

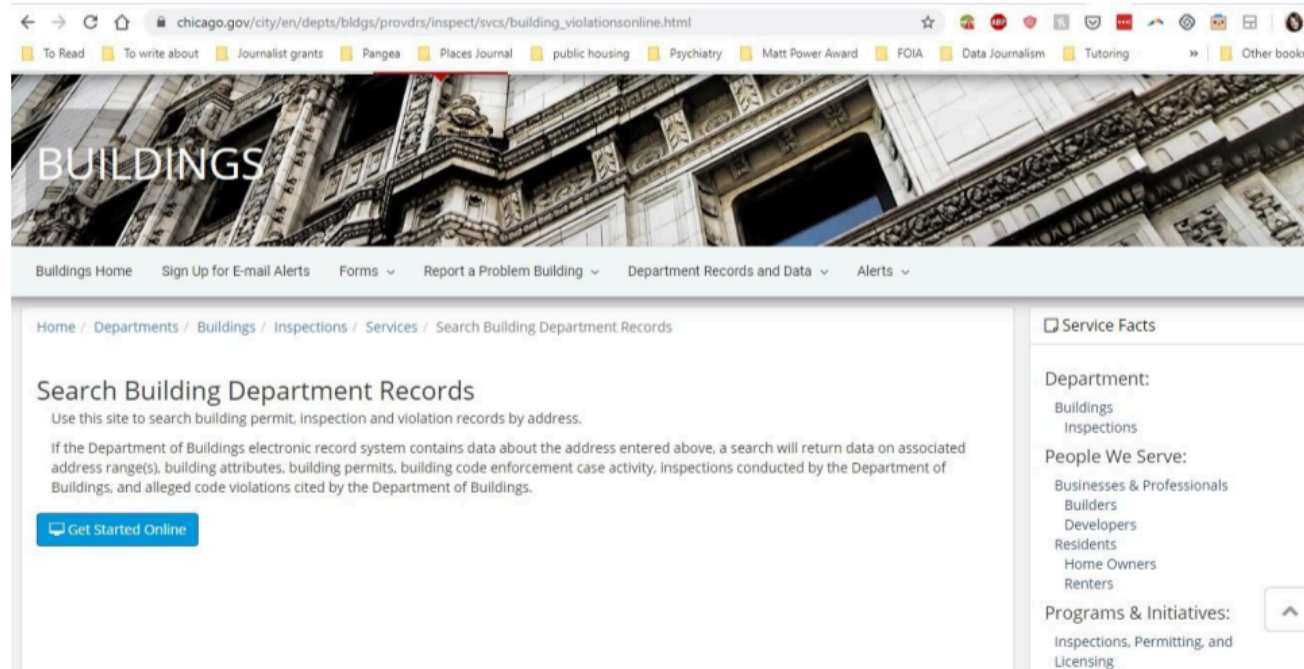
Welcome to our 117th Public Newsroom! This week we're taking a look at evictions in Chicago with the Chicago Reader's Maya Dukmasova. The following is a self-guided activity packet you'll be going through with a small group.

- **ICEBREAKER:** Turn to two to three of your neighbors and discuss the following questions—What are three questions (or less) you have about eviction? What information would you like to know about evictions and renter's rights? Share your responses below:

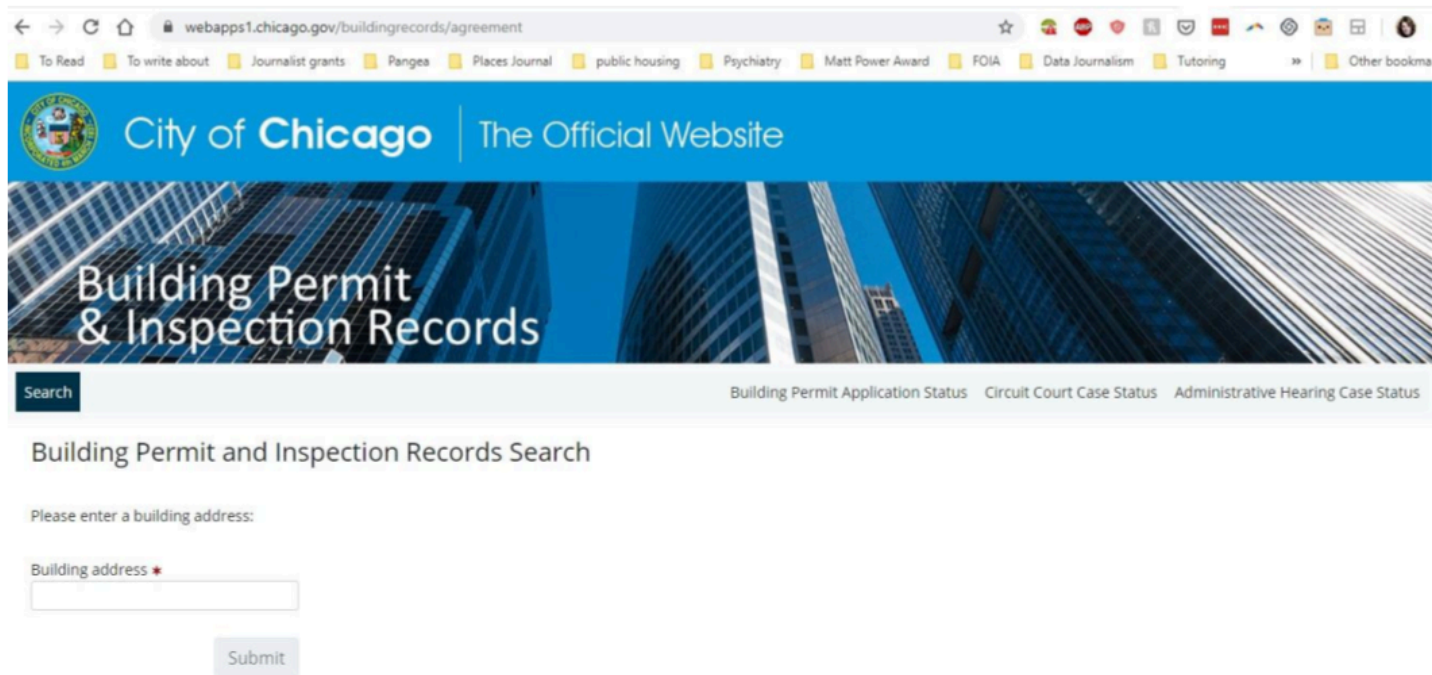
- **GROUP ACTIVITY: LEARN MORE ABOUT YOUR LANDLORD AND BUILDING HISTORY**

Instructions: The following self-guided activity is designed to help you navigate Department of Buildings and Recorder of Deeds website to know who your landlord is and the history of building code violations at the property. Work in your icebreaker group to go through the following. Have questions? Raise your hand and someone will come around to help.

Group Activity: Know your landlord, know your building



To look up your building's inspection records and code violations Google "Chicago building code violations" and get yourself to this page. Click "Get Started Online" and "accept" the terms on the next page



The screenshot shows a web browser window with the address bar displaying `webapps1.chicago.gov/buildingrecords/agreement`. The browser's bookmark bar contains various links such as "To Read", "To write about", "Journalist grants", "Pangea", "Places Journal", "public housing", "Psychiatry", "Matt Power Award", "FOIA", "Data Journalism", "Tutoring", and "Other bookmarks". The website header features the City of Chicago seal and the text "City of Chicago | The Official Website". Below the header is a large banner image of skyscrapers with the text "Building Permit & Inspection Records". A search bar with a "Search" button is located below the banner. To the right of the search bar are links for "Building Permit Application Status", "Circuit Court Case Status", and "Administrative Hearing Case Status". The main heading is "Building Permit and Inspection Records Search". Below this, a prompt says "Please enter a building address:". A text input field labeled "Building address" with a red asterisk is provided, followed by a "Submit" button.

webapps1.chicago.gov/buildingrecords/agreement

City of Chicago | The Official Website

Building Permit & Inspection Records

Search

Building Permit Application Status Circuit Court Case Status Administrative Hearing Case Status

Building Permit and Inspection Records Search

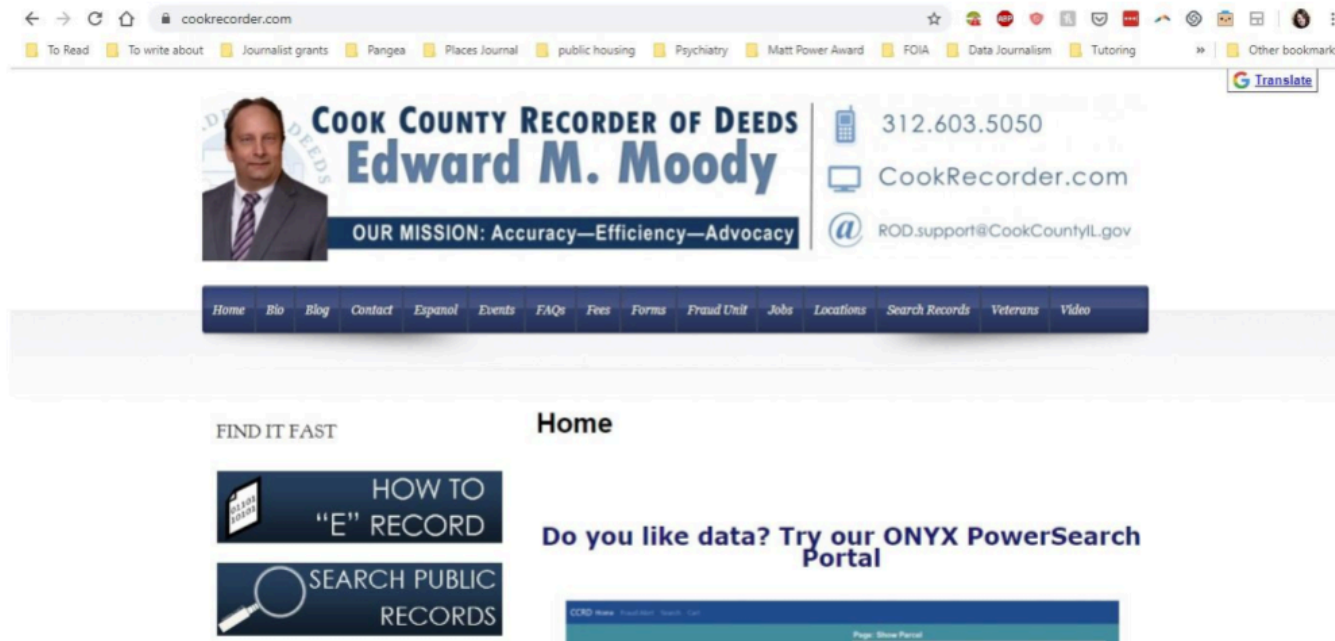
Please enter a building address:

Building address *

Submit

Enter the building address that interests you and click “Submit”

Researching building ownership



Go to the Cook County Recorder of Deeds homepage and click “Search Public Records” on the left

On the next page, scroll down and click on “Onyx Power-User Site”

The screenshot shows a web browser window with the address bar displaying cookrecorder.com/search-our-records/. The browser's bookmark bar includes links such as "write about", "Journalist grants", "Pangea", "Places Journal", "public housing", "Psychiatry", "Matt Power Award", "FOIA", "Data Journalism", "Tutoring", and "Other bookmarks". A "Translate" button is visible in the top right corner of the browser window.

The main content area of the website features a section titled "FROM THE BLOG" with a list of links:

- ▶ Predictable Fee One Week Away
- ▶ STATUS OF RECORDER OF DEEDS MICROFILM
- ▶ NEW PREDICTABLE RECORDING FEE SCHEDULE
- ▶ We are temporarily unable to process requests for E-Certified Documents at this time. We apologize for the inconvenience.
- ▶ Paperless Certified Digital Files Now Available

Below the blog section is a large preview of the "ONYX POWER-USER SITE". The preview shows a header with "CCRD Home Fraud Alert Search Cart" and a sub-header "Page: Quick Start Guide". The main content area includes a "Quick Start Guide" section with a search form. The search form has a label "PIN or Address - (Searches By Part of a PIN or Address)" and a green button labeled "PIN-ADDRESS QUICK SEARCH". Below the search form, it displays "Edward M. Moody - Cook County Recorder of Deeds - PIN Mapper Software". There is also a "Contact and Disclaimer" link at the bottom of the preview.

Below the website preview, there is a disclaimer text:

(Disclaimer: If your document isn't appearing on Onyx, this search engine updates several days behind the other search engines)

*We are not responsible for omissions or errors

Once you're on the Onyx landing page, first create a free account (this will allow you to look at documents)

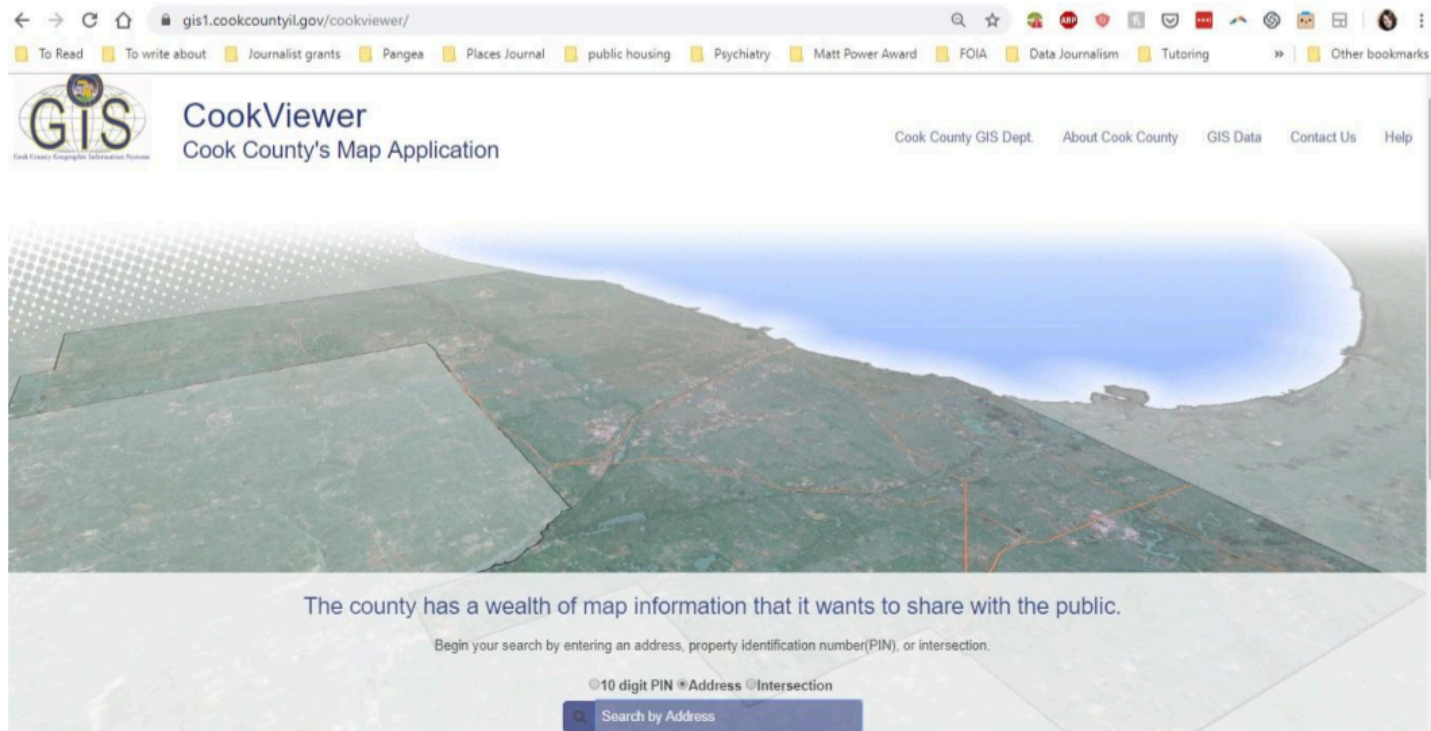
The screenshot shows the website ccrecorder.org in a browser. The navigation bar includes links for Home, Fraud Alert, Search, and Cart. Below this, a teal banner reads "Page: Quick Start Guide". In the user navigation area, the "Register" link is circled in red, with a red arrow pointing to it from above. Other links in this area include Login, Logout, My Account, Searches => Advanced, Name, and Legals. A red message states: "We are temporarily unable to process requests for E-Certified Documents at this time. We apologize for the inconvenience." The page is divided into two main sections. The left section, titled "Edward M. Moody" with a profile picture, identifies him as the "Cook County Recorder". The right section, titled "Quick Start Guide", provides instructions on how to search CCRD records using "Advanced Search Options" or a "PIN ADDRESS QUICK SEARCH" button. At the bottom of the right section, it says "Edward M. Moody - Cook County Recorder of Deeds - PIN Mapper Software".

Once you've registered, log in and then click "Home" in the upper left corner. Enter the building address in the search bar

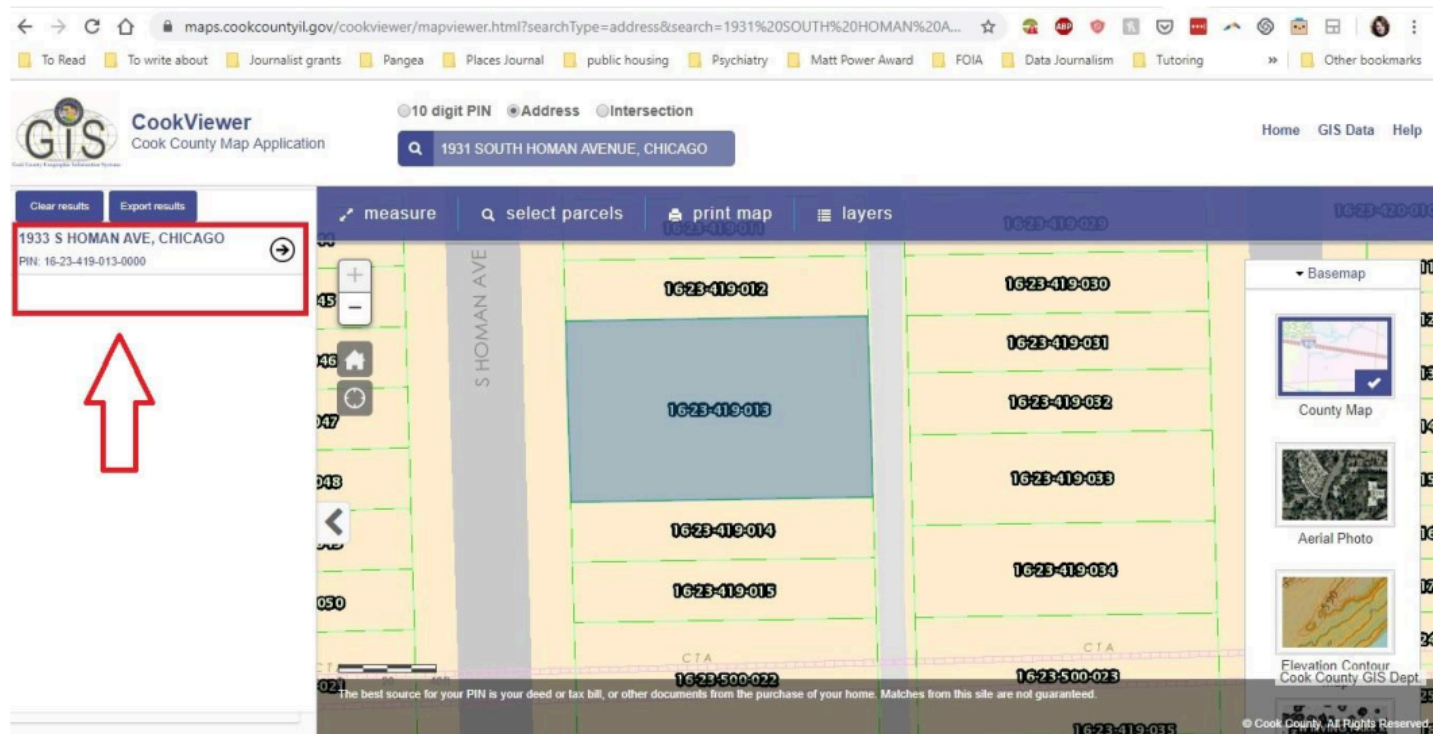
The screenshot shows the website ccrecorder.org in a web browser. The browser's address bar shows the URL. Below the address bar, there is a navigation bar with links: CCRD, Home, Fraud Alert, Search, and Cart. A teal banner below the navigation bar reads "Page: Quick Start Guide". Below the banner, there is a user profile section for "Edward M. Moody" with a profile picture and the title "Cook County Recorder". To the right of the profile, there is a "Quick Start Guide" section. It contains a message: "We are temporarily unable to process requests for E-Certified Documents at this time. We apologize for the inconvenience." Below this, there is a "Quick Start Guide" icon and text: "You may search CCRD records by other data using our [Advanced Search Options](#) for a fast search." There is a search input field labeled "PIN or Address - (Searches By Part of a PIN or Address)" with the text "1931 S Homan Ave" entered. Below the input field is a green button labeled "PIN-ADDRESS QUICK SEARCH". At the bottom of the search section, it says "Edward M. Moody - Cook County Recorder of Deeds - PIN Mapper Software".

If the result says "No Address Found" you'll need to search using the property's PIN. The easiest way to look up the PIN is through the Cook County GIS website.

Google “Cook County GIS” and on the home page select “Address” over the search bar and type it in



Accept the terms in the pop-up window, and you'll be taken to a section of the county map with the parcel of land on which the property stands. On the left side you'll see the address and PIN below. You can now enter that PIN back on the Recorder of Deeds website.



Select "Show" next to the PIN search result

ccrecorder.org/parcels/search/parcel/result/?line=16-23-419-013-0000

To Read To write about Journalist grants Pangea Places Journal public housing Psychiatry Matt Power Award FOIA Data Journalism Tutoring Other bookmark

CCRD Home Fraud Alert Search Cart

PIN - Address - Partial Data OK (Searches By Any Part of a PIN or Address)

16234190130000

PIN-ADDRESS QUICK SEARCH

You Searched = 16234190130000

1 Found Parcels For Addresses - See Below for Pins Match, You Searched = 16234190130000

PIN	Street Address	City	Show	Title Show
All	All	All	Show	Title Show
16234190130000	1933 S HOMAN AVE	CHICAGO	Show	Title Show

1 Found PINS For You Searched = 16234190130000

PIN	Street Address	City	Show	Title Show
All	All	All	Show	Title Show
16234190130000	1933 S HOMAN AVE	CHICAGO	Show	Title Show

You can enter addresss - parcel number - pin etc.

On the next page you'll see documents related to the transactions involving the property. They're listed in reverse chronological order. You can click "show doc" to see more specific details about the transaction. Sometimes you can see the owner of the property as one of the parties involved in the transaction (most often it's an individual or an LLC transacting with a financial institution, such as a bank), but not in the case. You'll have to look closer at the document!

The screenshot shows the 'ccrecorder.org/parcels/show/parcel/1786388/' page. The top navigation bar includes links like 'To Read', 'To write about', 'Journalist grants', 'Pangea', 'Places Journal', 'public housing', 'Psychiatry', 'Matt Power Award', 'FOIA', 'Data Journalism', 'Tutoring', and 'Other bookmark'. The main content area is titled 'Page: Show Parcel' and displays 'PIN Mapper Show Parcel Page For Street Address: 1921 S HOMAN AVE'. It includes fields for PIN (16234190130000), City (CHICAGO), Street Address (1921 S HOMAN AVE), Zipcode (60621), Latitude, Longitude, and Date Updated (2017-02-07). A 'Blockchain' section shows a long alphanumeric string. Below this, there are links for 'Cook County GIS Link' and 'Google Maps Link', and an 'Excel Docs' button. A 'Record ID: 1786388' is displayed, along with 'Previous' and 'Next' buttons. The bottom section, 'Documents Recorded on This Parcel', shows a table with 31 documents. The first document is dated 2017-02-07 and is an 'ASSIGNMENT' document. A red arrow points to the 'SHOW DOC' button in the 'Add To Cart' column. Another red arrow points to the 'Name' field in the 'Name' column of the document list.

Date Recorded	Doc Type	Doc Num	Consideration	Name	Pin	Address	Record Date	Add To Cart
2017-02-07	ASSIGNMENT	1786388	None	STANFORD MTG FUND II LLC	16234190130000	4050 W SPRINGFIELD ST	2017020700	SHOW DOC Add To Cart View Cart Appt Add Cart (Checking out by 5)

After clicking “Show Doc” scroll down to the embedded PDF. On the second page you can finally see on whose behalf this financial transaction was conducted: PP P14 1, LLC
You can find out that this is one of Pangea’s LLCs through the Secretary of State’s database

← → ↺ ⌂ ccrecorder.org/recordings/show_recording_from_parcel/180343990/1786388/

To Read To write about Journalist grants Pangea Places Journal public housing Psychiatry

CCRD Home Fraud Alert Search Cart

mdukmasova

UCC FINANCING STATEMENT AMENDMENT ADDENDUM
FOLLOW INSTRUCTIONS

11. INITIAL FINANCING STATEMENT FILE NUMBER: Same as Item 11 on Amendment form.
1618534105 filed 7/13/16

12. NAME OF PARTY AUTHORIZING THIS AMENDMENT: Same as Item 9 on Amendment form.

12a. ORGANIZATION'S NAME
Starwood Mortgage Funding V LLC

OR

12b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S) INITIALS SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

13. Name of Debtor(s) or related entity(ies) as a current Debtor of record required for indexing purposes only in some filing offices. See instruction item 13. Provide any and all names of the Debtor(s) as they appear on the public record. Do not omit, modify, or abbreviate any part of the Debtor's name; see instructions if name does not fit.

13a. ORGANIZATION'S NAME
PP P14 1, LLC

OR

13b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S) INITIALS SUFFIX

14. ADDITIONAL SPACE FOR ITEM 8 (Debtor(s))

Additional Debtor(s):
PP P14 2, LLC
PP P14 3, LLC

Cook County Recorder

To search for LLCs go to the Secretary of State's database

GO TO: <https://www.ilsos.gov/corporatellc/CorporateLlcController>

Select "Corporate and LLC"

Click "Submit"

Select "Name"

Enter the LLC name: "PP P14 1"

Select "Continue"

Click the result

Under "Agent Information" you can see "Pangea Ventures LLC"

Go Deeper: Once you've navigated the above, answer the following questions as a group. The final question you will be asked to share out with the entire audience. Please select someone to share out from the group!

- What was your experience like navigating these websites?
 - What would you change?
- Share-out question:
 - What is other information you'd like to know about evictions, landlords, buildings, housing and renter rights?

Take-aways

Thanks for coming to our workshop! The following list of resources was compiled by Maya Dukmasova and originally ran in the Chicago Reader. As Dukmasova writes, “Overall, 60 percent of the eviction cases filed end with a judgment against a tenant, but when tenants have legal representation their chances of staying housed increase substantially: 17 percent fewer tenants with attorneys get evicted than those without. And the type of attorney tenants hire matters too. While about half of tenants who hire a private attorney end up being evicted, only a quarter of those represented by free legal aid lawyers do.” The organizations below offer free legal advice and lawyers to tenants.

LAF | www.legalaidchicago.org

Focus on tenants with housing subsidies such as Section 8 vouchers

Cabrini Green Legal Aid | www.cgla.net/programs

Focus on evictions arising from allegations of criminal activity

Access Living | www.accessliving.org

Focus on tenants with disabilities

Center for Disability and Elder Law | www.cdelaw.org

Focus on tenants with disabilities and seniors

Metropolitan Family Services (Legal Aid Society)

www.metrofamily.org/legal-aid-society

Represents low-income tenants

Uptown People's Law Center | www.uplcchicago.org

Focus on formerly incarcerated and north side tenants

Chicago Volunteer Legal Services | www.cvl.org

Also represents low-income landlords

Center for Conflict Resolution

www.ccrchicago.org/mediation-services

Free mediation services for tenants and landlords

Coordinated Advice & Referral Program for Legal Services (CARPLS) | www.carpls.org

Free legal advice desk at the Daley Center

312-738-9200

Metropolitan Tenants Organization | www.tenants-rights.org

Tenants' rights hotline at 773-292-4988

Want to be more involved in the reporting on evictions? Share your email and why below and then turn this into the presenters.

Name (first and last):

Email:

Why do you want to be involved?

