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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 05/20/2008 08:16 AM Pg: 1 of 6

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

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
vs.)
)
DAVID ROYSTER)
)
Defendants.)

Docket Number:
06M1653629

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#: 20-25-201-011 Owner Name: DAVID ROYSTER
Address: 7121 S MERRILL AVE City: CHICAGO State: IL Zip: 60642

Other: LOT: 7; DISTRICT: 70; CITY: HYDE PARK; SUBDIVISION: ADOLPH LINDSTROMS
RESUB OF OF LT2 EX E; SEC/TWN/RNG/MER: SEC 25 TWN 38N RNG 14E; ASSESSORS
MAP REFERENCE: 20-25-NE (A&B)

Wexler & Wexler
Attorney for Plaintiff
500 W Madison St
Suite 2910
Chicago, IL 60661
(312) 474-1000
Attorney No. 91761
71799.7062
Form A

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
)
 David Royster) Address of Violation:
 3703 STREAMWOOD DR) 2345-2359 E 73rd Street; 7300-7302 S Yates Boulevard
 HAZEL CREST, IL 60429)
 and)
 David Royster) Docket #: 07BS11470A
 7822 S COLFAX)
 CHGO, IL 60649) Issuing City
 and) Department: Buildings
 David Royster)
 8148 S SAGINAW)
 CHGO, IL 60617)
 and)
 David Royster)
 P.O. BOX 497663)
 CHGO, IL 60649)
 and)
 Seaway Nat'l Bk Tr#199611)
 645 E 87TH ST)
 CHGO, IL 60619)
 , Respondents.)

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	07SO131515	9	131016 Screen outer doors, windows, and other outer openings adequately from April 15th to Nov 15th. (13-196-560 B)	\$0.00
		24	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
		27	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$0.00
		33	135016 Exterminate rodents in building and seal openings through which they gain access. (13-196-530)	\$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.

[Signature] 1-17-08
 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>
City non-suit	07SO131515		D, 13-196-630 C, 7-28-660)	
		34	136016 Exterminate roaches and keep dwelling insect-free. (13-196-630 C)	\$0.00
		36	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
		43	131026 Repair or replace defective screen. (13-196-560 B)	\$0.00
Liable - By plea	07SO131515	1	074014 Repair or rebuild exterior service walks, passage and areaways. (13-196-630, 7-28-060)	\$200.00
		6	194019 Repair or replace	\$200.00
		23	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		41	135016 Exterminate rodents in building and seal openings through which they gain access. (13-196-530 D, 13-196-630 C, 7-28-660)	\$200.00
		42	136016 Exterminate roaches and keep dwelling insect-free. (13-196-630 C)	\$200.00
		2	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$0.00
		3	041063 Cut or remove high weeds that present a fire hazard. (15-4-970)	\$0.00
Not liable - Respondent came into compliance with building code prior to hearing	07SO131515	4	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$0.00
		5	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$0.00
		7	062024 Repair and maintain parapet. (13-196-530)	\$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	07SO131515	8	159057 Repair defective plumbing and sewage system and stop odors. (13-168-120, 13-168-1480, 7-28-060)	\$0.00
		10	065034 Replace defective window sills. (13-196-550)	\$0.00
		11	063014 Repair or rebuild chimney. (13-196-530, 13-196-590)	\$0.00
		12	063024 Cap masonry chimney with non-combustible, water proof materials. (13-152-250 B, 13-152-240, 13-196-590)	\$0.00
		13	065014 Repair or replace defective lintels. (13-196-530 E)	\$0.00
		14	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
		15	104035 Repair or replace defective window frame. (13-196-550 B, F)	\$0.00
		16	197087 Install carbon monoxide detector within 40 feet of every sleeping room in residential structure. (13-64-190, 13-64-110) 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,	\$0.00

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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	07SO131515		each apartment follows single family guidelines. The owner is responsible for installation and written instructions, the tenant for testing, maintenance, and batteries.	
		17	105025 Repair or replace door frame (13-196-550)	\$0.00
		18	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$0.00
		19	131016 Screen outer doors, windows, and other outer openings adequately from April 15th to Nov 15th. (13-196-560 B)	\$0.00
		20	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$0.00
		21	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$0.00
		22	073024 Repair or replace defective door frame. (13-196-550)	\$0.00
		25	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$0.00
		26	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$0.00
		28	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$0.00
		29	065014 Repair or replace defective lintels. (13-196-530 E)	\$0.00
		30	063014 Repair or rebuild chimney. (13-196-530, 13-196-590)	\$0.00
		31	063024 Cap masonry chimney with non-combustible, water proof materials. (13-152-250 B, 13-152-240, 13-196-590)	\$0.00
		32	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$0.00
		35	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$0.00
		37	131026 Repair or replace defective	\$0.00

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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	07SO131515	38	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	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$0.00
		40	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
		44	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

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,340.00**Balance Due:** \$1,340.00

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

Dennis J. Waldsch

ENTERED: _____

Administrative Law Officer

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ALO#

Nov 20, 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.