



Doc#: 1109440051 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 04/04/2011 10:45 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.)
)
Itasca bank & Trust Co. Tr#10393)
)
)
Defendants.)

Docket Number:
10BS02158A

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#: 19-24-211-023

Name: *Itasca bank & Trust Co. Tr#10393*

Address: 6400-02 S. Rockwell

City: Chicago

State: IL

Zip: 60639

Legal description: LOT NUMBER: 1,2; SUBDIVISION: AVONDALE ADD TO CHICAGO SUB OF WH NE; BLOCK: 2; SEC/TWN/RNG/MER: SEC 24 TWN 38N RNG 13E; MAP: 19-24-NE (A&B)

**Goldman and Grant #36689
205 W. Randolph Street, Suite 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.)
 Charles Pogorelec)
 400 RIDGEMOOR DR.)
 WILLOWBROK, IL 60527)
 and)
 Itasca Bank & Trust Co Tr#10393 Dtd 8/5/86)
 308 W IRVING PARK RD)
 ITASA, IL 60147)
 and)
 Sandra Pogorelec)
 2887 BOND CIR.)
 NAPERVILLE, IL 60563)
 and)
 Sandra Pogorelec)
 400 RIDGEMOOR DR.)
 WILLOWBROOK, IL 60527)
 , Respondents.)

Address of Violation:
 2609-2611 W 64th Street;6400-6402 S Rockwell Street

Docket #: 10BS02158A

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>
City non-suit	10WO247004	7	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$0.00
		8	102015 Place wall and ceiling surfaces in clean, smooth and tight condition. (13-196-540 D, E)	\$0.00
		9	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$0.00
Not liable - City failed to establish prima facie case	10WO247004	16	197079 Repair or replace defective or out of service smoke detectors and operate continuously. (13-196-130, 13-196-140)	\$0.00
Not liable - Respondent came into compliance with building code prior to hearing	10WO247004	1	063024 Cap masonry chimney with non-combustible, water proof materials. (13-152-250 B, 13-152-240, 13-196-590)	\$0.00
		2	065034 Replace defective window sills. (13-196-550)	\$0.00
		4	073024 Repair or replace defective door frame. (13-196-550)	\$0.00
		5	073044 Repair or replace defective	\$0.00

I hereby certify the foregoing to be a true and correct copy of an Order entered by an Administrative Law Officer of the Chicago Department of Administrative Hearings.
B. Taylor 3-17-2011
 Authorized clerk Date
 Above must bear an original signature to be accepted as a Certified Copy.

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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	10WO247004		or missing door hardware. (13-196-550)	
		6	073054 Repair, replace, or reset exterior door or door frame to keep rain and wind out of dwelling. (13-196-550)	\$0.00
		10	134016 Rid premises of rodents and seal rodent holes. (13-196-530 D, 13-196-540 A, 13-196-630 C)	\$0.00
		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)	\$0.00
		12	136016 Exterminate roaches and keep dwelling insect-free. (13-196-630 C)	\$0.00
		13	138106 Remove and stop nuisance. (7-28-060)	\$0.00
		14	140016 Keep premises clean, sanitary, and safe. (13-196-620 A, 13-196-630)	\$0.00
		15	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
		17	197057 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.	\$0.00
		18	220018 Replace defective switch	\$0.00

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<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	10WO247004		and receptacle outlet devices. (18-27-110.2,18-27-110.3)	
		19	220029 Remove exposed wiring. (18-27-300.4)	\$0.00
		20	002021 Obtain permit before performing work. (13-32-010)	\$0.00
Previously liable - No subsequent compliance with building code	10WO247004	21	157047 Stop leaking water. (13-168-120, 13-168-1480)	\$0.00
		3	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$400.00

Sanction(s):

Admin Costs: \$75.00

JUDGMENT TOTAL: \$475.00**Balance Due: \$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).

ENTERED: _____

Administrative Law Judge

07

ALO#

Oct 5, 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.