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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 04/03/2006 02:18 PM Pg: 1 of 4

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)

Plaintiff,)

vs.)

MARY MCNEIL A/K/A MCNEAL)

Defendants.)

Docket Number:

06M1677556

Issuing City Department

DEPT OF LAW

RECORDING OF FINDINGS, DECISION AND ORDER

- The petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through special Assistant Corporation Counsel **Wexler & Wexler**, 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.
- 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#: 16-14-220-012-0000 Owner Name: MARY MCNEAL
Address: 314 S SPAULDING AVE City: CHICAGO
State: IL Zip: 60624-3330

Other: LOT: 22; DISTRICT: 77; CITY: WEST CHICAGO; SUBDIVISION: DR 1 SCOTTS ADD TO CHICAGO SUB NW SE; SEC/TWN/RNG/MERIDIAN: SEC 14 TWN 39N RNG 13E; ASSESSORS MAP REFERENCE: 16-14-NE (A&B)

Wexler & Wexler
Attorney for Plaintiff
500 W Madison St
Suite 2910
Chicago, IL 60661
(312) 474-1000
Attorney No. 91761
71799.2417
Form A

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

CITY OF CHICAGO , a Municipal Corporation, Petitioner,)	Address of Violation:
v.)	314 S Spaulding Avenue
)	
Mary McNeil)	Docket #: 05BS06821A
314 S SPAULDING)	
CHICAGO, IL 60624)	Issuing City
, Respondent.)	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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	05W 42086	1	062014 Repair or rebuild parapet and coping. (13-196-530)	\$500.00
		2	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		3	063014 Repair or rebuild chimney. (13-196-530, 13-196-590)	\$500.00
		4	074014 Repair or rebuild exterior service walks, passage and arcavays. (13-196-630, 7-28-060)	\$500.00
		5	064014 Remove cornice or repair and securely fasten to wall or structural frame of building. (13-196-530 E)	\$500.00
		6	138106 Remove and stop nuisance. (7-28-060)	\$500.00
		7	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$500.00
		8	041063 Cut or remove high weeds that present a fire hazard. (15-4-970)	\$500.00
		9	079014 Repair or rebuild defective members of garage or shed. (13-96-380, 13-96-250)	\$500.00
		10	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 stairwell, and within 15 feet of every sleeping	\$500.00

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.

Authorized clerk

Date

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

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

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	05WY42086		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.	
		11	131016 Screen outer doors, windows, and other outer openings adequately from April 15th to Nov 15th. (13-196-560 B)	\$500.00
		12	070014 Repair or replace defective or missing members of exterior stair system. (13-196-570)	\$500.00
		13	168017 Repair or replace house drain to receive and convey discharges from plumbing fixtures to sewer. (13-168-120)	\$500.00
		14	194019 Repair or replace	\$500.00
		15	070034 Rebuild or replace dilapidated and dangerous porch. (13-196-570)	\$500.00
		16	070034 Rebuild or replace dilapidated and dangerous porch. (13-196-570)	\$500.00
		17	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 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.	\$500.00
		18	104015 Replace broken, missing or	\$500.00

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

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	05WY42086		defective window panes. (13-196-550 A)	
		19	104025 Repair or replace defective window sash. (13-196-550 B)	\$500.00
		20	197079 Repair or replace defective or out of service smoke detectors and operate continuously. (13-196-130, 13-196-140)	\$500.00
		21	002011 Submit plans prepared, signed, and sealed by a licensed architect or registered structural engineer for approval and obtain permit. (13-32-010, 13-32-040, 13-40-010, 13-40-020)	\$500.00

Sanction(s):

Admin Costs: \$25.00

JUDGMENT TOTAL: \$10,525.00

Balance Due: \$10,525.00

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

Respondent being found liable by default has 21 days from the above stamped mailing date to file a petition to vacate (void) this default for good cause, with the Department of Administrative Hearings.

ENTERED: _____

Administrative Law Officer

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ALO#

Dec 15, 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.