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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 07/20/2009 02:46 PM Pg: 1 of 4

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

**CITY OF CHICAGO**, a Municipal Corporation, )  
)  
Plaintiff, )  
)  
*Rafael Lozada* )  
)  
Defendants. )

Docket Number:  
**09BT00398A**

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#: **13-33-225-037-1002**

Owner Name: **Rafael Lozada**

Address: **5041 W DICKENS AVE**

City: **Chicago**

State: **IL**

Zip: **60639**

**Goldman and Grant #36689205  
205 W. Randolph, STE 1100  
Chicago, IL. 60606  
(312) 781-8700**

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

**CITY OF CHICAGO**, a Municipal Corporation, Petitioner, )  
 v. )  
 )  
 Lawler-Dickens Condominium Association C/O Rafael Lazada )  
 5527 W POTOMAC )  
 CHICAGO, IL 60651 )  
 and )  
 Bank Of New York Trust Co Na Trustee As Successor To Jp )  
 Morgan Chase Bank Na D/B/A Lawler-Dickens Condo )  
 2 N LASALLE ST STE 1020 )  
 CHICAGO, IL 60602 )  
 , Respondents.  
 Bank Of New York, Trustee For The Cert. Holders Cw Abs, Inc )  
 Asset-Backed Cert. Series 2004-12 D/B/A Lawler Dickens )  
 Condo )  
 2056 N LAWLER AVE UNIT GDR )  
 CHICAGO, IL 60639 )  
 and )  
 Bank Of New York, Trustee For The Cert. Holders Cw Abs, Inc )  
 Asset-Backed Cert. Series 2004-12 D/B/A Lawler Dickens )  
 Condo )  
 200 W MONROE ST STE 1590 )  
 CHICAGO, IL 60603 )  
 and )  
 Bank Of New York, Trustee For The Cert. Holders Cw Abs, Inc )  
 Asset-Backed Cert. Series 2004-12 D/B/A Lawler Dickens )  
 Condo )  
 ONE WALL ST 11TH FL )  
 NEW YORK, NY 10286 )  
 and )  
 Rafael Lozada D/B/A Lawler-Dickens Condominium )  
 Association )  
 2056 N LAWLER AVE UNIT 1 )  
 CHICAGO, IL 60639 )  
 and )  
 Rafael Lozada D/B/A Lawler-Dickens Condominium )  
 Association )  
 5527 W POTOMAC )  
 CHICAGO, IL 60651 )  
 and )  
 Rafael Lozada D/B/A Lawler-Dickens Condominium )  
 Association )  
 5041 W DICKENS )  
 CHICAGO, IL 60609 )  
 and )

Address of Violation:  
2056-2058 N Lawler Avenue;5041 W Dickens Avenue

Docket #: 09BT00398A

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.  
*M. Moore* 6/17/09  
Authorized clerk Date  
Below must bear an original signature to be accepted as a Certified Copy.

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

Sandy Solis D/B/A Lawler-Dickens Condominium Association )  
 5041 W DICKENS UNIT 2 )  
 CHICAGO, IL 60609 )  
 and )  
 Bank Of New York Trust Co Na Trustee As Successor To Jp )  
 Morgan Chase Bank N/A D/B/A Lawler-Dickens Condo )  
 208 N LAWLER AVE UNIT GDR )  
 CHICAGO, IL 60639 )  
 and )

**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>
City non-suit	09CO196987	6	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Default - Liable by prove-up	09CO196987	1	192019 Notify Building Dept of proposed use of vacant and unoccupied space.	\$500.00
		2	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		3	077014 Repair, replace, or remove defective fence creating dangerous condition. (7-28-060, 13-26-120)	\$500.00
		4	063014 Repair or rebuild chimney. (13-196-530, 13-196-590)	\$500.00
		5	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00

**Sanction(s):****Admin Costs: \$40.00****JUDGMENT TOTAL: \$2,540.00****Balance Due: \$2,540.00**

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.**

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



*Dennis J. Waldsch*

ENTERED:

Administrative Law Officer

70

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.

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