



Doc#: 0812335141 Fee: \$44.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 05/02/2008 01:23 PM 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.)
)
JOSE CANDELAS)
)
Defendants.)

Docket Number:
07M1677006

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#: 20-17-314-004

Owner Name: JOSE CANDELAS

Address: 6007 S THROOP

City: CHICAGO

State: IL Zip: 60636

Other: LOT: 44; BLOCK: 2; SUBDIVISION: STAPLES SUBDIVISION; SEC/TWN/RNG/MER: SE4NE4SW4 S17T38NR14E 3P

Wexler & Wexler
Attorney for Plaintiff
500 W Madison St
Suite 2910
Chicago, IL 60661
(312) 474-1000
Attorney No. 91761
71799.6495

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 Jose Candelas)
 3646 W. 79TH PL)
 CHICAGO, IL 60652)
 and)
 Jose Candelas)
 4842 S. JUSTINE ST. FL 2)
 CHICAGO, IL 60609)
 and)
 Jose Candelas)
 6007 S. THROOP ST.)
 CHICAGO, IL 60636)
 and)
 Jose Candelas)
 6531 S. SANGAMON ST.)
 CHICAGO, IL 60621)
 and)
 Jose Candelas)
 8607 S. KEAN AVE)
 HICKORY HILLS, IL 60457)
 , Respondents.)

Address of Violation:
 6007 S Throop Street
 Docket #: 07BS08496A
 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. Malone 10/19/07
 Authorized Clerk Date

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>
Not liable - City failed to establish prima facie case	07SO119655	19	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
Not liable - Respondent came into compliance with building code prior to hearing	07SO119655	5	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$0.00
		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	\$0.00

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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>
Not liable - Respondent came into compliance with building code prior to hearing	07SO119655	20	190019 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
Previously liable - No subsequent compliance with building code	07SO119655	1	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$400.00
		2	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)	\$200.00
		3	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$200.00
		4	124016 Rid premises of rodents and seal rodent holes. (13-196-530 D, 13-196-540 A, 13-196-630 C)	\$200.00
		6	104045 Adjust window to be easily opened and held in desired position. (13-196-550)	\$200.00
		10	220036 Install cover on outlet or junction box. (18-27-370.15)	\$200.00
		11	164037 Provide cast iron cover for catch basin. (13-168-1280)	\$200.00
		12	220029 Remove exposed wiring. (18-27-300.4)	\$200.00
		13	103035 Repair or replace defective structural member. (13-196-530 A)	\$200.00
		14	069014 Repair or rebuild defective foundation. (13-196-530)	\$200.00
		15	157027 Repair or replace defective waste pipe. (13-168-120)	\$200.00
		16	140016 Keep premises clean, sanitary, and safe. (13-196-620 A, 13-196-630)	\$200.00
		17	165017 Replace defective bathroom floor with non-absorbent, water impervious, and easily cleanable material. (13-196-540 F)	\$200.00

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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>
Previously liable - No subsequent compliance with building code	07SO119655	18	157047 Stop leaking water. (13-168-120, 13-168-1480)	\$200.00
		22	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$200.00
		23	194019 Repair or replace	\$200.00
		24	073024 Repair or replace defective door frame. (13-196-550)	\$200.00
		25	103025 Submit plans prepared, signed, and sealed by a licensed architect or registered structural engineer for approval and obtain permit. (13-196-030)	\$200.00
Previously liable - Subsequent compliance with building code	07SO119655	7	159027 Reset loose plumbing fixture. (13-168-120)	\$200.00
		9	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.	\$200.00
		21	065024 Repair, rebuild or remove ornamental projections. (13-196-530)	\$200.00

Sanction(s):

Admin Costs: \$50.00

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

JUDGMENT TOTAL: \$4,450.00

Balance Due: \$4,450.00

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: 	48	Aug 27, 2007
Administrative Law Officer	ALO#	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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