



Doc#: 0708135589 Fee: \$30.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 03/22/2007 01:19 PM 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.                                       | ) | Docket Number:          |
|   | ) | <u>07M1628309</u>       |
|   | ) |                         |
| <u>RAMON H JUAREZ</u>                     | ) | Issuing City Department |
|   | ) |                         |
|   | ) | <u>DEPT OF LAW</u>      |
| Defendants                                | ) |                         |

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#: 16-03-225-021-0000      Owner Name: RAMON JUAREZ  
Address: 1305 N KILDARE      City: CHICAGO      State: IL      Zip: 60651

Other: LOT: 11; SUBDIVISION: R J REYNERTSONS RESUBDIVISION; SEC/TWN/RNG/MERIDIAN: SW4NE4 S03T39NR13E 3P

Wexler & Wexler  
Attorney for Plaintiff  
500 W Madison St  
Suite 2910  
Chicago, IL 60661  
(312) 474-1000  
Attorney No. 91761  
**71799.4610**  
Form A

# UNOFFICIAL COPY



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
 v. )  
 Address of Violation: )  
 119-121 S Lotus Avenue; 5448 W Adams Street )  
 )  
 Ramon H Juarez ) Docket #: 06BS07963A )  
 3003 W GUNNISON ST APT 1S )  
 CHICAGO, IL 60625 ) Issuing City )  
 and ) Department: Buildings )  
 Ramon Juarez )  
 1305 N KILDARE AVE )  
 CHICAGO, IL 60651 )  
 and )  
 Ramon Juarez )  
 31 N LOREL )  
 CHICAGO, IL 60644 )  
 and )  
 Ramon Juarez )  
 31 WINDMERE LN )  
 SOUTH BARRINGTON, IL 60010 )  
 and )  
 Ramon Juarez )  
 5448 W ADAMS ST )  
 CHICAGO, IL 60644 )  
 , Respondents. )

### 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 | 06WO83180   | 1               | 015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)  | \$500.00         |
|                              |             | 3               | 104035 Repair or replace defective window frame. (13-196-550 B, F)  | \$500.00         |
|                              |             | 4               | 104025 Repair or replace defective window sash. (13-196-550 B)  | \$500.00         |
|                              |             | 5               | 005042 Provide shaft or stairwell door with self-closing device. (15-8-180)   | \$500.00         |
|                              |             | 6               | 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         |

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.

*[Signature]* 11/10/07  
 \_\_\_\_\_  
 Authorized clerk Date

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

1588

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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 | 06WO83180   |                 | 164-030)   |                  |
|                              |             | 7               | 101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)   | \$500.00         |
|                              |             | 8               | 198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)   | \$500.00         |
|                              |             | 9               | 106015 Repair or replace defective or missing members of interior stair system. (13-196-570)   | \$500.00         |
|                              |             | 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              | 197079 Repair or replace defective or out of service smoke detectors and operate continuously. (13-196-130, 13-196-140)  | \$500.00         |
|                              |             | 12              | 194039 Remove  | \$500.00         |
|                              |             | 13              | 103015 Repair or rebuild defective floor. (13-196-540 A, B)  | \$500.00         |
|                              |             | 14              | 005022 Provide stairwell opening with self-closing, framed, 1 3/4 inch solid slab wooden door. (15-8-180)  | \$500.00         |
|                              |             | 15              | 002021 Obtain permit before performing work. (13-32-010)   | \$500.00         |

06BS07963A

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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                           | 06WO83180   | 16              | 104025 Repair or replace defective window sash. (13-196-550 B)                      | \$500.00         |
|  |             | 17              | 070024 Repair or replace defective or missing members of porch system. (13-196-570) | \$500.00         |
| Not liable - City failed to establish prima facie case | 06WO83180   | 2               | 190019 Arrange for inspection of premises. (13-12-100)                              | \$0.00           |

**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

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A.O.#

Nov 8, 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.**