



Doc#: 0731335149 Fee: \$32.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/09/2007 11:02 AM Pg: 1 of 5

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
vs.)
)
VERNA JOHNSON)
)
Defendants.)

Docket Number:
07M1675141

Issuing City Department

DEPT. OF LAW

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#: 16-03-221-020 Owner Name: VERNA JOHNSON
Address: 4258 W KAMERLING City: CHICAGO State: IL Zip: 60651

Other: LOT: 25&26; BLOCK: 8; SUBDIVISION: BRITTONS SUBDIVISIONS;
SEC/TWN/RNG/MER: SW4NE4 S03T39NR13E 3P

Wexler & Wexler
Attorney for Plaintiff
500 W Madison St
Suite 2910
Chicago, IL 60661
(312) 474-1000
Attorney No. 91761
71799.6321

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

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Chicago Title Land Trust Co Tr#10-8203-06) 181 W. MADISON 1700) CHICAGO, IL 60602) and) Verna Johnson) 5252 W. CONGRESS PKWY) CHICAGO, IL 60644) , Respondents.)</p>	<p>Address of Violation: 4641-4643 W Jackson Boulevard Docket #: 07BS03818A Issuing City Department: Buildings</p>
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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>
Case entry error	07WO105754	1	192019 Notify Building Dept of proposed use of vacant and unoccupied space.	\$0.00
		2	141016 Stop noxious odors from permeating dwelling or premises. (7-28-060, 13-196-630)	\$0.00
		5	196021 Pos. 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
		6	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$0.00
		7	062024 Repair and maintain parapet. (13-196-530)	\$0.00
		8	069034 Repair and maintain areaway walls. (13-196-530)	\$0.00
		9	138106 Remove and stop nuisance. (7-28-060)	\$0.00
		15	067014 Repair or replace defective roof. (13-196-530)	\$0.00
		16	194019 Repair or replace	\$0.00
		17	134016 Rid premises of rodents and seal rodent holes. (13-196-530 D, 13-196-540 A, 13-196-630 C)	\$0.00

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. G. Sullivan 9/19/07
Authorized clerk 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**

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>		
Case entry error	07WO105754	18	134066 Install rat proof material at base of exterior door. (13-196-530 D, 7-28-660, 7-28-700)	\$0.00		
		19	073024 Repair or replace defective door frame. (13-196-550)	\$0.00		
		21	164037 Provide cast iron cover for catch basin. (13-168-1280)	\$0.00		
		22	061034 Remove loose, peeling, or flaking paint. (13-196-540 D)	\$0.00		
		24	069024 Repair or replace foundation. (13-196-530 A)	\$0.00		
		25	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$0.00		
		28	141016 Stop noxious odors from permeating dwelling or premises. (7-28-060, 13-196-630)	\$0.00		
		City non-suit	07WO105754	30	103035 Repair or replace defective structural member. (13-196-530 A)	\$0.00
				38	138106 Remove and stop nuisance. (7-28-060)	\$0.00
				43	104016 Rid premises of rodents and seal rodent holes. (13-196-530 D, 13-196-540 A, 13-196-630 C)	\$0.00
44	134066 Install rat proof material at base of exterior door. (13-196-530 D, 7-28-660, 7-28-700)			\$0.00		
48	061034 Remove loose, peeling, or flaking paint. (13-196-540 D)			\$0.00		
Not liable - Respondent came into compliance with building code prior to hearing	07WO105754			2	105035 Repair or replace door hardware. (13-196-550)	\$0.00
				10	073014 Repair or replace defective door. (13-196-550 D, E)	\$0.00
				11	005042 Provide shaft or stairwell door with self-closing device. (15-8-180)	\$0.00
				12	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$0.00
				13	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$0.00
		14	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$0.00		
		20	134046 Cement floor of cellar or	\$0.00		

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**IN THE CITY OF CHICAGO, ILLINOIS
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<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Not liable - Respondent came into compliance with building code prior to hearing	07WO105754		basement. (7-28-660, 7-28-700)	
		23	002022 Description of work:	\$0.00
		26	061024 Submit 2 copies of structural engineering report prepared, signed, and sealed by licensed architect or registered structural engineer. (13-196-030)	\$0.00
		27	002021 Obtain permit before performing work. (13-32-010)	\$0.00
		29	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$0.00
		31	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$0.00
		32	140016 Keep premises clean, sanitary, and safe. (13-196-620 A, 13-196-630)	\$0.00
		33	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
		34	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
		39	192019 Notify Building Dept of proposed use of vacant and unoccupied space.	\$0.00
		40	073014 Repair or replace defective door. (13-196-550 D, E)	\$0.00
		42	194019 Repair or replace	\$0.00
		45	073024 Repair or replace defective door frame. (13-196-550)	\$0.00
		46	105035 Repair or replace door hardware. (13-196-550)	\$0.00
		47	164037 Provide cast iron cover for catch basin. (13-168-1280)	\$0.00
51	141016 Stop noxious odors from	\$0.00		

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**IN THE CITY OF CHICAGO, ILLINOIS
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<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Not liable - Respondent came into compliance with building code prior to hearing	07WO105754		permeating dwelling or premises. (7-28-060, 13-196-630)	
		52	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$0.00
Previously liable - No subsequent compliance with building code	07WO105754	4	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$300.00
		35	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$200.00
		36	062024 Repair and maintain parapet. (13-196-530)	\$200.00
		37	069034 Repair and maintain areaway walls. (13-196-530)	\$200.00
		41	067014 Repair or replace defective roof. (13-196-530)	\$200.00
		49	069024 Repair or replace foundation. (13-196-530 A)	\$200.00
		50	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$300.00

Sanction(s):

Admin Costs: \$50.00

JUDGMENT TOTAL: \$1,650.00**Balance Due: \$1,650.00**

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).

ENTERED: _____

Administrative Law Officer

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ALO#

Jul 30, 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.