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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/05/2010 09:34 AM Pg: 1 of 4

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

CITY OF CHICAGO, a Municipal Corporation, )  
)  
Plaintiff, )  
)  
)  
*Tina Ulmer* )  
)  
Defendants. )

Docket Number:  
**09BS07822A**  
  
Issuing City Department:  
Building

**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#: 20-34-228-020

Name: *Tina Ulmer*

Address: 8210 S. Champlain

City: *Chicago*

State: *IL*

Zip: *60619*

Legal Description: **LOT NUMBER: 3; SUBDIVISION: CHATHAM FIELDS SUB OF PT NE SEC 34-38; BLOCK: 2; SEC/TWN/RNG/MER: SEC 34 TWN 38N RNG 14E; MAP: 20-34-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><b>CITY OF CHICAGO</b>, a Municipal Corporation, Petitioner, )                  v. )                  Tina Ulmer )                  5400 S LOOMIS ST )                  CHGO, IL 60609 )                  and )                  Tina Ulmer )                  6132 S BISHOP ST )                  CHGO, IL 60636 )                  and )                  Tina Ulmer )                  7620 S INDIANA AVE )                  CHGO, IL 60619 )                  and )                  Tina Ulmer )                  8210 S CHAMPLAIN )                  CHGO, IL 60619 )                  , Respondents. )</p>	<p>Address of Violation:                  5400 S Loomis Boulevard</p> <p>Docket #: 09BS07822A</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>
City non-suit	09C0217934	10	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Not liable - Respondent came into compliance with building code prior to hearing	09C0217934	9	165017 Replace defective bathroom floor with non-absorbent, water impervious, and easily cleanable material. (13-196-540 F)	\$0.00
		11	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)	\$0.00
Previously liable - No subsequent compliance with building code	09C0217934	1	015012 Equip exit door with door lock hardware so door opens without key from side of egress. (13-160-260)	\$500.00
		2	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		3	065034 Replace defective window sills. (13-196-550)	\$500.00
		4	067014 Repair or replace defective	\$500.00

I hereby certify that the above is a true and correct copy of the Order of the Administrative Body of the Chicago Department of Administrative Hearings.

*B. Taylor* 7-15-2010  
 Administrative Hearing Officer

**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>
Previously liable - No subsequent compliance with building code	09C0217934		roof. (13-196-530)	
		5	079014 Repair or rebuild defective members of garage or shed. (13-96-380, 13-96-250)	\$500.00
		7	104075 Repair or replace defective window frame to keep rain and wind out of dwelling. (13-196-550)	\$500.00
		8	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$500.00
		13	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.	\$500.00
Previously liable - Subsequent compliance with building code	09C0217934	6	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$200.00
		12	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)	\$200.00

**Sanction(s):**

Respondent failed to appear (Stop-dated)

**Admin Costs: \$75.00****JUDGMENT TOTAL: \$4,475.00****Balance Due: \$4,475.00**

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).

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



ENTERED:

Administrative Law Judge

46

ALO#

Apr 21, 2010

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.**

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