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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 10/14/2009 12:11 PM Pg: 1 of 4

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,	)	
	)	
Plaintiff,	)	Docket Number:
	)	<b>08BS09226A</b>
	)	
<i>161 West Kinzie Jv, 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#: 17-09-404-016

Name: 161 West Kinzie Jv, LLC

Address: 159 W Kinzie St

City: Chicago

State: IL

Zip: 60654

**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. )  
 )  
 161 West Kinzie Jv,Llc )  
 2711 CENTERVILLE RD #400 )  
 WILMINGTON, PA 19080 )  
 and )  
 161 West Kinzie Jv,Llc )  
 325 N WELLS ST )  
 CHGO, IL 60654 )  
 and )  
 161 West Kinzie Jv,Llc C/O Illinois Corporation Service Co )  
 801 ADLAI STEVENSON DR )  
 SPRINGFIELD, IL 62703 )  
 , Respondents. )

Address of Violation:  
159 W Kinzie Street

Docket #: 08BS09226A

Issuing City  
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>
Not liable - Respondent came into compliance with building code prior to hearing	08C0180802	1	06014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$0.00
		2	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$0.00
		3	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,	\$0.00

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.  
 [Signature]  
 Authorized Clerk  
 9/14/09  
 Above 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>
Not liable - Respondent came into compliance with building code prior to hearing	08C0180802		each apartment follows single family guidelines. The owner is responsible for installation and written instructions, the tenant for testing, maintenance, and batteries.	
		4	010012 Enclose heating plant room by partitions, floor, and ceiling with at least 1 hour fire resistance. (15-8-220)	\$0.00
		5	105015 Repair or replace defective door. (13-196-550)	\$0.00
		9	061004 Perform repairs necessary to restore and maintain building in sound condition as specified in structural engineering report prepared, signed, and sealed by licensed architect or registered structural engineer. (13-196-030)	\$0.00
		10	103025 Submit plans prepared, signed, and sealed by a licensed architect or registered structural engineer for approval and obtain permit. (13-196-030)	\$0.00
Previously liable - Subsequent compliance with building code	08C0180802	6	220029 Remove exposed wiring. (18-27-300.4)	\$200.00
		7	073014 Repair or replace defective door. (13-196-550 D, E)	\$200.00
		8	220036 Install cover on outlet or junction box. (18-27-370.25)	\$200.00

**Sanction(s):**

Fines based upon rulings on first court date. Case closed.

**Admin Costs:** \$75.00**JUDGMENT TOTAL:** \$675.00**Balance Due:** \$675.00

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IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS



*Wayne A. Meyer*

ENTERED:

Administrative Law Officer

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ALO#

Jun 26, 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.

Property of Cook County Clerk's Office