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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 10/14/2009 11:57 AM Pg: 1 of 4

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)	
)	
Plaintiff,)	Docket Number:
)	09BS06387A
)	
<i>Emerald May LLC F/K/A 6501 S Racine LLC</i>)	Buildings
)	
Defendants.)	

RECORDING OF FINDINGS, DECISION AND ORDER

- 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#: **20-20-216-001** Name: ***Emerald May LLC F/K/A 6501 S Racine LLC***

Address: ***6501-03 S Racine Ave*** City: ***Chicago***

State: ***IL*** Zip: ***60636***

Legal Description: ***LOT NUMBER: 1,2; SUBDIVISION: WEDDELL & COXS SUB OF WH NE SEC 20-3; BLOCK: 1; SEC/TWN/RNG/MER: SEC 20 TWN 38N RNG 14E; MAP: 20-20-NE (A&B)***

Goldman and Grant #36689
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

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.)) Emerald May, Llc F/K/A 6501 S. Racine, Llc John A Deangelis)) 566 W. LAKE ST) CHICAGO, IL 60661) and) Emerald May, Llc F/K/A 6501 S. Racine, Llc) 2601 W. PRATT BLVD) CHICAGO, IL 60645) and) Emerald May, Llc F/K/A 6501 S. Racine, Llc) 7175 GROSS POINT RD) SKOKIE, IL 60077)) , Respondents.)</p>	<p>Address of Violation: 1149-1153 W 65th Street;6501-6503 S Racine Avenue</p> <p>Docket #: 09BS06387A</p> <p>Issuing City Department: Buildings</p>
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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	09SO212159	1	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		2	061034 Remove loose, peeling, or flaking paint. (13-196-540 D)	\$500.00
		3	104035 Repair or replace defective window frame. (13-196-550 B, F)	\$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	065014 Repair or replace defective lintels. (13-196-530 E)	\$500.00
		6	104025 Repair or replace defective window sash. (13-196-550 B)	\$500.00
		7	196019 Post address of building in conspicuous place on or near entrance with figures at least 3 inches long for residential, or 6 inches long for commercial building. (10-4-050, 10-4-090, 10-4-100)	\$500.00
		8	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540)	\$500.00

I hereby certify the foregoing to be a true and correct copy of an order entered by the Administrative Law Officer of Chicago Department of Administrative Hearings.

M. Quinn 9/14/09

Authorized Clerk

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

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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	09SO212159		C, D)	
		9	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$500.00
		10	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		11	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		12	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$500.00
		13	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		14	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		15	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		16	065014 Repair or replace defective lintels. (13-196-530 E)	\$500.00
		17	104035 Repair or replace defective window frame. (13-196-550 B, F)	\$500.00
		18	065034 Replace defective window sills. (13-196-550)	\$500.00
		19	073054 Repair, replace, or reset exterior door or door frame to keep rain and wind out of dwelling. (13-196-550)	\$500.00
		20	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$500.00
		21	105015 Repair or replace defective door. (13-196-550)	\$500.00
		22	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$500.00
		23	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$500.00
		24	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		25	104025 Repair or replace defective	\$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	09SO212159		window sash. (13-196-550 B)	
		26	078014 Provide and maintain adequate illumination of exit areas. (13-160-660, 13-160-670)	\$500.00
Not liable - City failed to establish prima facie case	09SO212159	27	190019 Arrange for inspection of premises. (13-12-100)	\$0.00

Sanction(s):**Admin Costs: \$40.00****JUDGMENT TOTAL: \$13,040.00****Balance Due: \$13,040.00**

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.

Dennis J. Walczak

ENTERED:

Administrative Law Officer

70

ALO#

Jun 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 fees.

Pursuant to Municipal Code Chapter 1-19, the city's collection costs and attorney's fees shall be added to the balance due if the debt is not paid prior to being referred for collection.