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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/09/2007 10:25 AM Pg: 1 of 3

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

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
vs.)
DEBORAH MASSARI A/K/A DEBORAH LEE)
)
Defendants.)

Docket Number:
07M1675077

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#: 16-23-400-072 Owner Name: DEBORAH MASSARI A/K/A DEBORAH LEE
Address: 1810 S DRAKE City: CHICAGO State: IL Zip: 60623

Other: LOT: 19; SUBDIVISION: NEW KIRKS SUBDIVISION

Wexler & Wexler
Attorney for Plaintiff
500 W Madison St
Suite 2910
Chicago, IL 60661
(312) 474-1000
Attorney No. 91761
71799.6401

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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 Deborah Massari)
 1810 S DRAKE)
 CHICAGO, IL 60623)
 and)
 Deborah Massari)
 18112 RITA RD UNIT 2C)
 TINLEY PARK, IL 60477)
 , Respondents.)

Address of Violation:
 1810 S Drake Avenue

Docket #: 07BS09591A
 Issuing City
 Department: Buildings

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	07W0124543	1	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
		2	065014 Repair or replace defective lintels. (13-196-530 F)	\$500.00
		3	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		4	062034 Repair or replace coping. (13-196-530)	\$500.00
		5	062024 Repair and maintain parapet. (13-196-530)	\$500.00
		6	063034 Rebuild chimney to appropriate height. (13-152-130 thru 13-152-160)	\$500.00
		7	194019 Repair or replace	\$500.00
		8	105055 Install in dwelling unit entrance door viewing device. (13-164-020 I, 13-164-030)	\$500.00
		9	074024 Provide guard rail at least 3 ft high. (13-124-330)	\$500.00
		10	070014 Repair or replace defective or missing members of exterior stair system. (13-196-570)	\$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. Moore 9/26/07
 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>
Default - Liable by prove-up	07W0124543	11	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		13	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		14	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$500.00
		15	073024 Repair or replace defective door frame. (13-196-550)	\$500.00
		16	066034 Repair or replace exterior balcony. (13-196-530)	\$500.00
		17	105055 Install in dwelling unit entrance door viewing device. (13-164-020 I, 13-164-030)	\$500.00
Not liable - City failed to establish prima facie case	07W0124543	18	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Not liable - Respondent came into compliance with building code prior to hearing	07W0124543	12	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$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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ALO#

Aug 6, 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.