



0831533204

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Doc#: 0831533204 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/10/2008 02:45 PM Pg: 1 of 4

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
)
Eugene Bereza,)
)
Defendant.)

Docket Number:
08BS04397A
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#: 17-07-215-065

Owner Name: *Eugene Bereza*

Address: 1608 W. Ohio St.

City: *Chicago*

State: *IL*

Zip: 60622

Legal Description: **LOT NUMBER: 70; SUBDIVISION: HULLS SUBDIVISION;
SEC/TWN/RNG/MER: S07T39NR14E 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.)
)
 Elena Rait)
 1608 W. OHIO ST.)
 CHICAGO, IL 60622)
 and)
 Elena Rait)
 2606 W. IOWA ST #13)
 CHICAGO, IL 60622)
 and)
 Eugene Bereza)
 1608 W. OHIO ST)
 CHICAGO, IL 60622)
 and)
 Eugene Bereza)
 816 N. CAMPBELL AVE)
 CHICAGO, IL 60622)
 and)
 Eugene Bereza)
 911 N. CAMPBELL AVE #3)
 CHICAGO, IL 60622)

Address of Violation:
 1608 W Ohio Street

 Docket #: 08BS04397A

 Issuing City
 Department: Buildings

, 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	08C0162963	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	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		3	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		4	134016 Rid premises of rodents and seal rodent holes. (13-196-530 D, 13-196-540 A, 13-196-630 C)	\$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 9/23/08
 Authorized clerk Date
 Above must bear an original signature to be accepted as a Certified Copy.

UNOFFICIAL COPY**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	08C0162963	5	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$500.00
		6	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.	\$500.00
		7	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
		8	164037 Provide cast iron cover for catch basin. (13-168-1280)	\$500.00
Not liable - City failed to establish prima facie case	08C0162963	9	190019 Arrange for inspection of premises. (13-12-100)	\$0.00

Sanction(s):

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS



Respondent failed to appear

Admin Costs: \$40.00

JUDGMENT TOTAL: \$4,040.00

Balance Due: \$4,040.00

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

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ALO#

Jun 23, 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 fee.

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