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2008-07-25 10:59:03
Cook County Recorder 33.50

CITY OF CHICAGO
DEPARTMENT OF REVENUE
JUDGMENT COLLECTIONS UNIT
740 N SEDGWICK 4TH FL
CHICAGO, ILLINOIS 60610
PHONE: (312) 742-8325
FAX (312) 742-8233

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
)
)

v.

CHARLES WILSON)
LAVONDRA WILSON)
4235 W KAMERLING)
CHICAGO IL 60651)

Docket #: 98BG0022

Issuing City
Department: BUILDINGS

Respondent.)

RECORDING OF FINDINGS, DECISIONS & ORDER

The petitioner, City of Chicago, a municipal corporation, by and through its attorney the Corporation Counsel, hereby files the attached and incorporated Findings, Decisions and Order entered pursuant to an administrative hearing in the above captioned matter by an administrative law officer of the Chicago Department of Administrative Hearings for recording with the Office of the Cook County Recorder of Deeds as provided by law. Additional identification information (i.e., social security number, tax identification number, property index number, property legal description and common address, or other) is as follows:

PIN #: 16-03-225-009-0000
Owner Name: CHARLES AND LAVONDRA WILSON
Address: 4235 W. KAMERLING
City: CHICAGO St: IL Zip: 60651

"EXHIBIT A"

PIN: 16-03-225-009-0000

DOAH Docket# 98BG0022

Subdivision: R5 Reynerton REW L13+ALL
L14-37 BK7

Lot: 2 Block: 7

Sect: 03 Twp: 39 Range: 13

Address:

Owner: ^{Charles} ~~OTG~~ New Century Mtg Corp / ~~Officer~~ Lavondra Wilson

Deed Type: Doc#: 00374669 Date: 5-24-00

Other

Information: Rel's -

Property of Cook County Clerk's Office

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I hereby certify the foregoing to be a true and correct copy of an Order entered by an Administrative Law Officer of the Chicago Department of Administrative Hearings.
Patricia Jankowski 7/17/00
Authorized clerk Date
Above must bear an original signature to be accepted as a Certified Copy.

CITY OF CHICAGO
DEPARTMENT OF ADMINISTRATIVE HEARINGS
BUILDINGS HEARINGS DIVISION
400 W. SUPERIOR STREET, ROOM 115
CHICAGO, ILLINOIS

FILED

AUG 24 1998

DEPT. OF ADMINISTRATIVE
ADJUDICATION

CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v.
CHARLES E. WILSON and
LAVONDRA C. WILSON
Respondents.

No. 98BG0022
Re: 4235 W. Kamerling
Chicago, Illinois 60651
PIN: 16-03-225-009

ORDER

This matter coming to be heard before this Administrative Body, proper notice having been given to respondents, this Body having jurisdiction over the parties and the subject matter, and a hearing having been held with evidence proffered by the City of Chicago and admitted, and the respondents failing to appear, the following findings are made:

1. The City of Chicago ("City") has met its burden by a preponderance of the evidence in proving that criminal activity in violation of state statutes has occurred at the subject property, and that ample notice of the nature of such criminal activity was imputed to respondents.
2. The criminal activity specifically found to constitute a violation of Section 8-4-090 of the Municipal Code of Chicago ("Code"), as listed under the Count 1 of the City's Complaint are:
 - a. May 5, 1997 possession of cannabis
 - b. July 10, 1997 theft
 - c. September 25, 1997 aggravated battery - knife
 - d. October 1, 1997 delivery of narcotics - crack cocaine
 - e. November 7, 1997 aggravated assault - handgun
 - f. December 9, 1997 possession of firearm and ammunition
 - h. March 19, 1998 aggravated battery - handgun (person shot)
 - i. June 2, 1998 aggravated battery - handgun (person shot)
3. Respondents had ownership and control over the subject property during the pertinent charging period set forth in the City's Complaint, and continue to

exercise ownership and control at the time of entry of this Order:

4. Respondents permitted the above illegal activity to occur on the subject property, and allowed such to continue during the charging period, as alleged in the City's Complaint;
5. Respondents are found to have allowed the following building code violations, as listed in Count II, paragraph 7 of the City's Complaint, to exist at the subject property:
 - a. Failure to exterminate roaches
 - b. Failure to exterminate rodents
 - c. Failure to cement floor
 - d. Improper heating devices
 - e. Broken window panes
 - f. Failure to install smoke detectors
 - g. Failure to remove refuse and debris
 - h. Failure to replace gutter and downspout
 - i. Broken concrete to garage slab
 - j. Cracks in walls
 - k. Missing pickets on porch
 - l. Illegal conversion
 - m. Failure to discontinue basement as dwelling unit
 - n. Insufficient means of egress
 - o. Improper dwelling separation of rooms
 - p. Ceiling below 7 feet
 - q. Broken fence
 - dd. Failure to obtain electrical permit
 - ee. Failure to remove armored cable
 - ff. Loose light fixtures
 - gg. Failure to provide 3 feet of space around service
 - hh. Unapproved flexible cord
 - ii. Failure to provide ground continuity for raceway
 - jj. Missing covers on outlets/junction boxes
 - kk. Unapproved cord connection to light fixture
 - ll. Loose outlet and junction box
 - mm. Failure to install grounding receptacle
 - nn. Unstrapped and unsecured raceways
 - oo. Failure to remove exposed non-metallic cable
 - pp. Failure to install junction box for open splice
 - qq. Ungrounded metal light fixtures
 - rr. Exposed wiring
 - ss. Failure to repair gap between outlet box and wall
6. Based upon the evidence presented and the above-stated findings from Counts I

and II of the Complaint, the property located at 4235 W. Kamerling, Chicago, Illinois, is hereby found to be a public nuisance in violation of Section 8-4-090 of the Municipal Code of Chicago;

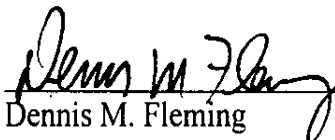
Based upon the foregoing evidence and findings, this Administrative Body hereby orders Respondents CHARLES E. WILSON and LAVONDRA C. WILSON to:

1. Attend monthly police beat meetings for a period of six months, beginning September 24, 1998, for Beat 2534, held at 7:00 p.m. at Helene Curtis factory, 4451 W. North Avenue;
2. Initiate eviction proceedings against any and all tenants who have engaged in illegal activity on the subject property;
3. Implement screening procedures for potential tenants of the subject property to include thorough criminal background checks with such information to be utilized in conformance with existing civil rights laws, effectively immediately upon the entry of this Order;
4. Install dusk to dawn tamper-proof lighting in the front and rear of the property and provide adequate illumination to all elevations, effective with two week of the entry of this Order;
5. Install new locks at each entrance, with a locking system that includes non-duplicating keys, effective within one week after entry of this Order;
6. Install solid core doors at the front entrances of the subject property, within two weeks after the entry of this Order;
7. Keep the fence gate locked at all times and restrict access to the property through gates to inhabitants of the property, effective immediately upon the entry of this Order;
8. Promptly remove any and all graffiti on subject property and continue to do so on a regular basis, effectively immediately upon the entry of this Order;
9. Discourage loitering on the property by posting "NO TRESPASSING" signs in conspicuous places, calling police when anyone who is not an inhabitant of the property is wrongfully on the property, signing criminal complaints againsts such persons, and following up such complaints in court, effective immediately upon entry of this Order;
10. Require each future or renewed tenant to sign a written lease and include in such lease the following provisions:

- a) Tenant may be evicted for committing a criminal act, including, but not limited to, possession, distribution or solicitation of controlled substances, on the subject property, or upon the public way appurtenant to the subject property;
 - b) Tenants are responsible for the actions of guests, and may be evicted if a guest commits a criminal act on the subject property, or on the public way appurtenant to the subject property;
- effective immediately upon the entry of this Order;
11. Repair the building code violations listed under finding 5 above prior to November 25, 1998. Further, respondents must obtain all necessary permits to conduct the repairs and provide evidence of their existence to Assistant Corporation Counsel Carrie Hilb at the City's Department of Law, 30 N. LaSalle, Suite 700, Chicago, IL 60602 by September 11, 1998;
 12. Hire a licensed and bonded electrician to effect the electrical repairs;
 13. Allow for a re-inspection of the property no later than December 9, 1998, and allow for full and complete access to subject property for such reinspection by City building inspectors on the reinspection date;
 14. Attend the City's Landlord Training Program within thirty days after the entry of this Order and send the certificate of completion to Assistant Corporation Counsel Carrie Hilb at the City's Department of Law, 30 N. LaSalle, Suite 700, Chicago, IL 60602 upon completion of the program.
 15. Pay a fine of \$5000.00 made payable to the City of Chicago and paid directly to the City of Chicago at the Corporation Counsel's office within thirty days of the entry of this Order.

~~This Administrative Body retains jurisdiction to enforce the terms and conditions of this Order.~~

Be advised that a failure to fully comply with any of the terms and conditions of this Order can result in the filing of criminal contempt charges against the respondents in the Circuit Court of Cook County with the possible penalty of incarceration.

ENTERED:  8-24-98
Dennis M. Fleming
Hearing Officer

DH10REDI CITY OF CHICAGO PROPERTY INFORMATION SYSTEM 07/17/00
ASSESSOR PROPERTY DATA INQUIRY (REDI FILE) 11:46:32.6

PIN: 16-03-225-009-0000 TAX YEAR: 1997
AMOUNT: 1,925.56

PROPERTY ADDRESS: 4235 KAMERLING AVE W

PROPERTY CLASS: 2 - 11 : APARTMENTS 2-6
LIVG-SQFT: 00002368
EXT. WALL: 1 - FRAME YEAR BUILT: 1913
----PROPERTY VALUES----
LAND: 1,152
IMPROVE: 8,981
TOTAL: 10,133

TAXPAYER'S NAME: WILSON LAVONDRA
MAILING ADDR: 4235 W KAMERLING AV
CHICAGO IL 60651

SALES INFORMATION

LAST PREVIOUS
SALE DATE: 01/00/83
SALE AMOUNT: 48,000 0
MTG. AMOUNT: 46,800 0
INSTRUMENT: WD
MTG. NAME: MARGARETTEN & CO INC 022383
BUYER NAME:
PF3=PRINT PF4=MENU PF5=DISPLAY HARRIS REC
PF6=PIN INDEX PF11=PREVIOUS REC PA1=NEXT REC

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