



Doc#: 1108835052 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 03/29/2011 10:48 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,)
)
)
v.)
Chicago Title Land Trust Co. Tr# 300870-1)
)
)
Defendant)

Docket Number:
10BS07147A

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#: **13-34-115-029** Name: **Chicago Title Land Trust Co. Tr# 300870-1**
Address: **2158 N. Kilpatrick Ave** City: **Chicago**
State: **IL** Zip: **60639**

Legal description: **LOT NUMBER: 2,1; SUBDIVISION: JOHN F THOMPSONS ARMITAGE AVE SUB BLK; BLOCK: 2; DISTRICT: 71; CITY/MUNI/TWNSP: JEFFERSON; SEC/TWN/RNG/MER: SEC 34 TWN 40N RNG 13E; MAP: 13-34-NW (C&D)**

**Goldman and Grant #36689
205 W. Randolph, STE 1100
Chicago, Illinois. 60606
312-781-8700**

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS



CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 Chicago Title Land Trust Co Sxuccessor To Lasalle Bank N.A.)
 Tr#300870-1)
 171 N CLARK ST 5TH FL)
 CHGO, IL 60601)
 and)
Marvin Cruz)
 4704 W PALMER ST)
 CHGO, IL 60639)
 and)
 *Marvin Cruz)
 51 TAHOE LANE)
 ROMEOVILLE, IL 60446)
 , Respondents.)

Address of Violation:
 2156-2158 N Kilpatrick Avenue; 4705-4707 W Palmer Street

Docket #: 10BS07147A
 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>
Default - Liable by prove-up	10NO271817	1	075012 Equip exit door with door lock hardware so door opens without key from side of egress. (13-160-260)	\$500.00
		2	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		3	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$500.00
		4	105045 Install in dwelling entrance door dead-bolt lock with at least 1 inch saw-resistant bolt projection or with rim mounted dead-bolt lock or vertical drop dead-bolt lock providing equivalent security. (13-164-030)	\$500.00
		5	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$500.00
		6	197019 Install and maintain approved smoke detectors. (13-196-100 thru 13-196-160) Install a smoke detector in every dwelling unit.	\$500.00

B. Taylor 3-4 2011

* Respondent has been dismissed from the case.
 Date Printed: Feb 21, 2011 11:25 am

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS



(1/00)

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	10NO271817		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.	
		7	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.	\$500.00
		8	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$500.00
		9	152047 Replace defective trap. (13-168-120, 13-168-1140)	\$500.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$4,540.00**Balance Due: \$4,540.00**

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

* Respondent has been dismissed from the case.

Date Printed: Feb 21, 2011 11:25 am

10BS07147A

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS



(1/00)

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.

ENTERED:	<i>Lennis M. Henry</i>	31	Dec 13, 2010
	Administrative Law Judge	ALO#	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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