



Doc#: 0814911150 Fee: \$46.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 05/28/2008 03:05 PM 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, )  
)  
*Constantino Guzman* )  
)  
Defendants. )

Docket Number:  
**08BS01561A**  
Issuing City Department:  
Buildings

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, **Goldman and Grant**, 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.

PIN#: 16-10-108-006

Owner Name: *Constantino Guzman*

Address: 4737 W Ohio St

City: *Chicago*

State: *IL*

Zip: *60644*

Legal Description: **DISTRICT: 77; CITY: WEST CHICAGO; SUBDIVISION: SUBDIVISION OF SW NW SEC 10-39-13; SEC/TWN/RNG/MERIDIAN: SEC 10 TWN 39N RNG 13E; ASSESSOR'S MAP REFERENCE: 16-10-NW (C&D)**

**Goldman and Grant #36689**  
**205 W. Randolph, STE 1100**  
**Chicago, IL. 60606**  
**(312) 781-8700**

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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
 v. )  
 )  
 Constantino Guzman ) Address of Violation:  
 1134 N. WALLER ) 1134 N Waller Avenue  
 CHICAGO, IL 60651 )  
 and )  
 ) Docket #: 08BS01561A  
 ) Issuing City  
 Constantino Guzman ) Department: Buildings  
 2326 POPLAR AVE )  
 LAS VEGAS, NV 89101 )  
 and )  
 )  
 Constantino Guzman )  
 4737 W. OHIO ST. )  
 CHICAGO, IL 60644 )  
 , 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) Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	08WO149777	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 061014 Repair exterior wall (13-196-010, 13-196-530 B)	\$500.00
		3 074014 Repair or rebuild exterior service walks, passage and areaways. (13-196-630, 7-28-060)	\$500.00
		4 138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$500.00
		5 139016 Remove lid or door of abandoned refrigerator, ice box, or ice chest or remove from place accessible to children. (7-28-040)	\$500.00
		6 076044 Repair or replace downspout. (13-168-600)	\$500.00
		7 073014 Repair or replace defective door. (13-196-550 D, E)	\$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*  
 Authorized clerk

*4/30/08*  
 Date

Above must bear an original signature to be accepted as a Certified Copy.

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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	08WO149777	8	073024 Repair or replace defective door frame. (13-196-550)	\$500.00
		9	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$500.00
		10	105035 Repair or replace door hardware. (13-196-550)	\$500.00
		11	105085 Provide building entrance door with deadlock latch with at least 1/2 inch latch bolt projection. (13-164-040)	\$500.00
		12	105055 Install in dwelling unit entrance door viewing device. (13-164-020 I, 13-164-030)	\$500.00
		13	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		14	104025 Repair or replace defective window sash. (13-196-550 B)	\$500.00
		15	104035 Repair or replace defective window frame. (13-196-550 B, F)	\$500.00
		16	104055 Retrim or reputty window panes. (13-196-550)	\$500.00
		17	131026 Repair or replace defective screen. (13-196-560 B)	\$500.00
		18	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
		19	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	\$500.00

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Default - Liable by prove-up	08WO149777		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.	
		20	012012 Construct floor over basement with dwelling unit in pre-ordinance building with at least 1/2 hour fire resistance. (13-196-740)	\$500.00
		21	220029 Remove exposed wiring. (18-27-300.4)	\$500.00
		22	107015 Provide and maintain adequate illumination for public hall and stairwell. (13-196-080, 13-160-660, 13-160-670)	\$500.00
		23	220018 Replace defective switch and receptacle outlet devices. (18-27-110.2, 18-27-110.3)	\$500.00
		24	157047 Stop leaking water. (13-168-120, 13-168-1480)	\$500.00
		25	017012 Finish interior wall, ceiling, and interior trim in material with appropriate fire resistance. (15-8-370, 15-12-340)	\$500.00
		26	063044 Connect gas appliance to flue or vent. (13-152-390 thru 13-152-440)	\$500.00
		27	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$500.00
		28	102015 Place wall and ceiling surfaces in clean, smooth and tight condition. (13-196-540 D, E)	\$500.00
		29	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$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	08WO149777	30	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$500.00
		31	133016 Repair or replace defective and dangerous carpeting. (13-196-630, 13-196-540)	\$500.00
		32	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$500.00
		33	140016 Keep premises clean, sanitary, and safe. (13-196-620 A, 13-196-630)	\$500.00
		34	160017 Remove obstruction from plumbing and drainage system. (13-168-120)	\$500.00
		35	169017 Remove sewage and stagnant water from basement and correct cause. (13-196-580 A, 7-28-060)	\$500.00
		36	134016 Rid premises of rodents and seal rodent holes. (13-196-530 D, 13-196-540 A, 13-196-630 C)	\$500.00
		37	002071 Remove work performed without permit and restore building or site to original construction. (13-32-130, 13-32-290)	\$500.00
		38	194029 Provide	\$500.00
		39	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		40	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)	\$500.00

**Sanction(s):**

Respondent failed to appear

**Admin Costs: \$40.00****JUDGMENT TOTAL: \$20,040.00****Balance Due: \$20,040.00**

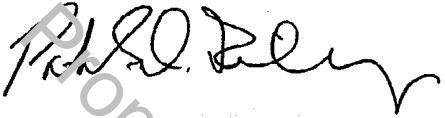
# UNOFFICIAL COPY

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



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: _____		64	Mar 5, 2008
	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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