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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/02/2007 11:59 AM Pg: 1 of 6

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

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
)
)
)
Javier Chavez)
)
Defendants.)

Docket Number:
06BT01997A

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#: **24-05-206-008**

Owner Name: **Javier Chavez**

Address: **5739 W 87th Pl**

City: **Oak Lawn**

State: **IL**

Zip: **60453** Other:

Legal Description: **DISTRICT: 39; CITY: WORTH; SEC/TWN/RNG/MERIDIAN: SEC 05 TWN 37N
RNG 13E; ASSESSOR'S MAP REFERENCE: 24-05-NE (A&B); CENSUS TRACT: 8223.01**

**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.)

Chavez, Carmen)
4049 W JACKSON)
CHICAGO, IL 60624)
and)

Lasalle Bank Na Chicago Title Land Trust Successor To)
181 W MADISON ST 17TH FL)
CHICAGO, IL 60602)
and)

Chavez, Raul)
2207 E 75TH ST APT 9)
CHICAGO, IL 60649)
and)

Chavez, Raul)
2434 W 34TH PLACE)
CHICAGO, IL 60608)
and)

Chavez, Raul)
4049 W JACKSON)
CHICAGO, IL 60624)
and)

Chavez, Raul)
4312 S MOZART)
CHICAGO, IL 60632)
and)

Chavez, Raul)
5739 W 87TH PLACE)
OAKLAWN, IL 60453)

, Respondents.)

Chavez, Carmen)
5739 W 87TH PLACE)
OAK LAWN, IL 60453)
and)

Chavez, Carmen)
5749 W 87TH PLACE)
OAK LAWN, IL 60453)
and)

Chavez, Javier)
4049 W JACKSON)
CHICAGO, IL 60624)
and)

Chavez, Javier)
5739 W 87TH PLACE)
OAK LAWN, IL 60453)
and)

Address of Violation:

4047-4049 W Jackson Boulevard

Docket #: 06BT01997A

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. Mahone
Authorized clerk

7/2/07
Date

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

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS



(1/00)

Chavez, Javier)
 5749 W 87TH PLACE)
 OAK LAWN, IL 60453)
 and)
 Chavez, Judith E.)
 3803 W 58TH PLACE)
 CHICAGO, IL 60629)
 and)
 Chavez, Judith E.)
 4049 W JACKSON)
 CHICAGO, IL 60624)
 and)
 Chavez, Judith E.)
 4312 S MOZART)
 CHICAGO, IL 60632)
 and)

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>
City non-suit	506WO84979	1	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$0.00
		2	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$0.00
		3	104045 Adjust window to be easily opened and held in desired position. (13-196-550)	\$0.00
		4	136016 Exterminate roaches and keep dwelling insect-free. (13-196-630 C)	\$0.00
		5	220029 Remove exposed wiring. (18-27-300.4)	\$0.00
		6	157037 Repair or replace defective joints, connections, and fittings. (13-168-420, 13-168-1480)	\$0.00
		7	002021 Obtain permit before performing work. (13-32-010)	\$0.00
		8	160017 Remove obstruction from	\$0.00

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS



(1/00)

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
City non-suit	506WO84979		plumbing and drainage system. (13-168-120)	
		9	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.	\$0.00
		10	159027 Reset loose plumbing fixture. (13-168-120)	\$0.00
		11	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. (13-12-020)	\$0.00
		12	196019 Post address of building in conspicuous place on or near entrance with figures at least 3 inches long for residential, or 6 inches long for commercial building. (10-4-050, 10-4-090, 10-4-100)	\$0.00
		13	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$0.00
		14	134016 Rid premises of rodents and seal rodent holes. (13-196-530 D, 13-196-540 A, 13-196-630 C)	\$0.00
		15	061024 Submit 2 copies of structural engineering report prepared, signed, and sealed by licensed architect or registered structural engineer. (13-196-030)	\$0.00
		16	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-	\$0.00

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DEPARTMENT OF ADMINISTRATIVE HEARINGS**

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
City non-suit	506WO84979		010, 13-40-020)	
		17	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. (13-164-030)	\$0.00
		18	105025 Repair or replace door frame (13-196-550)	\$0.00
		20	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$0.00
		21	073014 Repair or replace defective door. (13-196-550 D, E)	\$0.00
		22	004012 Enclose interior stairwell in building under 4 stories by partitions with at least 1 hour fire resistance. (15-8-140)	\$0.00
		23	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.	\$0.00
		24	074014 Repair or rebuild exterior service walks, passage and areaways. (13-196-630, 7-28-060)	\$0.00
		25	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)	\$0.00
Previously liable - No subsequent compliance with building code	506WO84979	19	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$500.00
		26	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00

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Sanction(s):

Admin Costs: \$50.00

JUDGMENT TOTAL: \$1,050.00

Balance Due: \$1,050.00

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

Petitioner is granted leave to re-inspect the premises or business as it relates to the above found violation(s).

E. Senger Mance

ENTERED: _____

Administrative Law Officer

59

ALO#

May 2, 2007

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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