



Doc#: 0703026197 Fee: \$34.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 01/30/2007 04:19 PM Pg: 1 of 6

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IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, )  
)  
Plaintiff, )  
)  
)  
)  
*Thomas Kim* )  
)  
Defendants. )

Docket Number:  
**06BS06832A**  
  
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#: 16-03-215-018

Owner Name: *Thomas Kim*

Address: 4248-4256 W Hirsch

City: *Chicago*

State: *IL*

Zip: 60644 Other:

Legal description: **LOT: 241&240; SUBDIVISION: DAVENPORTS SUBDIVISION**

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

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IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
v. )  
Thomas Kim )  
10373 DEARLOVE RD )  
GLENVIEW, IL 60025 )  
and )  
Thomas Kim )  
3704 W DEMPSTER )  
SKOKIE, IL 60076 )  
and )  
Thomas Kim )  
4627 BIRCHWOOD AVE )  
SKOKIE, IL 60076 )  
and )  
Thomas Kim )  
5234 OAKTON )  
SKOKIE, IL 60077 )  
, Respondents. )

Address of Violation:  
31-35 N Lorel Avenue

Docket #: 06BS06832A

Issuing City  
Department: Buildings

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.  
*M. D. Shore* 1-18-07  
Authorized clerk Date  
Above must bear an original signature to be accepted as a Certified Copy.

**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	06WO75025	1	073024 Repair or replace defective door frame. (13-196-550)	\$500.00
		2	073014 Repair or replace defective door. (13-196-550 D, E)	\$500.00
		4	104075 Repair or replace defective window frame to keep rain and wind out of dwelling. (13-196-550)	\$500.00
		5	105015 Repair or replace defective door. (13-196-550)	\$500.00
		6	156017 Repair or replace defective water supply piping and appurtenances. (13-168-120)	\$500.00
		7	159017 Repair or replace broken or defective plumbing fixture. (13-168-120)	\$500.00
		8	105085 Provide building entrance door with deadlock latch with at least 1/2 inch latch bolt projection. (13-164-040)	\$500.00
		9	197019 Install and maintain	\$500.00

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(1/00)

**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	06WO75025		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 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.	
		10	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
		11	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		12	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
		13	074014 Repair or rebuild exterior service walks, passage and	\$500.00

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(1/00)

**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	06WO75025		areaways. (13-196-630, 7-28-060)	
		14	131016 Screen outer doors, windows, and other outer openings adequately from April 15th to Nov 15th. (13-196-560 B)	\$500.00
		15	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		16	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		17	073014 Repair or replace defective door. (13-196-550 D, E)	\$500.00
		18	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		19	065014 Repair or replace defective lintels. (13-196-530 E)	\$500.00
		20	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		21	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$500.00
		22	107015 Provide and maintain adequate illumination for public hall and stairwell. (13-196-080, 13-160-660, 13-160-670)	\$500.00
		23	074014 Repair or rebuild exterior service walks, passage and areaways. (13-196-630, 7-28-060)	\$500.00
		24	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 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.	\$500.00
		25	197087 Install carbon monoxide detector within 40 feet of every sleeping room in residential	\$500.00

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(1/00)



**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	06WO75025		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.	
		26	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$500.00
		28	196019 Arrange for inspection of premises. (13-12-100)	\$500.00
		29	002021 Obtain permit before performing work. (13-32-010)	\$500.00
Not liable - Respondent came into compliance with building code prior to hearing	06WO75025	3	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$0.00
		27	196029 Post name, address, and telephone of owner, owner's agent for managing, controlling or collecting rents, and any other person managing or controlling building conspicuously where accessible or visible to public way. (13-12-030)	\$0.00

**Sanction(s):****Admin Costs:** \$50.00**JUDGMENT TOTAL:** \$13,550.00**Balance Due:** \$13,550.00

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

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.

*Peter J. Lamborn*

ENTERED: _____	84	Oct 12, 2006
Administrative Law Officer	ALO#	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.

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