



Doc#: 0916241016 Fee: \$44.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 06/11/2009 09:33 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.)
Carl Garcia)
)
Martin Weller)
)
Cole Taylor-Drovers Tr #75231)
) Defendants.)

Docket Number:
02BN01769A
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

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
)
 Garcia, Carl) Address of Violation:
 3219 S Morgan) 3219-3223 S Morgan St
 Chgo, IL 60609)
 and) Docket #: 02BN01769A
) Issuing City
 Garcia, Carl) Department: Buildings
 3221 S Morgan)
 Chgo, IL 60609)
 and)
 Weller, Martin)
 3219 S Morgan)
 Chgo, IL 60609)
 and)
 Cole Taylor-Drovers Tr# 75231)
 111 W Washington 6fl)
 Chgo, IL 60602)
 , 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	02F239003	1	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$500.00
		2	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
		3	105085 Provide building entrance door with deadlock latch with at least 1/2 inch latch bolt projection. (13-164-040)	\$500.00
		4	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$500.00
		5	197087 Install carbon monoxide detector within 40 feet of every	\$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.
 [Signature] 5/28/09
 Authorized clerk Date
 Above must bear an original signature to be accepted as a Certified Copy.

02BN01769A

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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	02F239003		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.	
		6	140016 Keep premises clean, sanitary, and safe. (13-196-620 A, 13-196-630)	\$500.00
		7	073054 Repair, replace, or reset exterior door or door frame to keep rain and wind out of dwelling. (13-196-550)	\$500.00
		8	134016 Rid premises of rodents and seal rodent holes. (13-196-530 D, 13-196-540 A, 13-196-630 C)	\$500.00
		9	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$500.00
		10	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		11	062024 Repair and maintain parapet. (13-196-530)	\$500.00
		12	063014 Repair or rebuild chimney. (13-196-530, 13-196-590)	\$500.00
		13	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		14	104035 Repair or replace defective window frame. (13-196-550 B, F)	\$500.00
		15	104025 Repair or replace defective	\$500.00

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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	02F239003		window sash. (13-196-550 B)	
		16	061034 Remove loose, peeling, or flaking paint. (13-196-540 D)	\$500.00
		17	041063 Cut or remove high weeds that present a fire hazard. (15-4-970)	\$500.00
		18	220060 Obtain permit before starting electrical work. (13-12-360)	\$500.00
		19	220025 Intstal lsystem III emergency lighting. (18-27-700.6)	\$500.00
		20	220020 Support loose light fixure. (18-27-410.15)	\$500.00
		21	220024 Illuminate hall, corridor, stair, accessible attic, closet, basement storeroom, unility romm, and/or garage. (18-27-700.6,18-27-560.7)	\$500.00
		22	220066 Remove unapproved flexible cord. (18-27-400.8)	\$500.00
		23	220010 Make main service switch accessible to all building tenants. (18-27-230.70,18-27-230.72)	\$500.00
		24	220001 Replace defective lighting service. (18-27-230.2)	\$500.00
		25	220064 restore power to apartment #6	\$500.00

Sanction(s):**Admin Costs: \$25.00****JUDGMENT TOTAL: \$12,525.00****Balance Due: \$12,525.00**

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.

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS



Lennis M. Henry

ENTERED:

Administrative Law Officer

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ALO#

Nov 25, 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.

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