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Office only

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
vs.)
)
SHEILA L MARTIN)
)
Defendants.)

Docket Number:
08M1653229

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#: 25-21-322-014 Owner Name: SHEILA MARTIN
Address: 11740 S WALLACE ST City: CHICAGO State: IL Zip: 60620

Other: LOT: 2.1; BLOCK: 5; DISTRICT: 72; CITY: LAKE; SUBDIVISION: KNEELAND & WRIGHTS SECOND ADD TO WE; SEC/TWN/RNG/MERIDIAN; SEC 21 TWN 37N RNG 14E; ASSESSORS MAP REFERENCE: 25-21-SW (E&F)

Wexler & Wexler
Attorney for Plaintiff
500 W Madison St
Suite 2910
Chicago, IL 60661
(312) 474-1000
Attorney No. 91761
71799.6902
Form A

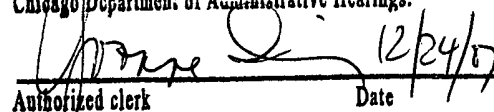
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**IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS**

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 Chicago Title Land Trust Co. Tr# 126905 Successor To Lasalle)
 Bank, Na)
 181 W. MADISON ST. 17TH FL)
 CHICAGO, IL 60602)
 and)
 Shelia L Martin)
 19921 CHESTNUT CT)
 LYNWOOD, IL 60411)
 and)
 Shelia L Martin)
 5702 S. MARSHFIELD)
 CHICAGO, IL 60636)
 and)
 Shelia L Martin)
 5703 S. MARSHFIELD)
 CHICAGO, IL 60636)
 and)
 Shelia L Martin)
 733 W 69TH ST)
 CHICAGO, IL 60621)
 , Respondents.)

Address of Violation:
 727-735 W 69th Street
 Docket #: 07BS12713A
 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.

 Authorized clerk Date 12/24/07
 Above must bear an original signature to be accepted as a Certified Copy.

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	07S0134945	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	061034 Remove loose, peeling, or flaking paint. (13-196-540 D)	\$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	\$500.00

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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>
Default - Liable by prove-up	07S0134945		clean. (13-196-580, 13-196-630)	
		5	063014 Repair or rebuild chimney. (13-196-530, 13-196-590)	\$500.00
		6	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		7	068014 Repair roof structure. (13-196-530)	\$500.00
		8	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.	\$500.00
		9	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$500.00
		10	046013 Stop using cooking or water heating device as heating device. (13-196-400)	\$500.00
		11	032013 Limit flammable liquids to 10 gallons stored in approved safety cans of 1 or 5 gallon capacity, or provide standard approved vault for storage. (15-24-310 B)	\$500.00
		13	002021 Obtain permit before performing work. (13-32-010)	\$500.00
		14	062024 Repair and maintain parapet. (13-196-530)	\$500.00
		15	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$500.00
		16	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		17	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		18	138106 Remove and stop nuisance.	\$500.00

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<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	07S0134945		(7-28-060)	
		19	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$500.00
		20	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.	\$500.00
		21	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
		22	105055 Install in dwelling unit entrance door viewing device. (13-164-020 I, 13-164-030)	\$500.00
		23	196029 Post name, address, and telephone of owner, owner's agent	\$500.00

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<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	07S0134945		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)	
		24	061034 Remove loose, peeling, or flaking paint. (13-196-540 D)	\$500.00
		25	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$500.00
		26	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$500.00
		27	063014 Repair or rebuild chimney. (13-196-530, 13-196-590)	\$500.00
		28	068014 Repair roof structure. (13-196-530)	\$500.00
		29	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$500.00
		30	062024 Repair and maintain parapet. (13-196-530)	\$500.00
		31	061034 Remove loose, peeling, or flaking paint. (13-196-540 D)	\$500.00
		32	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$500.00
		33	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$500.00
		34	063014 Repair or rebuild chimney. (13-196-530, 13-196-590)	\$500.00
		35	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		36	068014 Repair roof structure. (13-196-530)	\$500.00
		38	002021 Obtain permit before performing work. (13-32-010)	\$500.00
		39	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		40	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540)	\$500.00

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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	07S0134945	41	C, D) 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
Not liable - City failed to establish prima facie case	07S0134945	12	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
		37	190019 Arrange for inspection of premises. (13-12-100)	\$0.00

Sanction(s):

Admin Costs: \$25.00

JUDGMENT TOTAL: \$19,525.00**Balance Due: \$19,525.00**

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

98

ALO#

Oct 24, 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.