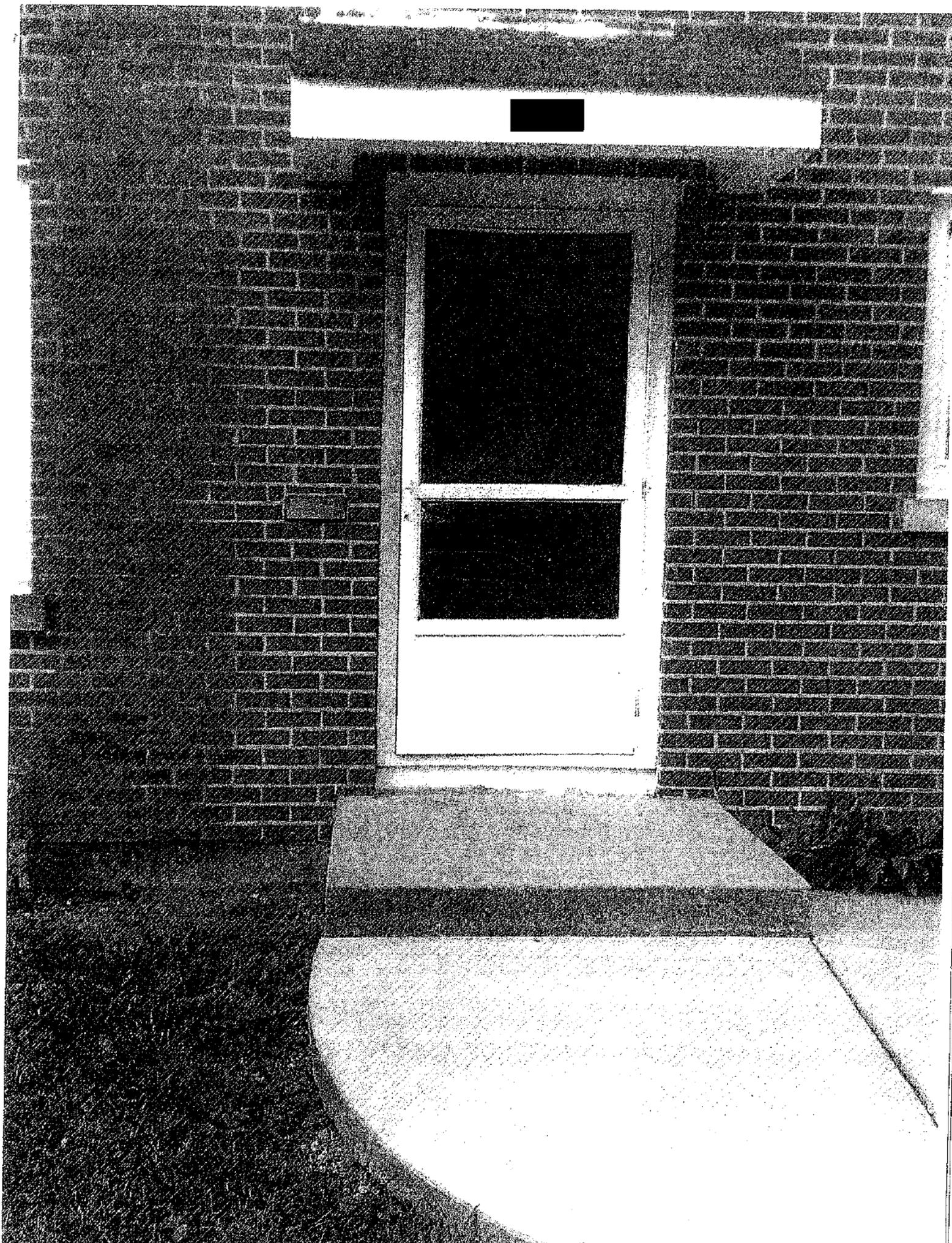














[Redacted]

[Redacted]

Patient Education		Date _____	Time _____
Topics:		B/P: _____	Pulse: _____
[Redacted]		Temp: _____	Resp: _____
		Weight: _____	Kg. / Lb. _____
		Pt. Is currently having pain <input type="checkbox"/> No <input type="checkbox"/> Yes	
		Patients subjective pain score on the 0 - 10 Scale: _____	
Print Name / Classification	Signature	Signature	
Date	Prob. No.	Date and Sign all Notations	

4/14/10

TO WHOM IT MAY CONCERN:

This is to verify that Ms. [Redacted] Taylor has a disability that is covered under the American Disabilities ACT.

For more information, please contact my office

Sincerely,

[Redacted Signature]

ada

Date / Sign all Notations.

[Redacted]

[Redacted]

[Redacted]

## Your New Benefit Amount

BENEFICIARY'S NAME: [REDACTED] TAYLOR

Your Social Security benefits will increase by 0.3% percent in 2017 because of a rise in the cost of living. You can use this letter as proof of your benefit amount if you need to apply for food, rent, or energy assistance. You can also use it to apply for bank loans or for other business. Keep this letter with your important financial records.

### How Much Will I Get And When?

- Your monthly amount (before deductions) is \$1,211.00
- The amount we deduct for Medicare medical insurance is \$0.00  
(If you did not have Medicare as of November 17, 2016, or if someone else pays your premium, we show \$0.00.)
- The amount we deduct for your Medicare prescription drug plan is \$0.00  
(We will notify you if the amount changes in 2017. If you did not elect withholding as of November 1, 2016, we show \$0.00.)
- The amount we deduct for voluntary Federal tax withholding is \$0.00  
(If you did not elect voluntary tax withholding as of November 17, 2016, we show \$0.00.)
- After we take any other deductions, you will receive \$1,211.00  
on or about Jan. 3, 2017.

If you disagree with any of these amounts, you must write to us within 60 days from the date you receive this letter. We would be happy to review the amounts.

If you receive a paper check and want to switch to an electronic payment, please visit the Department of the Treasury's Go Direct website at [www.godirect.org](http://www.godirect.org) online.

### What If I Have Questions?

- Visit our website at [www.socialsecurity.gov](http://www.socialsecurity.gov) for more information about Social Security.
- Call us toll-free at 1-800-772-1213 (TTY 1-800-325-0778) if you have questions. If you speak Spanish, press 7. For other languages, wait until we answer, and then ask for an interpreter.
- Contact your local Social Security office, or contact any United States embassy or consulate office when outside the United States.

104 S HALSTED STREET  
CHICAGO HEIGHTS IL 60411

### Help For Seniors

The Eldercare Locator is a free service of the U.S. Administration on Aging. Call 1-800-677-1116 or visit [www.eldercare.gov](http://www.eldercare.gov) to learn about in-home supportive services, nutrition and wellness programs, transportation, and caregiving help for seniors in your community.

Police Report #

2017 ~~0000~~

9200

NAPERVILLE

POLICE

Thursday 5pm to 7pm  
Someone Ringing Bell.  
8-17-17 Knocking on door.

7pm

CHAD breaking and entering, Trespassing.

NOT invited guest

Tried to force their way into my unit.

7:00 PM

## GLENDALE HEIGHTS HEALTHCARE CENTER

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May 31, 2017

Community Housing Development Authority  
531 Roosevelt Road, #200  
Wheaton, IL 60187

Re: [REDACTED] Taylor  
[REDACTED]  
Naperville, IL 60540  
Disability Accommodation

To Whom It May Concern,

Please install an additional deadbolt lock on door knob of each door in the above patient's unit for disability accommodation. She must have a second deadbolt lock with keys on all doors for her unit (front door both basement doors, kitchen door and back porch door).

Thank you in advance for your immediate cooperation.

This letter was issued upon her request for whatever purpose it may serve her.

Sincerely,



Dr. Imelda Sia

**WIEDEL, PHILIPP, INDELICATO & OLSON**

A Partnership of Professional Corporations

Attorneys & Counselors

4915 Main Street

Downers Grove, Illinois

Michael C. Wiedel, P.C.

Michael G. Philipp, P.C.

Beth A. Indelicato, P.C.\*

Amy E. Olson, P.C.

Telephone (630) 969-2300

Fax (630) 969-1342

\*Also Licensed in California

June 29, 2017

Dr. Imelda Sia  
Glendale Heights Healthcare Center  
113 W. Lake Street  
Bloomington, IL 60108  
VIA 1<sup>st</sup> CLASS MAIL AND FACSMILE [630-894-8632]

Re: **Confidential:** [REDACTED] **Taylor and Community Housing Advocacy & Development**  
**Lock Request - [REDACTED] Naperville, IL 60540**

Dear Dr. Sia:

Please be advised that I represent Community Housing Advocacy and Development ("CHAD") in regards to the above-referenced matter. CHAD is in receipt of your letter dated May 31, 2017 regarding Ms. Taylor's request for a second deadbolt lock to be placed "on doors for her unit (front door both basement doors, kitchen door and back porch door.>"). Please be advised that CHAD has forwarded your letter to me for review and response.

To determine if installation of additional deadbolts would constitute a reasonable modification, please review the below and send your reply to me by either email to [amy@wpiolaw.com](mailto:amy@wpiolaw.com) or by fax to (630) 969-1342. During your review, please take into consideration that Ms. Taylor's apartment is one of two apartments in a two-flat building.

- 1.) First, Ms. Taylor's disability must meet the legal definition of a disability which is defined as "substantially limiting one or more of major life activities." Does her disability substantially limit one or more of her major life activities?
- 2.) If Ms. Taylor's disability meets the legal definition in #1 above, then the modification must reasonably relate to her disability. Does installation of additional deadbolts to all doors which provide *direct and immediate access only* to her unit (i.e. the front and kitchen doors) reasonably relate to her disability where:
  - a. The front door to her unit has a lock installed on the screen door and a deadbolt on the wooden entry door?

- b. The kitchen door (or rear entry to her unit) already has a deadbolt on it?
- 3.) As for Ms. Taylor's request for additional deadbolts to be installed on the back-porch and basement doors, these doors provide access to common areas of the building. As such, all tenants must be able to access these doors and have keys to any and all locks installed.
- a. The back-porch door provides egress and ingress to the enclosed porch and basement which are common areas. It already has a lock on the screen door and a deadbolt to the main wooden door. Does installation of a second deadbolt, which must be accessible by all of the building's tenants, reasonably relate to Ms. Taylor's disability?
- b. The back-porch also allows tenants egress and ingress to the basement. Does installation of a second deadbolt to the rear basement door, which must be accessible by all of the building's tenants, reasonably relate to Ms. Taylor's disability?
- c. The side basement door also provides tenants egress and ingress to the basement. Does installation of a second deadbolt, which must be accessible by all of the building's tenants, reasonably relate to Ms. Taylor's disability?

I look forward to your response. Please do not hesitate to contact me at (630) 969-2300 if you have any questions.

Very truly yours,

WIEDEL, PHILIPP, INDELICATO & OLSON

  
Amy E. Olson

cc: CHAD and [REDACTED] Taylor



**Re: Important water issues2. [REDACTED] Naperville, Illinois 60540**

2 messages

**[REDACTED] Taylor** Mon, May 1, 2017 at 7:18 AM  
To: Terri Williams <twilliams@chadhousing.org>, jware@chadhousing.org

Other dates and times; in addition to all day today. That I am available for u to look at sub pump in basement and hot water heater.

Tuesday, May 2 = 8 am to 10 am; or 3pm to 5 pm.

- Friday, May 5 = 3pm to 5 pm
- Saturday, May 6 all day
- Sunday, May 7 all day
- Monday, May 8. 8am to 10 am
- Thursday, May 11. 8am to 10 am
- Thursday, May 25 all day

Thanks  
[REDACTED] Taylor

On May 1, 2017 7:02 AM, [REDACTED] Taylor" [REDACTED] wrote:  
Sub pump in basement looks like water coming out of it. Its cords are in lots of water. Electrical hazard.  
  
On the other side of basement, Water coming from under my hot water heater. It might or might not be from raining seeping in. Do not want water heater to get damaged.  
  
Please replace furnace filter while in basement. There are 3 cases. Grab the extra case of filters that don't belong to this building and put in your office before they get wet. Leave the two case for this building.  
  
Basement always leaks in lots of spots when it rains and or snows. But these are new and different leaks.  
  
Home all day today.

[REDACTED] Taylor

**Brian Worth** <BWorth@chadhousing.org> Mon, May 1, 2017 at 8:52 AM  
To: [REDACTED]  
Cc: John Ware <JWare@chadhousing.org>, Terri Williams <TWilliams@chadhousing.org>, Mary Loch <MLoch@chadhousing.org>, Pamela Broniatowski <PBroniatowski@chadhousing.org>

Good morning Ms. Taylor,

I am in receipt of your below email wherein you advise my offices of a potential failure of the [REDACTED] sump pump during what is obviously an unusually high rainfall event. Thank you for bringing this and other basement water concerns to our attention. We respond to water issues on an emergency basis and will be at the property very shortly to address the pump and water issues.

I also wish to again point out to you that the basement of the Brainard building, and all other common areas of the property, are CHAD owned and managed. As such, we do not need to coordinate our visits, repairs or inspection of these areas with you, nor advise you of our need to do so, as you seem to imply by your below email and earlier conversations I have had with you. Your lease provides you rental possession of your unit and permissive shared use of the common areas of the building. CHAD owns the entire property and will inspect, repair, and enter the property based on its ownership rights. I want to again address your misunderstanding of this, as you have previously given direction to my staff, or contractors sent to the property at CHAD direction, of your need to supervise our entry to our property. This is not the case.

Thank you again for bringing a maintenance issue to our attention.

Brian R. Worth, Esq.

President & C.E.O.

CHAD

**From:** [REDACTED] Taylor [mailto:[REDACTED]]  
**Sent:** Monday, May 1, 2017 7:18 AM  
**To:** Terri Williams <TWilliams@chadhousing.org>; John Ware <JWare@chadhousing.org>  
**Subject:** Re: Important water issues2. [REDACTED] Naperville, Illinois 60540

[Quoted text hidden]

# GLENDALE HEIGHTS HEALTHCARE CENTER

---

May 31, 2017

Community Housing Development Authority  
531 Roosevelt Road, #200  
Wheaton, IL 60187

Re: [REDACTED] Taylor  
[REDACTED]  
Naperville, IL 60540  
Disability Accommodation

To Whom It May Concern,

Please do not enter [REDACTED] Taylor's apartment without giving her a 72 hour notice via text, email, or regular post mail. You must receive her permission to enter her unit and must always be present to open the door to let you in.

Thank you in advance for your immediate cooperation.

This letter was issued upon her request for whatever purpose it may serve her.

Sincerely,

*IAS, a WP*

Dr. Imelda Sia

**WIEDEL, PHILIPP, INDELICATO & OLSON**

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June 29, 2017

Dr. Imelda Sia  
Glendale Heights Healthcare Center  
113 W. Lake Street  
Bloomington, IL 60108  
VIA 1<sup>st</sup> CLASS MAIL AND FACSMILIE [630-894-8632]

**Re: Confidential: [REDACTED] Taylor and Community Housing Advocacy & Development  
Notice Request - [REDACTED] Naperville, IL 60540**

Dear Dr. Sia:

Please be advised that I represent Community Housing Advocacy and Development ("CHAD") in regards to the above-referenced matter. CHAD is in receipt of your letter dated May 31, 2017 regarding Ms. Taylor's request that CHAD only enter her unit upon giving her "a 72 hour notice via text, email or regular post mail." Please be advised that CHAD has forwarded your letter to me for review and response.

To determine if additional written notice for entry beyond CHAD's policy constitutes a reasonable accommodation, please review the below and send your reply to me by either email to [amy@wpiolaw.com](mailto:amy@wpiolaw.com) or by fax to (630) 969-1342.

- 1.) First, Ms. Taylor's disability must meet the legal definition of a disability which is defined as "substantially limiting one or more of major life activities." Does her disability substantially limit one or more of her major life activities?
- 2.) If Ms. Taylor's disability meets the legal definition in #1 above, then the accommodation must reasonably relate to her disability. Per CHAD's policy, as stated in Ms. Taylor's lease, CHAD provides reasonable notice, of at least 24-hours to tenants regarding entry either by posting a notice on the tenant's door or by scheduling an appointment with the tenant, especially if the tenant desires to be present. However, in emergency situations notice is not required and is not a reasonable expectation in light of health and safety purposes. Based on the foregoing, please answer the following:

Does CHAD providing Ms. Taylor with a 72-hour written notice in non-emergent situations by "text, email or regular post mail" reasonably relate to her disability where CHAD's policy already

is to provide at least 24-hour notice by posting a notice to the tenant's door or by scheduling an appointment with the tenant?

I look forward to your response. Please do not hesitate to contact me at (630) 969-2300 if you have any questions.

Very truly yours,

WIEDEL, PHILIPP, INDELICATO & OLSON



Amy E. Olson

cc: CHAD and [REDACTED] Taylor

**COMMUNITY HOUSING ADVOCACY & DEVELOPMENT  
STANDARD FORM RESIDENTIAL LEASE - 2016  
(HOUSING CHOICE VOUCHER ASSISTANCE PROGRAM)**

Part A of Lease: General Rights and Obligations

 **COPY**

**SECTION I. PARTIES AND PREMISES**

	Tenant	Landlord
Lease Holders	██████ Taylor	Community Housing Advocacy & Development ("CHAD")
Unit Address	████████████████████ Naperville, IL. 60540	531 E. Roosevelt Road, Suite 200 Wheaton, IL 60187

Unit Type:

	Single Family Home	2	Furnished	2	Number of bedrooms
X	Apartment Unit	X	Unfurnished	n/a	Floor
	Town House				
	Condominium Unit				
	SRO Unit*				

Appliances Provided by Landlord :

X	Stove
X	Refrigerator
-	Microwave
-	Dishwasher
X	Clothes Washer/Dryer – Hook-up only
X	Air Conditioner (Central Air)

Date of Lease	Term of Lease	
	Beginning	Ending
05/03/2016	05/03/2016	05/31/2017
Contract Rent	<b>\$1,094.00</b>	
HAP Rent	Per the most recent NOA issued by DHA.	
Tenant Rent	Per the most recent NOA issued by DHA.	
Initial Rent Due Date	<b>05/03/2016</b>	
Initial Month's Rent (if different from above)	Tenant May Pro-rate = \$162.68 HAP May Pro-rate = \$825.44	
Security Deposit	<b>\$1,100.00</b>	

Utilities – Responsible Party		
Tenant	Description	Landlord
X	Gas	
X	Electric	
X	Water & Sewer	
X	Trash	
	Lawn Maintenance	X
	Snow Removal	X
	Other: (specify)	

independent from all other covenants and conditions contained in this Lease. Tenant shall have no right to claim a set-off or deduction against Rent owed. All charges hereunder shall constitute additional Rent immediately due and payable.

All payments received by Landlord shall be applied as follows: First, to any and all expenses and costs incurred by Landlord in relation to the enforcement of the covenants and obligations of this Lease; Second, to all outstanding Rent, applied from earliest incurred rental debts to most recently incurred rental debts.

## 2.2 UTILITIES

2.2.1 Utilities Provided by Landlord. The Landlord shall provide all utilities designated above in Section I as a Landlord responsibility. The Landlord shall not be liable for failure to furnish these utilities when such failure is beyond Landlord's control or when the applicable utility system is under repair.

2.2.2 Utilities Provided by Tenant. Tenant shall pay (in addition to the Rent above specified) all utilities not designated above as a Landlord responsibility, including those utilities specifically identified above as a tenant responsibility ("Tenant's Utilities") and all other utilities/services elected by Tenant ("Tenant's Supplemental Services"). If Tenant fails to pay for any of the Tenant's Utilities when they become due, the Landlord may pay them on the Tenant's behalf, and such payments by Landlord shall become Rent immediately due and owing to Landlord. Unless otherwise provided in this Lease or agreed to in writing, if the Premises are individually metered with any particular utility or service, the Tenant shall be responsible for payment directly to the appropriate utility or service company for same. Tenant shall be absolutely liable for any damages caused to the Premises or Property caused by Tenant's failure to maintain utilities and Landlord shall have no responsibility for same.

## 2.3 SECURITY DEPOSIT

2.3.1 Deposit and Application. The Tenant shall, prior to the beginning of this Lease, deliver to Landlord a security deposit ("Security Deposit") in the amount noted in Section I above as security for the performance of all covenants and agreements of Tenant under the terms of this Lease. The Landlord may at any time or times, and at Landlord's sole discretion, apply all or any portion of this Security Deposit toward any amounts due Landlord from Tenant, and if so applied, upon Landlord's written demand the Tenant shall promptly deposit with Landlord such additional amounts as may then be required to bring the Security Deposit up to the full amount stated above. This Lease is expressly conditioned upon Landlord's receipt of the full Security Deposit prior to the beginning of the Lease Term. Until and unless such Security Deposit is received, this Lease shall be void and of no effect. All amounts tendered toward the Security Deposit must be in the form of a money order or certified or cashier's check.

2.3.2 Return/Disposal on Lease Termination. Upon termination of the Lease and full performance of all of Tenant's obligations under this Lease, so much of the Security Deposit as remains unapplied to Tenant's payment obligations shall be returned to Tenant. If termination of the Lease results from Tenant's default, Landlord may first apply the security deposit toward any and all damages suffered to the date of default, including unpaid Rent and unpaid utilities, and

walls, without the prior written consent of the Landlord. "Waste" shall be construed to include any destruction, defacement, removal or other damage to the Premises or Property, including litter or other manner of causing the Premises or Property to become unsightly. Tenant shall give Landlord prompt notice of any defects in or on the Premises or any utilities associated with the Premises and shall, in a timely fashion, make all repairs required to the walls, windows, glass, ceilings, paint, plastering, plumbing work, pipes, and electrical and other fixtures belonging to the Premises whenever damage or injury to same shall have resulted from the misuse or neglect of Tenant or Tenant's occupants, guests, invitees and licensees, or shall be liable for the costs of said repairs as well as any additional damages which are a result of the Tenant's failure to make the above repairs in a timely fashion. Tenant shall also be responsible for payment of any and all repairs that shall be necessary to put the Premises in the same condition as when the Tenant entered therein, reasonable wear and loss by fire, flood, or other cause beyond the Tenant's control and not otherwise caused or assisted by Tenant's breach of their duties under this this Lease. Tenant's responsibility for all payments established in this section shall become Additional Rent, immediately due and payable to Landlord.

2.6.2 Compliance with all applicable Rules and Regulations. Tenant and Tenant's occupants, guests, invitees and licensees shall comply with all statutory requirements, local ordinances, and orders, requests or other requirements of local municipalities as well as their various departments and divisions, including but not limited to all rules, orders and requests of fire, police, health and housing departments with jurisdiction over the Premises. Tenant, Tenant's occupants, guests, invitees and licensees shall not engage in nor permit any unlawful activities within the Premises or Property and shall comply with the requirements of any underwriters' association so as not to increase the rates of insurance on the building and contents thereof. In addition, Tenant and Tenant's occupants shall comply with all duties, obligations, and covenants contained in this this Lease, all rules, regulations and by-laws of any applicable homeowners or condominium association(s) and all addendums to this this Lease. Neither Tenant nor Tenant's guests, occupants, invitees or licensees shall tamper with any of the utilities or telecommunications within the Premises or on the Property.

2.6.3 Dealings with Landlord and Access to the Premises. Tenant shall comply with all reasonable requests of Landlord in regard to the maintenance, inspection and improvement of the Premises, including but not limited to requests for access to the Premises, and shall at all times interact with Landlord or their agents in a professional and mature manner and shall not harass or otherwise abuse said Landlord or agents. The Tenant shall permit the landlord and their agents, employees and invitees, to enter the Premises at all reasonable times and upon reasonable prior request (except in case of emergency when no prior request shall be required) to inspect the Premises and make any repairs and improvements to the Premises and/or the building in which the Premises is located.

2.6.4 Use of the Premises. Tenant, Tenant's occupants, guests, invitees and licensees shall not engage in any unlawful conduct within the Premises or Property nor permit the Premises or Property to be used for any unlawful purpose or purposes that will injure the reputation of the Premises, Property or surrounding neighborhood. Tenant shall not allow the Premises to be used for any purpose other than use solely as a residence, nor to be occupied, in whole or in part, by any person other than those Unit Occupants designated above in Section I. The Premises shall only be occupied by those listed in the rental application ("Application") and on the Lease. Tenant shall not conduct, or allow to be conducted, business of any kind in the Premises,

exterminate should Landlord provide Tenant reasonable written notice of Landlord's intention to remediate and/or terminate. Tenant shall not undertake any self-help measures to remediate any bed bug problems. Tenant agrees to comply with all preparation, instructions and treatment provided by Landlord's employees, vendors and/or agents during remediation and/or extermination. Tenant's failure to comply with any of the covenants and terms set forth herein or interference with Landlord's remediation and/or extermination efforts shall be cause for termination of tenancy.

## 2.7 LIMITATION OF LANDLORD'S LIABILITY.

Tenant shall be responsible for all security precautions, and the expenses associated therewith, that Tenant deems necessary for the safety or protection of the the Tenant's or Tenant's occupants, guests, invitees or licensees' person or property and is strongly urged to provide their own Renter's insurance as Landlord shall in no way constitute an insurer of Tenant's property. Except as provided by Federal or Illinois statute or Housing and Urban Development ("HUD") Regulations, the Landlord shall not be responsible for damage or injury to the Tenant, his guests, his invitees, or his licensees, or to their personal property on the Premises, on the Property, in storage areas, parking areas, or other areas provided by Landlord.

## 2.8 SUBLET; ASSIGNMENT

Tenant shall not sublet their interests under this lease, or any part thereof, nor assign this Lease, without, in each case, the Landlord's prior written consent, and shall not permit any transfer or assignment, by operation of law or otherwise, of their interest in the Premises acquired through this Lease.

## 2.9 HOLDING OVER

Tenant and Tenant's occupants are required to vacate the Premises and return possession of the Premises to Landlord at the end of the this Lease term as set forth in Section 1 of this Lease. If Tenant or Tenant's occupants, guests, invitees or licensees retain possession of the Premises or any part thereof after the termination of this Lease by lapse of time or otherwise, then a tenancy at sufferance shall be created at double the rent specified above in Section I of this Lease on a pro-rata basis. In addition, Tenant shall be liable to Landlord for any and all damages, costs, attorney's fees or expenses suffered as a result of Tenant or Tenant's occupants, guests, invitees or licensees holding over and failure to return possession of the Premises to Landlord at termination of this Lease. Should Landlord accept Rent in the event of a hold-over, then the Lease shall be automatically renewed on a month-to-month basis on the same terms and conditions herein but that the monthly Rent shall be increased by \$100.00 per month.

## 2.10 ABANDONMENT; RIGHT TO RELET

If the Tenant shall abandon or vacate the Premises for a period of 14 consecutive days, or provide Landlord with written notice of Tenant's intention to abandon or vacate the Premises, the Tenant shall lose their right to possess the Premises and the Landlord shall use their best effort to re-let the Premises for such Rent and upon such terms as the Landlord shall see fit, subject to Illinois statute. If Landlord shall fail to realize a sum equivalent to that due and owing

## 2.15 RENT AFTER NOTICE OR SUIT

After the service of notice, or the commencement of a suit for rent or possession of the Premises or after the final judgment for possession of the Premises, the Landlord may receive and collect any rent or Tenant Payment Obligations due, and the receipt or collection of same shall not waive or affect said notice, suit or judgment.

## 2.16 PAYMENT OF COSTS AND FEES

Tenant agrees to pay all attorney's fees, expenses and costs which Landlord incurs as a result of Landlord having to enforce the terms, covenants and conditions of this Lease, including a charge for service of any Notices of Termination of Tenancy. All such fees, expenses, and costs shall be considered additional Rent, immediately due and payable to Landlord.

## 2.17 MISCELLANEOUS

**2.17.1 Entire Agreement; Amendments.** This Lease represents the entire leasing agreement between the parties, and shall be enforceable upon proper execution. Any modifications or amendments to this Lease must be in writing and signed by all parties to this Lease to be enforceable.

**2.17.2 Severability.** If any clause, phrase, provision or portion of this Lease or the application thereof to any person or circumstance shall be invalid or unenforceable under applicable law, such event shall not affect, impair or render invalid or unenforceable the remainder of this Lease nor any other clause, phrase, provision or portion of this Lease, nor shall it affect the application of any clauses, phrase, provision or portion of this Lease to other persons or circumstances.

**2.17.3 Section Headings.** The section headings in this Lease are intended for convenience only and shall not be taken into consideration in any construction or interpretation of this Lease or any of its provisions.

**2.17.4 Governing Law.** This Lease is governed by and shall be construed under the laws of the State of Illinois.

**2.17.5 Plurals; Successors.** The words "Landlord" and "Tenant" wherever occurring herein shall be construed to mean "Landlords" and "Tenants" in case more than one person constitutes either party to this lease, and all such persons shall be jointly and severally liable hereon. All covenants and agreements contained herein shall be binding upon, and inure to the benefit of the respective party's successors, heirs, executors, administrators and assigns and be exercised by their attorney or agent.

**2.17.6 Subordination.** All parties to this Lease agree that this lease is and shall be subordinate to any mortgages and other security devices now or hereafter placed against the Premises.

## 2.18 NOTICES

Tenant represents that all representations made in Tenant's application ("Application") for rental of the Premises are true and correct. Tenant warrants that only those listed in the Application and on this Lease will be residing in the Premises. Tenant acknowledges and agrees that any false information is cause for termination of tenancy.

Tenant

Date

Landlord

Date



5/3/16

*[Handwritten Signature]*  
By Its Authorized Agent

GUARANTEE

In consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Guarantor hereby guarantees the payment of rent and performance by Tenant, Tenant's heirs, executors, administrators, successors or assigns of all covenants and agreements contained in the above Lease.

Guarantor:

\_\_\_\_\_  
(Please Print Name Below)

ASSIGNMENT BY LANDLORD

In consideration of One Dollar to the undersigned in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Landlord hereby transfers, assigns and sets over to \_\_\_\_\_ All right, title and interest in and to the above Lease and the rent thereby reserved, except rent due and payable prior to \_\_\_\_\_.

Dated \_\_\_\_\_

Community Housing Advocacy & Development  
A not-for-profit corporation

**COMMUNITY HOUSING ADVOCACY & DEVELOPMENT  
STANDARD RULES & REGULATIONS**

In consideration of the execution or renewal of the Lease the following provisions are incorporated into and made a part of the COMMUNITY HOUSING ADVOCACY & DEVELOPMENT's Standard Form Residential Lease. In the event that any provision of this Addendum/Rider conflicts with the printed form of the Standard Form Residential Lease, then the provisions of this Addendum/Rider shall prevail.

1. **UTILITIES & APPLIANCES** - All appropriate utility services which are the responsibility of Tenant pursuant to the terms of the Lease shall be placed in the Tenant's name on day Tenant takes possession of the Premises. Light bulbs are furnished with the Premises at time of Possession; however, Tenant is responsible for replacing bulbs as needed. Tenant shall not install or operate within the Premises any machinery, refrigeration or heating devices, including but not limited to any clothes washers and dryers and dishwashers, other than a microwave oven and those appliances which may be supplied by the Landlord without prior written consent from the Landlord.
  
3. **GUESTS** - Permanent occupancy of the Premises is restricted to those occupants listed on the Lease. Guest may occupy the apartment for no more than 3 consecutive days and no more than 14 total days within a twelve-month period of the Lease without Landlord's prior written approval. Tenants are entirely responsible for the conduct of their guests in the Premises and in all common areas.
  
4. **CHILDREN** - Leaseholders are responsible for the actions and conduct of any children in their unit. Children are not permitted to play in the hallways, stairways, parking areas or anywhere they may endanger themselves. Children under the age of thirteen (13) must have proper adult supervision at all times.
  
5. **ADULT OCCUPANTS** - All occupants who turn eighteen (18) years of age after the initial move-in will need to have a criminal background screening completed prior to Lease renewal. Leaseholders will be charged a minimal fee for this screening which is based on the third party company used for screening. Landlord will notify the Tenant prior to lease renewal of the fee amount.
  
6. **LOCKS, KEYS and FEES** - Two sets of all necessary keys will be furnished by the Landlord. The Tenant shall not permit any duplicate keys to be made. All keys must be returned to Landlord upon move-out. If more than two keys for any door lock shall be desired, or required as a result of loss or failure to return all keys to Landlord upon Tenant's move-out, additional keys shall be furnished at Landlord's discretion and at a cost to Tenant of Five (\$5) Dollars per key. Any additional keys requested after move in will be charged a \$10 fee per key copy. No additional locks or chains shall be placed upon any doors of the leased Premises. If additional locks or chains are placed on doors of Premises without express written consent of Landlord, Landlord shall have the right to remove the same and charge the cost of said removal to Tenant. Landlord will further attempt to assist with any lockouts, but shall have no obligation to provide Tenant with

landings shall not be obstructed or be used for children's play or for any other purpose than for entry and exit from the buildings or apartments. Children shall not be permitted to congregate or play in or around the common interior areas of the building. Carriages, bicycles, sleds, and the like shall not be stored in the lobbies, public halls, passageways, courts, or surrounding common areas of the buildings. All personal possessions must be kept in the Premises or in other storage areas provided by Landlord. Waste receptacles supplies, footwear, umbrellas, or other articles shall not be placed in the hallways at the staircase landings, nor shall anything be hung or shaken from the windows or placed upon the outside window sills.

13. **DISRUPTION OF THE QUIET ENJOYMENT OF OTHERS** - No soliciting or loitering will be permitted. No smoking shall be allowed in any interior common areas. **Consumption of alcohol in public areas is prohibited. Profane, obscene, loud or boisterous language, gestures, unseemly behavior OR harassment of other Tenants, or Tenant's occupants, guests, invitees or licensees or CHAD's employees, agents or vendors or others at the Property is prohibited.** Conduct that threatens or endangers the rights, comfort, health, safety or convenience of others in and around the Property is also prohibited. Landlord may bar any guests or others who, in Landlord's sole discretion, have been violating the law or the terms of the Lease. If Tenant allows a barred person on the Property, it is cause for termination of Tenant's tenancy.
14. **USE OF PREMISES** - Tenant shall only cook in the kitchen and shall not barbeque on porches or balconies. Washrooms, Kitchens, Laundry Rooms and other common facilities provided for the benefit of Tenants shall not be used for any purpose other than that for which they are designed, and Tenant shall not run water from any source in the Premises or Property for an unreasonable length of time. In addition, no rubbish rags, or injurious items shall be placed in plumbing facilities or receptacles, nor shall Tenant undertake any action or interference, including the failure to inform Landlord of the need to repair or replace any fixtures associated with the Premises or Property, which will in any way harm the use, safety or effectiveness of said fixtures, including but not limited to any interference in any manner with the heating or lighting or other fixtures in the building or running extension cords or electrical appliances in violation of the Building Code.
15. **BALCONIES AND PATIOS** - Balconies and patios are intended for outdoor enjoyment and for beautification of the Property. Potted plants and flower boxes are encouraged. Balconies and patios must be kept neat and free from excessive clutter. Balconies and patios are not to be used for storage of household items, tires or wheels, excess furniture, garbage, etc. In addition, no gas or charcoal grills may be kept or used on the balconies or patios.
16. **REFUSE** - The use of the garbage receptacles shall be in accordance with local ordinance. Garbage and refuse **MUST** be wrapped in tight parcels or plastic bags and must be placed **INSIDE** the dumpsters. In accordance with health and safety regulations, children are not to play in or about designated garbage areas.

result in Landlord towing the car at the vehicle owner's expense and is cause for termination of tenancy.

**COPY**

23. GRASS CUTTING AND SNOW/ICE REMOVAL - Unless otherwise provided by the terms of Lease, the responsibility for grass cutting and snow and/or ice removal ("Snow Removal") shall be as follows:

- A. Single-family homes. Tenants are responsible for the Maintenance of the lawn and snow removal.
- B. Townhouses. For those townhouses that are part of a large complex, lawn maintenance and snow removal is provided. When it is not provided, the Tenant is responsible for same.
- C. Two Flats, Duplexes and buildings with four or more units. CHAD will provide for lawn maintenance and snow removal in parking lots.

24. AMENITIES - Tenant agrees that use of the amenities by Tenant and/or Tenant's occupants, guests, invitees or licensees are at users' own risk. Tenant and Tenant's occupants, guests, invitees or licensees agree to release Landlord from any and all liability and damages associated with use of the amenities. No more than 2 guests may accompany Tenant or Tenant's occupants who are at least 18 or over. Children under the age of 16 must be supervised and accompanied by an adult. Tenant and/or Tenant's occupants, guests, invitees or licensees shall strictly follow all of Landlord's rules and regulations governing use of the amenities. Access to and use of the amenities is a privilege and not a contractual right. Landlord reserves the right to revoke said privilege if in Landlord's sole discretion, Landlord determines Tenant or Tenant's occupants, guests, invitees or licensees fails to comply with the terms of the Lease or any of Landlord's rules and regulations. Further, Tenant may also be deemed in default if Landlord determines Tenant or Tenant's occupants, guests, invitees or licensees fail to comply with Landlord's rules and regulations regarding use of amenities.

By affixing of signature hereto, Tenant acknowledges receipt and understanding of the above Rules and Regulations and further agrees to abide by same during the full term(s) of the Lease.

Tenant: \_\_\_\_\_ Date: 5/3/10

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord: Rosemary Date: 5/3/10



 COPY

## POST MOVE-IN INSPECTION NOTICE

We will be conducting a 40-45 day new move-in Inspection after you get settled in.  
This gives us the opportunity to assure everything is going well, any needed work orders  
And show you the commitment that CHAD has with all their tenants.  
**You do not need to be present for this inspection.**

This form is acknowledgement of the Inspection that will be completed by a Property Manager.

[Redacted]

Resident

Taylor

5-3-16

Date

[Redacted]

Naperville, IL 60540

must

I ~~will prefer to~~ be present

Please schedule 72 hours in advance

Text or E-mail and/or call [Redacted]

Light Switch Plate	\$15.00
Window Replacement	Per Invoice
<b><u>Repair Costs</u></b>	<b><u>Price</u></b>
Replace Glass at Front/Rear Entry Door	\$120.00
Lock Out	\$50.00
Smoke Detector/Carbon Monoxide Detector	\$65.00
Trash Out Per Room	\$75.00
Bannister	Material/Labor
Basin Replacement	\$50.00
Kitchen Cabinets	Material/Labor
Electric Snake Sink	\$120.00
Drain Plunger	\$25.00
Plunge Toilet	\$40.00
Snake Toilet	\$55.00
Removal of Toilet/Rod and Drain	\$200.00
Replace Toilet	\$120.00-\$155.00
Hot Water Tank	\$500.00-\$750.00
Damages to Trees / Shrubs	Cost Per Landscaper
Painting	\$110.00 Per Room
Carpet Cleaning	\$75-\$100 Per Room
Gate Opener w/clip	\$35.00
Garage Door Opener	\$40.00

**Cleaning Charges**

Kitchen/Dining Room

Countertop	\$20.00
Stovetop	\$20.00
Under Stovetop	\$20.00
Oven	\$30.00
Oven Racks	\$10.00 each
Broiler	\$20.00
Broiler Pan	\$20.00
Refrigerator (inside and out)	\$40.00
Freezer	\$20.00
Dishwasher	\$10.00
Sink	\$10.00
Wipe out inside of cabinets	\$40.00
Wipe down outside of cabinets	\$40.00
Wipe down walls	\$40.00
Sweep and mop floors	\$30.00
Diningroom light fixture	\$10.00
Wipe down ceiling fan	\$20.00

Livingroom/Hallways

Sweep tile floors and closets	\$10.00
Vacuum carpet	\$10.00
Wipe down walls	\$40.00

5/8/17  
OK, Passed



[Redacted] Taylor  
[Redacted]  
lease exp 5/31/17

### LEASE RENEWAL PACKET

**EVERYONE 18 YEARS OF AGE AND OLDER NEEDS TO SIGN THE ATTACHED DOCUMENTS!**

- Completed Income Re-certification
- Completed Resident Data Form (For everyone 18 and older)
- Signed Drug Free Addendum (For everyone 18 and older)
- Signed Rules and Regulations (For everyone 18 and older)
- Signed Authorization of Release of information Form (For everyone 18 and older)
- Zero Income (If not working - for everyone 18 and older). If you receive any form of income, do not sign this form.
- Proof of income (For each person 18 or older):
  - o Employment paystubs - 90 Days (3 Months)
  - o Social Security Award Letter – Current year letter that shows monthly amount.
  - o Unemployment Benefit statement
  - o Child Support Court Order
  - o If receiving regular financial assistance from a family member, must provide a notarized letter from that family member with the monthly/yearly amount they provide.
- Last 3 months of bank statements
- Color copy of current ID's (For everyone 18 years of age or older)

**PLEASE RETURN COMPLETED RENEWAL PACKETS TO THE CHAD OFFICE WITH 7 DAYS AFTER RECEIPT. DO NOT RETURN INCOMPLETE PACKETS – THEY WILL NOT BE ACCEPTED. A DELAY IN RETURNING THIS PACKET MAY AFFECT YOUR RENEWAL WITH CHAD.**

Thank you  
CHAD Management

OFFICE USE ONLY	
Check if all documents are signed: _____	Check if all required documents noted above are attached to packet: _____
Initials of CHAD staff reviewed & received packet: _____	



Years Employed	
----------------	--

**INCOME INFORMATION CONTINUES**

Yes	No	Do YOU receive OR expect to receive income/assistance from:
		2. Self Employed?
		3. Unemployment benefits or workman's compensation?
		4. Public Assistance, General Relief or Aid to Families with Dependent Children, Housing Choice Voucher (formerly Section 8), Rental Housing Support?
		5. Child Support or Alimony? ( <i>Any AWARDED amount – collected or uncollected</i> )
		6. Social Security, SSI or any Veteran's pension or disability benefits?
		7. Severance payments or Settlements? ( <i>such as insured settlement</i> )
		8. Disability, death benefits or life insurance dividends?
		9. Regular gifts or payments from anyone outside of the household? ( <i>This includes anyone supplementing your income or paying any of your bills</i> )
		10. Educational grants, scholarships or other student benefits?
		11. Lottery winnings or inheritances?
		12. Payments from rental property, land contracts or other forms of real estate?
		13. Any other income sources or types not listed?
		14. Are you participating in a program that will be paying your rent?

If you answered Yes to any of the above please provide details below.

Source	Monthly Amount

**ASSET INFORMATION:**

Yes	No	Do YOU have...
		1. Checking or savings accounts?
		2. CD's money market accounts or treasury bills?
		3. Stocks, bonds, securities or trust funds?
		4. Pensions, IRAs, KEOGH or other retirement accounts?
		5. Cash on hand over \$500 or a safe deposit box?
		6. Real estate, rental property, land/contracts for deeds or other real estate holdings? ( <i>This includes your personal residence, vacant land, farms, vacation homes or commercial property</i> )
		7. Personal property as an investment? ( <i>This includes paintings, coin or stamp collections, artwork, collector or show cars and antiques</i> )
		8. Have you given away any assets for LESS than fair market value within the past 2 years?

# RESIDENT DATA SHEET

Date: \_\_\_\_\_

Unit Address: \_\_\_\_\_

City, Zip Code: \_\_\_\_\_

Home/Mobile Phone Numbers: \_\_\_\_\_

Email Address (May we contact you by email?): Yes \_\_\_ No \_\_\_

Please list each person who is currently living with you (including yourself).

First Name	Last Name	MI	Birth date	Social Security #	Relationship

	Leaseholder	Co-Leaseholder
Place of Employment:		
Address:		
Phone Number:		

### IN CASE OF EMERGENCY NOTIFY:

	First Contact	Second Contact
Name		
Address		
Phone Number		
Relationship		

### AUTOMOBILE INFORMATION

Make/Model: \_\_\_\_\_ Color: \_\_\_\_\_ License Plate # \_\_\_\_\_

Make/Model: \_\_\_\_\_ Color: \_\_\_\_\_ License Plate # \_\_\_\_\_

**COMMUNITY HOUSING ADVOCACY & DEVELOPMENT  
STANDARD RULES & REGULATIONS**

In consideration of the execution or renewal of the Lease the following provisions are incorporated into and made a part of the COMMUNITY HOUSING ADVOCACY & DEVELOPMENT's Standard Form Residential Lease. In the event that any provision of this Addendum/Rider conflicts with the printed form of the Standard Form Residential Lease, then the provisions of this Addendum/Rider shall prevail.

1. **UTILITIES & APPLIANCES** - All appropriate utility services which are the responsibility of Tenant pursuant to the terms of the Lease shall be placed in the Tenant's name on day Tenant takes possession of the Premises. Light bulbs are furnished with the Premises at time of Possession; however, Tenant is responsible for replacing bulbs as needed. Tenant shall not install or operate within the Premises any machinery, refrigeration or heating devices, including but not limited to any clothes washers and dryers and dishwashers, other than a microwave oven and those appliances which may be supplied by the Landlord without prior written consent from the Landlord.
  
3. **GUESTS** - Permanent occupancy of the Premises is restricted to those occupants listed on the Lease. Guest may occupy the apartment for no more than 3 consecutive days and no more than 14 total days within a twelve-month period of the Lease without Landlord's prior written approval. Tenants are entirely responsible for the conduct of their guests in the Premises and in all common areas.
  
4. **CHILDREN** - Leaseholders are responsible for the actions and conduct of any children in their unit. Children are not permitted to play in the hallways, stairways, parking areas or anywhere they may endanger themselves. Children under the age of thirteen (13) must have proper adult supervision at all times.
  
5. **ADULT OCCUPANTS** - All occupants who turn eighteen (18) years of age after the initial move-in will need to have a criminal background screening completed prior to Lease renewal. Leaseholders will be charged a minimal fee for this screening which is based on the third party company used for screening. Landlord will notify the Tenant prior to lease renewal of the fee amount.
  
6. **LOCKS, KEYS and FEES** - Two sets of all necessary keys will be furnished by the Landlord. The Tenant shall not permit any duplicate keys to be made. All keys must be returned to Landlord upon move-out. If more than two keys for any door lock shall be desired, or required as a result of loss or failure to return all keys to Landlord upon Tenant's move-out, additional keys shall be furnished at Landlord's discretion and at a cost to Tenant of Five (\$5) Dollars per key. Any additional keys requested after move in will be charged a \$10 fee per key copy. No additional locks or chains shall be placed upon any doors of the leased Premises. If additional locks or chains are placed on doors of Premises without express written consent of Landlord, Landlord shall have the right to remove the same and charge the cost of said removal to Tenant. Landlord will further attempt to assist with any lockouts, but shall have no obligation to provide Tenant with assistance in entering the Premises at any given time. A fee of fifty (\$50.00) Dollars shall be charged to Tenant for any assistance provided to Tenant in regard to assisted

courts, or surrounding common areas of the buildings. All personal possessions must be kept in the Premises or in other storage areas provided by Landlord. Waste receptacles supplies, footwear, umbrellas, or other articles shall not be placed in the hallways at the staircase landings, nor shall anything be hung or shaken from the windows or placed upon the outside window sills.

13. **DISRUPTION OF THE QUIET ENJOYMENT OF OTHERS** - No soliciting or loitering will be permitted. No smoking shall be allowed in any interior common areas. **Consumption of alcohol in public areas is prohibited. Profane, obscene, loud or boisterous language, gestures, unseemly behavior OR harassment of other Tenants, or Tenant's occupants, guests, invitees or licensees or CHAD's employees, agents or vendors or others at the Property is prohibited.** Conduct that threatens or endangers the rights, comfort, health, safety or convenience of others in and around the Property is also prohibited. Landlord may bar any guests or others who, in Landlord's sole discretion, have been violating the law or the terms of the Lease. If Tenant allows a barred person on the Property, it is cause for termination of Tenant's tenancy.
14. **USE OF PREMISES** - Tenant shall only cook in the kitchen and shall not barbeque on porches or balconies. Washrooms, Kitchens, Laundry Rooms and other common facilities provided for the benefit of Tenants shall not be used for any purpose other than that for which they are designed, and Tenant shall not run water from any source in the Premises or Property for an unreasonable length of time. In addition, no rubbish rags, or injurious items shall be placed in plumbing facilities or receptacles, nor shall Tenant undertake any action or interference, including the failure to inform Landlord of the need to repair or replace any fixtures associated with the Premises or Property, which will in any way harm the use, safety or effectiveness of said fixtures, including but not limited to any interference in any manner with the heating or lighting or other fixtures in the building or running extension cords or electrical appliances in violation of the Building Code.
15. **BALCONIES AND PATIOS** - Balconies and patios are intended for outdoor enjoyment and for beautification of the Property. Potted plants and flower boxes are encouraged. Balconies and patios must be kept neat and free from excessive clutter. Balconies and patios are not to be used for storage of household items, tires or wheels, excess furniture, garbage, etc. In addition, no gas or charcoal grills may be kept or used on the balconies or patios.
16. **REFUSE** - The use of the garbage receptacles shall be in accordance with local ordinance. Garbage and refuse **MUST** be wrapped in tight parcels or plastic bags and must be placed **INSIDE** the dumpsters. In accordance with health and safety regulations, children are not to play in or about designated garbage areas.
17. **LAUNDRY** - All laundry must be done in the appropriately designated area. Unless provided by the Landlord, washing machines and dryers are not permitted in the unit. Laundry facilities provided with the Premises are for the use of Tenants only and must be used in strict accordance with all posted directions. Laundry Room hours are 6:00 a.m. to 10:00 p.m. and the last load should be started no later than 8:30 p.m. Laundry Room doors must remain closed at all times.

*Townhouses.* For those townhouses that are part of a large complex, lawn maintenance and snow removal is provided. When it is not provided, the Tenant is responsible for same.

*Two Flats, Duplexes and buildings with four or more units.* CHAD will provide for lawn maintenance and snow removal in parking lots.

24.2 Tenant's Failure to Comply. Tenant agrees that if Tenant fails to comply with its obligations relating to lawn maintenance and/or snow removal, thereby necessitating Landlord to maintain Tenant's lawn or provide snow/ice removal, Tenant will incur a \$50.00 charge per occurrence. Tenant further agrees that in the event the Tenant is responsible for lawn maintenance or snow/ice removal, and the Village or City cites and fines Landlord for non-compliance with the municipal code, ordinance or local law relating to lawn maintenance or ice/snow removal, Tenant is responsible for any and all fines incurred. Charges and/or fines will be assessed to Tenant's rental account under this Paragraph and are immediately due and payable without further notice or demand by Landlord and shall constitute additional Rent.

24. AMENITIES - Tenant agrees that use of the amenities by Tenant and/or Tenant's occupants, guests, invitees or licensees are at users' own risk. Tenant and Tenant's occupants, guests, invitees or licensees agree to release Landlord from any and all liability and damages associated with use of the amenities. No more than 2 guests may accompany Tenant or Tenant's occupants who are at least 18 or over. Children under the age of 16 must be supervised and accompanied by an adult. Tenant and/or Tenant's occupants, guests, invitees or licensees shall strictly follow all of Landlord's rules and regulations governing use of the amenities. Access to and use of the amenities is a privilege and not a contractual right. Landlord reserves the right to revoke said privilege if in Landlord's sole discretion, Landlord determines Tenant or Tenant's occupants, guests, invitees or licensees fails to comply with the terms of the Lease or any of Landlord's rules and regulations. Further, Tenant may also be deemed in default if Landlord determines Tenant or Tenant's occupants, guests, invitees or licensees fail to comply with Landlord's rules and regulations regarding use of amenities.

By affixing of signature hereto, Tenant acknowledges receipt and understanding of the above Rules and Regulations and further agrees to abide by same during the full term(s) of the Lease.

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant : \_\_\_\_\_ Date : \_\_\_\_\_

Tenant : \_\_\_\_\_ Date : \_\_\_\_\_

Tenant : \_\_\_\_\_ Date : \_\_\_\_\_

Landlord : \_\_\_\_\_ Date : \_\_\_\_\_



## Recertification Signature Page & Authorization for Release of Information.

To be signed by all occupants 18 years of age or older.

All questions that were answered YES will be verified through the appropriate source. It will be your responsibility to provide management with all necessary information to properly process your recertification and verify your eligibility. This will include names, address, phone and fax numbers, account numbers where applicable and any other information required to expedite this process.

I understand that providing false information or making false statements may be grounds for denial of my lease renewal. I also understand that such action may result in criminal penalties. I authorize my consent to have management verify the information contained in this form for purposes of proving my eligibility for occupancy. I will provide all necessary information and expedite this process in any way possible. I understand that my occupancy is contingent on meeting management's resident selection criteria and the affordable housing requirements.

I certify that all information and answers to the above questions are true and complete to the best of my knowledge. In connection with this recertification authorize all corporations, companies, credit agencies, educational institutions, financial institutions, law enforcement agencies, military services, current or former landlords, and/or parties deemed necessary to this recertification to release information they may have about me to Community Housing Advocacy & Development and release them from any liability or responsibility for doing so; further, I authorize procurement of investigative consumer report and understand that such a report may contain information about my background, character, and personal reputation and that further information may be made available upon written request within a reasonable period of time.

The above information, to the best of my knowledge, is true and correct.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Full Name

\_\_\_\_\_  
Social Security Number

\_\_\_\_\_  
Signature



**MRV**  
Mulherin, Rehfeldt & Varchetto, P.C.

IN REPLY PLEASE  
REFER TO FILE NO.:  
005465

October 3, 2017

Mr. Ronald J. Sojka  
Prairie State Legal Services  
400 Roosevelt Road  
Wheaton, IL 60187

RE: [REDACTED] Taylor

Dear Mr. Sojka:

As you know [REDACTED] Taylor did not renew her lease with our client, Community Housing Advocacy & Development (CHAD). Her lease expired September 30, 2017, and she is now holding over. You have advised our colleague, Ms. Olson, Ms. Taylor wishes to renew her lease.

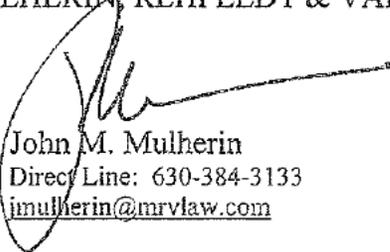
In consideration of [REDACTED] Taylor withdrawing her Housing Discrimination Complaint with HUD and the Illinois Department of Human Rights, HUD No., 05-17-9276-8 and IDHR case no. 2018CH0410, CHAD will enter into a lease with Ms. Taylor upon the same terms as the lease renewal CHAD prepared and presented to Ms. Taylor in July.

Ms. Taylor will enter into a release in favor of CHAD in which Ms. Taylor for the consideration of the new lease, will acknowledge she was not subjected to any discrimination in the terms and conditions of her lease through September 30, 2017, and the proposed renewal of the lease. Ms. Taylor will acknowledge CHAD has been attentive to her repair requests to date, and CHAD has made all requested repairs. Ms. Taylor will acknowledge CHAD has inspected the property's common areas and no mold has been discovered. Ms. Taylor will also withdraw her complaint as noted above.

We look forward to your response.

Very truly yours,

MULHERIN, REHFELDT & VARCHETTO, P.C.

By:   
John M. Mulherin  
Direct Line: 630-384-3133  
[jmulherin@mrvlaw.com](mailto:jmulherin@mrvlaw.com)

JMM/smf

211 South Wheaton Avenue • Suite 200 • Wheaton, Illinois 60187-5259  
Telephone: 630-653-9300 • Facsimile: 630-653-9316 • [www.mrvlaw.com](http://www.mrvlaw.com)



400 W. ROOSEVELT RD., FIRST FLOOR  
WHEATON, IL 60187-2317  
PHONE: 630-690-2130  
TOLL FREE: 800-690-2130 (CLIENTS)  
FAX: 630-690-2279  
WWW.PSLEGAL.ORG

Serving DuPage County

Se Habla Español

MARISA WIESMAN, *MANAGING ATTORNEY*  
KERRY O'BRIEN  
RONALD D. SOJKA  
YVETTE GOLAY  
JOSEPH P. MILLER  
PATRICIA NELSON

NOVEMBER 27, 2017

*STAFF ATTORNEYS*

DAVID WOLOWITZ, *ASSOCIATE DIRECTOR*

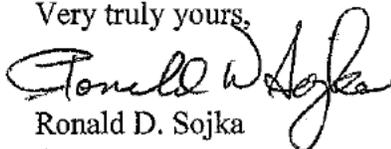
Ms. [REDACTED] Taylor  
[REDACTED]  
Naperville, IL 60540

Dear Ms. Taylor:

This is to follow up with you regarding your housing situation. Enclosed please find a copy of the letter that I received from the law firm that is handling the lease renewal and Housing Discrimination Complaint that you filed. As you can see, CHAD is no longer interested in renewing your lease. The letter makes clear that you should find alternative housing. If you have any questions about this, please do not hesitate to contact me.

As this concludes the matter for which you sought our assistance, I am closing our office file in your case. If you are ever again in need of legal assistance, please do not hesitate to contact our office.

Very truly yours,

  
Ronald D. Sojka  
Attorney

Enclosure



## PRAIRIE STATE LEGAL SERVICES

*Equal Access to Justice*

MARISA WIESMAN, *MANAGING ATTORNEY*

KERRY O'BRIEN

RONALD D. SOJKA

YVETTE GOLAY

JOSEPH P. MILLER

PATRICIA NELSON

*STAFF ATTORNEYS*

DAVID WOLOWITZ, *ASSOCIATE DIRECTOR*

400 W. ROOSEVELT RD., FIRST FLOOR

WHEATON, IL 60187-2317

PHONE: 630-690-2130

TOLL FREE: 800-690-2130 (CLIENTS)

FAX: 630-690-2279

WWW.PSLEGAL.ORG

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DECEMBER 1, 2017

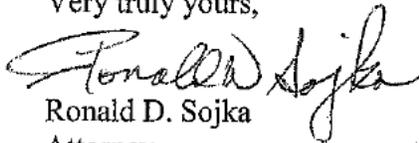
Ms. [REDACTED] Taylor

[REDACTED]  
Naperville, IL 60540

Dear Ms. Taylor:

This is to follow up with your request for a copy of the documents in your Prairie State file. A copy of each of those documents is enclosed.

Very truly yours,

  
Ronald D. Sojka  
Attorney

Enclosure



Ron Sojka <rsojka@pslegal.org>

---

**In Re [REDACTED] Taylor v. CHAD**

12 messages

---

**John Mulherin** <JMulherin@mrvlaw.com>

To: "rsojka@pslegal.org" <rsojka@pslegal.org>

Mon, Oct 16, 2017 at 1:44 PM

Cc: Brian Worth <BWorth@chadhousing.org>, Mary Loch <mloch@chadhousing.org>, Ray Rittenhouse <rrittenhouse@mrvlaw.com>

Dear Mr. Sojka –

Having not received a positive response from you relative to CHAD's offer to renew Ms. Taylor's lease, CHAD is in the position of having to file its position statement to the allegations in Ms. Taylor's Complaint. This is not a notice of withdrawal of the offer; however, it is imperative that we have a positive result within 24 hours to preserve the offer. You should know that CHAD is of the opinion that the complaint is totally without merit and will vigorously defend it.

May be please promptly hear from you.

Thank you,

John

John M. Mulherin

Mulherin, Rehfeldt & Varchetto, P.C.

211 S. Wheaton Avenue, Suite 200

Wheaton, IL 60187

(630) 384-3133

Fax: (630) 653-9316

jmulherin@mrvlaw.com

---

**Ron Sojka** <rsojka@pslegal.org>

To: John Mulherin <JMulherin@mrvlaw.com>

Mon, Oct 16, 2017 at 1:58 PM

Dear Mr. Mulherin:

Thank you for your e-mail and the correspondence outlining your proposal. I have forwarded your correspondence to Ms. Taylor and I have followed up with her, leaving voice messages. As soon as Ms. Taylor responds to me, I will contact you with her

decision. Thank you for your patience.

Best regards,

Ron Sojka

[Quoted text hidden]

---

John Mulherin <JMulherin@mrvlaw.com>

Mon, Oct 16, 2017 at 2:04 PM

To: Ron Sojka <rsojka@pslegal.org>

Cc: Brian Worth <BWorth@chadhousing.org>, Mary Loch <mloch@chadhousing.org>, Ray Rittenhouse <rrittenhouse@mrvlaw.com>

Dear Mr. Sojka:

Thank you for your prompt reply. Clearly it is my client's preference to renew the lease, but only on the conditions stated in the offer. I am certain that you can appreciate the fact that continued work on the defense of the Complaint will result in additional, and frankly unnecessary, expense to CHAD and put the offer to renew Ms. Taylor's lease in jeopardy. Please so advise Ms. Taylor.

Best regards,

John

John M. Mulherin

Mulherin, Rehfeldt & Varchetto, P.C.

211 S. Wheaton Avenue, Suite 200

Wheaton, IL 60187

(630) 384-3133

Fax: (630) 653-9316

jmulherin@mrvlaw.com

**From:** Ron Sojka [mailto:rsojka@pslegal.org]

**Sent:** Monday, October 16, 2017 1:59 PM

**To:** John Mulherin

**Subject:** Re: In Re [REDACTED] Taylor v. CHAD

[Quoted text hidden]


NOTICE. This e-mail and any files transmitted with it are confidential and intended solely for the use of the individuals or entities to whom they are addressed. This message contains confidential information and is intended only for the individual(s) named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by telephone or email if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that reviewing, disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

---

**Ron Sojka** <rsojka@pslegal.org>  
To: John Mulherin <JMulherin@mrvlaw.com>

Mon, Oct 16, 2017 at 5:04 PM

Dear Mr. Mulherin:

I appreciate the urgency of the situation and the implications for Ms. Taylor. I plan to advise her of both in more detail at the first opportunity that presents itself. Again, thank you for your patience. There may be a perfectly good reason for her lack of response. I will let you know as soon as possible after I discuss this with her - assuming she does in fact contact me.

Best regards,

Ron Sojka  
[Quoted text hidden]

---

**John Mulherin** <JMulherin@mrvlaw.com>

Mon, Oct 16, 2017 at 5:06 PM

To: Ron Sojka <rsojka@pslegal.org>  
Cc: Brian Worth <BWorth@chadhousing.org>, Mary Loch <mloch@chadhousing.org>, Ray Rittenhouse <rrittenhouse@mrvlaw.com>

Thank you.

John M. Mulherin

Mulherin, Rehfeldt & Varchetto, P.C.

211 S. Wheaton Avenue, Suite 200

Wheaton, IL 60187

(630) 384-3133

Fax: (630) 653-9316

jmulherin@mrvlaw.com

**From:** Ron Sojka [mailto:rsojka@pslegal.org]

**Sent:** Monday, October 16, 2017 5:05 PM

[Quoted text hidden]

[Quoted text hidden]

---

**Ron Sojka** <rsojka@pslegal.org>  
To: John Mulherin <JMulherin@mrvlaw.com>

Mon, Oct 30, 2017 at 9:15 AM

Dear Mr. Mulherin:

Ms. Taylor has requested a copy of the proposed lease with all riders and attachments so that she may review the documents and make a decision. Thank you.

Best regards,

Ron Sojka  
[Quoted text hidden]

John Mulherin <JMulherin@mrvlaw.com>  
To: Ron Sojka <rsojka@pslegal.org>

Mon, Oct 30, 2017 at 9:26 AM

Dear Mr. Sojka:

I will forward your request. Just to let you know, CHAD filed its response to the complaint that your client filed with the IDHR.

Best regards,

John

John M. Mulherin

Mulherin, Rehfeldt & Varchetto, P.C.

211 S. Wheaton Avenue, Suite 200

Wheaton, IL 60187

(630) 384-3133

Fax: (630) 653-9316

jmulherin@mrvlaw.com

**From:** Ron Sojka [mailto:rsojka@pslegal.org]

**Sent:** Monday, October 30, 2017 9:16 AM

[Quoted text hidden]

[Quoted text hidden]

---

Ron Sojka <rsojka@pslegal.org>  
To: John Mulherin <JMulherin@mrvlaw.com>

Mon, Nov 13, 2017 at 3:43 PM

Dear Mr. Mulherin:

This is simply to follow up with you about the CHAD/Taylor lease matter. Has there been a decision to renew Ms. Taylor's lease, and if that decision is in the affirmative, would you forward the renewal material to me? Thank you.

Best regards,

Ron Sojka

[Quoted text hidden]

---

John Mulherin <JMulherin@mrvlaw.com>  
To: Ron Sojka <rsojka@pslegal.org>  
Cc: Mary Loch <mloch@chadhousing.org>, Brian Worth <BWorth@chadhousing.org>, Ray Rittenhouse <rrittenhouse@mrvlaw.com>

Tue, Nov 14, 2017 at 8:59 AM

Dear Mr. Sojka:

CHAD continues to be willing to renew Ms. Taylor's lease on the terms outlined in my letter to you of Oct. 3<sup>rd</sup>. Recall that after that letter Ms. Taylor ceased communications. Please confirm her willingness to renew the lease according to the terms addressed in this letter.

Best wishes,

John

John M. Mulherin

Mulherin, Rehfeldt & Varchetto, P.C.

211 S. Wheaton Avenue, Suite 200

Wheaton, IL 60187

(630) 384-3133

Fax: (630) 653-9316

[jmulherin@mrvlaw.com](mailto:jmulherin@mrvlaw.com)

**From:** Ron Sojka [<mailto:rsojka@pslegal.org>]

**Sent:** Monday, November 13, 2017 3:43 PM

[Quoted text hidden]

[Quoted text hidden]

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 **Ltr. to Mr. Ronald J. Sojka 10.3.17.pdf**  
61K

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**Ron Sojka** <[rsojka@pslegal.org](mailto:rsojka@pslegal.org)>  
To: John Mulherin <[JMulherin@mrvlaw.com](mailto:JMulherin@mrvlaw.com)>

Fri, Nov 17, 2017 at 11:16 AM

Dear Mr. Mulherin:

I have been in contact with Ms. Taylor and she wants to revisit the terms of her lease renewal. Her proposed renewal terms are as follows:

1. Ms. Taylor wants sufficient time to review annual lease renewals prior to having to sign them; 60 days notice prior to lease expiration if rent increase is involved.
2. Ms. Taylor wants the Landlord, Community Housing Advocacy and Development (CHAD), to provide a 72 hours notice of its intent to enter Ms. Taylor's premises - including entering the basement portion of her premises, such notice to be effected by telephone, text message, e-mail and regular U.S. Mail, and CHAD is to wait to enter the premises until Ms. Taylor responds to all four in the affirmative.
3. Chad is to install a deadbolt lock on each of Ms. Taylor's five entry doors – front, 2 back and two basement doors.
4. Ms. Taylor wants the unit's pavement, gravel, and grass areas evened out, so that they are level to walk on. Especially outside the garage where she has to pull her car in and out. Ms. Taylor wants sufficient space for entering and exiting her vehicle. She wants sufficient light inside and outside the garage - motion activated timers take too long to come on and go off too quickly which cause stumbling and tripping. The garage walls are full of old rusted nails sticking out randomly; sticking out for no reason. Ms. Taylor wants this issue addressed. Within the last two weeks, Ms. Taylor and her homemaker have both cut their hands. Ms. Taylor want the garage leaks fixed because the garage floor becomes slippery whenever it rains or snows.

5. Ms. Taylor wants the mold in the basement remediated and the basement leaks fixed.

Additionally, Ms. Taylor will not consider dropping the complaint, but will consider a rent increase of 3% over the next five years. Please let me know your client's position on this. If you have any questions about this, please do not hesitate to contact me. Thank you.

Very truly yours,

Ronald D. Sojka

Attorney

[Quoted text hidden]

---

**John Mulherin** <JMulherin@mrvlaw.com>  
To: Ron Sojka <rsojka@pslegal.org>

Fri, Nov 17, 2017 at 11:30 AM

Mr. Sojka:

Looks like we are back to the starting point. I will pass on your message, but this is substantially identical to the "settlement" demand received from the IDHR which was rejected. We are in the process of defending Ms. Taylor's claim.

I will report back to you shortly.

John

John M. Mulherin

Mulherin, Rehfeldt & Varchetto, P.C.

211 S. Wheaton Avenue, Suite 200

Wheaton, IL 60187

(630) 384-3133

Fax: (630) 653-9316

[jmulherin@mrvlaw.com](mailto:jmulherin@mrvlaw.com)

**From:** Ron Sojka [<mailto:rsojka@pslegal.org>]

**Sent:** Friday, November 17, 2017 11:16 AM

[Quoted text hidden]

[Quoted text hidden]

John Mulherin <JMulherin@mrvlaw.com>

Tue, Nov 21, 2017 at 9:04 AM

To: Ron Sojka <rsojka@pslegal.org>

Cc: Brian Worth <BWorth@chadhousing.org>, Mary Loch <mloch@chadhousing.org>, Ray Rittenhouse <rrittenhouse@mrvlaw.com>

Dear Mr. Sojka:

Attached is CHAD's response to your e-mail below.

Very truly yours,

John Mulherin

John M. Mulherin

Mulherin, Rehfeldt & Varchetto, P.C.

211 S. Wheaton Avenue, Suite 200

Wheaton, IL 60187

(630) 384-3133

Fax: (630) 653-9316

[jmulherin@mrvlaw.com](mailto:jmulherin@mrvlaw.com)

**From:** Ron Sojka [mailto:[rsojka@pslegal.org](mailto:rsojka@pslegal.org)]

**Sent:** Friday, November 17, 2017 11:16 AM

[Quoted text hidden]

[Quoted text hidden]



Ltr. to Mr. Ronald J. Sojka 11.21.17.pdf

135K

# MIRV

Mulherin, Rehfeldt & Varchetto, P.C.

IN REPLY PLEASE  
REFER TO FILE NO.: 5465

November 21, 2017

**Via E-Mail**

[rsojka@pslegal.org](mailto:rsojka@pslegal.org)

Mr. Ronald J. Sojka  
Prairie State Legal Services  
400 Roosevelt Road  
Wheaton, IL 60187

RE: [REDACTED] Taylor  
Lease: [REDACTED] Naperville, IL 60540

Dear Mr. Sojka:

This is in response to Ms. Taylor's "offer" to renew her lease as expressed in your e-mail communication to me of November 17, 2017. The conditions expressed are substantially similar to those previously rejected by CHAD.

I will not address all of Ms. Taylor's conditions for renewal; however, some require special mention. Ms. Taylor's "notice demands" in terms of time and multiple means are unreasonable. Further, CHAD has the right to enter the common areas of the building at any time without notice to a tenant. CHAD had no notice or perception of any disability. Assertions of alleged deficient conditions are factually incorrect; in particular mold is not present in the basement and all exterior ground areas are level and do not present a walking hazard.

The demand to fix rent for a period of five years, or limit the increase, is not only unacceptable it is in violation of the conditions of Ms. Taylor's Housing Choice Voucher. CHAD is entitled to receive a reasonable amount of rent based upon the determination of Fair Market Rental ("FMR") as determined and approved by HUD.

As the beneficiary of an Housing Choice Voucher, Ms. Taylor is a participant in the DuPage Housing Authority ("DHA") Housing Assistance Program ("HAP"). Under this program the landlord receives rent payments from two sources; HUD under the HAP program ("HAP Payment") and the tenant's payment. The amount of the tenant's payment is set by the DHA and is based upon the tenant's personal income. The HAP Payment is the difference between the tenant's payment and amount of approved monthly rent.

CHAD does not play any role in determining the tenant's responsibility for rent paid under the Housing Choice Voucher program; in fact the allocation of payments can change during the term of a lease. As the result of an annual reexamination of Ms. Taylor's income by the DHA at the end of last year, her payment amount was increased from \$180 to \$215 per month. The amount of the HAP payment was reduced by a comparable amount. If she had renewed her lease, Ms.

211 South Wheaton Avenue ■ Suite 200 ■ Wheaton, Illinois 60187-5259  
Telephone: 630-653-9300 ■ Facsimile: 630-653-9316 ■ [www.mrvlaw.com](http://www.mrvlaw.com)

Taylor's responsibility for the 2017-2018 term would have been \$321 per month; approximately twenty six percent of her gross income.

To be clear, under the HAP program, landlords are entitled to an amount of rent equal to ninety percent of FMR for the apartment in question. The determination of FMR and approval of the amount of rent is made by DHA and the amount of the tenant's responsibility is determined by the DHA. CHAD has no ability to influence the amount of the tenant's rent payment because to do so would be in violation of the HAP program and would, in fact, constitute unfair housing discrimination with respect to all other HAP program tenants.

Ms. Taylor's lease has expired; accordingly, please advise your client that she should make arrangements to relocate as soon as possible. Future rent payments will not be accepted. CHAD will resume the prosecution of its action to seek Ms. Taylor's eviction from the apartment. You should also advise Ms. Taylor that her eviction may put her qualification as a beneficiary of a housing choice voucher in jeopardy.

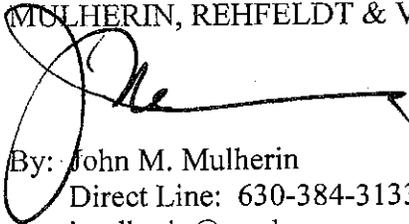
Prior to our efforts to negotiate a resolution of this matter Ms. Taylor was evading service of process. If she persists in this pattern of behavior CHAD will pursue the alternate means of securing service of process by posting.

CHAD is confident that it has not engaged in racial or disability discrimination in the manner in which it engaged in the process of her lease renewal. In fact, until the onset of Ms. Taylor's initiation of an action with the Illinois Department of Human Rights CHAD had no notice or knowledge any alleged disability.

I trust that this response is clear and definitive; Ms. Taylor is the author if her current circumstances. Her conditions for the renewal of her lease are completely unjustified and unacceptable.

Very truly yours,

MULHERIN, REHFELDT & VARCHETTO, P.C.



By: John M. Mulherin  
Direct Line: 630-384-3133  
[jmulherin@mrvlaw.com](mailto:jmulherin@mrvlaw.com)

JMM/smf

Copies to: Mr. Brian Worth, CEO  
Ms. Mary Loch, CFP  
Mr. Ray Rittenhouse



## PRAIRIE STATE LEGAL SERVICES

*Equal Access to Justice*

MARISA WIESMAN, *MANAGING ATTORNEY*

KERRY O'BRIEN

RONALD D. SOJKA

YVETTE GOLAY

JOSEPH P. MILLER

400 W. ROOSEVELT RD., FIRST FLOOR

WHEATON, IL 60187-2317

PHONE: 630-690-2130

TOLL FREE: 800-690-2130 (CLIENTS)

FAX: 630-690-2279

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OCTOBER 19, 2017

*STAFF ATTORNEYS*

DAVID WOLOWITZ, *ASSOCIATE DIRECTOR*

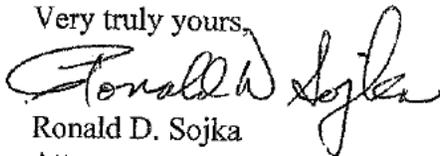
Ms. [REDACTED] Taylor

[REDACTED]  
Naperville, IL 60540

Dear Ms. Taylor:

I attempted to follow up with you by telephone and did leave messages for you. I forwarded to you a copy of the proposed offer of settlement that I received from your landlord's attorney, which included an offer by your landlord to renew your lease. You have not responded to my messages or my letter. My understanding from when we met, was that you wanted assistance in renewing your lease among other matters. Your failure to respond to my messages or letter puts the settlement of this matter in jeopardy. Please contact me immediately to discuss the current status of your situation. In the event that this matter has been resolved, please contact this office and let me know. I will keep your file open until Tuesday, October 31, 2017. If I do not hear from you by that date, I will assume you no longer require legal assistance and I will close your file with this office at that time. If you have any questions about this matter, please do not hesitate to contact me.

Very truly yours,



Ronald D. Sojka  
Attorney



**PRAIRIE STATE LEGAL SERVICES**

*Equal Access to Justice*

MARISA WIESMAN, *MANAGING ATTORNEY*

KERRY O'BRIEN

RONALD D. SOJKA

YVETTE GOLAY

*STAFF ATTORNEYS*

DAVID WOLOWITZ, *ASSOCIATE DIRECTOR*

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FAX: 630-690-2279  
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OCTOBER 6, 2017

Ms. [REDACTED] Taylor

[REDACTED]  
Naperville, IL 60540

Dear Ms. Taylor:

Enclosed please find a copy of the letter that I received from the law firm that is now handling the lease renewal and Housing Discrimination Complaint that you filed. Please carefully review the terms of the lease renewal offer that is contained in this letter. If you wish to renew your lease, you must accept these terms. Of course, you may wish to make a counter-proposal on different terms. Such a counter-offer would act as a rejection of this proposal and this proposal would be considered to be withdrawn by CHAD. Please let me know your position on this, at your earliest convenience. If you have any questions about this, please do not hesitate to contact me.

Very truly yours,

Ronald D. Sojka  
Attorney

Enclosure

**NEGOTIATION AUTHORIZATION**  
**CLIENT'S INFORMED CONSENT**

I, [REDACTED] Taylor, have been in communication with Prairie State Legal Services, Inc. concerning negotiation with my landlord, CHAD, and Prairie State is representing my interests in this matter. I have consulted with a Prairie State attorney about this matter and I understand the issues, material risks and reasonably available alternatives involved in the case. At this time, I authorize Prairie State Legal Services, Inc. to negotiate the following terms, on my behalf, upon the following or substantially similar terms: 1) subject to further review and negotiation I want to review a copy of the proposed lease prior to having to sign it and I do not want to renew my lease with a rent increase, 2) subject to further review and negotiation I want CHAD to provide a 72 hour notice of its intent to enter my premises – including entering the basement portion of my premises, such notice to be effected by telephone, text message, e-mail and regular U.S. Mail, and to wait to enter the premises until I respond to all four notices in the affirmative, 3) I am requesting that CHAD install a deadbolt lock on each of my four doors – front, back and two basement doors, at my expense not to exceed my portion of the rent, 4) I want the pavement, gravel and grass, evened out so that it is level to walk on, and, 5) I want the mold in the basement remediated and the basement leaks fixed. I understand that the goal of the negotiation process is to preserve my housing, and that such a goal may not be achieved. I understand that a final settlement agreement may include any terms to which I subsequently agree and may modify, vary or be inconsistent with the proposed authorization terms set out in this document.

Date

8-18 -17

[REDACTED]  
Ms. [REDACTED] Taylor



PRAIRIE STATE LEGAL SERVICES

Equal Access to Justice

### RETAINER AGREEMENT

[REDACTED] Taylor, "Client", and Prairie State Legal Services, Inc., "Prairie State", agree that:

**1. Nature of Case:** Client retains Prairie State as his/her attorney to represent him/her concerning (describe matter in which representation is sought): \_\_\_\_\_  
reasonable accommodation

**2. Scope of Representation:** As attorney for Client in the above-described matter, Prairie State agrees to (specify scope and nature of representation such as appearance at hearing, negotiation, etc.): \_\_\_\_\_  
negotiate on behalf of client with landlord or landlord's attorney

Client agrees that representation by Prairie State is limited to the above matter.

**3. Explanation of Representation and Status of Case:** Prairie State will give to Client a full explanation of the nature of the representation it will provide and will keep Client informed about significant developments in the case.

**4. Settlement:** Client decides whether to accept or reject any settlement offers that may be made.

**5. Confidentiality:** Prairie State will hold all information about Client in confidence. Prairie State will not reveal client information to persons or organizations outside of Prairie State without Client's consent, except as permitted by the Rules of Professional Conduct, or as necessary to enable Prairie State to properly represent Client or to comply with state or federal law. Client understands that Prairie State may share such information among its staff.

Client understands that in order to comply with 45 C.F.R. Part 1644, Prairie State must disclose certain information to the public, upon request, and to the Legal Services Corporation when Prairie State files a new case for Client in court. This required disclosure is limited to the case number, the full name and address of each party to the case, the nature of the case, and the address of the court where the case has been filed. In cases where revealing the client's identity or address would put the client at risk of physical harm, disclosure will not be made.

Client further understands that Prairie State relies on a number of entities that fund our legal services and that such funders sometimes monitor services provided under their respective grants. Prairie State works to protect Client's confidential information, but demographic information (such as Client's income, race, gender, or age) may be released for these purposes.

**6. Cooperation:** Client agrees to report all changes in address and all changes in the facts or circumstances relating to the matter which Prairie State is handling, and agrees to fully disclose all



**PRAIRIE STATE LEGAL SERVICES**

*Equal Access to Justice*

MARISA WIESMAN, *MANAGING ATTORNEY*

KERRY O'BRIEN

LAURA M. MYERS

RONALD D. SOJKA

YVETTE GOLAY

*STAFF ATTORNEYS*

DAVID WOLOWITZ, *ASSOCIATE DIRECTOR*

400 W. ROOSEVELT RD., FIRST FLOOR  
WHEATON, IL 60187-2317  
PHONE: 630-690-2130  
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FAX: 630-690-2279  
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AUGUST 22, 2017

Ms. [REDACTED] Taylor

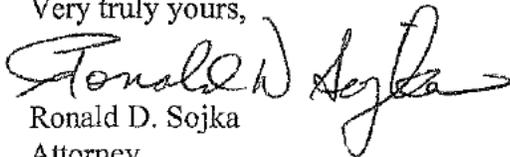
[REDACTED]  
Naperville, IL 60540

Dear Ms. Taylor:

Enclosed please find a copy of the letter that I sent to Amy Olson on your behalf concerning the issues we discussed. Should you wish to pursue a claim against the complex or their contractor for personal injury that you sustained on the premises, you may wish to bring suit against either or both. A negligence lawsuit must be brought within two years of the date of the injury. Otherwise, the accused can defend the lawsuit on the grounds that the case was not filed timely. Prairie State does not provide legal assistance for those types of cases. You may wish to contact the DuPage County Bar Association Lawyer Referral Service at (630) 653-9109, for that type of case. With regard to pursuing the discrimination issue, as I mentioned in our telephone conversation, you may wish to contact Hope Fair Housing at (630) 690-6500.

I will let you know of any response that I receive from Ms. Olson. If you have any questions about this, please do not hesitate to contact me.

Very truly yours,

  
Ronald D. Sojka  
Attorney

Enclosure



**PRAIRIE STATE LEGAL SERVICES**

*Equal Access to Justice*

MARISA WIESMAN, *MANAGING ATTORNEY*

KERRY O'BRIEN

LAURA M. MYERS

RONALD D. SOJKA

YVETTE GOLAY

*STAFF ATTORNEYS*

DAVID WOLOWITZ, *ASSOCIATE DIRECTOR*

400 W. ROOSEVELT RD., FIRST FLOOR

WHEATON, IL 60187-2317

PHONE: 630-690-2130

TOLL FREE: 800-690-2130 (CLIENTS)

FAX: 630-690-2279

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AUGUST 22, 2017

Ms. Amy Olson  
Wiedel, Philipp, Indelicato & Olson  
4915 Main Street  
Downers Grove, Illinois 60515-3612

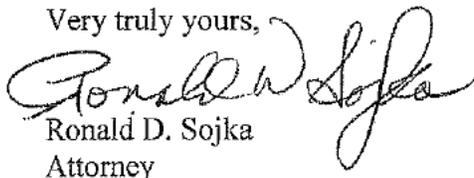
Dear Ms. Olson:

Ms. [REDACTED] Taylor has contacted this office concerning her lease renewal with your client, Community Housing Advocacy and Development ("CHAD"). Ms. Taylor tells us that she does wish to renew her lease, but wishes to do so upon the following or substantially similar terms:

- 1) Ms. Taylor wants sufficient time to review a copy of the proposed lease prior to having to sign it and she does not want to renew her lease with a rent increase;
- 2) Ms. Taylor wants CHAD to provide a 72 hour notice of its intent to enter her premises – including entering the basement portion of her premises, such notice to be effected by telephone, text message, e-mail and regular U.S. Mail, and CHAD is to wait to enter the premises until she responds to all four notices in the affirmative;
- 3) Ms. Taylor requests that CHAD install a deadbolt lock on each of her unit's four entry doors – front, back and two basement doors, at her expense but not to exceed her portion of the rent;
- 4) Ms. Taylor wants the unit's pavement, gravel and grass areas evened out, so that they are level to walk on; and,
- 5) Ms. Taylor wants the mold in the basement remediated and the basement leaks fixed.

I am requesting that you provide me with a response to these issues within the next 10 business days. If you have any questions about this, please do not hesitate to contact me.

Very truly yours,

  
Ronald D. Sojka  
Attorney

Cc: Ms. [REDACTED] Taylor

OFFICES IN BLOOMINGTON, GALESBURG, JOLIET, KANKAKEE, MCHENRY, OTTAWA, PEORIA, ST. CHARLES, ROCK ISLAND, ROCKFORD, WAUKEGAN AND WHEATON





[REDACTED]

10001/10/10/2017

August 18, 2017

RE: Non Lease Renewal

Dear [REDACTED]

We are writing to inform you that after reviewing your account with our CEO Brian Worth, CHAD will not be offering a renewal of your lease due to the following reasons:

- Non-Compliant/No Signed Lease

By this letter, we hope to provide you with sufficient time (over 30 days) to locate suitable alternative housing.

Your lease for the above mentioned premises is expiring and we ask that you vacate promptly on or before 11:59 p.m. on 9/30/2017. Therefore, please consider this letter as formal notice for you to leave the premises on or before that time. CHAD has the right to begin showing your unit to prospective clients with 30 days of this notice.

Please contact me to schedule your move out inspection prior to your move out date of 9/30/2017. Please make sure you are ready to hand over your keys during your move out inspection and after you have removed all of your personal belongings and cleaned the unit thoroughly.

If you are unable to do so before 9/30/2017, please call with your intended "move-out" date and schedule a time before the aforementioned date and time for your joint move-out inspection.

If you have any questions, please feel free to contact me directly at (630) 436-4452 ext 223 or by email at [REDACTED].

*Pamela Brzdarowski*  
Pamela Brzdarowski  
630-436-4452  
pbrzdarowski@chad.com

Name: [REDACTED] Taylor

Conflict: YES  NO   
If Yes, explain: \_\_\_\_\_

INTAKE INTERVIEW

1. Is your housing: \_\_\_\_\_ Private  Subsidized
2. Do you have a Voucher from Section 8? YES  NO
3. Do you have a written lease? YES  NO
4. When did you move in? 5 / 3 / 2016
5. When does your lease end? 5 / 31 / 2017
6. What is your rent? \$ 1094 / Month clt's share \$321
7. What was the first month you did not pay your rent? current
8. What is the name of the LL, complex or association? CHAD
9. Did you get a Notice (5-day, 10-day, 30-day)? \_\_\_\_\_ YES  \_\_\_\_\_ NO
10. How did you receive the Notice?  
 \_\_\_\_\_ Slid under door \_\_\_\_\_ posted on door \_\_\_\_\_ by regular mail  
 \_\_\_\_\_ By cert/reg mail \_\_\_\_\_ handed to you \_\_\_\_\_ other:  
 \_\_\_\_\_ Handed to someone you live with over the age of 12
11. What date did you receive the notice? \_\_\_\_\_
12. Did you attempt to pay the money within the 5 days? \_\_\_\_\_ YES  \_\_\_\_\_ NO
13. Child support? Receive? \_\_\_\_\_ YES  \_\_\_\_\_ NO ; In Process? \_\_\_\_\_ YES  \_\_\_\_\_ NO
14. Assets that can be turned into cash? Vehicle? \_\_\_\_\_ YES  \_\_\_\_\_ NO ; Other: \_\_\_\_\_
15. Collectible? \_\_\_\_\_ YES  \_\_\_\_\_ NO

Court Case Number: \_\_\_\_\_ Signed Retainer \_\_\_\_\_

NOTES: Effective 9/1/2017, rent increases to \$1,200.  
Clt was notified of rent increase 6/15/2017. 2 bedroom duplex; clt lives alone; paid \$1100 see dep. Basement floods - basement & garage are shared with next door neighbor. Clt has visited CHAD website & found that CHAD manages 440 units. Clt has checked with 10 CHAD tenants - 4 black; 6 white. The black tenants told clt that their increases were about 3%; the white tenants reported no rent increases. Clt does not know how long any of those tenants have been residing in their respective units.

4/30/17

"On class top" Chud complaint

1

To proof read  
again

Hold do not send  
immediately.

Taylor  
[Redacted]  
Naperville, Illinois 60540

July 1, 2017

Community Housing Advocacy and Development (CHAD)  
Attn: Pamela Broniatowski  
Property Manager  
531 East Roosevelt Road Suite 200  
Wheaton, Illinois 60187

Re: CHAD Rental Property at [Redacted]  
Naperville, Illinois 60540

Dear Ms. Broniatowski:

Will I let  
Nesha  
proof read?

Deliver ~~DO~~ before  
I go on  
weekend  
trip.

After kids  
visit  
do not  
run +  
open  
doors.

Form 903  
online  
complaint

spell check  
grogling

On May 3, 2016, I leased the CHAD property at [Redacted]  
Naperville, Illinois 60540 at the contract rent of \$1094 and put up a security  
deposit of \$1100. The lease was scheduled to end 5/31/2017. Your <sup>please</sup> renewal process  
began 5/8/17 and has not been completed yet. Why is this such a long  
drawn out process.

pot car  
in  
garage

Unfortunately, you have violated terms of several of our contacts and Illinois Real  
Estate Law by not giving 60 day notice prior to lease end that you were  
increasing my rent. At approximately 90, 60 and 30 days prior to lease end, I  
asked for a new lease and got no response. I am disappointed because you are  
violating my civil rights under the Federal Fair Housing Act by raising my rent 10%.  
You are treating me differently from your white tenants who rents were raised  
less than 5%. Raising my rent \$106 per month creates unnecessary burden of  
\$1272 a year on me.

6:36  
35  
7:01

Waiting to the last minute to have me sign a lease (notify me the the day of);  
lease renewal paper work given to me 5/8/17 after passing inspection (returned

stating that I  
must sign  
that my car  
use the  
unit.  
however  
give me  
proper  
notice.

Emotional distress/humiliation/

HUD.GOV  
U.S. Dept of Housing + Urban  
Development

*you*  
by 5/13/17 deadline) CHAD office creates an unnecessary burden by rushes me because they did not properly plan in advance. I still don't have a legal, accurate current lease without a rent increase. You missed Dupage Housing Authority deadline. ~~Your 4/13/17 is not 60 days notice.~~

You violated my rights by changing my lease dates to 8/1/17 to 7/31/18. My original lease was 5/3/16 to 5/31/17.

I am being discriminated against because I am a [redacted] year old, disabled, African American, single female.

Ms. Broniatowski, on 4/21/16 and 5/8/17 you asked, what my disability was? On both occasions, I advised that it is illegal for you to inquire. You mislead me regarding lease renewal, rent increase and renewal paperwork. Intimidating me to sign blank forms for the housing authority; then later filling in what you want. Inappropriate or illegal?

CHAD engages in false advising and deceptive practices on your website www.chadhousing.org. You boast of being a provider of affordable housing ~~to~~ keep rents low, below market. Then raise my rent above ~~market~~.

The website specifically state that your units are not at market rent. This is your organization's mission statement, the entire reason for your existence. Now I am being told that only the property that I reside in does not fall into your affordable housing. ~~It is the only property out of all the property that you own?~~ The initial rent was below market. How could I anticipate above normal huge rent increases for affordable housing?

I give up housing of 13 years, to move into your affordable unit. It was never disclosed to me that out of all the units that CHAD own only mine is not affordable?

I was very clear that I was looking for a retirement villa. I did not want to be moving every year since I landed in unit. This was stated to your supervisor in numerous occasions.

*after by 107 on 1 year. And your intent is not to bring your rents to market rate.*  
*Category*  
*separate paragraph*  
*received*  
*highly insult*  
*blame for*  
*my case*  
*managing*

Chad is charging me, an older, disabled, black woman more in rent that you charge a white tenant for the same apartment.

Ms. Broniatowski, when you did the "move in" inspection. The basement was misrepresented. You told me that I could use the basement for storage because I was downsizing. The basement is horrible. Water comes in every time it rains and/snows; walls, floors are flooded. Horrible. I was promised storage area. I have no place to store my stuff. The garage leaks when it rains and snows. You knew <sup>both</sup> this leaked before I moved in. I should have been told. Water will cause termites; and <sup>the</sup> foundation to deteriorate. I put in several work orders. Landlord failing to make the repairs or delays because I am [redacted] years old, black and disabled female is illegal. The basement walls and floors need repairing and painting. Maintenance service as it pertains to the basement is inadequate. Garage needs painting the inside.

*in re assessment me jacking*

The Illinois Human Rights Acts also prohibits discrimination in housing because I am [redacted] years old, black, disabled, retired/fixed income, single, divorced woman.

To resolve the problem, I would appreciate it; if you issue a new lease immediately ending 2027 without a rent increase during it duration.

I look forward to your reply and a resolution to my problem. Please contact me at the above address.

*I live on the first floor. This would create a safety hazard. Fix first 6 months. I could not use basement that. Paid for.*

Cc: Rosemarie Montanez-CHAD Leasing / Compliance Manager  
State of Illinois - Department of Human Rights  
Fair Housing Rights

*HUD vs Dept of Housing & Urban Development  
Federal Fair Housing Act*



OFFICE OF THE ATTORNEY GENERAL  
STATE OF ILLINOIS

**Lisa Madigan**  
ATTORNEY GENERAL

Dear Consumer:

Thank you for contacting my office concerning your consumer problem. Enclosed you will find a complaint form which I ask you to fill out completely and return to my office. Also, please enclose copies of any documents relevant to your complaint. Please do not send any original documents.

Upon receipt of your complaint, a staff person will first review your complaint to determine if the complaint pertains to a matter better addressed by another agency. If so, your complaint will be referred. If your complaint is retained by this office, a staff person will forward your complaint to the business involved requesting a response. Any response will be forwarded to you.

If this informal dispute resolution process does not result in a satisfactory conclusion, this office cannot require a business to respond to or adjust your complaint. Illinois law does not permit the Attorney General's Office to represent private citizens in legal actions.

Where evidence indicates that a business is engaging in substantial and systematic violations of consumer protection laws, we do bring legal actions on behalf of the State of Illinois that are in the public interest. If your complaint supports a pattern of deceptive practices, it may be included in future investigations or litigation.

I appreciate your interest in bringing this complaint to our attention. One of the most valuable ways we can learn of problems existing in the marketplace is by receiving complaints from concerned citizens.

Sincerely,

ATTORNEY GENERAL  
State of Illinois



# LISA MADIGAN

Illinois Attorney General  
 Consumer Fraud Bureau  
 100 West Randolph Street, 12<sup>th</sup> Floor  
 Chicago, IL 60601  
 312-814-3000  
 1-800-386-5438 (Toll free in IL)  
 TTY: 1-800-964-3013  
[www.IllinoisAttorneyGeneral.gov](http://www.IllinoisAttorneyGeneral.gov)

Office Use Only	
CLMS:	_____
AG:	_____

BWorth@chadhousing.org

630-580-9244 - fax

## YOUR INFORMATION: NAME OF SELLER OR PROVIDER OF SERVICE

Name: Mr., Mrs., (Ms.) (circle one)  
 [Redacted] Taylor

Address:  
 [Redacted]

City: Naperville, Illinois 60540 State: Zip code: County: DuPage

Your Telephone Number:  
 Daytime [Redacted]  
 Evening ( ) -

Your e-mail address (optional):  
 [Redacted]

Are you a senior citizen? Yes  No   
 Are you a veteran? Yes  No   
 Are you a service member? Yes  No

Name: Brian K. Worth, Esq. President + CEO CHAD  
 Community Housing Advocacy and Development (CHAD)

Address:  
 531 E. Roosevelt Road, Suite #200 (CHAD)

City: Wheaton, Illinois 60187 State: Zip code:

Telephone (630) 456-4452 Ext 202  
 Website: www.chad.org housing.org

Additional seller or provider of service involved in transaction:  
 Name: Pamela Broniatowski - Property Manager  
 Address: pbroniatowski@chadhousing.org  
 City: Rosemarie Montanez - Leasing/Compliance Manager  
 Telephone ( )  
 Website: rmontanez@chadhousing.org

Has this matter been submitted to another government agency, an arbitration service, or to an attorney?  Yes No  
 If yes, please give name, address, telephone number #: HUD Illinois Department of Human Rights  
 Is court action pending? Yes  No

## INFORMATION ABOUT THE TRANSACTION

Date of Transaction: 5-3-16 = 1<sup>st</sup> lease Renewal 5-15-17 = Package  
 Did you sign a contract? Yes  No  
 (If yes, please attach a copy)  
 Date contract was signed: 5-15-17 Renewal Package

Was the product or service advertised? Yes  No When? (Please attach a copy of the advertisement, if available)

How was the service advertised?

- Newspaper/magazine
- Radio advertisement
- Television advertisement
- Internet advertisement
- E-mail solicitation
- Direct mail solicitation
- Telephone solicitation
- Yellow pages of the telephone book
- Facsimile solicitation
- Door-to-door solicitation
- Display at merchant's place of business
- Display at a trade show/convention, etc.
- Other Community flyers, newspapers

Rent for May 2016 to July 2017 at \$1099 = 15,316  
 Total Cost of product/service: \$29,716 Rent August 2017 to July 31, 2018 at \$1200 monthly + creating a month  
 Amount paid to date/down payment: \$15,316

Method of payment (circle one) (Please attach a copy)  
 Cash Check  Money Order Credit Card Debit Card Bank Draft  
 Wire Transfer Automatic Debit Plus Other DuPage Housing Authority Voucher - amount varies

If you paid with a credit card, have you contacted your credit card company to register a dispute? Yes No n/a received a rent increase since February as income not change

(Under the Federal Fair Credit Billing Act, you have 60 days from the time that you receive your statement to dispute the charge.) n/a

Do not include... (partially visible)

**HUD Fair Housing Complaint - [REDACTED] Taylor**

1 message

donotreply@hud.gov &lt;donotreply@hud.gov&gt;

Sat, Jul 1, 2017 at 8:26 PM

To: [REDACTED]

Dear [REDACTED],

The U.S. Department of Housing and Urban Development (HUD), Office of Fair Housing and Equal Opportunity (FHEO) has received your HUD 903 online housing discrimination complaint form. The information listed at the end of this email is the data you submitted. Your complaint of housing discrimination will be routed to the appropriate regional office for processing. Your complaint will be reviewed by a fair housing specialist to determine if it alleges acts that might violate the Fair Housing Act. The specialist will contact you for any additional information needed to complete this review. If your complaint involves a possible violation of the Fair Housing Act, the specialist will assist you in filing an official housing discrimination complaint. Please feel free to contact FHEO at the main discrimination hotline number 800-669-9777 (800-927-9275 for the hearing-impaired) or refer to the state toll-free number breakout listed below.

Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont (800-827-5005)

New Jersey, New York, Puerto Rico, Virgin Islands (800-496-4294)

Delaware, District of Columbia, Maryland, Pennsylvania, Virginia, West Virginia (888-799-2085)

Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee (800-440-8091)

Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin (800-765-9372)

Arkansas, Louisiana, New Mexico, Oklahoma, Texas (888-560-8913)

Iowa, Kansas, Missouri, Nebraska (800-743-5323)

Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming (800-877-7353)

American Samoa, Arizona, California, Guam, Hawaii, Marshall Islands, Micronesia, N. Mariana Islands, Nevada, Palau (800-347-3739)

Alaska, Idaho, Oregon, Washington (800-877-0246)

Thank you for your submission. Below is the data you have submitted.

## Your Personal Information:

First Name: [REDACTED]

Last Name: Taylor

E-Mail: [REDACTED]

Address: [REDACTED]

City: Naperville

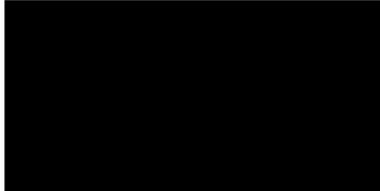
State: IL

Zip: 60540

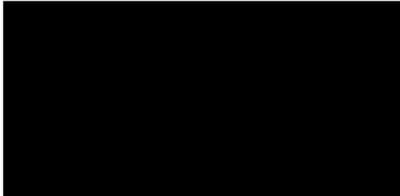
Day Time Phone: [REDACTED]

Evening Phone: [REDACTED]  
Best Time To Call: Day

Your First Contact Information:



Your Second Contact Information:



What happened?:

On May 31, 2017 My doctor wrote two letters to my landlord(CHAD) requesting reasonable accommodations for my disabilities. July 1, 2017 I received letters from the landlord's lawyers addressed to my doctor questioning my disabilities and asking the doctor very specific questions about my medical history. Landlord's lawyers are Wiedel, Philipp, Indelicato and Olson 4915 Main Street Downer Grove, Illinois 630-969-2300 phone; 630-969-1342 fax. On June 15 I received a landlord email indicating that my rent would be raised on August 1, 2017 by \$106 per month (10%) equals \$1292 a year. 60 days notice is required prior to my lease end date of May 31, 2017. My landlord never give me proper notice about anything. White tenants rents were raised less than 5%. On May 8, I began long drawn out lease renewal process, passed inspection, completed CHAD paper work. I still don't have a lease. asked 4 times. CHAD engages in false advising and deceptive practices on website www.chad.org they boast of being provider of permanent affordable housing and their rents are below market level. Ignore repairs order to fix leaky basement and garage. They knew these area leaked prior to renting unit to me. whenever it rains or snows.

housing

Why do you believe you are being discriminated against?:

I am being discriminated against because I am [REDACTED] years old, disabled, African American, Black single female who is an empty nester.

I feel that I am being discriminated against because I have an affordable housing voucher. The landlord know if they raise the rent too high. Section 8 won't pay and I have to move.

Property Manager =pbroniowski@chadhousing.org;

RoseMarie Montanez=Leasing /Compliance Manager =rmontanez@chadhousing.org 630-456-4452 ext 202

Who do you believe discriminated against you?:

First Name: Pamela

Last Name: Broniatowski

Organization: Community Housing Advocacy and Development (CHAD)

Address: 531 East Roosevelt Road Suite 200 Wheaton, Illinois 60187

Where did the alleged act of discrimination occur?:

Address: [REDACTED]

City: Naperville

State: IL

Zip: 60540

When did the last act of discrimination occur?: 07/01/2017

Is the alleged discrimination continuous or on going?: Yes



# LISA MADIGAN

Illinois Attorney General  
Disability Rights Bureau  
100 West Randolph, 11th Floor  
Chicago, IL 60601  
312-814-5684  
1-800-964-3013

Email: [disabilityrights@atg.state.il.us](mailto:disabilityrights@atg.state.il.us)  
[www.IllinoisAttorneyGeneral.gov](http://www.IllinoisAttorneyGeneral.gov)

Fill out the form online and click submit at the end of the form to send by email or print and mail to the address above. Include copies (no originals please) of any supporting documents.

YOUR INFORMATION	PERSON OR ENTITY YOU ARE COMPLAINING ABOUT
<p>Name: Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input checked="" type="checkbox"/> (check one)</p> <p>██████████ Taylor</p> <p>Address: ████████████████████</p> <p>City: ██████████ State: ██████████ Zip Code: ██████████ County: ██████████</p> <p>Naperville IL 60540 Dupage</p> <p>Your Telephone Number:</p> <p>Daytime ██████████ Ext: ██████████</p> <p>Evening ██████████ Ext: ██████████</p> <p>Cell: ██████████</p> <p>Your e-mail address: ██████████</p> <p>Preferred phone number(s) for communications with our office regarding your complaint:</p> <p><input checked="" type="checkbox"/> Daytime Phone    <input checked="" type="checkbox"/> Evening Phone    <input checked="" type="checkbox"/> Cell Phone</p>	<p>Name: Community Housing Advocacy and Development (CHAD)</p> <p>Type of Facility (Examples include: restaurant, hotel, doctor's office): Landlord/Management/not for profit?</p> <p>Contact Person (Examples include: supervisor, manager): Brain R. Worth, Esq. President and CEO CHAD</p> <p>Address: 531 East Roosevelt Road, Suite #200</p> <p>City: ██████████ State: ██████████ Zip Code: ██████████ County: ██████████</p> <p>Wheaton Illinois 60187 DuPage</p> <p>Telephone: 630 - 456 - 4452 Ext: 202 or 223</p> <p>Website: <a href="http://www.chadhousing.org">www.chadhousing.org</a></p> <p>Are you currently employed by the entity you are complaining about? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

YOUR COMPLAINT	DO NOT SEND ORIGINALS
<p>Please describe, in as much detail as possible, the incident or condition that is the subject of this complaint. You may use additional sheets if necessary.</p> <p>On May 31, 2017 My doctor wrote two letters to my landlord(CHAD) requesting reasonable accommodations for my disabilities.</p> <p>July 1, 2017, I received letters from the landlord's lawyers addressed to my doctor questioning my disabilities and asking the doctor very specific questions about my medical history. Landlord's lawyers are Wiedel, Philipp, Indelicato and Olson 4915 Main Street Downer Grove, Illinois 630-969-2300 phone; 630-969-1342 fax. On June 15, 2017 I received a landlord's email indicating that my rent would be raised on August 1, 2017 by \$106 per month (10%) equals \$1292 a year. 60 days notice is required prior to my lease end date of May 31, 2017. My landlord never give me proper notice about anything. White tenants rents were raised less than 3%; or not at all. On May 8, I began long drawn out lease renewal process; passed inspection; completed CHAD paper work. I still don't</p> <p>CONTINUE ON NEXT PAGE</p>	

YOUR COMPLAINT, continued

have a lease. I asked 4 times. CHAD engages in false advising and deceptive practices on website

www.chadhousing.org they boast of being provider of permanent, affordable housing and their rents are below /

market level. CHAD ignore repairs order to fix leaky basement and garage. They knew these area leaked whenever it rains or snows;

prior to renting unit to me

I am being discriminated against because I am [redacted] years old, disabled, African American, Black single

female who is an empty nester.

I feel that I am being discriminated against because I have an affordable housing voucher. The

landlord know if they raise the rent too high. Section 8 won't pay and I have to move. Additional providers of service involved :

Property Manager =pbroniowski@chadhousing.org; : Pamela Broniatowski

RoseMarie Montanez=Leasing /Compliance Manager =rmontanez@chadhousing.org see attached letter for deceptive practices and polices

PLEASE DO NOT SEND ORIGINALS, ATTACH COPIES OF DOCUMENTS THAT RELATE TO YOUR COMPLAINT.

ADDITIONAL INFORMATION

Are you represented by an attorney in this matter? If so, please provide the attorney's name, address and telephone number.

NO

Have you filed a complaint about this incident or facility or condition with any other government entity (Federal, State or Local)? If so, what entity?

yes. HUD / Illinois Department of Human Rights / DuPage Housing Authority

Have you filed a complaint about this incident or condition with an advocacy organization or other organization that represents the interests of or advocates on behalf of individuals with disabilities? If so, what organization?

NO

PLEASE READ AND SIGN BELOW:

The Disability Rights Bureau will carefully evaluate your allegations to determine whether to initiate an investigation. That decision should not be considered a determination of the merits of your allegations or the result of a comprehensive finding of fact or law.

You may also file complaints with other government agencies including but not limited to the Illinois Department of Human Rights, 100 W. Randolph Street, Suite 10-100, Chicago, IL 60601, and the U.S. Department of Justice, Civil Rights Division, Disability Rights Section, 950 Pennsylvania Avenue, N.W., Washington, D.C. 20530. Please be advised that complaints must be filed with the Illinois Department of Human Rights within 180 days of the date of discrimination.

Signature: [redacted]

Date: 8-16-17

Submit Form

[REDACTED] Taylor

[REDACTED]  
Naperville, Illinois 60540  
[REDACTED]

August 14, 2017

Lisa Madigan  
Illinois Attorney General  
Disability Rights Bureau  
100 West Randolph, 11<sup>th</sup> Floor  
Chicago, Illinois 60601

Re: This is Page two of Complaint against Community Housing Advocacy and Development (CHAD)  
Landlord/Management/not for profit?

Brian R. Worth, Esq. President and CEO  
531 East Roosevelt Road, Suite #200  
Wheaton, Illinois 60187  
630-456-4452 Ext. 202  
[www.chadhousing.org](http://www.chadhousing.org)

**CHAD engages in unfair, deceptive practices.** Their lease is written so loosely; it allows them to enter tenants' units at any time for any reason with little to no notice. They can come and inspect your apartment any time within 90 days of you moving in under the guise of doing a move in inspection. To ensure nothing was damaged in the move process. CHAD ALSO inappropriately enters occupied units up to 180 days prior to lease expiring; In order to inspect the unit prior to renewing the lease. CHAD claims the notice was in the lease. This creates problems because of the 440 families; many have children between the ages of 12 to 17 years who are home alone while their parents work. This is very upsetting to many tenants. Many have complained. Others are afraid to say anything because they are low and moderate income people. They just want to work and send their children to school. CHAD just says they have the right to enter unit at any time (see attached emails).

It takes 1 to 4 months after your actual lease ends before CHAD issues you another lease with a surprise rent increase. In their lease renewal paper work, you are forced to sign a blank form asking section 8 for a rent increase and you (the tenant) don't know what the amount is. You feel like you cannot say no. CHAD later surprises you by filling in a random amount. CHAD Alters a legal document that you already signed. Then you are blindsided. CHAD insist on retroactively collecting the rent for the previous 1 to 4



Months, while you were in limbo wondering if they were going to renew your lease. Then you get a new lease starting 1 to 4 months after your original lease expired. This goes on for years. There is a one to four month gap in your leases annually. None of the leases are consecutive for any of the 440 tenants ever. This creates problems for residents trying to register their children for school because they cannot prove residency. Especially when the children are in transition; just starting school; going into junior high; high school or college. This creates unnecessary stress for parent and kids. Not having a valid, current lease impedes a person's ability to access social services and public benefits. Not issuing consecutive leases is a standard CHAD practice. Residents have to beg for a lease in order to properly handle their business.

Once you have given up all hope of acquiring a lease.

At CHAD's convenience they rush you and force you to sign a 33 page (approximately) two sided lease in their office in their presence in 15 minutes to 1 hour window. They will not allow you to bring lease home and read it. Nor allow you to take it to have someone else look over it.

At the present time, CHAD is insisting that I come to their office and sign a lease with a ten percent rent increase. I reject the 10% increase because no one else rent has ever been raised that high. I have request numerous times to be able to review my lease at my leisure and not have to sign it under pressure at their office. In my first lease which expired May 31, 2017 CHAD typed my address incorrectly, listed the unit as furnished; and it is not. CHAD says the unit is on the second floor and not the first, etc.

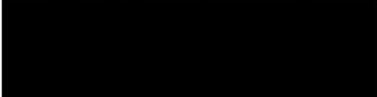
I have asked numerous times to level out my walk way near garage cause I often trip and fall from uneven pavement when getting out my car.

I also ask the grass area be evened out; cause lots of holes in the landscaping is a tripping hazard when I have to try and pull out garbage cans ( which are stored on top of landscaping adjacent to garage). Even when I have someone else pull the garbage cans for me. They trip too.

I want to stay in my apartment and do not want to move. I just moved here last year. Moving is very expensive and emotional devastating.

Another deceptive practice of CHAD is that they allow their subcontractors (exterminators and others) to go home with master keys that open all the units. When they terminate employee and discontinue using subcontractors they don't get keys back and do not change locks on tenant apartments. They do not allow tenants to have their own locks.

Sincerely,





**RE: response3: Where's my new executed lease which began 6/1/2017?**

2 messages

**Taylor** [redacted]  
To: Rosemarie Montanez <rmontanez@chadhousing.org>  
Cc: Pamela Broniatowski <PBroniatowski@chadhousing.org>

Mon, Jun 12, 2017 at 10:32 AM

Did u make a mathematical error? Ten percent annual increase? Wow! Industry standard is only five percent and that's for tenants landlords want to keep. Reasons for huge increase?

On Jun 12, 2017 10:23 AM, "Rosemarie Montanez" <rmontanez@chadhousing.org> wrote:

Hello [redacted]

My apologizes. We did locate the letter...thanks for checking in on this!

Rosemarie Montanez  
Leasing/Compliance Manager

p (630) 456-4452 ext. 202  
f (630) 580-9244

rmontanez@chadhousing.org



531 East Roosevelt Road  
Suite 200  
Wheaton, IL 60187

CHADhousing.org

**From:** [REDACTED] Taylor [REDACTED]  
**Sent:** Monday, June 12, 2017 10:13 AM  
**To:** Rosemarie Montanez <rmontanez@chadhousing.org>  
**Subject:** RE: response: Where's my new executed lease which began 6/1/2017?

This letter was already signed in my original lease renewal package and submitted to u last month. U confirmed receipt of it.

On Jun 12, 2017 9:16 AM, "Rosemarie Montanez" <rmontanez@chadhousing.org> wrote:

Good Morning [REDACTED],

Hope you are enjoying your summer as well. We will be requesting a rent increase for your unit to DHA. This increase may or may not affect your rent portion. That is determined by DHA. Please sign the attached letter and return it to us no later than Wednesday, 6/14/2017.

DHA has up to 60 days to respond with the completed paperwork. At that time, we will contact you to come in to sign your renewed lease. Please let me know if you have any questions.

Thank you.

Rosemarie Montanez

Leasing/Compliance Manager

p (630) 456-4452 ext. 202

f (630) 580-9244

rmontanez@chadhousing.org



531 East Roosevelt Road

Suite 200

Wheaton, IL 60187

CHADhousing.org

**From:** [REDACTED] Taylor [mailto:[REDACTED]]  
**Sent:** Sunday, June 11, 2017 3:06 PM  
**To:** Pamela Broniatowski <PBroniatowski@chadhousing.org>; Rosemarie Montanez <rmontanez@chadhousing.org>  
**Subject:** Where's my new executed lease which began 6/1/2017?

Hello,

I hope you are enjoying your summer.

Please send my new executed lease which contains your signatures and mine. It would have been scheduled to begin June 1, 2017 to May 31, 2018?

[REDACTED] Taylor

[REDACTED]  
Naperville, Illinois 60540

[REDACTED]

---

**Rosemarie Montanez** <rmontanez@chadhousing.org>  
To: [REDACTED] Taylor [REDACTED]  
Cc: Pamela Broniatowski <PBroniatowski@chadhousing.org>

Mon, Jun 12, 2017 at 10:38 AM

There is no set percentage. We look at the market rents in the area and units comparable to yours. This home is a non-restricted property, therefore the rents are set closer to market rates.

Rosemarie Montanez

<Leasing/Compliance Manager

p (630) 456-4452 ext. 202

f (630) 580-9244

rmontanez@chadhousing.org



531 East Roosevelt Road

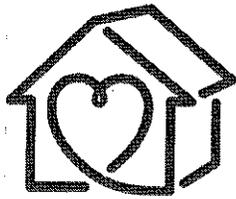
Suite 200

Wheaton, IL 60187

CHADhousing.org

**From:** [REDACTED] Taylor [mailto:[REDACTED]]  
**Sent:** Monday, June 12, 2017 10:32 AM  
**To:** Rosemarie Montanez <rmontanez@chadhousing.org>  
**Cc:** Pamela Broniatowski <PBroniatowski@chadhousing.org>  
**Subject:** RE: response3: Where's my new executed lease which began 6/1/2017?

[Quoted text hidden]



**CHAD**  
COMMUNITY HOUSING  
ADVOCACY & DEVELOPMENT

DREAMS  
LIVE  
HERE

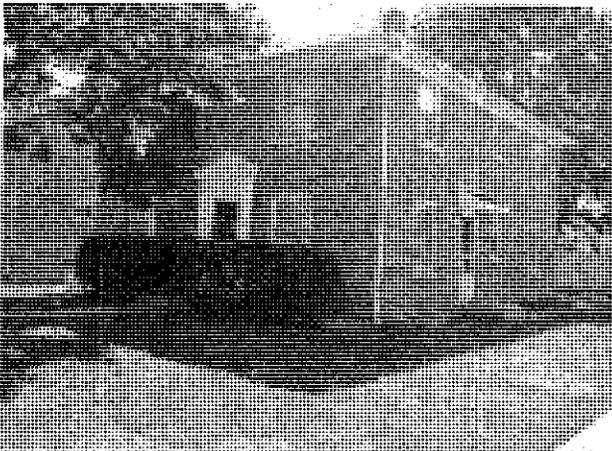
## 230 North Ave. Naperville

2 bedroom    \$1,000 / mo.    Parking: garage    **LEASED**

Built: 1950    Floors: 0    Square feet: 1147

n/a

**LEASED** Application process »



« Back

---

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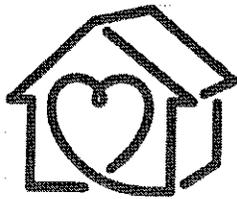
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## Find a home

CHAD has approximately **440 housing units** of all property types in **30 communities** across DuPage, Kane and portions of Cook and Will counties in northeastern Illinois. Properties include apartment homes, condominiums, duplexes, town houses, and single family homes.

### All properties (46)

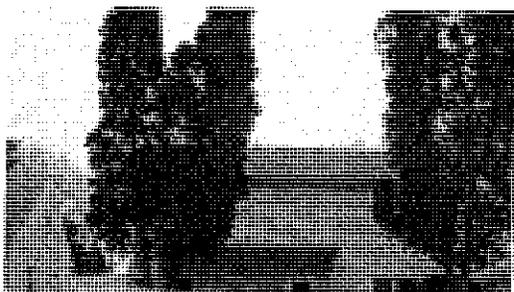
Any price ▼

Any beds ▼

Sort by community ▼

Community: Naperville ✕

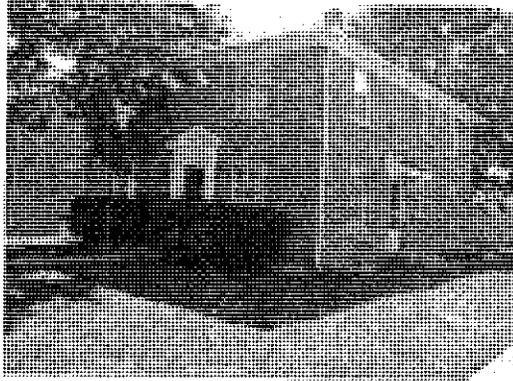
 View map   Show available properties



### Naperville

2 bedroom   **UNAVAILABLE**

First floor 2 bedroom with corner kitchen and spacious living and bedrooms. (Ready to Move-in Mid May) More info »



### Naperville

2 bedroom

**UNAVAILABLE**

n/a [More info »](#)



### Naperville

2 bedroom

**UNAVAILABLE**

NA [More info »](#)



### Naperville

2 bedroom

**UNAVAILABLE**

GRANT RESTRICTED, The annual household income cannot exceed 80% of the Area Median Family Income for DuPage County (MFI). [More info »](#)



### Naperville

3 bedroom

**UNAVAILABLE**

na [More info »](#)



## Naperville

1 bedroom **UNAVAILABLE**

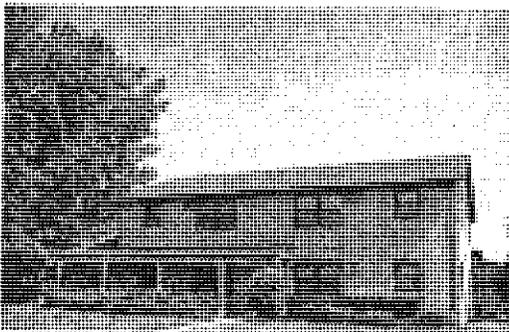
This apartment offers vaulted ceilings, kitchen deck More info »



## Naperville

1 bedroom **UNAVAILABLE**

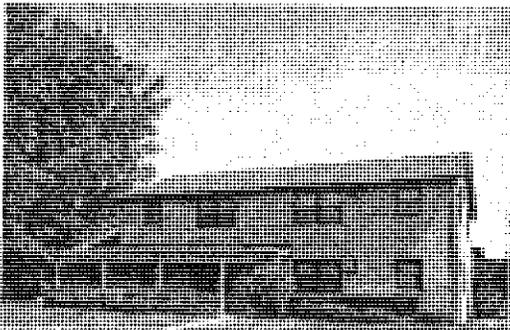
Located near everything! Great apartment! More info »



## Naperville

2 bedroom **UNAVAILABLE**

Located near everything! Great apartment! More info »



## Naperville

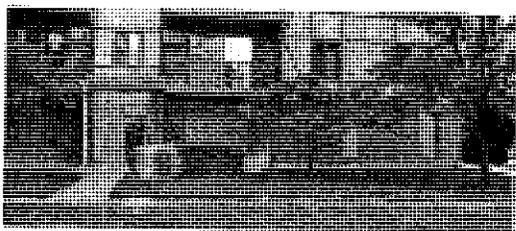
2 bedroom **UNAVAILABLE**

Don't wait any longer to see this unique two-bedroom, one bath unit in Naper Trails near everything and featuring covered parking! Well-appointed... More info »



## Naperville





2 bedroom \$1100 /month

**AVAILABLE**

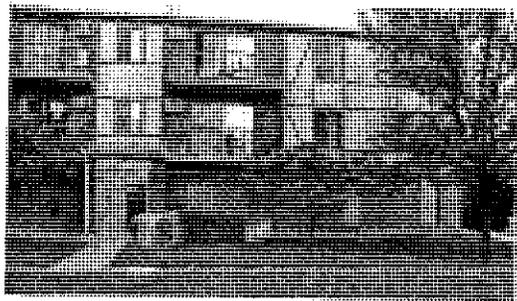
Located near shopping and dining. Near parks and schools. Garage parking available. Unit boasts spacious living area, walk-in closet in master... More info »



### **Naperville**

2 bedroom **UNAVAILABLE**

Hurry, because this two-bedroom, one bath in Naper Trails is loaded with upgrades, including an oak kitchen with dishwasher, newer appliances and... More info »



### **Naperville**

2 bedroom **UNAVAILABLE**

Resident only pays for electricity. More info »



### **Naperville**

2 bedroom **UNAVAILABLE**

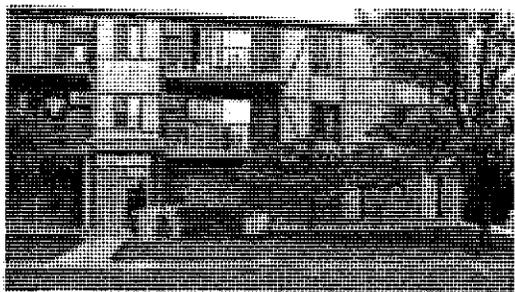
GRANT RESTRICTED, The annual household income cannot exceed 80% of the Area Median Family Income for DuPage County (MFI). More info »



### **Naperville**

2 bedroom **UNAVAILABLE**

Incredible living at an affordable price in the Naper Trails Apartment Association! This well-appointed end unit is a two bedroom, two bath featuring... More info »



### **Naperville**

2 bedroom

**UNAVAILABLE**

NA [More info »](#)



### **Naperville**

1 bedroom

**UNAVAILABLE**

NA [More info »](#)



### **Naperville**

2 bedroom

**UNAVAILABLE**

Tenant pays electric and gas heat. [More info »](#)

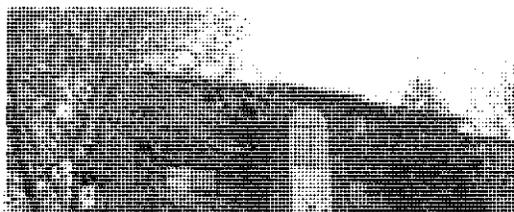


### **Naperville**

1 bedroom

**UNAVAILABLE**

Community laundry facility. [More info »](#)



### **Naperville**

2 bedroom

**UNAVAILABLE**



NOT AVAILABLE UNTIL JULY 2017 - This apartment offers vaulted ceilings, kitchen deck [More info »](#)



### Naperville

1 bedroom **UNAVAILABLE**

This apartment offers vaulted ceilings, kitchen deck [More info »](#)



### Naperville

2 bedroom **UNAVAILABLE**

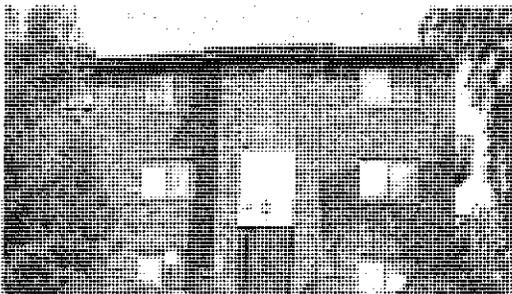
This apartment offers vaulted ceilings, and a kitchen deck. AVAILABLE FEBRUARY 2015 [More info »](#)



### Naperville

2 bedroom **UNAVAILABLE**

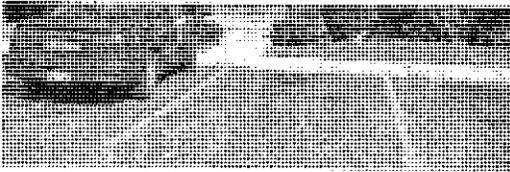
This apartment offers vaulted ceilings, kitchen deck (Ready to Move-in Mid May) Tenant Responsible for Electric & Gas [More info »](#)



### Naperville

1 bedroom **UNAVAILABLE**

This apartment offers vaulted ceilings, kitchen deck [More info »](#)



## Naperville

1 bedroom **UNAVAILABLE**

This apartment offers vaulted ceilings, kitchen deck More info »



## Naperville

2 bedroom **UNAVAILABLE**

This two-bedroom, one bath is on the third floor and features open views and access to jobs, recreation and schools! Updated kitchen features newer... More info »

Showing **1-25** of **46** Next »

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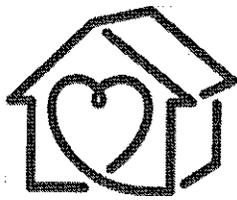
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## 586 Wakefield Ct. Naperville

3 bedroom    \$1,000 / mo.    Parking: 2-car attached

**LEASED**

Built: 1980    Floors: 3-levels    Square feet: 1630

NA

Vaulted ceilings, beamed living room ceiling, 2-car garage, 2 decks, fireplace

**LEASED** Application process »



---

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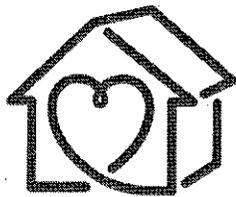
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## 869 Pas Court #102 Naperville

3 bedroom    \$1,016 / mo.    Parking: one-car attached

**LEASED**

Built: 2000    Floors: 1st    Square feet: 1417

NA

2 baths, patio, fireplace

**LEASED** Application process »



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## 799 Springhill Circle Naperville

3 bedroom    \$0 / mo.    Parking: one-car    **LEASED**

Built: 1990    Floors: one-level    Square feet: 1204

NA

Hardwood floor, laundry room, attached garage, dual-access bath, patio

**LEASED** Application process »



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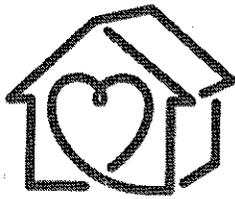
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## 828 N. Loomis #A Naperville

2 bedroom    \$871 / mo.    Parking: Reserve Tenant

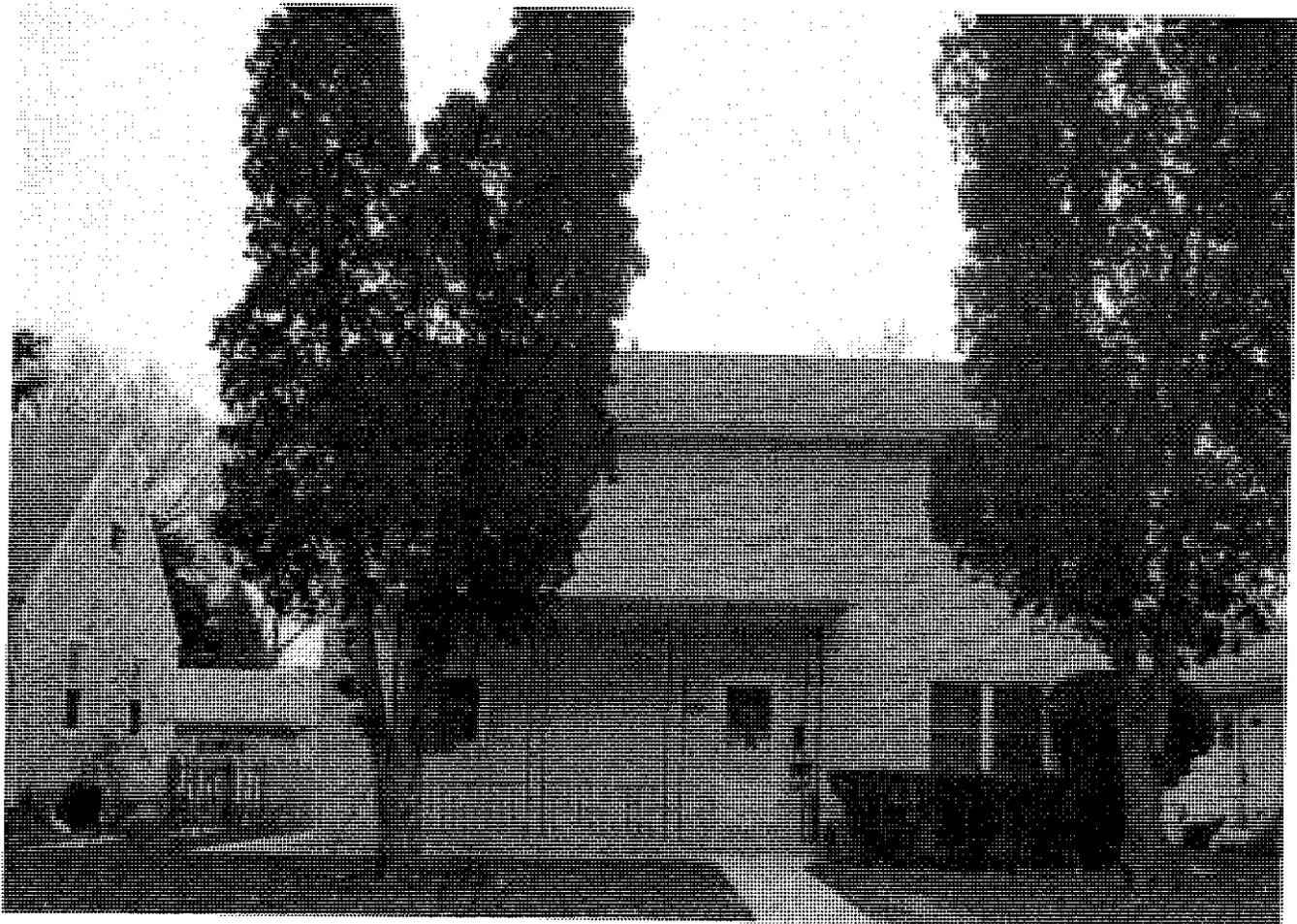
### **APPLICATION PENDING**

Built: 1966    Floors: 1st    Square feet: 845    School district: School District 203

First floor 2 bedroom with corner kitchen and spacious living and bedrooms. (Ready to Move-in Mid May)

Conveniently close to local shopping and downtown Naperville.

Application pending Application process »





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## 732 Inland Circle, #101 Naperville

1 bedroom    \$950 / mo.    Parking: yes    **LEASED**

Floors: 1    Square feet: 750

Tenant is responsible for Gas and Electric

**LEASED** Application process »



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## 716 Inland Circle Naperville

1 bedroom    \$950 / mo.    Parking: Yes    **LEASED**

Floors: 2    Square feet: 900

Tenant is responsible for gas and electric bills

**LEASED** Application process »



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## 732 Inland Circle 301 Naperville

2 bedroom    \$1,050 / mo.    Parking: yes    **LEASED**

Floors: 3    Square feet: 900

Spacious - central air, close to trains and shopping

**LEASED** Application process »





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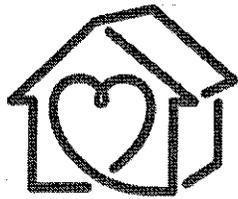
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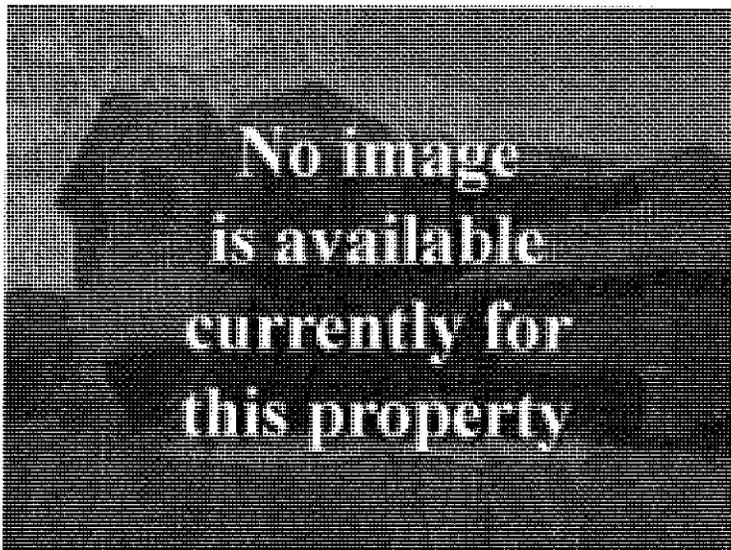
## 708 Inland Circle, 101 Naperville

1 bedroom    \$950 / mo.    Parking: yes    **LEASED**

Floors: 2nd    Square feet: 750

Please visit website [www.chadhousing.org](http://www.chadhousing.org)

**LEASED** Application process »



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## 724 Inland, Apt. 102 Naperville

1 bedroom    \$950 / mo.    Parking: Reserved    **LEASED**

Built: 1970    Floors: 2    Square feet: 750    School district: Naperville

1 Bedroom Apartment - Tenant pays electric and gas bill - visit [www.chadhousing.org](http://www.chadhousing.org)

**LEASED** Application process »



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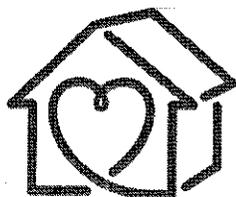
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## 728 Inland, #101 Naperville

1 bedroom    \$850 / mo.    Parking: Parking lot

**LEASED**

Floors: 1    Square feet: 675

Spacious one bedroom - ideal for a single person

Tenant responsible for paying gas and electric bills

**LEASED** Application process »



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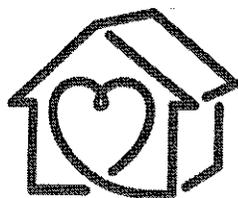
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## 724 Inland, Apt. 201 Naperville

2 bedroom    \$1,050 / mo.    Parking: Parking lot    **LEASED**

Floors: 2    Square feet: 825

Tenant responsible for gas and electric bills

**LEASED** Application process »



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## 15 S. Whispering Hills #C Naperville

2 bedroom \$1,100 / mo. Parking: Reserve **LEASED**

Built: 1980 Floors: 2nd Square feet: 853 School district: Naperville

Located near everything! Great apartment!

Eat-in kitchen

**LEASED** Application process »



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## 736 Inland Circle #302 Naperville

1 bedroom    \$725 / mo.    Parking: Reserved    **LEASED**

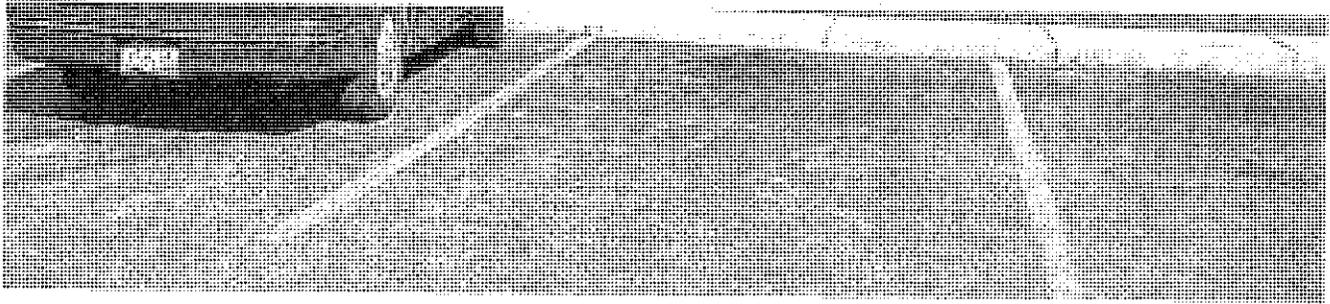
Built: 1970    Floors: 3rd    Square feet: 700    School district: Naperville School Dist. 203

The answer to affordability is in this nice one-bedroom, one bath with great features! You will love the spacious living room with vaulted ceilings and updated kitchen with plenty of counter space and sliders to a private deck. Great closet space. Convenient location near Route 59, the I-88 Corridor and downtown Naperville!

Central air, front & rear entrances, overflow parking.

**LEASED** Application process »





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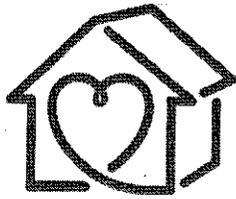
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## 736 Inland Circle #301 Naperville

2 bedroom    \$993 / mo.    Parking: Naperville School Dist. 204

### **LEASED**

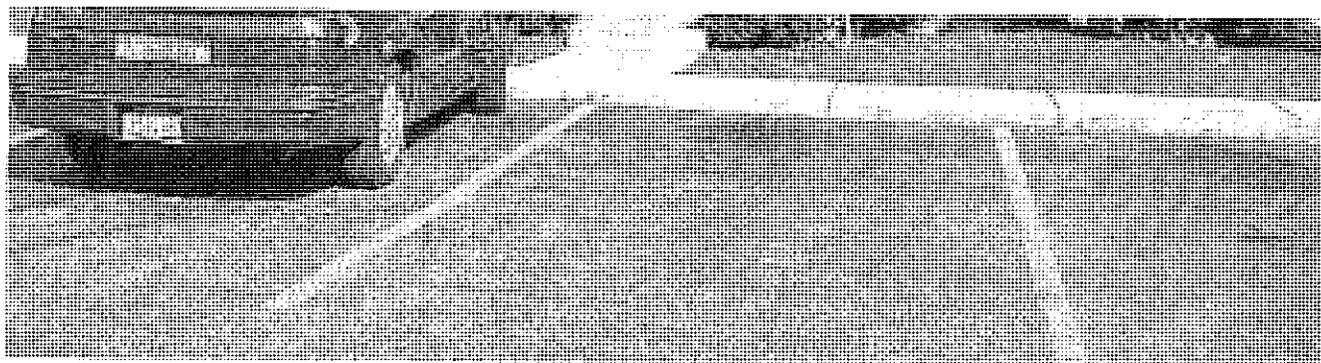
Built: 1970    Floors: 3rd    Square feet: 800    School district: Naperville

This two-bedroom, one bath is on the third floor and features open views and access to jobs, recreation and schools! Updated kitchen features newer appliances including dishwasher, plenty of counter space and eating area with sliders to deck. Vaulted ceilings in living room, newer carpeting. Move in and start living!

Central air, two entrances, end-unit, guest parking

**LEASED** Application process »





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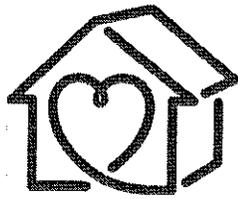
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## 736 Inland Circle #202 Naperville

1 bedroom    \$725 / mo.    Parking: Reserved    **LEASED**

Built: 1970    Floors: 2nd    Square feet: 700    School district: Naperville

This apartment offers vaulted ceilings, kitchen deck

**LEASED** Application process »



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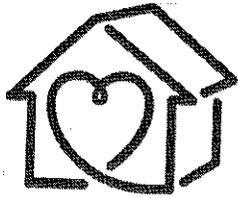
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## 736 Inland Circle #101 Naperville

2 bedroom    \$1,050 / mo.    Parking: Reserved

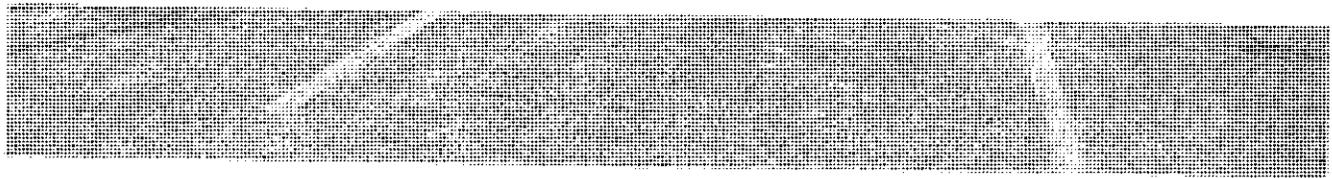
### **APPLICATION PENDING**

Built: 1970    Floors: 1st    Square feet: 700    School district: Naperville

This apartment offers vaulted ceilings, kitchen deck (Ready to Move-in Mid May) Tenant Responsible for Electric & Gas

Application pending Application process »





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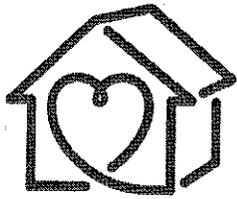
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## 740 Inland Circle #102 Naperville

2 bedroom    \$894 / mo.    Parking: Reserved    **LEASED**

Built: 1970    Floors: 3rd    Square feet: 800    School district: Naperville

This apartment offers vaulted ceilings, and a kitchen deck. AVAILABLE FEBRUARY 2015

**LEASED** Application process »



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## 740 Inland Circle #301 Naperville

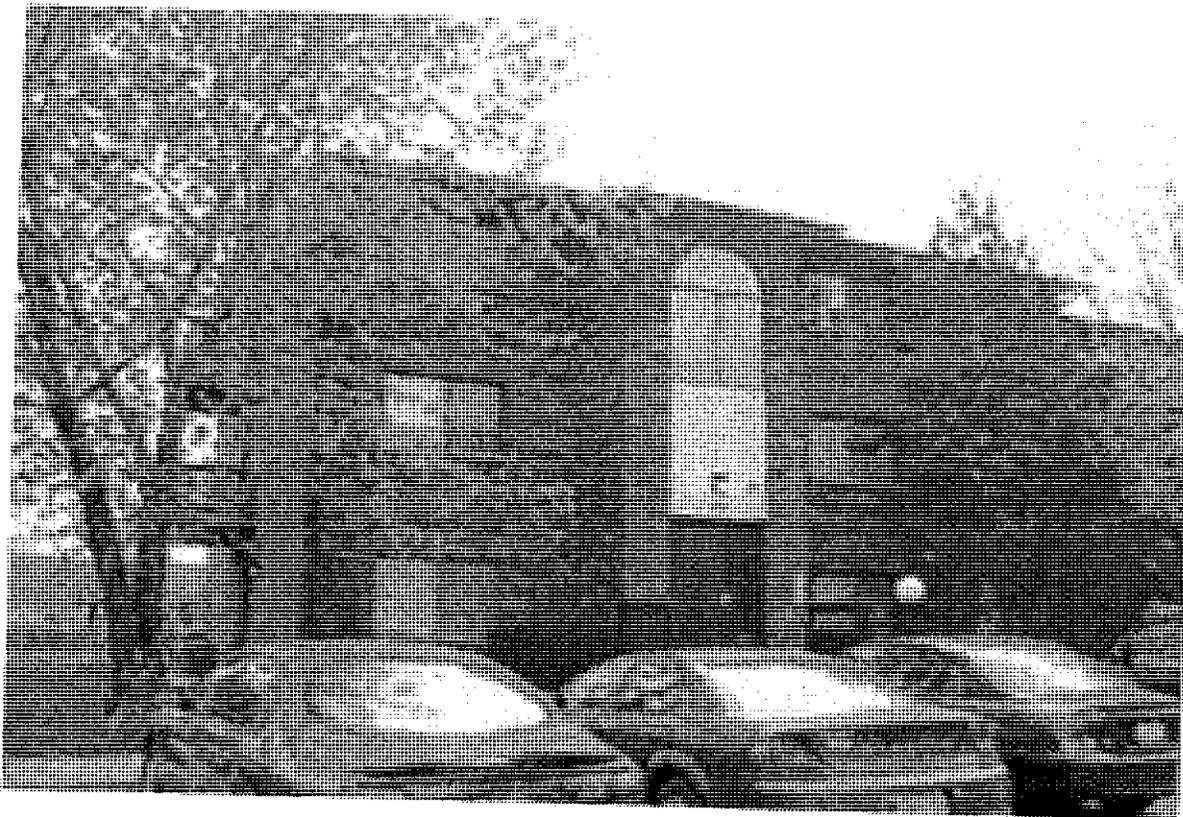
1 bedroom    \$850 / mo.    Parking: Reserved    **LEASED**

Built: 1970    Floors: 3rd    Square feet: 675    School district: Naperville

Community laundry facility.

Within walking distance to the Route 59 Metra Train Station and close distance to Fox Valley Mall.

**LEASED** Application process »



« Back

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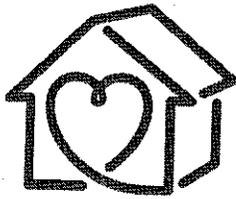
info@chadhousing.org Phone: (630) 456-4452 Fax: (630) 580-9244

**Office hours**

Monday–Friday, 8:00am–4:30pm



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COMMUNITY HOUSING  
ADVOCACY & DEVELOPMENT

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## 1669 Ishnala #101 Naperville

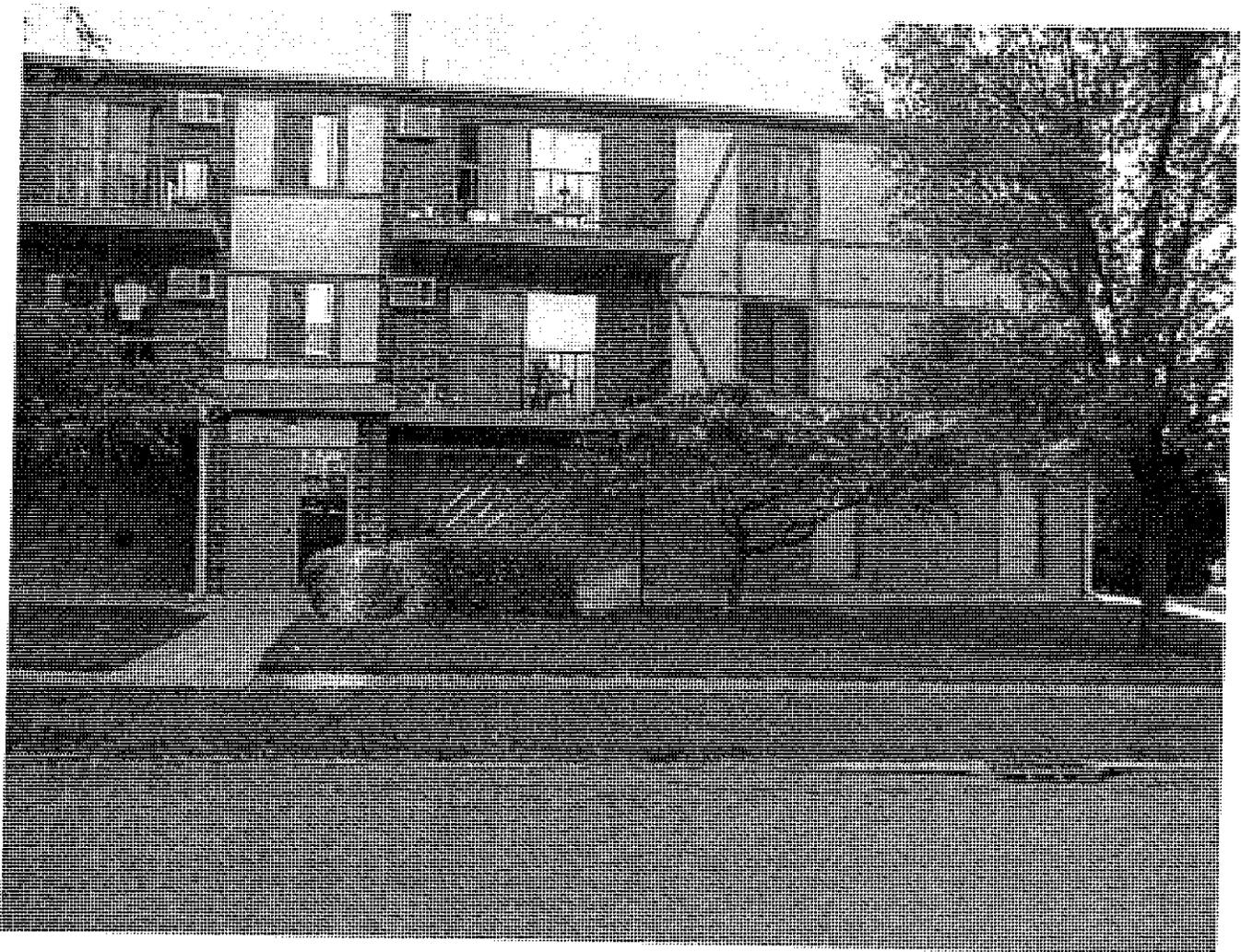
1 bedroom    \$0 / mo.    Parking: 1-car garage

**LEASED**

Built: 1980    Floors: 2nd    Square feet: 701

NA

**LEASED** Application process »



« Back

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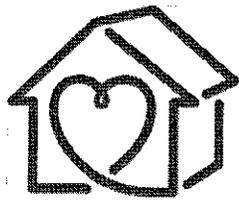
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## 400 E. Bailey Rd. #204 Naperville

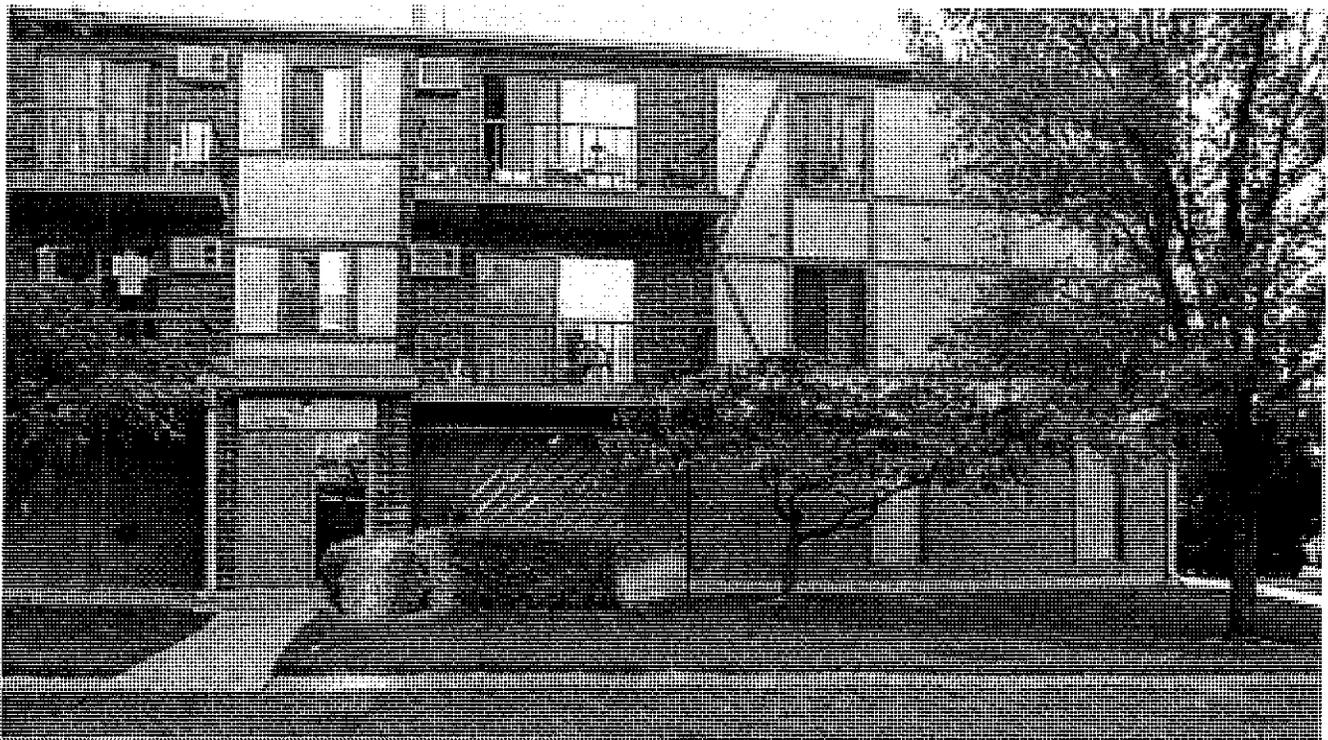
2 bedroom    \$1,041 / mo.    Parking: Covered    **LEASED**

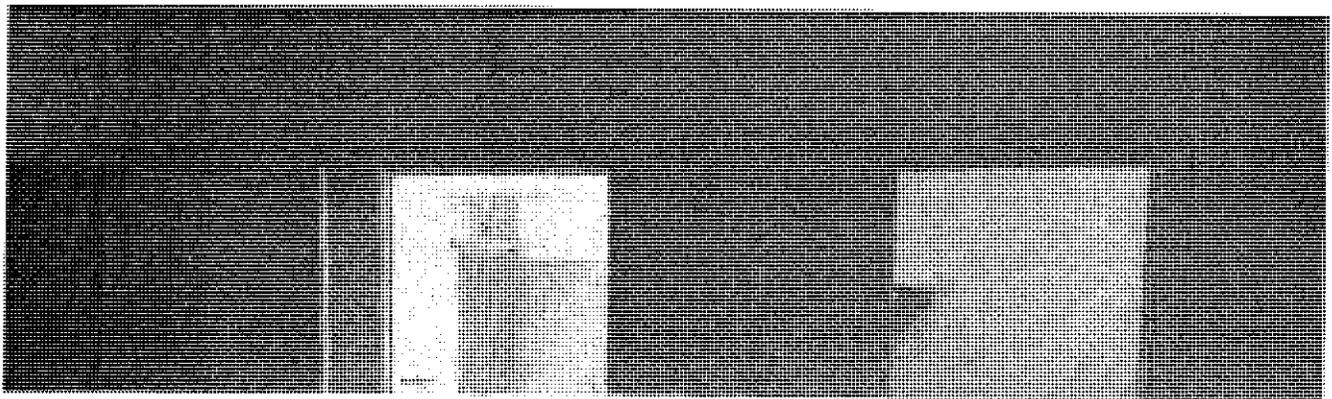
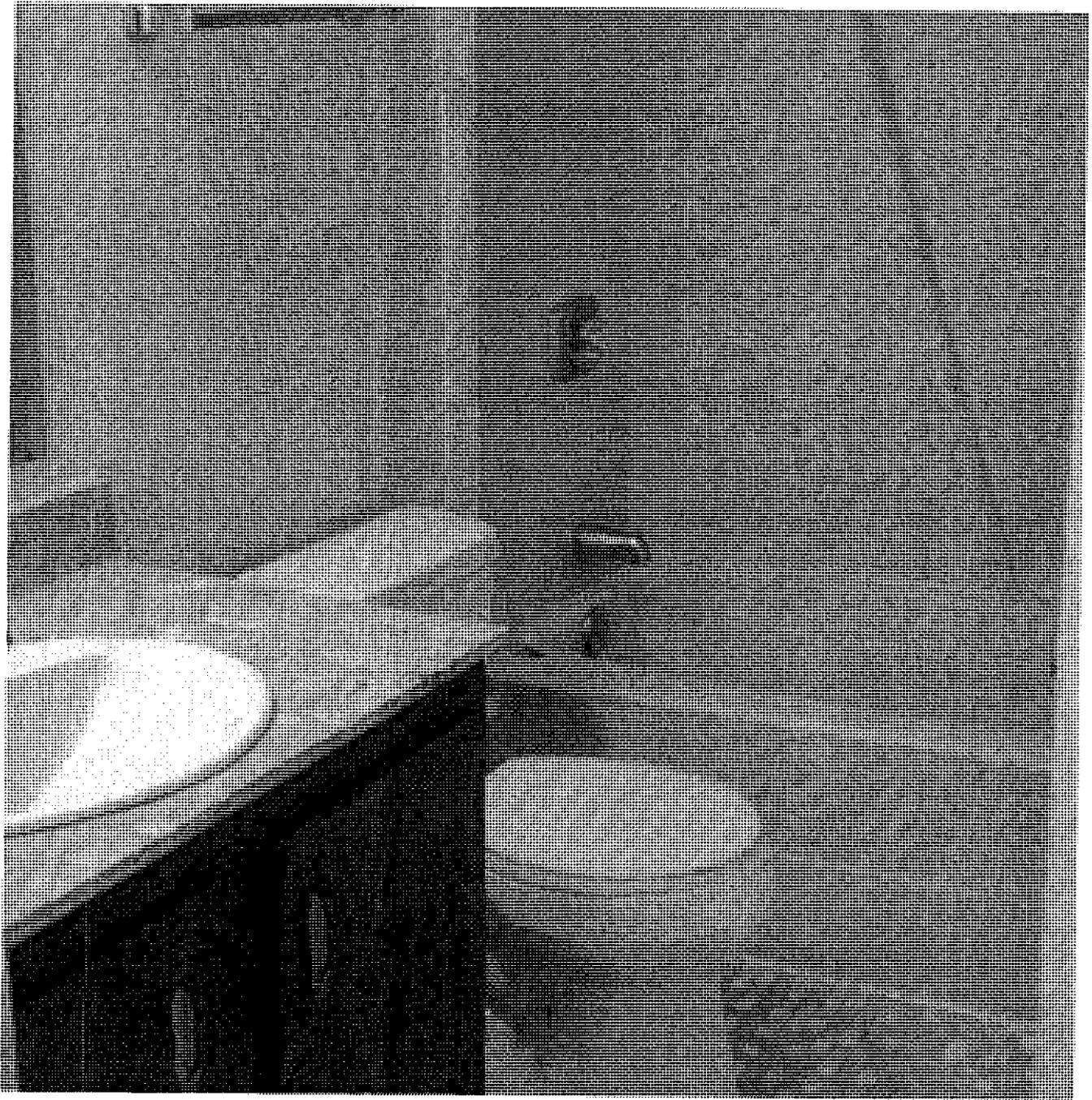
Built: 1977    Floors: 2nd    Square feet: 960    School district: Naperville School Dist. 203

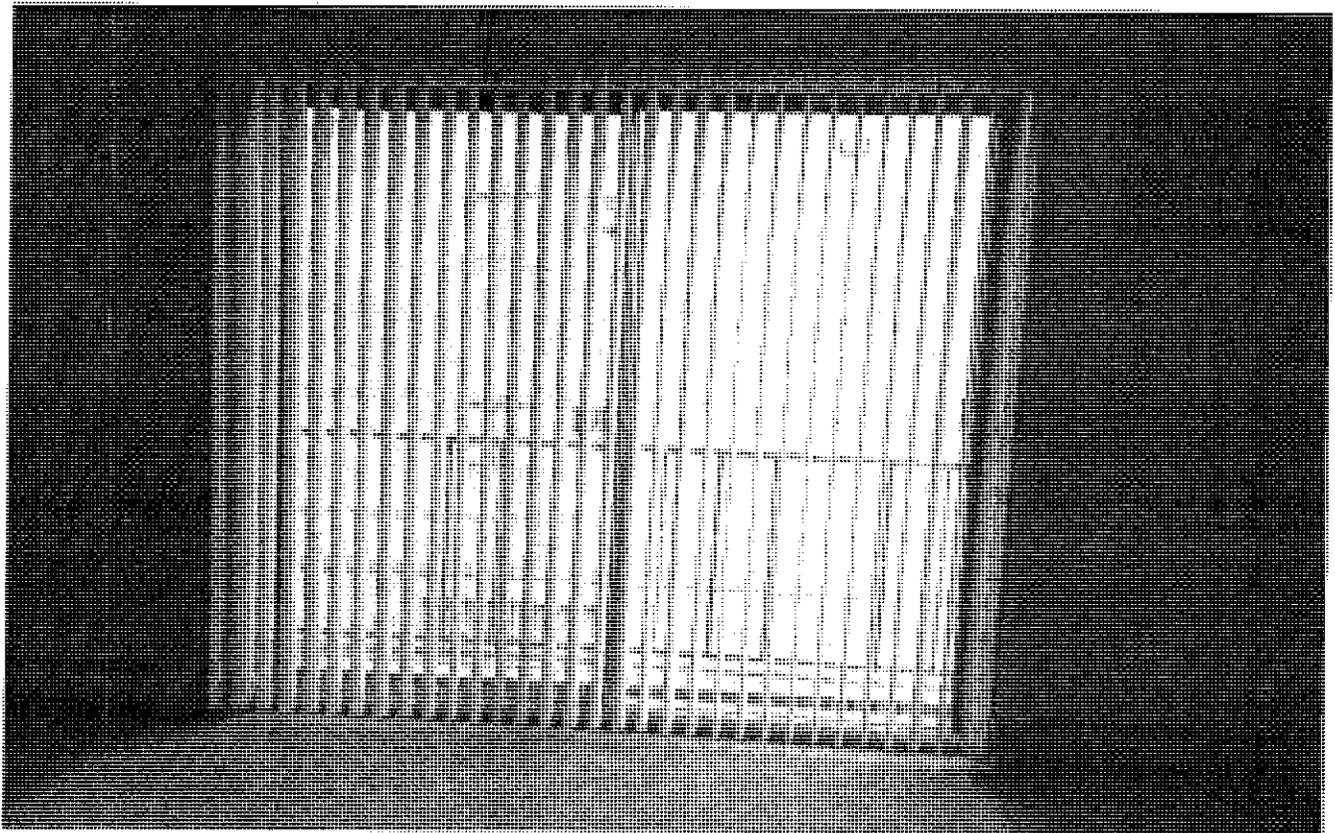
Incredible living at an affordable price in the Naper Trails Apartment Association! This well-appointed end unit is a two bedroom, two bath featuring covered parking and outdoor living at its best with a large balcony facing a water view! Spacious living & dining area opens to galley kitchen containing oak cabinets and updated appliances. To-die-for master bedroom is decked out with separate A/C, huge walk-in closet and full bath. Large closets in second bedroom and hallway. Hurry!

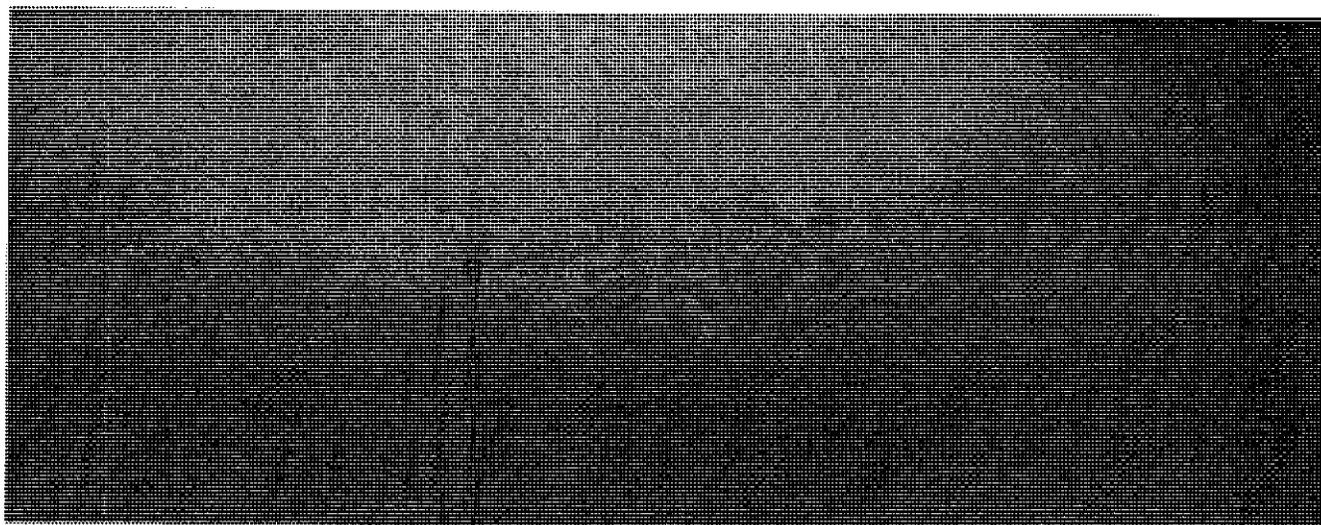
Intercom access and unique common-area layout with only two entry doors per floor. Storage locker and laundry on same floor as unit. This is a grant restricted property, meaning the applicant's annual household income cannot exceed 60% of the Area Median Family Income (MFI) for DuPage County.

**LEASED** Application process »









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## 400 E. Bailey Rd. #104 Naperville

2 bedroom    \$1,108 / mo.    Parking: Covered shared garage

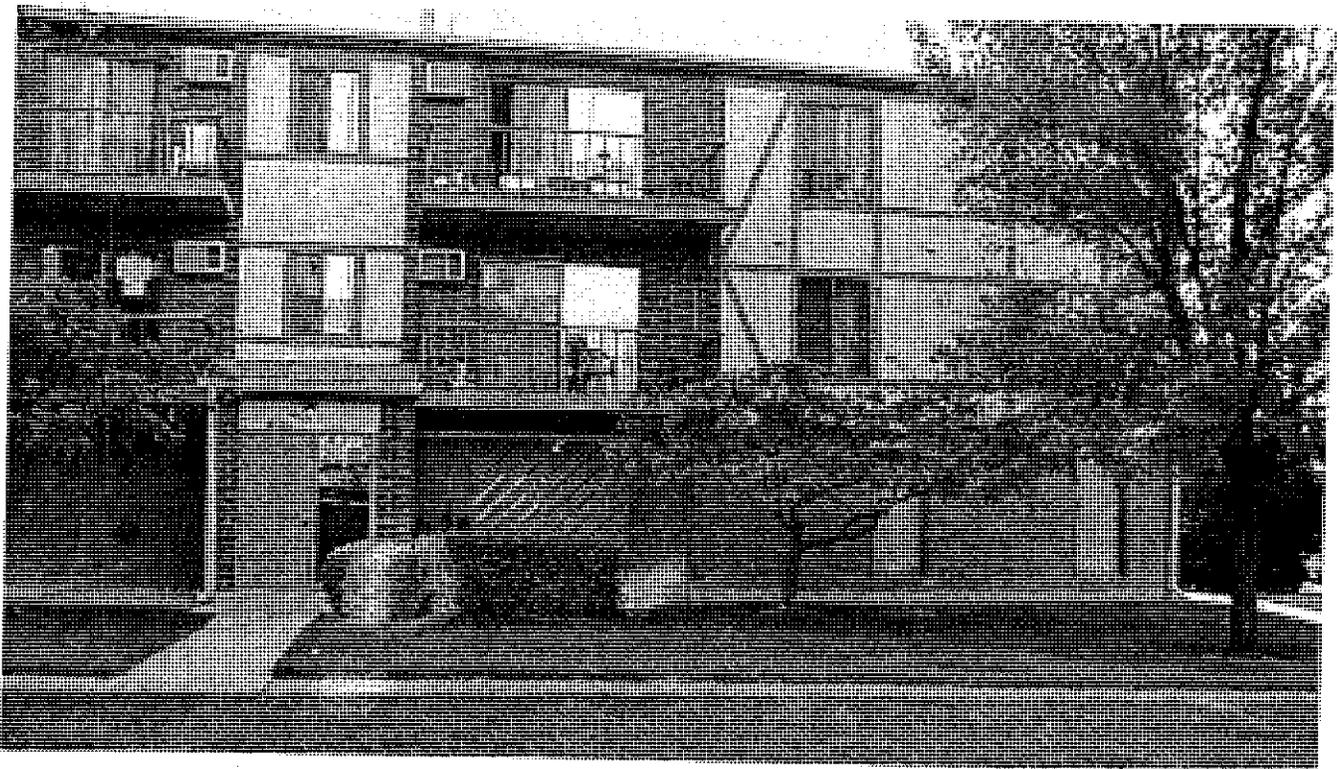
**LEASED**

Built: 1980    Floors: 1st    Square feet: 1000

GRANT RESTRICTED, The annual household income cannot exceed 80% of the Area Median Family Income for DuPage County (MFI).

1st floor walk-up, two full bathrooms, and covered parking/under building.

**LEASED** Application process »



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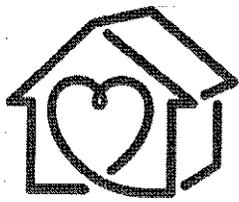
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## 400 E. Bailey Rd. #101 Naperville

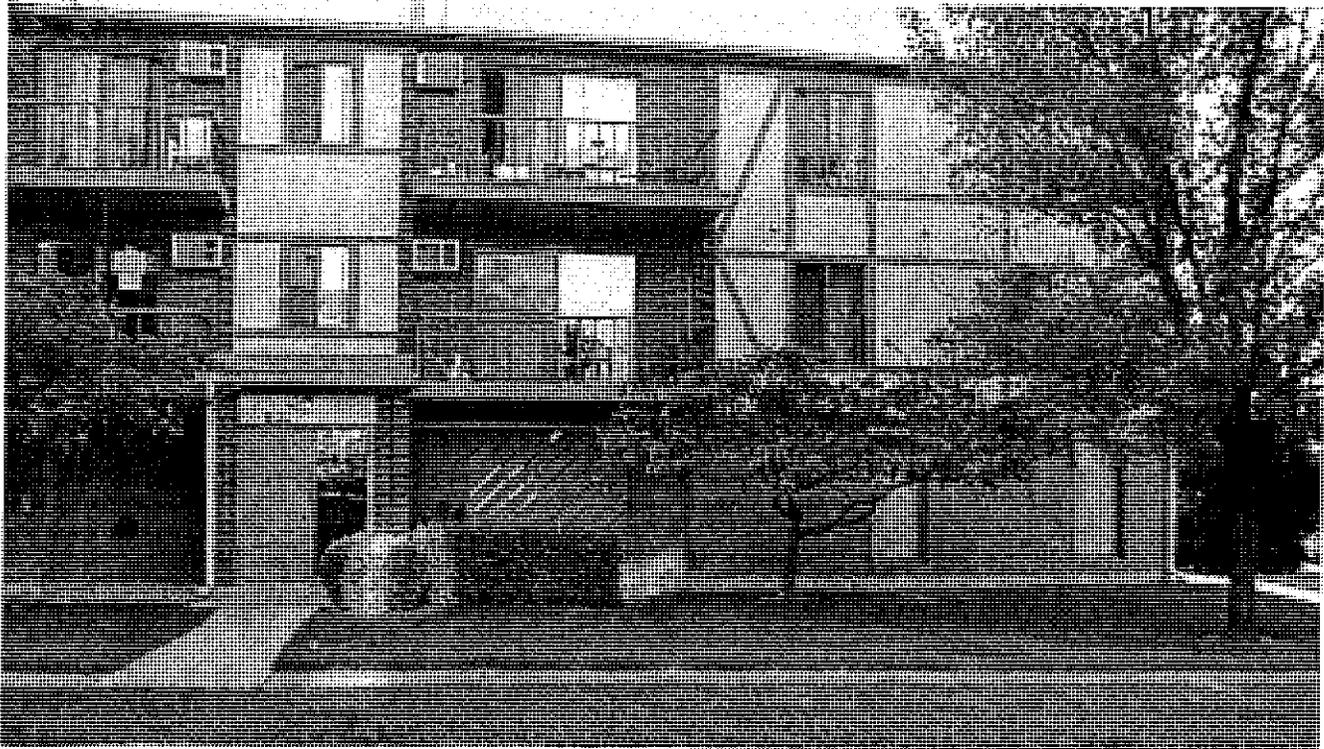
2 bedroom    \$0 / mo.    Parking: Covered 1-car    **LEASED**

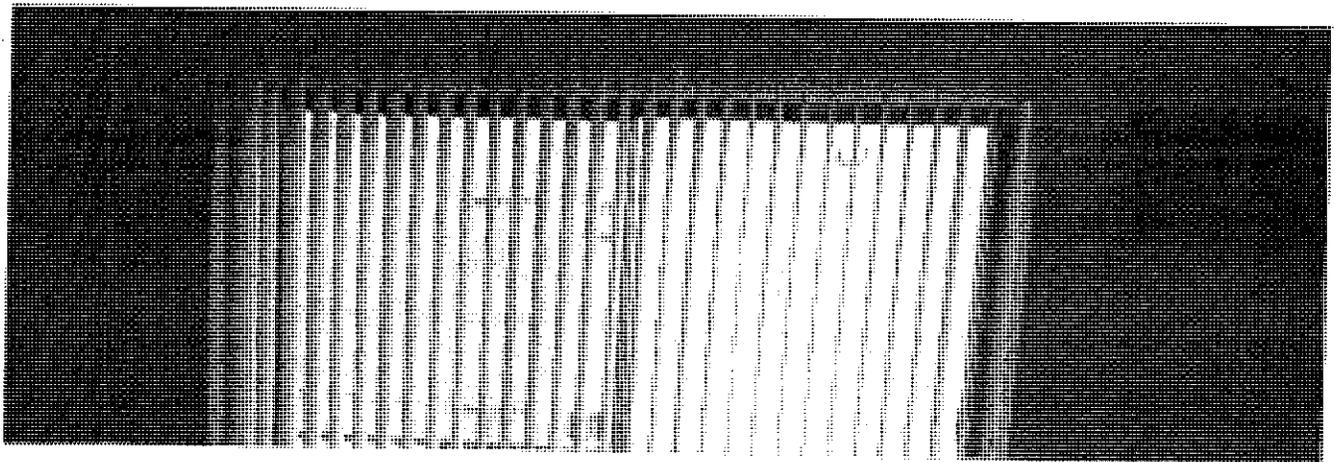
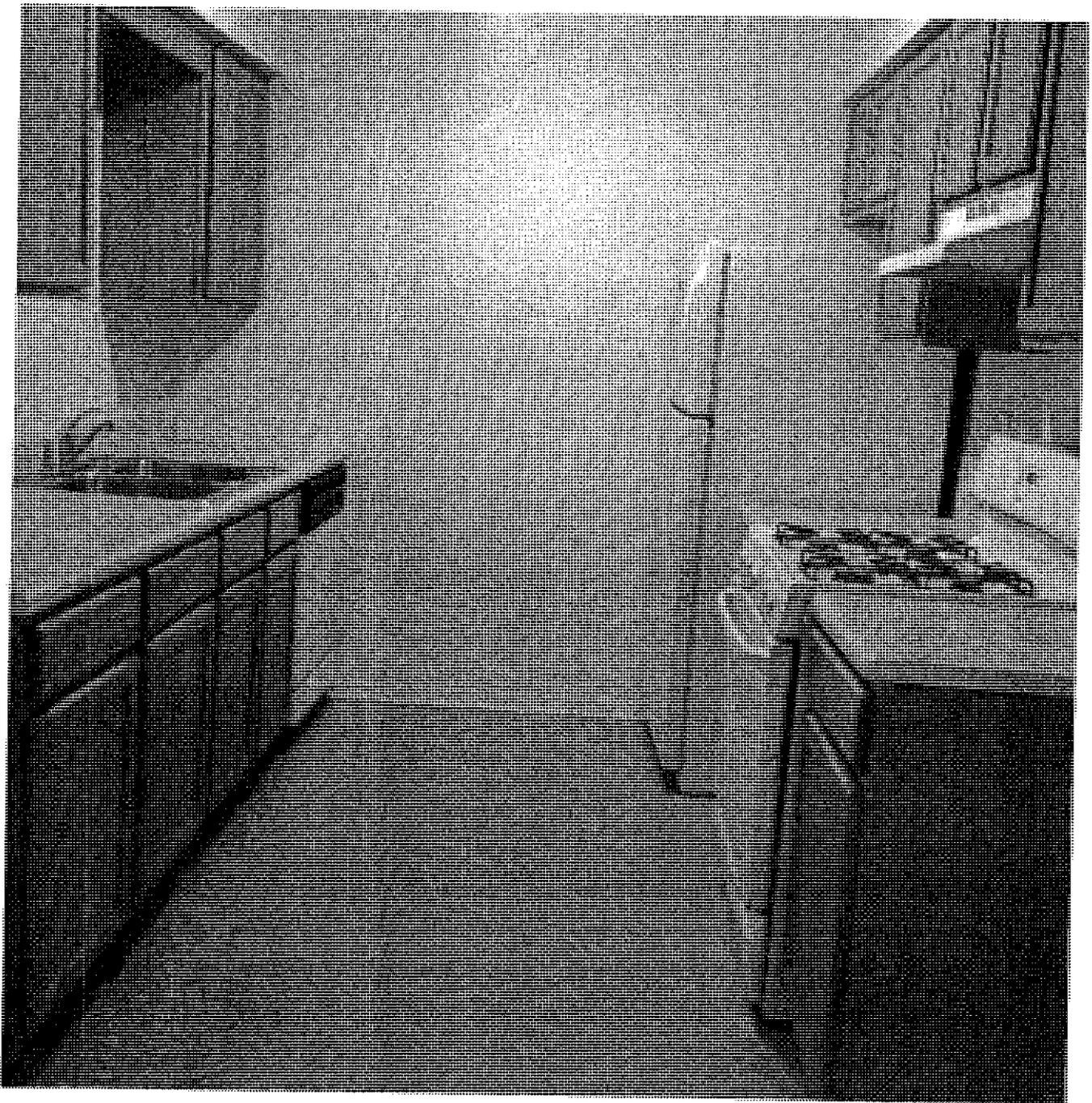
Built: 1980    Floors: 1st    Square feet: 960    School district: Naperville School Dist. 203

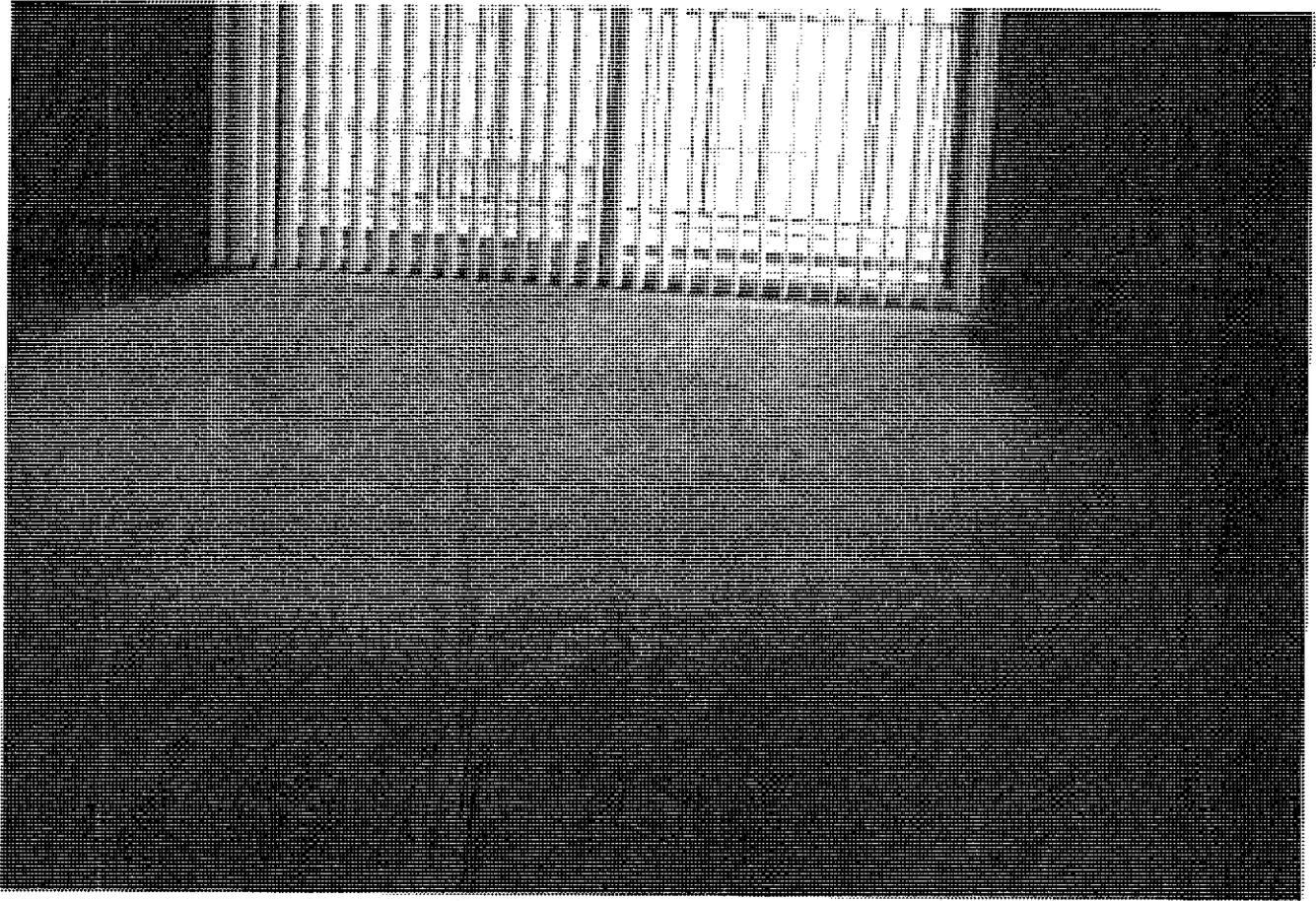
Hurry, because this two-bedroom, one bath in Naper Trails is loaded with upgrades, including an oak kitchen with dishwasher, newer appliances and ample counter space! New carpeting throughout plus separate A/C units in master bedroom and living/dining room area. Huge walk-in closet in master bedroom and ample closet space in second bedroom and hallway.

Intercom access, covered parking, laundry & storage on same floor as unit; convenient access to PACE bus stop, 75th Street, I-88 and I-355. Resident pays for electricity only. Walk to open space, shopping and the West Branch DuPage River bike trail!

**LEASED** Application process »







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## 400 E. Bailey Rd. #102 Naperville

2 bedroom    \$1,100 / mo.    Parking: Covered/Permit

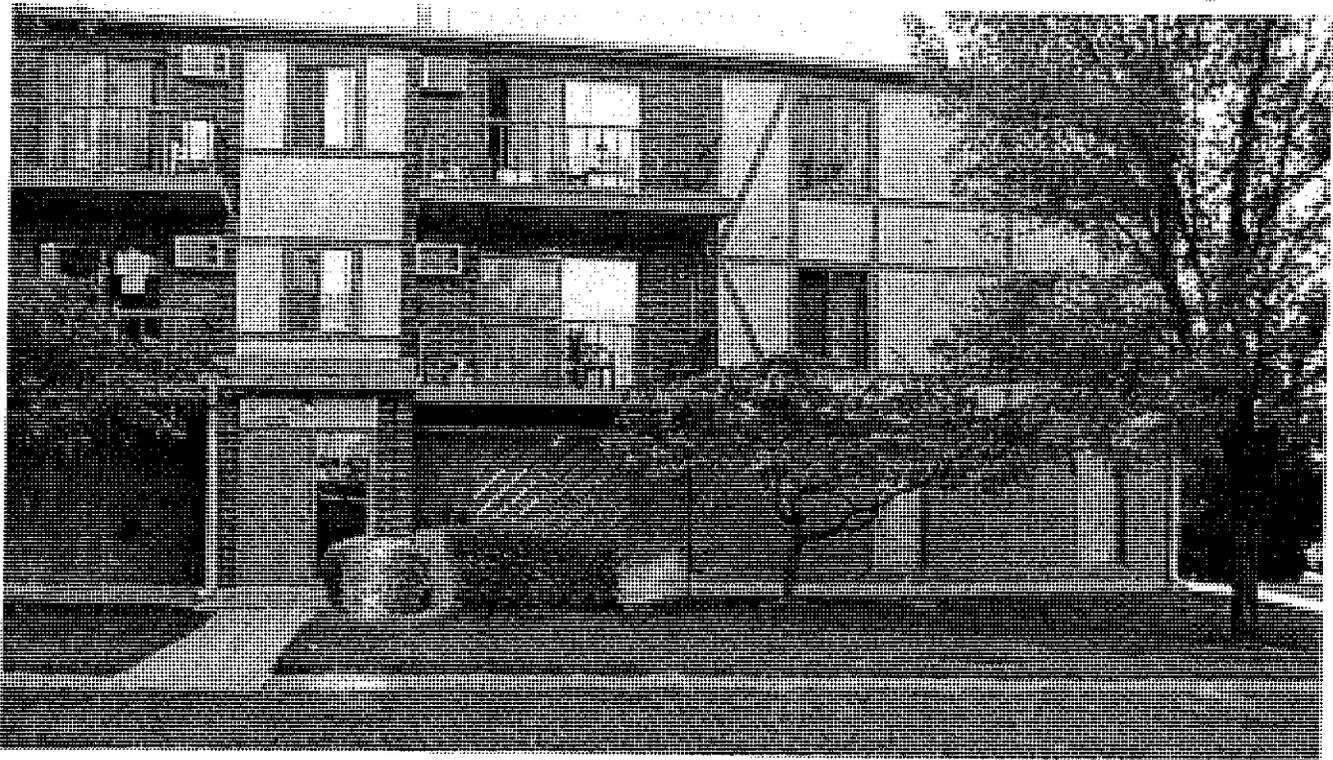
### AVAILABLE

Built: 1980    Floors: 2nd    Square feet: 1000

Located near shopping and dining. Near parks and schools. Garage parking available. Unit boasts spacious living area, walk-in closet in master bedroom, and balcony. This unit receives grant funding which places income restrictions on the unit.

[Download rental application](#)

Application process »



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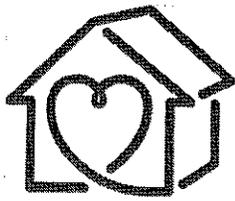
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## 400 E. Bailey Rd. #201 Naperville

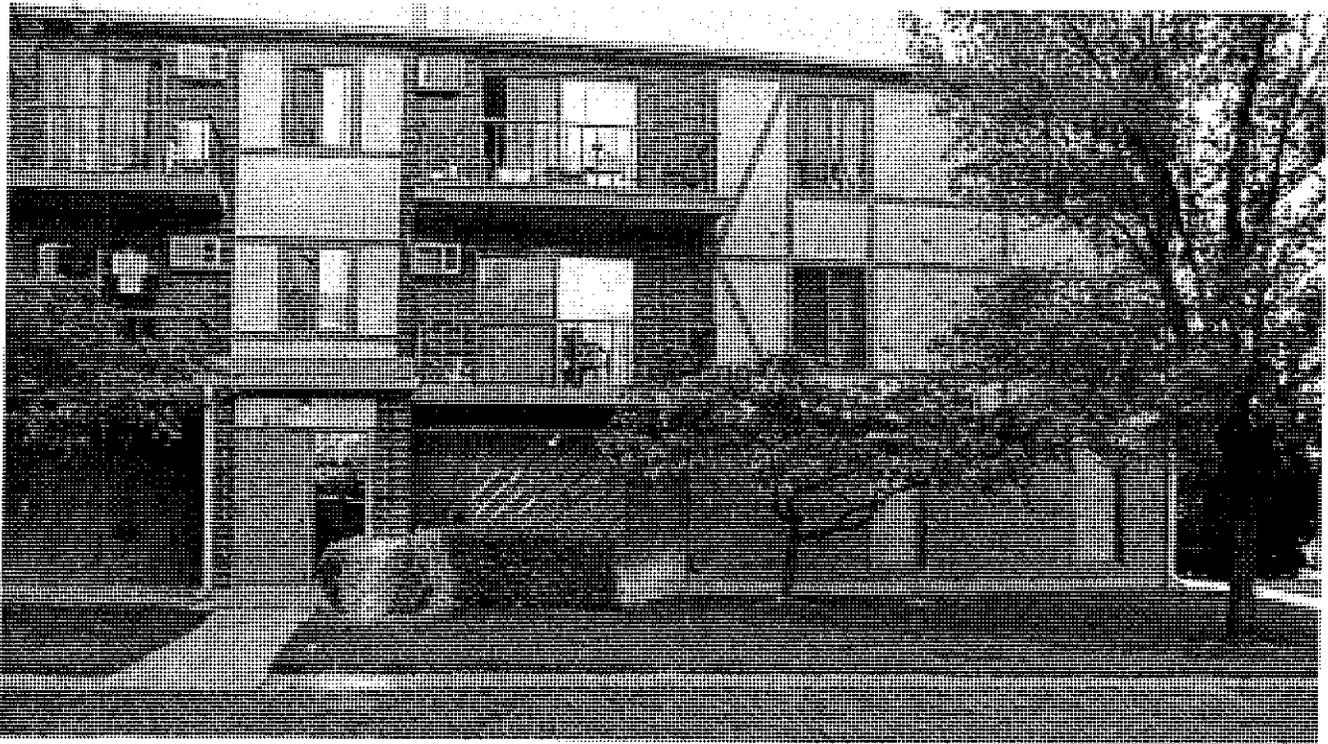
2 bedroom     \$1,041 / mo.     Parking: Covered 1-car     **LEASED**

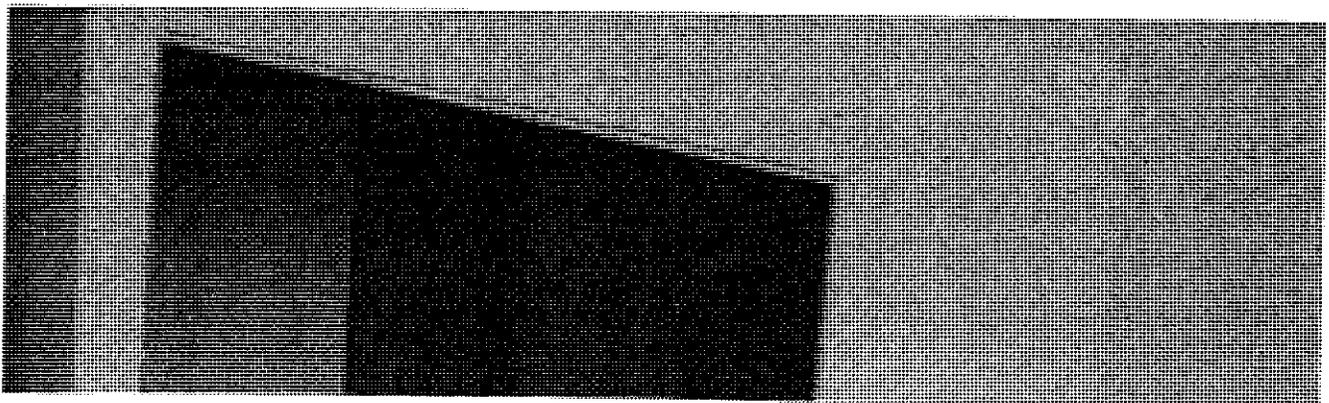
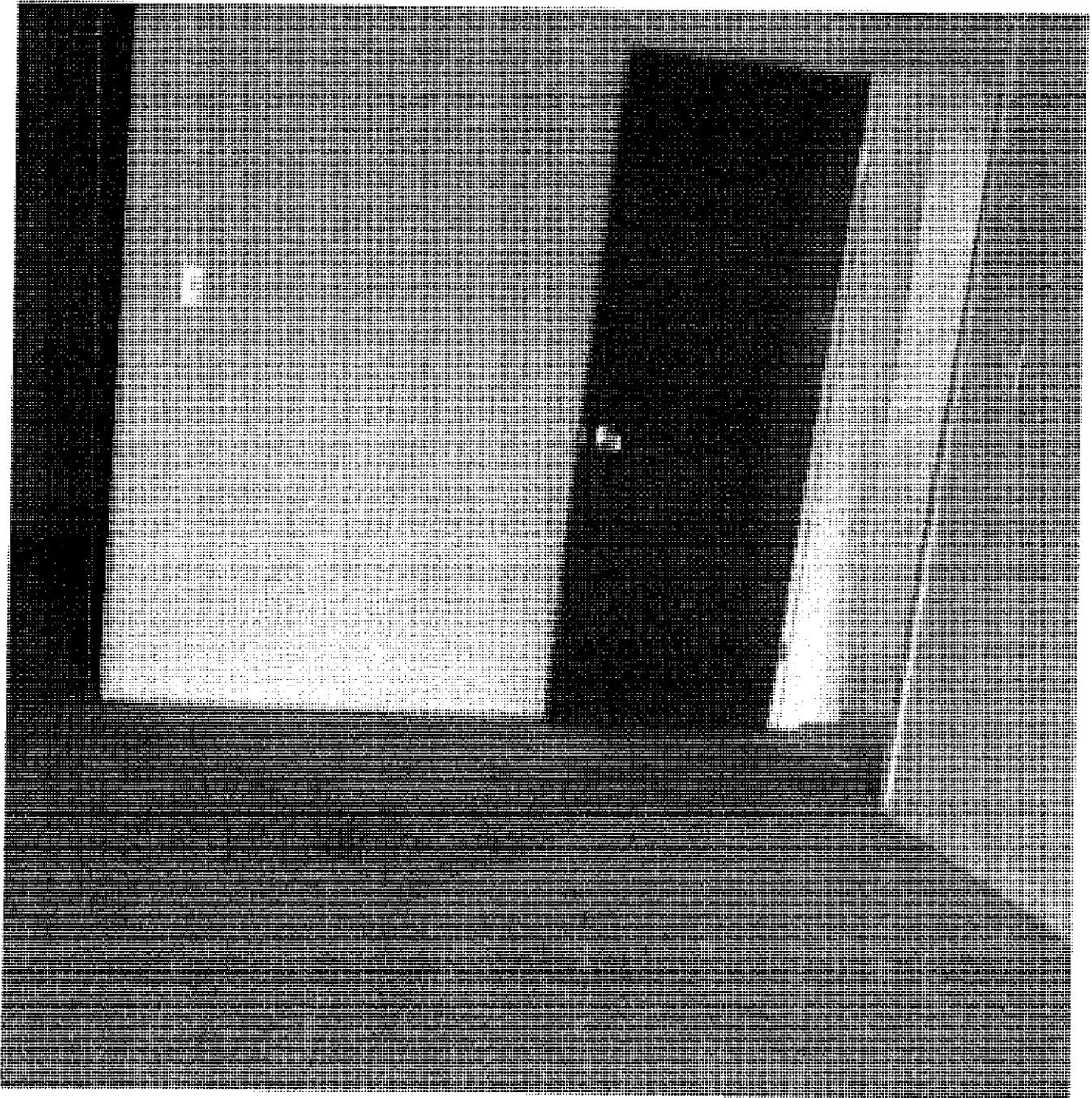
Built: 1977     Floors: 2nd     Square feet: 960     School district: Naperville School Dist. 203

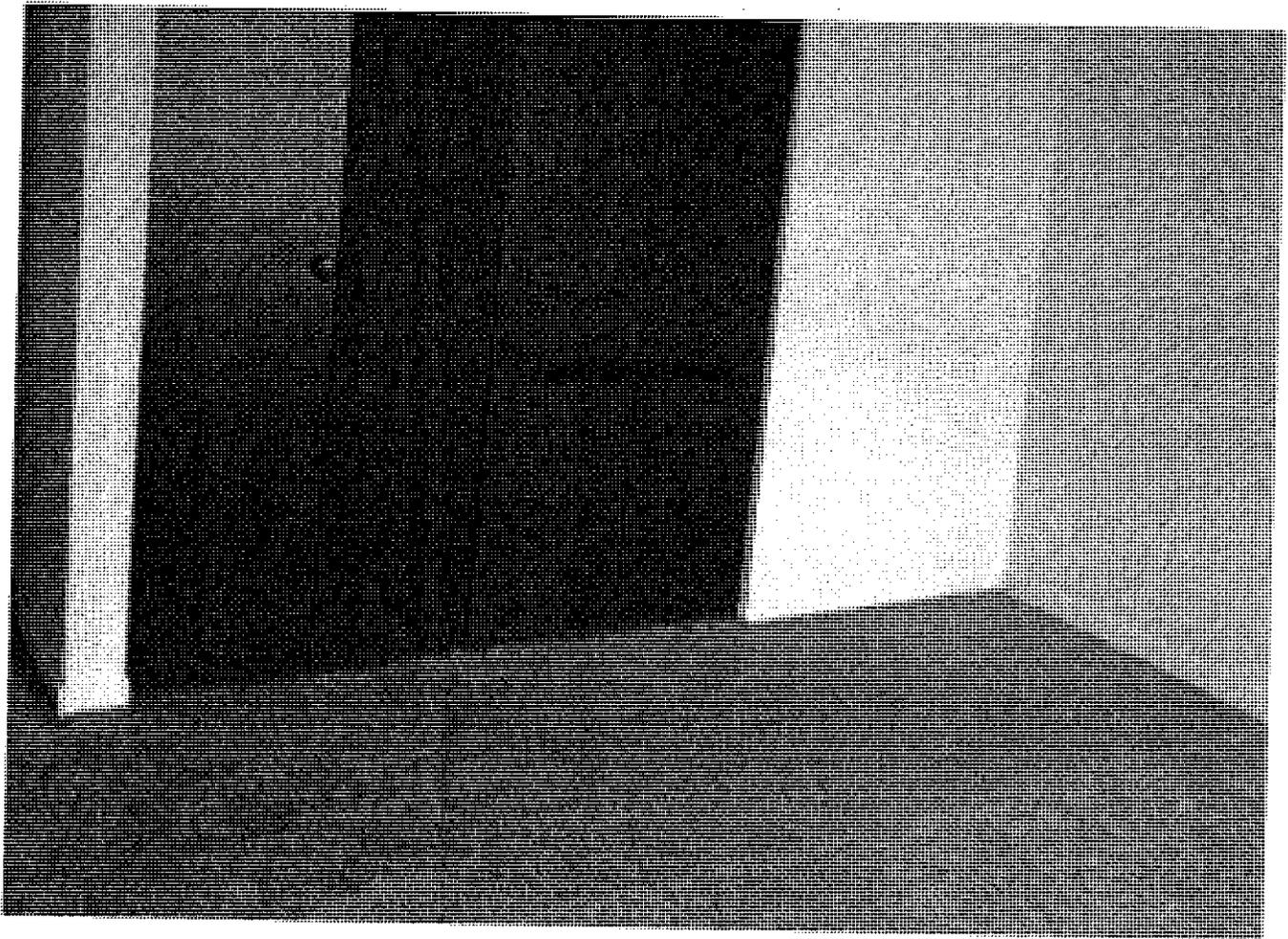
Don't wait any longer to see this unique two-bedroom, one bath unit in Naper Trails near everything and featuring covered parking! Well-appointed kitchen includes dishwasher, updated appliances, newer cabinets and walk-in pantry! Ceiling fan in dining room adds energy efficiency to living area opening to spacious balcony. Huge master bedroom features a walk-in closet. Newer tile in full bath. A great opportunity at an affordable price!

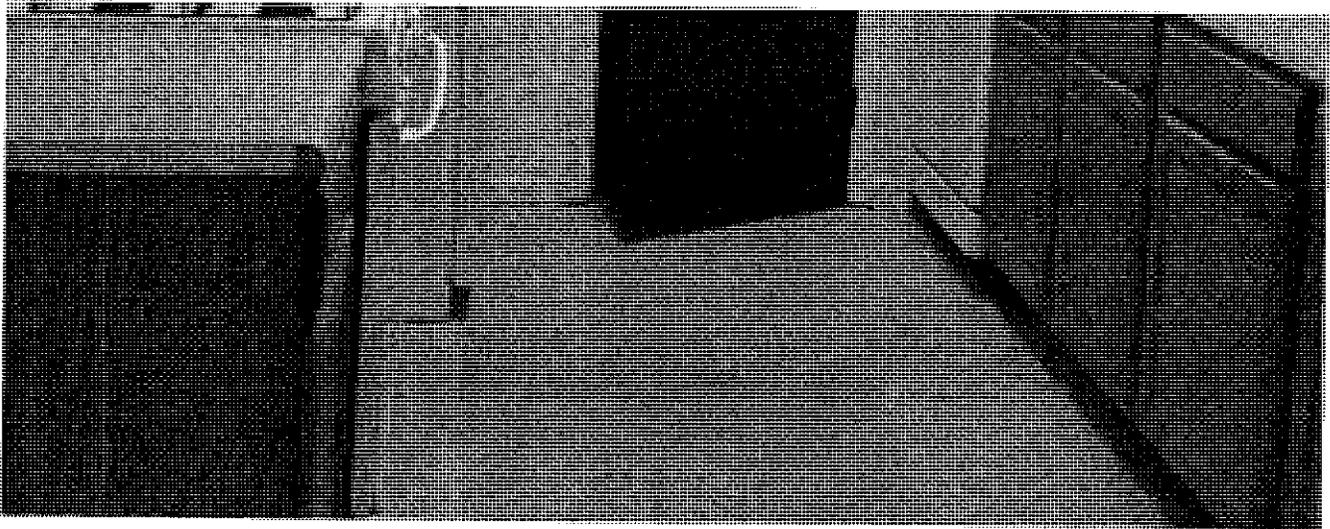
Walk to PACE bus stop, the West Branch DuPage River Bike Trail, and Winding Creek and Eagle parks. Minutes to 75th Street shopping, I-88, and Downtown Naperville. Storage unit and laundry on same floor as unit.

**LEASED** Application process »









« Back

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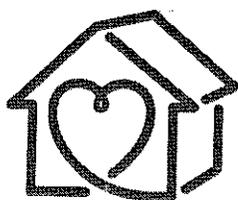
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## 15 S. Whispering Hills #C2 Naperville

2 bedroom    \$0 / mo.    Parking: Reserve    **LEASED**

Built: 1980    Floors: 2    Square feet: 853    School district: Naperville

Located near everything! Great apartment!

Eat-in kitchen

**LEASED** Application process »



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## 15 S. Whispering Hills #B Naperville

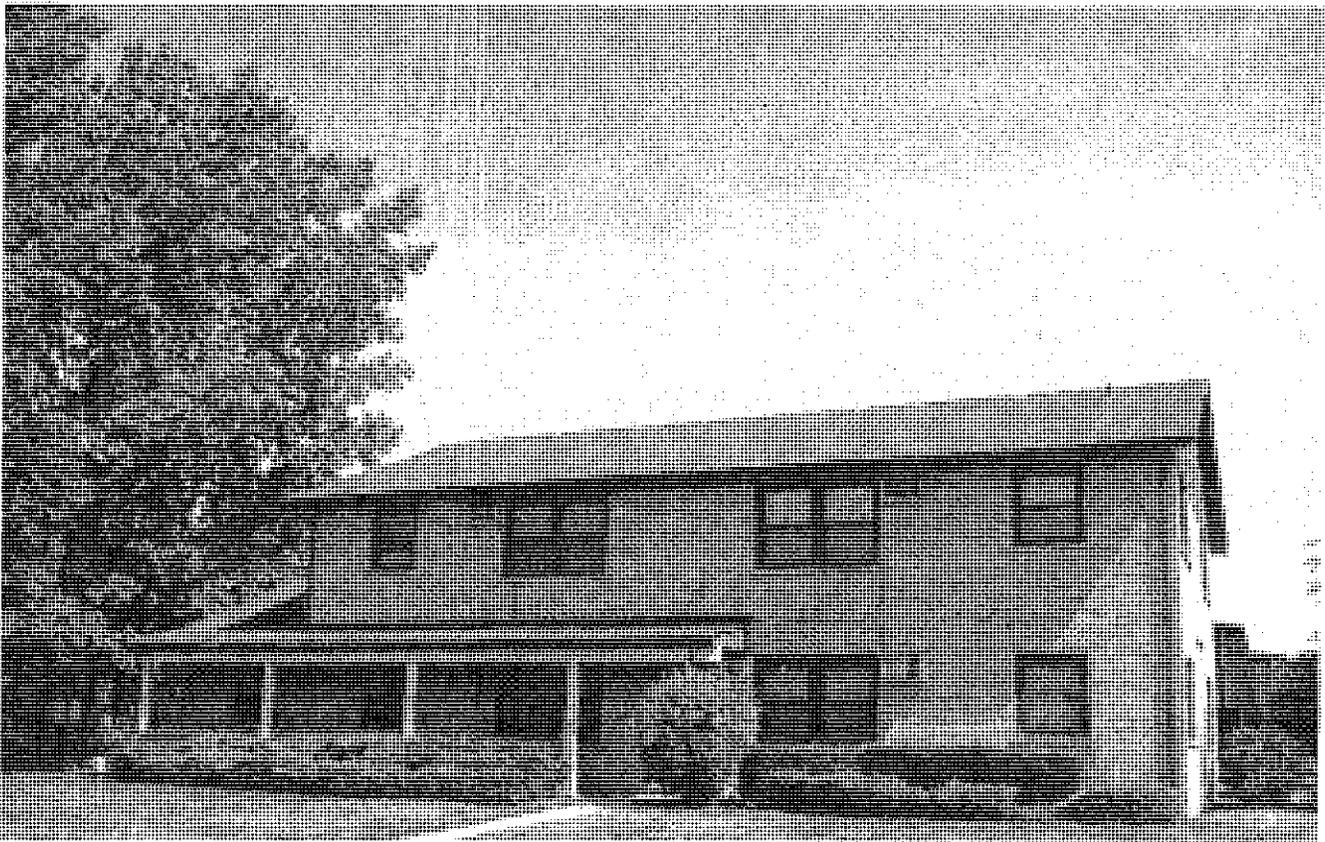
1 bedroom    \$0 / mo.    Parking: Reserve    **LEASED**

Built: 1980    Floors: 1    Square feet: 650    School district: Naperville

Located near everything! Great apartment!

New carpeting, eat-in kitchen, first floor unit.

**LEASED** Application process »



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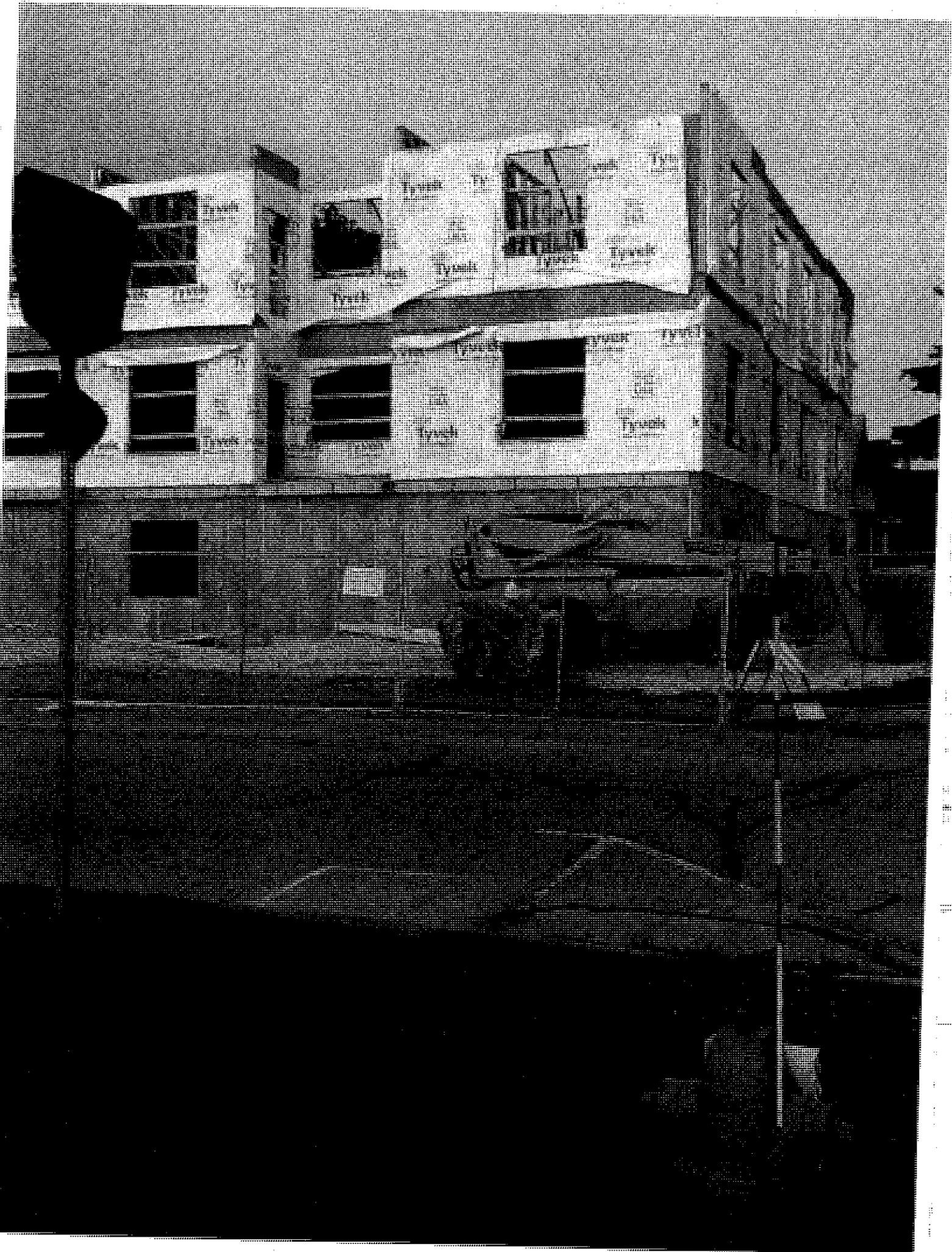
info@chadhousing.org Phone: (630) 456-4452 Fax: (630) 580-9244

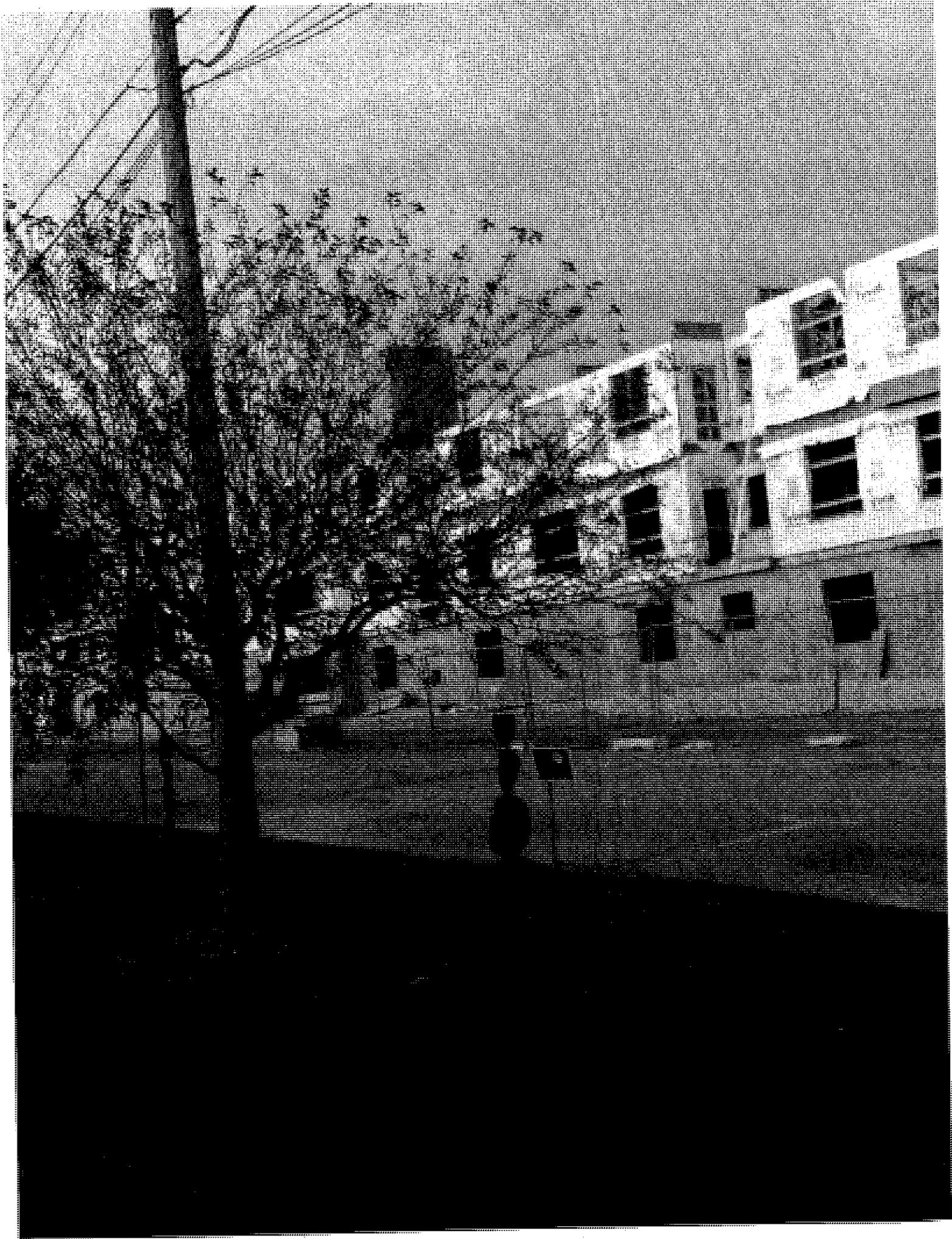
**Office hours**

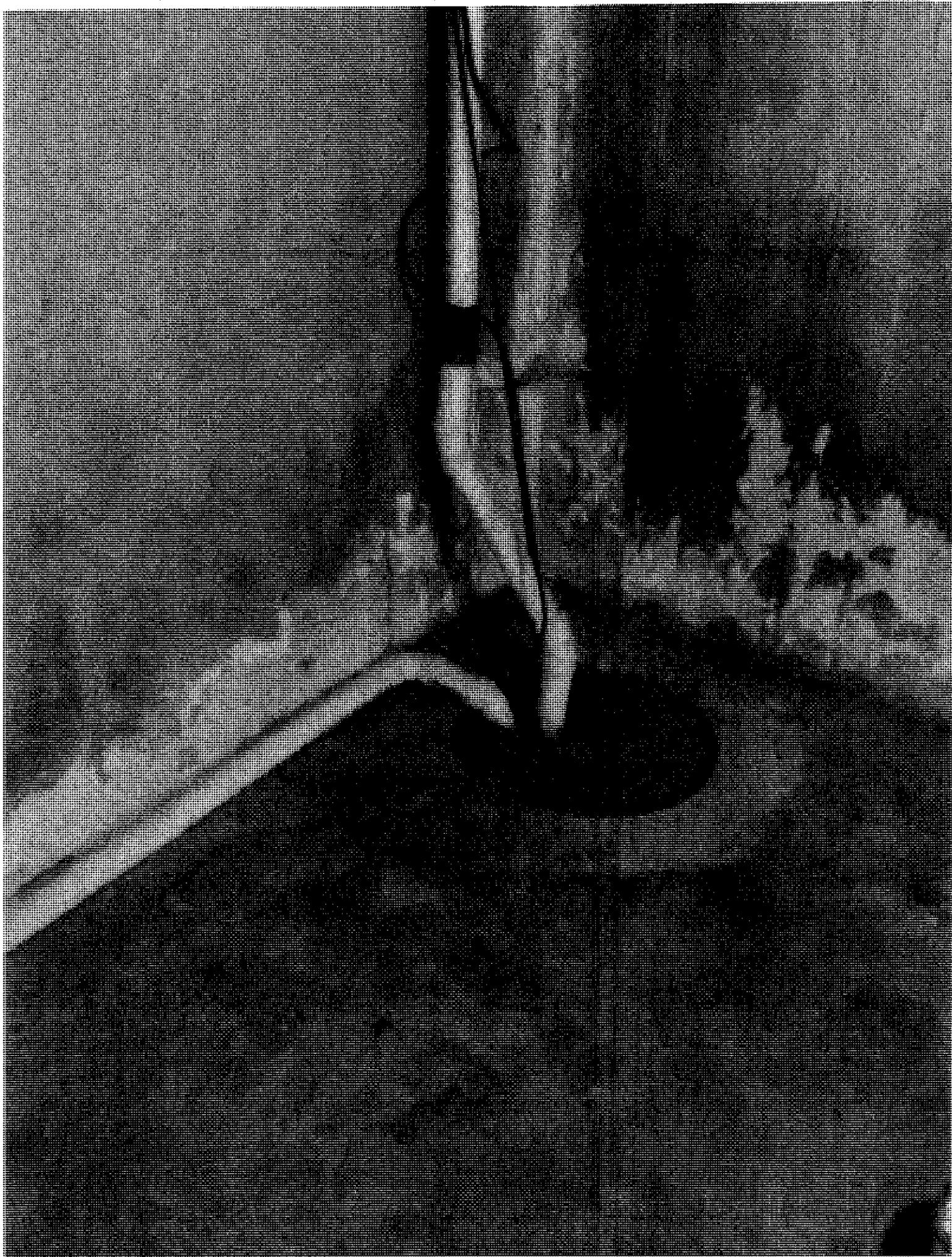
Monday-Friday, 8:00am-4:30pm

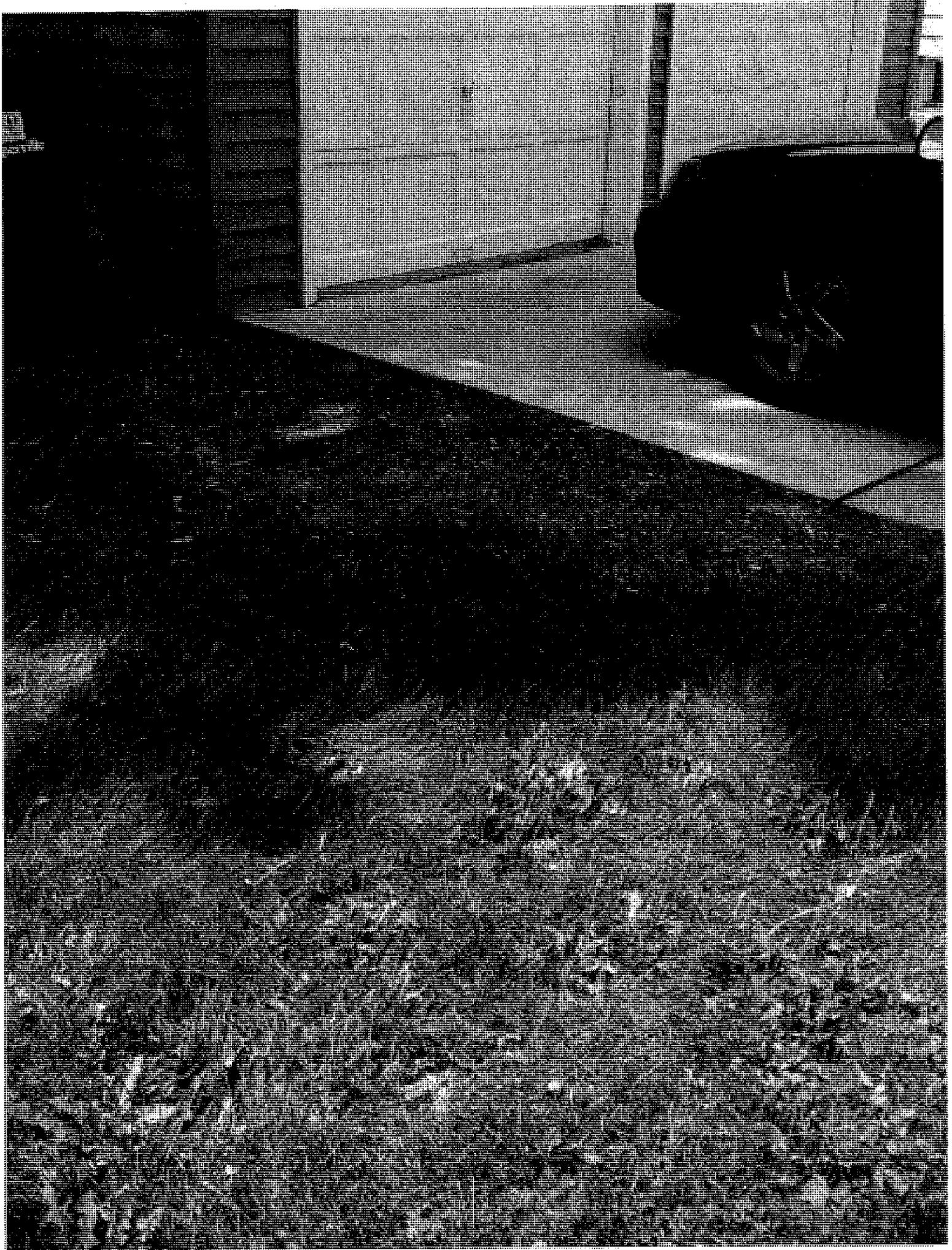


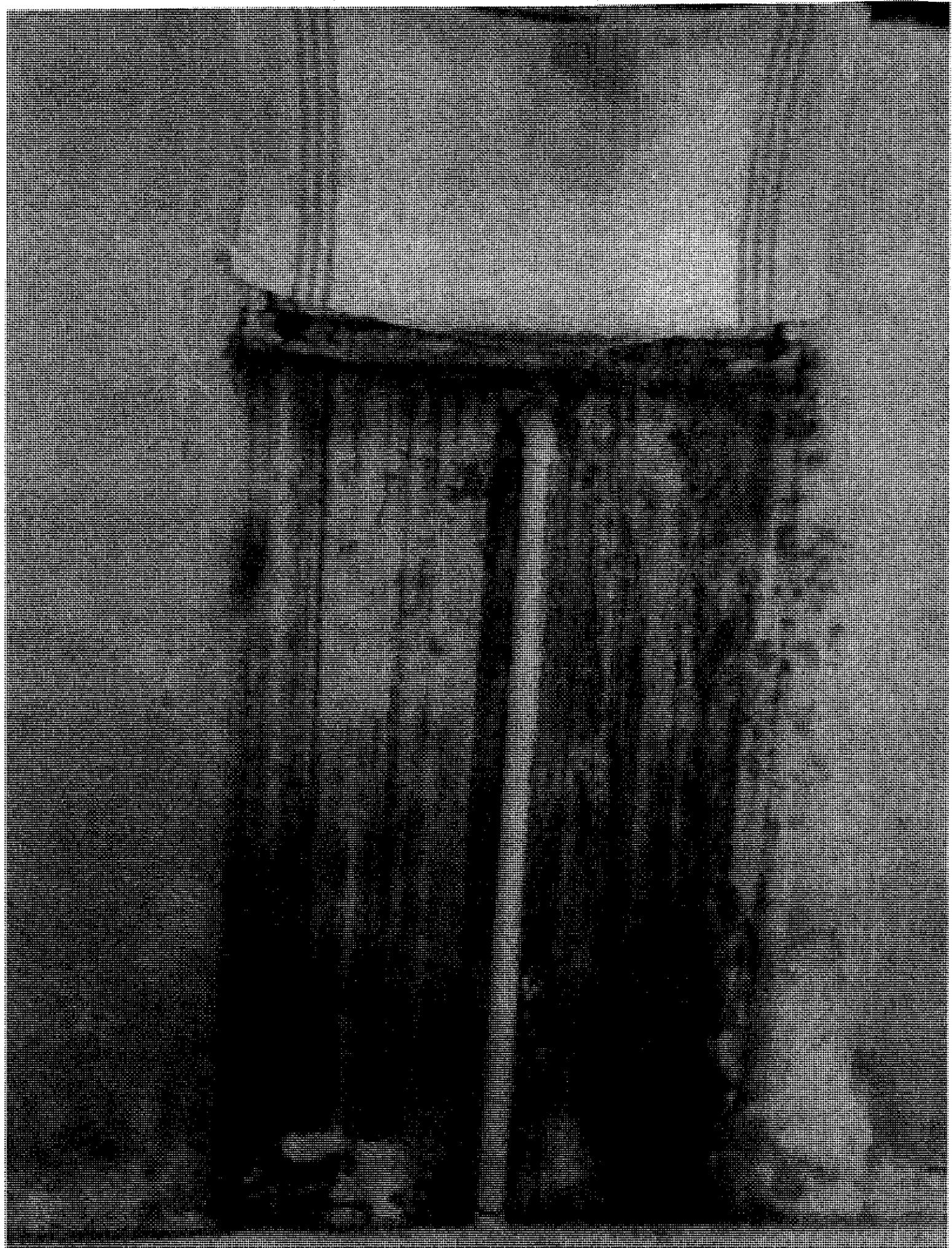
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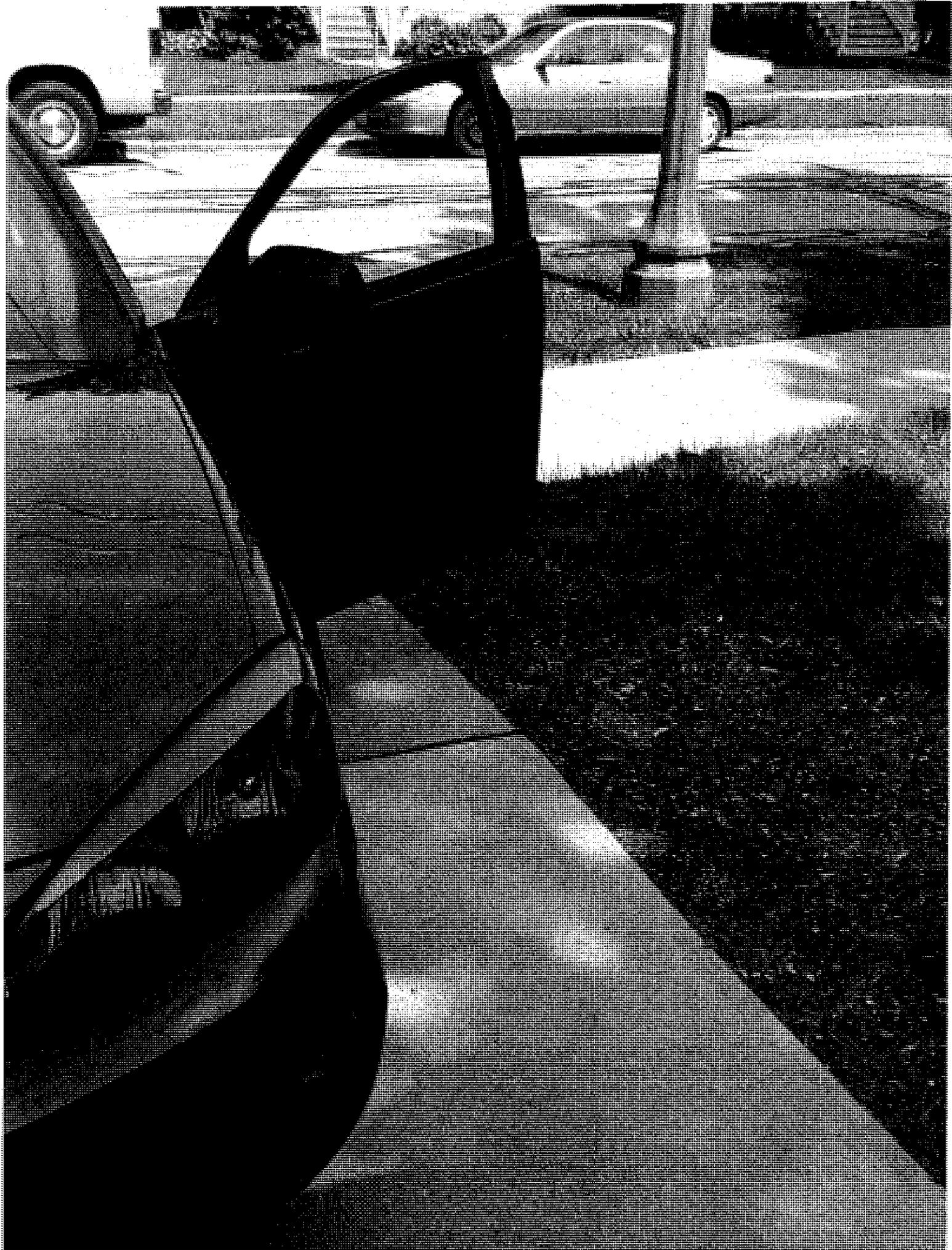




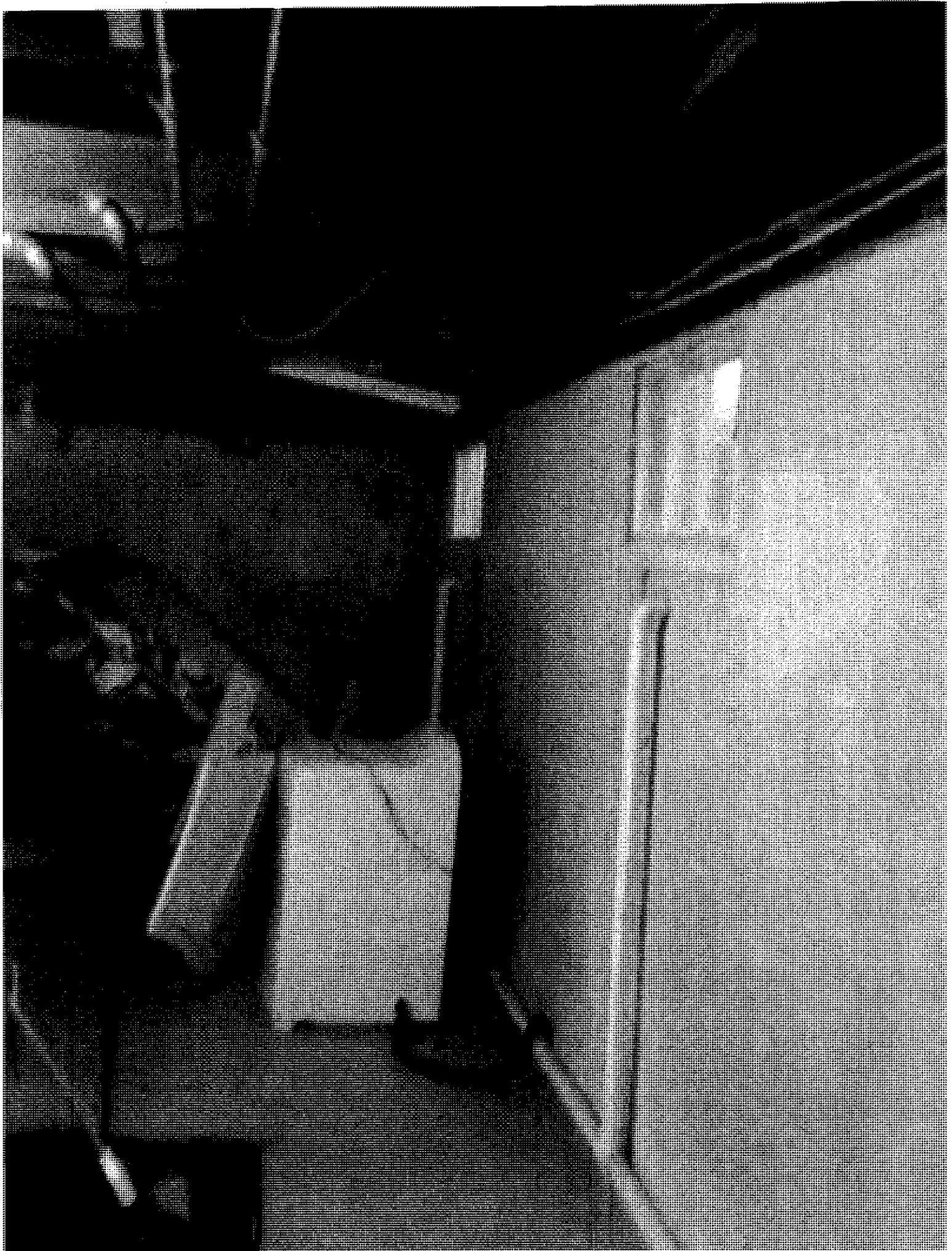


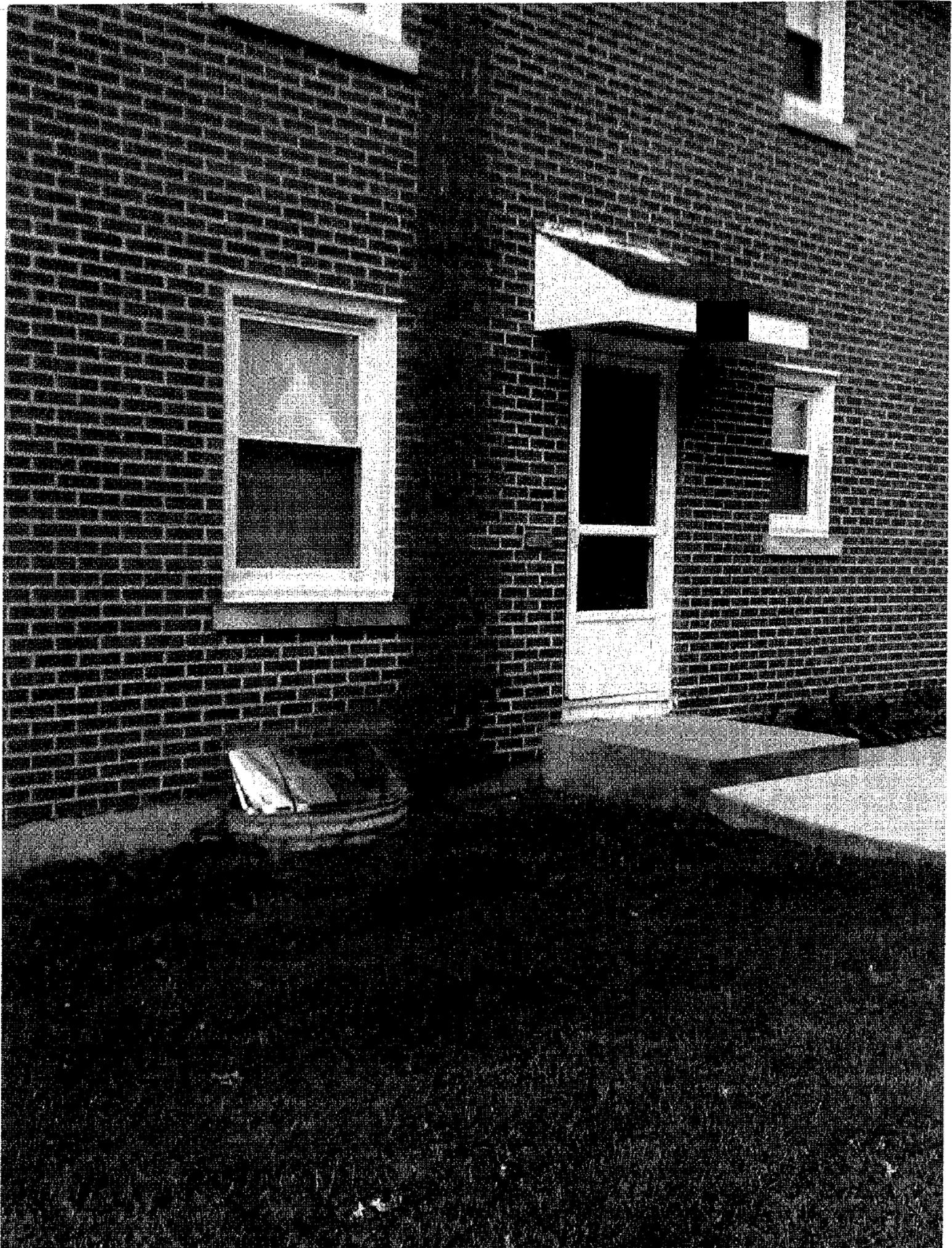




















## Evans, Kasey

---

**From:** [REDACTED] Taylor [REDACTED]  
**Sent:** Monday, December 25, 2017 11:24 AM  
**To:** Evans, Kasey  
**Subject:** Fh1702 Dupage Housing Authority reversal on 9/1/17 rent increase  
**Attachments:** 20171221\_230329.jpg

Recently received document from section 8 lowering rent to be paid to CHAD. Section 8 still did not pay my Dec. 2017 because they said CHAD would refuse it.

DuPage Housing Authority  
711 E Roosevelt Road  
Wheaton, IL 60187-5646  
Phone: (630) 690-3555 \* Fax: (630) 690-0702  
Web: www.dupagehousing.org

**Section 8 Housing Voucher Program - Notice of change to Lease and Contract**

12/19/2017

t0000548  
[REDACTED] TAYLOR  
Naperville, IL 60540

v0000365  
Community Housing Advocacy and Dev.  
531 E. Roosevelt Road, Suite #200,  
Wheaton, IL 60187

The contract dated 09/01/2017, entered into between the Owner, Community Housing Advocacy and Dev., and the PHA, DuPage Housing Authority and the LESSEE ("FAMILY"), [REDACTED] TAYLOR(t0000548) for the following described unit DH000325 located at [REDACTED] Naperville, IL 60540 is amended as follows:

The reason for this change is due to:

- REEXAMINATION  
Annual Review of family income and/or composition.
- INTERIM ADJUSTMENT  
Interim change in family income and/or composition.
- RENT ADJUSTMENT  
The owner/agent request for a rent adjustment.
- CHANGE IN FAMILY COMPOSITION

Adjustment in Payment

HAP Payment	\$871
Tenant Rent	\$223
Total Rent to Owner	\$1,094
URP	\$0

Effective Date

This change to the Housing Voucher Contract and/or Lease Agreement will be effective from **02/01/2018**. The next reexamination is due on 02/01/2019. This change is presented to you in accordance with the terms and conditions of the Housing Voucher Contract and/or Lease Agreement and shall be attached to and made a part of your Housing Voucher Contract and/or Lease Agreement. All other covenants, terms and conditions of the original Housing Voucher Contract and/or Lease Agreement remain the same.

Sincerely,  
Jennifer Lesh  
jlesh@dupagehousing.org  
(630)593-8220

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ORDER FOR STATUS OF CASE

STATE OF ILLINOIS UNITED STATES OF AMERICA COUNTY OF DU PAGE  
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT

Community Housing  
PLAINTIFF

17LM3118  
CASE NUMBER

VS.

[Redacted] Taylor  
Unknown occupants  
DEFENDANT

File Stamp Here

ORDER

- NO ONE APPEARED
  - PLAINTIFF APPEARED *by counsel*
  - DEFENDANT APPEARED
  - NO SERVICE. RETURN ON FILE \_\_\_\_\_ FOR THIS DATE
  - SERVICE RETURN INDICATES "NOT FOUND"
  - SERVICE RETURN INDICATES SERVICE
  - FILE SHORT
  - DEFENDANT DID NOT APPEAR
  - PLAINTIFF DID NOT APPEAR
  - SUMMONS
  - CITATION
  - RULE
  - WRIT
  - M. FOR
  - SERVICE
  - POSTING
  - PUBLICATION
- ORDERED: CONTINUED TO *Tuesday 1/16/18* IN COURT ROOM NO *2003* AT *1209 am* M. FOR *1:30*
- DISMISSAL
  - STATUS
  - MOTION
  - TRIAL (*bench*)
  - FILE CHECK
  - PRESENTATION OF ORDER
  - ATTORNEY D P
  - OFF CALL
  - DISMISSED
  - POST JUDGMENT
  - ALREADY RESET TO \_\_\_\_\_
  - ALREADY DISMISSED
  - FOR WANT OF PROSECUTION
  - ON PLAINTIFF'S MOTION
  - PER STIPULATION

JUDGMENT FOR \_\_\_\_\_ PLAINTIFF(S) \_\_\_\_\_ DEFENDANT(S)

Name: *amy oson*  
*wpiolaw*  PRO SE

DuPage Attorney Number: *37600*

Attorney for: *Plaintiff*

Address: *4915 Main St*

City/State/Zip: *Downers Grove IL*

Telephone: *630-919-2300* *60515*

Email: *amy@wpiolaw.com*

ENTER:

*[Signature]*  
JUDGE

Date *12/14/17*