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IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, )  
)  
Plaintiff, )  
)  
)  
*MGP Kedzie Motzart, LLC* )  
)  
)  
Defendants. )

Docket Number:  
**08BS10668A**  
  
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#: 19-13-330-038

Owner Name: *MGP Kedzie Motzart, LLC*

Address: *6250 S Mozart St*

City: *Chicago*

State: *IL*

Zip: *60629*

Legal Description: **LOT NUMBER: 16&17; SUBDIVISION: COBE & MCKINNON'S 63RD STREET & SACRAMENTO AVE SUB; BLOCK: 15; SEC/TWN/RNG/MER: E2**

**Goldman and Grant #36689205 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. )  
 Mgp Kedzie Mozart, Llc )  
 12558 S WESTERN AVE )  
 BLUE ISLAND, IL 60406 )  
 and )  
 Mgp Kedzie Mozart, Llc )  
 6250 S MOZART )  
 CHGO, IL 60629 )  
 and )  
 Mgp Kedzie Mozart, Llc C/O Lawrence Friedman )  
 55 W MONROE STE 3590 )  
 CHGO, IL 60603 )  
 , Respondents. )

Address of Violation:  
 2832-2836 W 63rd Street; 6250 S Mozart Street  
 Docket #: 08BS10668A  
 Issuing City  
 Department: Buildings

### 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	08SO184372	1	165017 Replace defective bathroom floor with non-absorbent, water impervious and easily cleanable material. (13-195-540 F)	\$500.00
		2	220018 Replace defective switch and receptacle outlet devices. (18-27-110.2, 18-27-110.3)	\$500.00
		3	198019 File building registration statement with Building Dept. (13-0-030, 13-10-040)	\$500.00
		4	93002 Board and secure exterior door, opening, and window of dangerous vacant and open residential premises. (13-12-125, 13-12-130)	\$500.00
		5	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
		6	107035 Repair and maintain exit	\$500.00

I hereby certify the foregoing to be a true and correct copy of an Order entered by an Administrative Law Officer of 3 Chicago Department of Administrative Hearings.  
*M. A. Moore* 3/18/09  
 Authorized Clerk Date

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

**UNOFFICIAL COPY**

(1/00)

**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	08SO184372		signs and illuminate when building occupied. (13-196-090, 13-160-700 thru 13-160-770)	
		7	105015 Repair or replace defective door. (13-196-550)	\$500.00
		8	105035 Repair or replace door hardware. (13-196-550)	\$500.00
		9	073014 Repair or replace defective door. (13-196-550 D, E)	\$500.00
		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.	\$500.00
		11	065042 Provide shaft or stairwell door with self-closing device. (15-8-180)	\$500.00
		12	073024 Repair or replace defective door frame. (13-196-550)	\$500.00
		13	076034 Repair or replace roof gutter. (13-168-600)	\$500.00
		14	194019 Repair or replace	\$500.00
		15	105055 Install in dwelling unit entrance door viewing device. (13-164-020 I, 13-164-030)	\$500.00
		16	105085 Provide building entrance door with deadlock latch with at least 1/2 inch latch bolt projection. (13-164-040)	\$500.00
		17	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$500.00
		18	107015 Provide and maintain adequate illumination for public hall and stairwell. (13-196-080, 13-160-660, 13-160-670)	\$500.00
		19	220036 Install cover on outlet or junction box. (18-27-370.25)	\$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	08SO184372	20	002021 Obtain permit before performing work. (13-32-010)	\$500.00
		21	072014 Repair, scrape, and repaint fire escape. (13-160-640, 13-160-650)	\$500.00
		22	067014 Repair or replace defective roof. (13-196-530)	\$500.00
		23	061034 Remove loose, peeling, or flaking paint. (13-196-540 D)	\$500.00
		24	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$500.00
Not liable - City failed to establish prima facie case	08SO184372	25	190019 Arrange for inspection of premises. (13-12-100)	\$0.00

**Sanction(s):****Admin Costs: \$40.00****JUDGMENT TOTAL: \$12,040.00****Balance Due: \$12,040.00**

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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Dec 31, 2008

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.**