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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 07/09/2008 12:31 PM Pg: 1 of 4

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
)
)
Victoria Nwagwu)
)
Defendants.)

Docket Number:
07BS10884A

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#: **20-17-224-009**

Name: *Victoria Nwagwu*

Address: **5800 S May St**

City: **Chicago**

State: **IL**

Zip: **60621**

Legal Description: **LOT NUMBER: 1; SUBDIVISION: B F JACOBS
RESUBDIVISION; SEC/TWN/RNG/MER: W2SW4NE4 S17T38NR14E 3P**

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

UNOFFICIAL COPY

(1/00)



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

| | | |
|---|---|-----------------------|
| CITY OF CHICAGO , a Municipal Corporation, Petitioner, |) | Address of Violation: |
| v. |) | 9158 S Avalon Avenue |
| Victoria Nwagwu |) | |
| 7046 S. STEWART |) | Docket #: 07BS10884A |
| CHICAGO, IL 60621 |) | |
| and |) | Issuing City |
| Victoria Nwagwu |) | Department: Buildings |
| 9158 S AVALON |) | |
| CHICAGO, 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> |
|------------------------------|-------------|-----------------|---|------------------|
| Default - Liable by prove-up | 07S0129557 | 1 | 077014 Repair, replace, or remove defective fence creating dangerous condition. (7-28-060, 13-96-120) | \$500.00 |
| | | 2 | 061011 Repair exterior wall. (13-196-010, 13-196-530 B) | \$500.00 |
| | | 3 | 070014 Repair or replace defective or missing members of exterior stair system. (13-196-570) | \$500.00 |
| | | 4 | 015012 Equip exit door with door lock hardware so door opens without key from side of egress (13-160-260) | \$500.00 |
| | | 5 | 220018 Replace defective switch and receptacle outlet devices. (18-27-110.2, 18-27-110.3) | \$500.00 |
| | | 6 | 067014 Repair or replace defective roof. (13-196-530) | \$500.00 |
| | | 7 | 101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C) | \$500.00 |
| | | 8 | 135016 Exterminate rodents in building and seal openings through which they gain access. (13-196-530 D, 13-196-630 C, 7-28-660) | \$500.00 |
| | | 12 | 134026 Install rat stopping around exterior walls. (7-28-660) | \$500.00 |
| | | 13 | 131026 Repair or replace defective screen. (13-196-560 B) | \$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. Malone 6/16/08
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> |
|--|-------------|-----------------|--|------------------|
| Default - Liable by prove-up | 07S0129557 | 14 | 103015 Repair or rebuild defective floor. (13-196-540 A, B) | \$500.00 |
| Not liable - City failed to meet burden of proof | 07S0129557 | 15 | 220066 Remove unapproved flexible cord. (18-27-400.8) | \$0.00 |
| Not liable - Respondent came into compliance with building code prior to hearing | 07S0129557 | 9 | 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 |
| | | 10 | 106015 Repair or replace defective or missing members of interior stair system. (13-196-570) | \$0.00 |
| | | 11 | 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. | \$0.00 |

Sanction(s):

Respondent failed to appear

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Admin Costs: \$75.00

JUDGMENT TOTAL: \$5,575.00

Balance Due: \$5,575.00

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

64

ALO#

Apr 24, 2008

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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