



0827411097

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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 09/30/2008 11:54 AM Pg: 1 of 4

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

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

Docket Number:
08BS03473A

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 Nwagwa*

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**

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
)
 v.)
)
 Victoria Nwagwa) Address of Violation:
 3046 S. STEWART AVE) 5238 S Hermitage Avenue
 CHICAGO, IL 60616)
 and)
 Victoria Nwagwa) Docket #: 08BS03473A
 5238 S HERMITAGE)
 CHICAGO, IL 60609) Issuing City
 and) Department: Buildings
 Victoria Nwagwa)
 7046 S. STEWART)
 CHICAGO, IL 60621)
 , Respondents.)

FININGS, 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	08CO159504	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)	\$0.00
		16	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
		17	041063 Cut or remove high weeds that present a fire hazard. (15-4-970)	\$0.00
Liabe - By plea	08CO159504	2	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$200.00
		3	105055 Install in dwelling unit entrance door viewing device. (13-164-020 I, 13-164-030)	\$200.00
		5	070014 Repair or replace defective or missing members of exterior stair system. (13-196-570)	\$200.00
		7	165017 Replace defective bathroom floor with non-absorbent, water impervious, and easily cleanable	\$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>
Liabile - By plea	08CO159504		material. (13-196-540 F)	
		8	010022 Separate furnace or heating plant from dwelling unit by partitions with at least 1 hour fire resistance. (13-196-740)	\$200.00
		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.	\$200.00
		10	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
		12	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$400.00
		14	078014 Provide and maintain adequate illumination of exit areas.	\$200.00

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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>
Liabe - By plea	08CO159504		(13-160-660, 13-160-670)	
Not liable - Respondent came into compliance with building code prior to hearing	08CO159504	4	104035 Repair or replace defective window frame. (13-196-550 B, F)	\$0.00
		6	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
		11	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$0.00
		13	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$0.00
		15	220018 Replace defective switch and receptacle outlet devices. (18-27-110.2, 18-27-110.3)	\$0.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$2,040.00**Balance Due: \$2,040.00**

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

ENTERED: _____

Administrative Law Officer

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ALO#

JUN 20, 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.