



Doc#: 1116526339 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 06/14/2011 02:37 PM Pg: 1 of 4

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

CITY OF CHICAGO, a Municipal Corporation,)
Plaintiff,)
v.)
Luz Maria Landa)
Defendant)

Docket Number:
08BS02240A

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#: **13-33-318-002**

Name: **Luz Maria Landa**

Address: **1755 N. Latrobe Ave**

City: **Chicago**

State: **IL**

Zip: **60639**

Legal Description: **LOT NUMBER: 39; SUBDIVISION: ULLMANS SUB OF SE SW SEC 33-40-13; BLOCK: 1; DISTRICT: 71; CITY/MUNI/TWNSP: JEFFERSON; SEC/TWN/RNG/MER: SEC 33 TWN 40N RNG 13E; MAP: 13-33-SW (E&F)**

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

UNOFFICIAL COPY

(1/00)

**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>
Default - Liable by prove-up	08WO153457		or missing door hardware. (13-196-550)	
		7	061034 Remove loose, peeling, or flaking paint. (13-196-540 D)	\$500.00
		8	105055 Install in dwelling unit entrance door viewing device. (13-164-020 I, 13-164-030)	\$500.00
		9	107015 Provide and maintain adequate illumination for public hall and stairwell. (13-196-080, 13-160-660, 13-160-670)	\$500.00
		10	135016 Exterminate rodents in building and seal openings through which they gain access. (13-196-530 D, 13-196-630 C, 7-28-660)	\$500.00
		11	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$500.00
		12	220036 Install cover on outlet or junction box. (18-27-370.25)	\$500.00
		13	105035 Repair or replace door hardware. (13-196-550)	\$500.00
		14	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		15	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$500.00
		16	002011 Submit plans prepared, signed, and sealed by a licensed architect or registered structural engineer for approval and obtain permit. (13-32-010, 13-32-040, 13-40-010, 13-40-020)	\$500.00
		17	194029 Provide	\$500.00
		19	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	\$1,000.00

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<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	08WO153457		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.	
Not liable - City failed to establish prima facie case	08WO153457	18	190019 Arrange for inspection of premises. (13-12-100)	\$0.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$9,540.00**Balance Due: \$9,540.00**

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

70

ALO#

Apr 3, 2008

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 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.