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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 06/09/2009 10:59 AM Pg: 1 of 5

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

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
vs.)
)
LATCHEZAR GUISHIN)
RADKA GUISHIN)
Defendants.)

Docket Number:
09M1656054

(Issuing City Department)
DEPT. OF LAW

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 **Wexler & Wexler**, 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.

2. Additional identification information (i.e. social security number, tax identification number, property index number, property legal description and common address or other) is as follows:

PIN#: 13-36-231-009-0000
Address: 2417 W MCCLEAN

Owner Name: LATCHEZAR GUISHIN, RADKA GUISHIN
City: CHICAGO State: IL Zip: 60647

Other: LOT NUMBER: 24; SUBDIVISION: POWELLS SUBDIVISION; SEC/TWN/RNG/MER: PART NW4 S06T40NR13E 3P

Wexler & Wexler
Attorney for Plaintiff
500 W Madison St., Suite 450
Chicago, IL 60661
(312) 474-1000
Attorney No. 91761
71799.9135
Form A

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 Latchezar Gushin Aka Latchezar Guishin)
 1425 SANDPEBBLE DR)
 WHEELING, IL 60090)
 and)
 Latchezar Gushin Aka Latchezar Guishin)
 1646 N WESTERN AVE)
 CHGO, IL 60647)
 and)
 Latchezar Gushin Aka Latchezar Guishin)
 1723 N MAPLEWOOD AVE)
 CHGO, IL 60647)
 and)
 Latchezar Gushin Aka Latchezar Guishin)
 381 25TH AVE)
 SCHILLER PARK, IL 60176)
 and)
 Radka Gushina)
 1425 SANDPEBBLE DR.)
 WHEELING, IL 60090)
 and)
 Radka Gushina)
 1646 N WESTERN AVE)
 CHGO, IL 60647)
 and)
 Radka Gushina)
 1723 N MAPLEWOOD AVE)
 CHGO, IL 60647)
 and)
 Radka Gushina)
 3812 25TH AVE)
 SCHILLER PARK, IL 60176)
 , Respondents.)

Address of Violation:
 1646 N Western Avenue
 Docket #: 08BT02101A
 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.
U. Moore 3/19/09
 Authorized clerk Date
 All signatures must bear an original signature to be accepted as a Certified Copy.

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	08CO182666	1	07001: Repair or replace defective or missing members of exterior stair system (13-196-570)	\$500.00
		2	10505: Install in dwelling unit	\$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	08CO182666		entrance door viewing device. (13-164-001, 13-164-030)	
		3	07001 Repair or replace defective or missing members of exterior stair system. (13-196-570)	\$500.00
		4	07402 Provide guard rail at least 3 ft high. (13-124-330)	\$500.00
		5	04106 Cut or remove high weeds that present a fire hazard. (15-4-970)	\$500.00
		6	06101 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		7	01401 Remove items stored underneath stairwell. (13-196-460)	\$500.00
		8	10601 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$500.00
		9	19707 Repair or replace defective or out of service smoke detectors and operate continuously. (13-196-130, 13-196-140)	\$500.00
		10	13101 Screen outer doors, windows, and other outer openings adequately from April 15th to November 15th. (13-196-560 B)	\$500.00
		11	10101 Repair holes and large cracks on interior walls or ceilings. (13-196-540 C)	\$500.00
		12	06701 Repair or replace defective roof. (13-196-530)	\$500.00
		13	19701 Install and maintain approved smoke detectors. (13-196-100 through 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. Ensure 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
		14	197087 Install carbon monoxide detector within 40 feet of every sleeping room in residential structure. (13-64-190, 13-64-210) A	\$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	08CO182666		carbon monoxide detector is needed when there is a heating appliance on the premises that burns fossil fuel such as gas, oil, or coal, and 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.	
		15	01002: Separate furnace or heating plant from dwelling unit by partitions with at least 1 hour fire resistance. (13-196-740)	\$500.00
		16	220014: Make main service switch accessible to all building tenants. (18-27-230.70, 18-27-230.72)	\$500.00
		17	06702: Repair or replace defective eaves. (13-196-530)	\$500.00
		18	19001: Arrange for inspection of premises. (13-12-100)	\$500.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$9,040.00**Balance Due: \$9,040.00**

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.

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IN THE CITY OF CHICAGO, I LINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS



E. Dungen Mance

ENTERED:

Administrative Law Officer

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ALO#

Dec 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 fees.

Property of Cook County Clerk's Office