



Doc#: 0923211041 Fee: \$44.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/20/2009 02:41 PM 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, )  
)  
)  
*Daniel J. Radice* )  
)  
Defendants. )

Docket Number:  
**08BS03246A**  
  
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#: **12-36-052-0000**

Name: **Daniel J Radice**

Address: **1821 75 Court St**

City: **Elmwood Park**

State: **IL**

Zip: **60707**

**Goldman and Grant #36689  
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, )  
 v. )  
 Daniel J Radice )  
 1821 75 COURT ST )  
 ELMWOOD PARK, IL 60707 )  
 and )  
 Daniel J Radice )  
 228 N. LA CROSSE AVE )  
 CHICAGO, IL 60644 )  
 and )  
 Daniel J Radice )  
 622 S. CICERO AVE )  
 CHICAGO, IL 60644 )  
 and )  
 Joseph A Radice )  
 201 N. LECLAIRE AVE )  
 CHICAGO, IL 60644 )  
 and )  
 Joseph A Radice )  
 2222 N. 74TH CT )  
 ELMWOOD PARK, IL 60707 )  
 and )  
 Joseph A Radice )  
 228 N. LA CROSSE AVE )  
 CHICAGO, IL 60644 )  
 and )  
 Joseph A Radice )  
 P.O. BOX 44099 )  
 CHICAGO, IL 60644 )  
 and )  
 North Star Trust Co. Tr# 4068 Successor To Maywood Proviso )  
 500 W. MADISON ST STE 3630 )  
 CHICAGO, IL 60661 )  
 , Respondents. )

Address of Violation:  
 226-228 N La Crosse Avenue  
 Docket #: 08BS03246A  
 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* 7-14-09  
 Authorized clerk Date  
 Above 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>
City non-suit	08WO158518	11	111055 Separate dwelling adequately from rest of building. (13-196-650, 13-196-690, 13-196-740 E)	\$0.00

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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>
City non-suit	08WO158518	12	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 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.	\$0.00
		13	197087 Install carbon monoxide detector within 40 feet of every 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.	\$0.00
		14	157037 Repair or replace defective joints, connections, and fittings. (13-168-420, 13-168-1480)	\$0.00
		15	102015 Place wall and ceiling surfaces in clean, smooth and tight condition. (13-196-540 D, E)	\$0.00
		16	140016 Keep premises clean, sanitary, and safe. (13-196-620 A, 13-196-630)	\$0.00
		17	136016 Exterminate roaches and	\$0.00

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<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
City non-suit	08WO158518		keep dwelling insect-free. (13-196-630 C)	
		18	135016 Exterminate rodents in building and seal openings through which they gain access. (13-196-530 D, 13-196-630 C, 7-28-660)	\$0.00
		19	136026 Exterminate insects and keep dwelling insect-free. (13-196-630 C)	\$0.00
		20	002011 Submit plans prepared, signed, and sealed by a licensed architect or registered structural engineer for approval and obtain permit. (13-32-010, 13-32-040, 13-40-010, 13-40-020)	\$0.00
Previously liable - No subsequent compliance with building code	08WO158518	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	120019 Arrange for inspection of premises. (13-12-100)	\$500.00
		3	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		4	064014 Remove cornice or repair and securely fasten to wall or structural frame of building. (13-196-530 E)	\$500.00
		5	062034 Repair or replace cornice. (13-196-530)	\$500.00
		6	104055 Retrim or reputty window panes. (13-196-550)	\$500.00
		7	113015 Provide adequate ventilation to outer air. (13-172-010 thru 13-172-150, 13-196-730, 13-200-230 E)	\$500.00
		8	112015 Provide adequate natural light. (13-172-010 thru 13-172-150, 13-196-730, 13-200-230 E)	\$500.00
		9	070014 Repair or replace defective or missing members of exterior stair system. (13-196-570)	\$500.00
		10	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00

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



**Sanction(s):**

**Admin Costs:** \$75.00

**JUDGMENT TOTAL:** \$5,075.00

**Balance Due:** \$5,075.00

Respondent is ordered to come into immediate compliance with any/all outstanding Code violations.

Petitioner is granted leave to re-inspect the premises or business as it relates to the above found violation(s).

ENTERED:

*Mitchell C. Ek*

Administrative Law Officer

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ALO#

Apr 30, 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 fee.

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