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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 07/20/2009 02:41 PM Pg: 1 of 3

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
)
31st Street Properties, LLC)
)
Defendants.)

Docket Number:
09BS02713A

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#: **17-28-330-030**

Owner Name: **31st Street Properties, LLC**

Address: **3050 S Parnell Ave**

City: **Chicago**

State: **IL**

Zip: **60616**

Goldman and Grant #36689205
205 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,)	Address of Violation:
v.)	532 W 31st Street; 3050 S Parnell Avenue
31st Street Properties, Llc C/O Karyl L Mandel)	
302 SAUNDERS RD)	Docket #: 09BS02713A
RIVERWOODS, IL 60015)	Issuing City
, Respondent.)	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	09C0198078	1	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
		2	0640.4 Remove cornice or repair and securely fasten to wall or structural frame of building. (13-196-530 E)	\$500.00
		3	071024 Repair defective stoop. (13-196-570)	\$500.00
		4	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		5	065034 Replace defective window sills. (13-196-550)	\$500.00
		6	070014 Repair or replace defective or missing members of exterior stair system. (13-196-570)	\$500.00
		7	073014 Repair or replace defective door. (13-196-550 D, E)	\$500.00
		8	073024 Repair or replace defective door frame. (13-196-550)	\$500.00
		9	079014 Repair or rebuild defective members of garage or shed. (13-96-380, 13-96-250)	\$500.00
		10	079014 Repair or rebuild defective members of garage or shed. (13-96-380, 13-96-250)	\$500.00
		11	197039 Relocate improperly installed	\$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. Abbone 6/17/09
 Authorized clerk Date

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

UNOFFICIAL COPY

**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	09C0198078		smoke detectors. (13-196-110) 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.	
Not liable - City failed to establish prima facie case	09C0198078	12	190019 Arrange for inspection of premises. (13-12-100)	\$0.00

Sanction(s):**Admin Costs:** \$40.00**JUDGMENT TOTAL:** \$5,540.00**Balance Due:** \$5,540.00

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.

Rafel Reyna

ENTERED: _____

Administrative Law Officer

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ALO#

Mar 25, 2009

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.