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Doc#: 0533435031 Fee: \$32.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/30/2005 07:29 AM Pg: 1 of 5

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
)
Vs.)
)
Elizabeth Sander)
)
Defendants.)

Docket Number:
04BS11921A

Issuing City Department:
Buildings

RECORDING OF FINDINGS, DECISION AND ORDER

1. The petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through Special Assistant Corporation Counsel, **Goldman and Grant**, hereby files the attached and incorporated certified Findings, Decisions and Order entered by an Administrative Law Officer pursuant to an administrative hearing in the above captioned matter. This Certified copy is being recorded with the Cook County Recorder of Deeds as provided for by law.

PIN#: 20-17-123-029-0000

Owner Name: *Elizabeth Sander*

Address: 5708 S. Racine

City: *Chicago*

State: *IL*

Zip: 60636 Other:

**Goldman and Grant #36689
205 W. Randolph, STE 1100
Chicago, IL. 60606
(312)781-8700**

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DOAH - Order

(1/00)



**IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS**

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)

v.)

Sander, Elizabeth)
1712 SOMERSET LN)
MUNDELEIN, IL 60060)

, Respondent.)

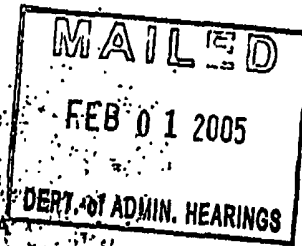
Address of Violation:

5708 S Racine Avenue

Docket #: 04BST1921A

Issuing City

Department: Buildings

**FINDINGS, DECISIONS & ORDER**

This matter coming for Hearing notice given and the Administrative Body advised in the premises, having considered the motions, evidence and arguments presented, IT IS ORDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

<u>Finding</u>	<u>NOVA</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Not liable - Respondent came into compliance with building code prior to hearing	04SC26022	4	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$0.00
		16	041063 Cut or remove high weeds that present a fire hazard. (15-4-970)	\$0.00
		17	140036 Stop unsanitary and offensive condition caused by housing pigeons. (13-196-620 A, 13-196-670 B)	\$0.00
		18	197019 Install and maintain approved smoke detectors. (13-196-100 thru 13-196-160) Install a smoke detector in every dwelling unit. Install one on any living level with a habitable room or unenclosed heating plant, on the uppermost ceiling of enclosed porch stair well and within 15 feet of every sleeping room. Be sure the detector is at least 4 inches from the wall, 4 to 12 inches from the ceiling, and not above door or window.	\$0.00
		19	197087 Install carbon monoxide detector within 40 feet of every sleeping room in residential structure. (13-64-190, 13-64-210) A carbon monoxide detector is needed whenever there is a heating appliance on the premises that burns fossil fuel such as gas, oil, or coal, or air that is circulated through a heat exchanger. Install according	\$0.00

I hereby certify the foregoing to be a true and correct copy of an Order entered by an Administrative Law Officer of Chicago Department of Administrative Hearings.

Maxine Moore
Authorized clerk

11-21-05
Date

Above must bear an original signature to be accepted as a Certified Copy.

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(1/00)



**IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS**

CITY OF CHICAGO , a Municipal Corporation, Petitioner,)	Address of Violation:
v.)	5708 S Racine Avenue
)	
Sander, Elizabeth)	Docket #: 04BS11921A
1712 SOMERSET LN)	
MUNDELEIN, IL 60060)	Issuing City
, Respondent.)	Department: Buildings

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Not liable - Respondent came into compliance with building code prior to hearing	04SC26022		to manufacturer instructions. A hard wired model requires an electrical wiring permit. In a single family residence, be sure the detector is on or below the lowest floor with a place to sleep. In a multiple dwelling residence heated by a boiler, install a detector in the same room as the boiler. Otherwise, each apartment follows single family guidelines. The owner is responsible for installation and written instructions, the tenant for testing, maintenance, and batteries.	
		20	140013 Keep premises clean, sanitary, and safe. (13-196-620 A, 13-196-630)	\$0.00
		27	003042 Provide and maintain uninterrupted means of egress to outside exit at grade level. (13-160-010, 13-196-050, 13-200-33C)	\$0.00
		28	136016 Exterminate roaches and keep dwelling insect-free. (13-156-630 C)	\$0.00
Previously liable - No subsequent compliance with building code	04SC26022	1	077014 Repair, replace, or remove defective fence creating dangerous condition. (7-28-060, 13-96-120)	\$200.00
		2	194019 Repair or replace	\$200.00
		3	067014 Repair or replace defective roof. (13-196-530)	\$200.00
		5	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$200.00
		6	104025 Repair or replace defective window sash. (13-196-550 B)	\$200.00
		7	104035 Repair or replace defective window frame. (13-196-550 B, F)	\$200.00

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Sander, Elizabeth)	Docket #: 04BS11921A
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MUNDELEIN, II 60060)	Issuing City
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<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Previously liable - No subsequent compliance with building code	04SC26022	8	104055 Retrim or repuity window panes. (13-196-550)	\$200.00
		9	131026 Repair or replace defective screen. (13-196-560 B)	\$200.00
		10	074024 Provide guard rail at least 3 ft high. (13-124-330)	\$200.00
		11	070014 Repair or replace defective or missing members of exterior stair system. (13-196-570)	\$200.00
		12	002021 Obtain permit before performing work. (13-32-010)	\$200.00
		13	134016 Rid premises of rodents and seal rodent holes. (13-196-530 D, 13-196-540 A, 13-196-630 C)	\$200.00
		14	074014 Repair or rebuild exterior service walls, passage and areaways. (13-196-630, 7-28-060)	\$200.00
		15	061034 Remove loose, peeling, or flaking paint. (13-196-540 D)	\$200.00
		21	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$200.00
		22	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$200.00
		23	165017 Replace defective bathroom floor with non-absorbent, water impervious, and easily cleanable material. (13-196-540 F)	\$200.00
		24	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$200.00
		25	141016 Stop noxious odors from permeating dwelling or premises. (7-28-060, 13-196-630)	\$200.00
		26	102015 Place wall and ceiling	\$200.00

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, Respondent.)	Department: Buildings

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Previously liable - No subsequent compliance with building code	04SC26022		surfaces in clean, smooth and tight condition. (13-196-540 D, E)	
		29	135016 Exterminate rodents in building and seal openings through which they gain access. (13-196-530 D, 13-196-630 C, 7-28-660)	\$200.00

Sanction(s):

RESPONDENT FAILED TO APPEAR ON JAN 20 2005

Admin Costs: \$25.00

JUDGMENT TOTAL: \$4,225.00

Balance Due: \$4,225.00

Respondent is ordered to come into immediate compliance with any/all outstanding Code violations.

Petitioner is granted leave to re-inspect the premises or business as it relates to the above found violation(s).

ENTERED: _____

Administrative Law Officer

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ALO#

Jan 20, 2005

Date

You may appeal this Order to the Circuit Court of Cook Co. (Daley Center 6th Fl.) within 35 days by filing a civil law suit and by paying the appropriate State mandated filing fees.