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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 04/15/2011 09:07 AM Pg: 1 of 4

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

CITY OF CHICAGO, a Municipal Corporation,)
Plaintiff,)
)
)
v.)
)
Israel Nava)
)
Defendant)

Docket Number:
10BT01132A

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#: **19-15-225-020**

Name: **Israel Nava**

Address: **5824 S. Tripp Ave**

City: **Chicago**

State: **IL**

Zip: **60629**

Legal description: **LOT NUMBER: 29; SUBDIVISION: BRYANTS SUBDIVISION;
SEC/TWN/RNG/MER: E2SW4NE4 S15T38NR13E 3P**

**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.) Isreal Nava) 5824 S TRIP) CHICAGO, IL 60629) and) Susana Nava) 5824 S TRIP) CHICAGO, IL 60629) , Respondents.)	Address of Violation: 5824 S Tripp Avenue Docket #: 10BT01132A Issuing City Department: Buildings
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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	10WO26145	2	070014 Repair or replace defective or missing members of exterior stair system. (13-196-570)	\$0.00
		2	102015 Place wall and ceiling surfaces in clean, smooth and tight condition. (13-196-540 D, E)	\$0.00
		4	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$0.00
		5	104025 Repair or replace defective window sash. (13-196-550 B)	\$0.00
		6	105025 Repair or replace door frame (13-196-550)	\$0.00
		7	133016 Repair or replace defective and dangerous carpeting. (13-196-630, 13-196-540)	\$0.00
		8	136026 Exterminate insects and keep dwelling insect-free. (13-196-630 C)	\$0.00
		9	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
		10	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)	\$0.00
		11	197019 Install and maintain	\$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.

3/9/11

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

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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>
City non-suit	10WO26145		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.	
		12	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.	\$0.00
		13	220020 Support loose light fixture. (18-27-410.15)	\$0.00
		14	220066 Remove unapproved flexible cord. (18-27-400.8)	\$0.00
		15	153017 Repair or replace defective faucet. (13-168-120)	\$0.00
		16	157047 Stop leaking water. (13-168-120, 13-168-1480)	\$0.00
Previously liable - Subsequent compliance with building code	10WO26145	1	015012 Equip exit door with door lock hardware so door opens without key from side of egress. (13-160-260)	\$200.00

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS




Sanction(s):

Admin Costs: \$75.00

JUDGMENT TOTAL: \$275.00

Balance Due: \$275.00

ENTERED: _____		07	Dec 21, 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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