



Doc#: 0916241004 Fee: \$44.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 06/11/2009 09:28 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. )  
Real Estate Development Group Inc )  
)  
)  
)  
Defendants. )

Docket Number:  
02BN01302A  
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 [**Heller and Frisone LTD.**], 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#: \_\_\_\_\_ Owner Name: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_ Other: \_\_\_\_\_

Heller And Frisone, LTD.  
33 N. LaSalle Suite 1200  
Chicago, IL 60602  
ATTORNEY NUMBER 90859  
312-236-3644

**UNOFFICIAL COPY**

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

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner, )	Address of Violation:
v. )	3231 W Hirsch St
)	
Real E State Development Group Inc. C/O Richard K Kramer )	Docket #: 02BN01302A
1564 N Stmarks Pl )	
Palatine, IL 60067 )	Issuing City
and )	Department: Buildings
Real Estate Development Group Inc. C/O. Robert Farnik )	
1336 N Western Av )	
Chcago, IL 60622 )	
)	
, 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	02F121027	1	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		2	128106 Remove and stop nuisance. (7-28-050)	\$500.00
		3	073014 Repair or replace defective or missing door hardware. (13-196-550)	\$500.00
		4	105015 Repair or replace defective door. (13-196-550)	\$500.00
		5	140016 Keep premises clean, sanitary, and safe. (13-196-620 A, 13-196-630)	\$500.00
		6	002021 Obtain permit before performing work. (13-32-010)	\$500.00
		7	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$500.00
		8	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	\$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. Phore* 5/28/09  
Authorized clerk Date

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

02BN01302A

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Date Printed: May 20, 2009 12:31 pm

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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>
Default - Liable by prove-up	02F121027		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.	
		9	079024 Repair garage or shed or wreck, clean, and level site. (13-96-380, 13-96-250)	\$500.00
		10	010022 Separate furnace or heating plant from dwelling unit by partitions with at least 1 hour fire resistance. (13-196-740)	\$500.00
		11	067014 Repair or replace defective roof. (13-196-530)	\$500.00
		12	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
		13	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$500.00
		14	220060 Obtain permit before starting electrical work. (13-12-360)	\$500.00
		15	220030 Remove defective armored cable. (18-27-110.2, 18-27-110.3, 18-27-333.3)	\$500.00
		16	220017 Provide ground continuity for electrical cable, raceway and enclosure. (18-27-300.10, 18-27-300.13)	\$500.00
		17	220084 install gfci outlets in all kitchens-baths	\$500.00
		18	220020 Support loose light fixture. (18-27-410.15)	\$500.00
		19	220038 Repair opening or gap between electrical outlet box and finished wall or ceiling. (18-27-370.21)	\$500.00
		20	220066 Remove unapproved flexible cord. (18-27-400.8)	\$500.00
		21	220012 Install separate circuit to permanent appliance rated over 50% of supplying branch circuit. (18-27-	\$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	02F121027		210.23)	
		22	220016 Install additional receptacle outlets. (18-27-560.6,18-27-570.10 (E))	\$500.00
		23	220025 Intstal lsystem III emergency lighting. (18-27-700.6)	\$500.00
		24	220033 Strap and secure raceway and armored cable. (18-27-110.12)	\$500.00
		25	220043 Replace defective wiring to garage. (18-27-110.12)	\$500.00
		26	220044 Replace electrical conductors, conduits, apparatus, and equipment damaged by fire and water. (18-27-110.3,18-27-110.11)	\$500.00
		27	152047 Replace defective trap. (13-168-120, 13-168-1140)	\$500.00
		28	157027 Repair or replace defective waste pipe. (13-168-120)	\$500.00
		29	237052 Provide hot and cold water to lavatory and sink. (11-8-690)	\$500.00
		30	152047 Replace defective trap. (13-168-120, 13-168-1140)	\$500.00
		31	157047 Stop leaking water. (13-168-120, 13-168-1480)	\$500.00
		32	159027 R. set loose plumbing fixture. (13-168-120)	\$500.00
		33	237052 Provide hot and cold water to lavatory and sink. (11-8-690)	\$500.00
		34	157047 Stop leaking water. (13-168-120, 13-168-1480)	\$500.00
		35	232040 Remove plumbing fixtures water supply, soil, waste, and vent piping installed without permit. (13-12-050, 13-32-010, 13-168-030, 13-168-040, 13-168-050, 13-168-060, 11-8-070)	\$500.00
		36	152047 Replace defective trap. (13-168-120, 13-168-1140)	\$500.00
		37	159017 Repair or replace broken or defective plumbing fixture. (13-168-120)	\$500.00
		38	171017 Obtain permit for plumbing work before undertaking work. (13-168-060)	\$500.00
		39	239010 Engage licensed and bonded plumbing contractor to install	\$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	02F121027	40	plumbing. (13-168-180) 165017 Replace defective bathroom floor with non-absorbent, water impervious, and easily cleanable material. (13-196-540 F)	\$500.00

**Sanction(s):**

Admin Costs: \$25.00

**JUDGMENT TOTAL: \$20,025.00****Balance Due: \$20,025.00**

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.

ENTERED:

Administrative Law Officer

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ALO#

Aug 29, 2002

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.