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Doc#: 0902704120 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 01/27/2009 10:40 AM Pg: 1 of 4

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
)
Ismael Diaz,)
)
Defendant.)

Docket Number:
08BT00024A
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#: 19-26-107-024

Owner Name: *Ismael Diaz*

Address: 7124 S. Central Park

City: *Chicago*

State: *IL*

Zip: 60629

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.)
)
 Ismael Diaz)
 6010 S FAIRFIELD)
 CHGO, IL 60629)
 and)
 Ismael Diaz)
 6010 S FAIRFIELD)
 CHGO, IL 60629)
 and)
 Ismael Diaz)
 7124 S CENTRAL PARK AVE)
 CHGO, IL 60629)
 Respondents.)

Address of Violation:
7124 S Central Park Avenue

Docket #: 08BT00024A

Issuing City
Department: Buildings

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 12-29-08
 Authorized clerk Date

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

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	07WO142163	1	067024 Repair or replace defective eaves. (13-196-530)	\$0.00
		2	076024 Repair or replace roof gutter and downspout. (13-168-600)	\$0.00
		3	070014 Repair or replace defective or missing members of exterior stair system. (13-196-570)	\$0.00
		4	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$0.00
		5	104035 Repair or replace defective window frame. (13-196-550 B, F)	\$0.00
		6	131026 Repair or replace defective screen. (13-196-560 B)	\$0.00
		7	069014 Repair or rebuild defective foundation. (13-196-530)	\$0.00
		8	105045 Install in dwelling entrance door dead-bolt lock with at least 1 inch saw-resistant bolt projection or with rim mounted dead-bolt lock or vertical drop dead-bolt lock providing equivalent security. (13-164-030)	\$0.00
		9	138106 Remove and stop nuisance.	\$0.00

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(1/00)

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

City non-suit

NOV#

07WO142163

Count(s) Municipal Code Violated**Penalties**

- (7-28-060)
- 10 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
- 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
- 12 014012 Remove items stored underneath stairwell. (13-196-460) \$0.00
- 13 138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630) \$0.00
- 14 002071 Remove work performed without permit and restore building or site to original construction. (13-32-130, 13-32-290) \$0.00

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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>
City non-suit	07WO142163	16	111025 Provide sufficient means of egress. (13-196-050, 13-196-650, 13-196-740 B, 13-200-230 F)	\$0.00
Previously liable - No subsequent compliance with building code	07WO142163	15	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):

Admin Costs: \$75.00

JUDGMENT TOTAL: \$575.00

Balance Due: \$575.00

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

Petitioner is granted leave to re-inspect the premises or business as it relates to the above found violation(s).

Patrick J. Gambone

ENTERED:

Administrative Law Officer

84

AZO#

Oct 22, 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.