

UNOFFICIAL COPY



Doc#: 0706135111 Fee: \$30.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 03/02/2007 09:21 AM Pg: 1 of 4

Space reserved for Recorder's
Office only

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)

Plaintiff,)

vs.)

LEONCIO DIAZ)

ANDRES DIAZ)

PETRA DIAZ)

Defendants.)

Docket Number:

06M1626872

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#: 13-34-426-019-0000

Owner Name: LEONCIO DIAZ

Address: 1642 N KEELER AVE

City: CHICAGO

State: IL Zip: 60639-4822

Other: LOT: 39; BLOCK: 29; DISTRICT: 71; CITY: JEFFERSON; SUBDIVISION: GARFIELD SUB OF EX W307FT OF N631.75FT; SEC/TWN/RNG/MERIDIAN: SEC 34 TWN 40N RNG 13E; ASSESSOR'S MAP REFERENCE: 13-34-SE (G&H)

Wexler & Wexler
Attorney for Plaintiff
500 W Madison St
Suite 2910
Chicago, IL 60661
(312) 474-1000
Attorney No. 91761
71799.4118
Form A

UNOFFICIAL COPY



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 Leoncio Diaz) Address of Violation:
 401 RACHAEL DR) 1642 N Keeler Avenue
 ROMEOVILLE, IL 60446)
 and) Docket #: 06BS04959A
 Andres Diaz) Issuing City
 1644 N KEELER) Department: Buildings
 CHICAGO, IL 60639)
 and)
 Lenocio Diaz)
 1644 N KEELER)
 CHICAGO, IL 60639)
 and)
 Petra Diaz)
 1644 N KEELER)
 CHICAGO, IL 60639)
 , Respondent.)

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	06W066272	1	070014 Repair or replace defective or missing members of exterior stair system. (13-196-570)	\$500.00
		2	015012 Equip exit door with door lock hardware so door opens without key from side of egress. (13-160-260)	\$500.00
		3	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$500.00
		4	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$500.00
		5	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	\$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.
M. A. Shore 8/31/06
 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	06W066272		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.	
		6	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
		7	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
		8	111025 Provide sufficient means of egress. (13-196-050, 13-196-650, 13-196-740 B, 13-200-230 F)	\$500.00
		9	073014 Repair or replace defective door. (13-196-550 D, E)	\$500.00
		10	105045 Install in dwelling entrance door dead-bolt lock with at least 1 inch saw-resistant bolt projection or with rim mounted dead-bolt lock or vertical drop dead-bolt lock providing equivalent security. (13-	\$500.00

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	06W066272		164-030)	
		11	141016 Stop noxious odors from permeating dwelling or premises. (7-28-060, 13-196-630)	\$500.00
		12	140016 Keep premises clean, sanitary, and safe. (13-196-620 A, 13-196-630)	\$500.00
		13	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$500.00
		14	140026 Stop unsanitary and offensive condition caused by animals. (13-196-620 A, 13-196-630 B)	\$500.00
		15	111055 Separate dwelling adequately from rest of building. (13-196-650, 13-196-690, 13-196-740 E)	\$500.00
		16	012022 Construct floor over basement with at least 1 hour fire resistance. (13-60-200)	\$500.00

Sanction(s):

Admin Costs: \$25.00

JUDGMENT TOTAL: \$8,025.00**Balance Due: \$8,025.00**

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.

ENTERED: _____

Administrative Law Officer

69

ALO#

Jun 30, 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.