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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 06/14/2011 02:45 PM Pg: 1 of 4

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

CITY OF CHICAGO, a Municipal Corporation,)
Plaintiff,)
)
)
v.)
)
Terry Raiford)
)
Defendant)

Docket Number:
10BS04292A

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#: 25-28-118-033

Name: *Terry Raiford*

Address: *12156 S. Lowe Ave*

City: *Chicago*

State: *IL*

Zip: *60628*

Legal Description: **LOT NUMBER: 23; SUBDIVISION: WEST PULLMAN IN WH OF NE & NW NH SEC; BLOCK: 34; DISTRICT: 72; CITY/MUNI/TWNSP: LAKE; SEC/TWN/RNG/MER: SEC 28 TWN 37N RNG 14E; MAP: 25-28-NW (C&D)**

**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



CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
)
 Arleander V Raiford)
 11261 S LAFLIN ST)
 CHGO, IL 60643)
 and)
 Arleander V Raiford)
 12153 S LOWE AVE)
 CHGO, IL 60628)
 and)
 Terry Raiford)
 11261 S LAFLIN ST)
 CHGO, IL 60643)
 and)
 Terry Raiford)
 13156 S LOWE AVE)
 CHGO, IL 60628)
 , Respondents.)

Address of Violation:
 12156 S Lowe Avenue
 Docket #: 10BS04292A
 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>
Liabile - By plea	10SO257644	1	061014 Repair exterior wall. (13-196-010, 13-196-570 B)	\$200.00
		4	077014 Repair, replace, or remove defective fence creating dangerous condition. (7-28-060, 13-196-120)	\$200.00
		5	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$200.00
		6	105035 Repair or replace door hardware. (13-196-550)	\$200.00
		7	131026 Repair or replace defective screen. (13-196-560 B)	\$200.00
		9	136026 Exterminate insects and keep dwelling insect-free. (13-196-630 C)	\$200.00
		10	141026 Stop offensive odor, steam, or lint discharged from clothes dryer exhaust into adjacent living quarters. (7-28-060, 13-176-110)	\$200.00
		11	196029 Post name, address, and telephone of owner, owner's agent for managing, controlling or collecting rents, and any other	\$200.00

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 5-13-2011
 Authorized clerk Date
 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>
Liabe - By plea	10SO257644		person managing or controlling building conspicuously where accessible or visible to public way. (13-12-030)	
		12	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.	\$200.00
		13	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 manufacture 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.	\$200.00
Not liable - Respondent came into compliance with building code prior to hearing	10SO257644	2	073024 Repair or replace defective door frame. (13-196-550)	\$0.00
		3	076034 Repair or replace roof gutter. (13-168-600)	\$0.00
		8	134026 Install rat stopping around exterior walls. (7-28-660)	\$0.00

Sanction(s):

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DEPARTMENT OF ADMINISTRATIVE HEARINGS



Admin Costs: \$40.00

JUDGMENT TOTAL: \$2,040.00

Balance Due: \$2,040.00

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

ENTERED:	<i>[Signature]</i>	79	Sep 9, 2010
	Administrative Law Judge	ALO#	Date

This Order may be appealed 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 2-19, 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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