



Doc#: 0927926111 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 10/06/2009 10:28 AM Pg: 1 of 4

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
vs.)
)
DAVID TRAINER)
)
Defendants.)

Docket Number:
09M1661395

Issuing City Department
DEPT. OF LAW

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 **Wexler & Wexler**, 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#: 20-19-213-009-0000 Owner Name: DAVID TRAINER,
Address: 6429 S HERMITAGE AVE City: CHICAGO State: IL Zip: 60636

Other: THE NORTH 15 FEET F LOT 36 AND SOUTH 15 FEET OF LOT 37, IN BLOCK 30 IN DREXEL PARK, A SUBDIVISION OF THE EAST 1/4 OF THE NORTH 1/2 OF SEC 19, TWN 38N, RNG 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Wexler & Wexler
Attorney for Plaintiff
500 W Madison St., Suite 450
Chicago, IL 60661
(312) 474-1000
Attorney No. 91761
71799.9696
Form A

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation:
v.)	6429 S Hermitage Avenue
)	
David Trainer)	Docket #: 09BS02812A
1212 ASHLAND AVE)	
CHGO HEIGHTS, IL 60411)	Issuing City
and)	Department: Buildings
David Trainer)	
6429 S HERMITAGE AVE)	
CHGO, IL 60636)	
)	
, 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	09S0198580	1	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$500.00
		2	132026 Heat habitable rooms and bathroom of family unit safely to 65 degrees F when outside temperature 10 degrees below zero F. (13-196-400)	\$500.00
		3	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 within 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.	\$500.00
		4	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	\$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. A. Phoe 6/12/09
 Authorized clerk Date

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

aqau

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	09S0198580		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.	
		5	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
		6	151037 Provide sink for family unit in bathroom or as near as practicable. (13-196-360)	\$500.00
		7	154027 Supply adequate hot water with minimum temperature of 120 degrees F. (13-196-430)	\$500.00
		8	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		9	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		10	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)	\$500.00
		11	135016 Exterminate rodents in building and seal openings through which they gain access. (13-196-530 D, 13-196-630 C, 7-28-660)	\$500.00

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(1.00)



**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	09S0198580	12	079014 Repair or rebuild defective members of garage or shed. (13-96-380, 13-96-250)	\$500.00
		13	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$500.00
		14	154037 Provide approved pressure, temperature, or relief valve for domestic heated water storage tank or heater. (11-8-630)	\$500.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$7,040.00**Balance Due:** \$7,040.00

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.

Wayne A. Meyer

ENTERED:

Administrative Law Officer

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ALO#

Mar 31, 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.