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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 02/22/2007 07:56 AM Pg: 1 of 4

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

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
vs.)
)
DARNELL PALMER)
)
Defendants.)

Docket Number:
06BS04177A
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 **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.

2. 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#: 20-33-102-012-0000 Owner Name: DARNELL PALMER
Address: 7915 S UNION AVE City: CHICAGO
State: IL Zip: 60620

Other: LOT 12 AND THE NORTH HALF OF LOT 13 IN BLOCK 2 IN GEORGE A CHAMBER'S SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDAN, LYING WEST OF RAILROAD IN COOK COUNTY, ILLINOIS.

Wexler & Wexler
Attorney for Plaintiff
500 W Madison St
Suite 2910
Chicago, IL 60661
(312) 474-1000
Attorney No. 91761
71799.4013

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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.)	7915 S Union Avenue
)	
Darnell Palmer)	Docket #: 06BS04177A
7915 S UNION AVE)	
CHICAGO, IL 60620)	Issuing City
and)	Department: Buildings
Lynn T Scott)	
7915 S UNION AVE)	
CHICAGO, IL 60620)	
)	
, Respondents.)	

FINDINGS, DECISIONS & ORDER

This matter coming for Hearing, notice giver 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	06S064441	1	135016 Exterminate rodents in building and seal openings through which they gain access. (13-196-530 D, 13-196-630 C, 7-28-660)	\$500.00
		2	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$500.00
		3	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$500.00
		4	164037 Provide cast iron cover for catch basin. (13-168-1280)	\$500.00
		5	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$500.00
		6	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$500.00
		7	220018 Replace defective switch and receptacle outlet devices. (18-27-110.2, 18-27-110.3)	\$500.00
		8	105035 Repair or replace door hardware. (13-196-550)	\$500.00
		9	159057 Repair defective plumbing and sewage system and stop odors. (13-168-120, 13-168-1480, 7-28-060)	\$500.00
		10	197087 Install carbon monoxide detector within 40 feet of every sleeping room in residential	\$1,000.00

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.

M. Lewis 8/11/06

 Authorized clerk Date

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

06BS04177A

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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	06S064441		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.	
		11	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 an enclosed 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
		12	105055 Install in dwelling unit entrance door viewing device. (13-164-020 I, 13-164-030)	\$500.00
		13	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$500.00
		14	015012 Equip exit door with door lock hardware so door opens without key from side of egress. (13-160-260)	\$500.00
		15	067014 Repair or replace defective roof. (13-196-530)	\$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	06S064441	16	067024 Repair or replace defective eaves. (13-196-530)	\$500.00
		17	069014 Repair or rebuild defective foundation. (13-196-530)	\$500.00
		18	070034 Rebuild or replace dilapidated and dangerous porch. (13-196-570)	\$500.00
		19	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)	\$500.00

Sanction(s):

Admin Costs: \$25.00

JUDGMENT TOTAL: \$10,025.00**Balance Due: \$10,025.00**

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.

Dennis J. Waldeck

ENTERED: _____

Administrative Law Officer

70

ALO#

Jun 7, 2006

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.