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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 05/09/2011 10:48 AM Pg: 1 of 4

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

CITY OF CHICAGO, a Municipal Corporation,)
Plaintiff,)
)
)
v.)
)
Cassandra Seals)
)
Defendant)

Docket Number:
10BS03423A

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#: **20-17-227-033**

Name: **Cassandra Seals**

Address: **1016 W 59th St**

City: **Chicago**

State: **IL**

Zip: **60621**

Legal Description: **SUBDIVISION: JAMES U BORDENS SUB OF EY RR EH SW NE;
SEC/TWN/RNG/MER: SEC 17 TWN 38N RNG 14E; MAP: 20-17-NE (A&B)**

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

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS



<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Cassandra Seals) 1016 W 59TH ST) CHICAGO, IL 60621) and) Cassandra Seals) 1023 WRIGHT ST) GARY, IN 46404) and) Samuel Seals) 1016 W 59TH ST) CHICAGO, IL 60621) and) Samuel Seals) 1050 HERBERT AVE) BERKELY, IL 60163) and) Samuel Seals) 1723 SEASONS PKWY) NORCROSS, GA 30093)</p>	<p>Address of Violation: 1016 W 59th Street</p> <p>Docket #: 10BS03423A</p> <p>Issuing City Department: Buildings</p>
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, Respondents.)

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 Violate</u>	<u>Penalties</u>
Default - Liable by prove-up	10NO253260	1	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-090)	\$500.00
		2	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		3	062024 Repair and maintain parapet. (13-196-530)	\$500.00
		4	063044 Connect gas appliance to flue or vent. (13-152-390 thru 13-152-440)	\$500.00
		5	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		6	073014 Repair or replace defective door. (13-196-550 D, E)	\$500.00
		7	073024 Repair or replace defective door frame. (13-196-550)	\$500.00

I hereby certify the foregoing to be a true and correct copy of the original as filed by an Administrative Law Officer of the Chicago Department of Administrative Hearings.

B. Taylor 3 31 2011
 Authorized Signatory Date

Administrative Law Officer signature to be accepted as a Certified Copy.

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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	10NO253260	8	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$500.00
		9	079014 Repair or rebuild defective members of garage or shed. (13-96-380, 13-96-250)	\$500.00
		10	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$500.00
		11	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$500.00
		12	105055 Install in dwelling unit entrance door viewing device. (13-164-020 I, 13-164-030)	\$500.00
		13	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$500.00
		14	136016 Exterminate roaches and keep dwelling insect-free. (13-196-630 C)	\$500.00
		15	140016 Keep premises clean, sanitary, and safe. (13-196-620 A, 13-196-630)	\$500.00
		16	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)	\$500.00
		17	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
		18	197079 Repair or replace defective or out of service smoke detectors and operate continuously. (13-196-130, 13-196-140)	\$500.00

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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	10NO253260	19	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$500.00
		20	220016 Install additional receptacle outlets. (18-27-560.6,18-27-570.10 (E))	\$500.00
		21	220018 Replace defective switch and receptacle outlet devices. (18-27-110.2,18-27-110.3)	\$500.00
		22	220029 Remove exposed wiring. (18-27-300.4)	\$500.00
		23	237058 Provide discharge pipe from water heater and hot water storage tank relief valve. (11-8-630)	\$500.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$11,540.00**Balance Due: \$11,540.00**

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

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:

Administrative Law Judge

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ALO#

Jan 18, 2011

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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