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Eugene "Gene" Moore

Cook County Recorder of Deeds
Date: 06/14/2011 02:37 PM Pg: 1 of 4

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINSTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal (Corporation,)	
	Plaintiff,)	Docket Number: 08BS02240A
v.)	Issuing City Department:
Luz Maria Landa)	Buildings
	Defendant)	

RECORDING OF FINNINGS, 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 Canda

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 DOAH - Order

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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS



CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.)	Address of Violation: 1759 N Mason Avenue
Luz Maria Landa 1755 N. LATROBE AVE CHICAGO, IL 60639 and Luz Maria Landa 1759 N. MASON AVE CHICAGO, IL 60639 and Luz Maria Landa 2554 N. NEVA AVE 1ST FL. CHICAGO, IL 60707 and Luz Maria Landa 470 E. ALTGELD AVE GLENDALE HEIGHTS, IL 60139		Docket #: 08BS02240A Issuing City Department: Buildings
, Resp. nd. n.	s.)	

FINDINGS, DECIS. ONS & ORDER

This matter coming for Hearing, notice given and the Administracy's 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:

Finding	NOV#	Count(s)	Municipa! Cod Violated	<u>Penalties</u>
Default - Liable by prove-up	08WO153457	1	196029 Post none, address, and	\$ 500.00
Default - Elable by prove up			telephone of owner, wher's agent	
			for managing, contro ling or	
			collecting rents, and any other	
			person managing or controlling	
			building conspicuously where accessible or visible to public way.	
			(13-12-030)	
		2	063024 Cap masonry chimney with	\$500.00
I hereby certify the foregoing to be a tru	er e Green in town one	4	non-combustible, water proof	4 ·
of an Order entered by an Administrative	Commission of		materials. (13-152-250 B, 13-152-240,	
the Chicago Department of Administrative			13-196-590)	
O The state of the	Hearings.	3	073024 Repair or replace defective	\$500.00
19.14 br 4-27.20	t I		door frame. (13-196-550)	
Authorized clerk	Date	4	077014 Repair, replace, or remove	\$500.00
Alam annal and a later and a			defective fence creating dangerous	
Above must bear an original signature to be accept	ted as a Cerufied Copy		condition. (7-28-060, 13-96-120)	
		5	079014 Repair or rebuild defective	\$500.00
			members of garage or shed. (13-96-	
			380, 13-96-250)	# 500.00
		6	073044 Repair or replace defective	\$500.00

08BS02240A

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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

<u>Finding</u>	<u>NOV#</u>	Count(s)	Municipal Code Violated or missing door hardware. (13-196-	<u>Penalties</u>
Default - Liable by prove-up	08WO153457		550)	
		7	061034 Remove loose, peeling, or flaking paint. (13-196-540 D)	\$500.00
\wedge		8	105055 Install in dwelling unit entrance door viewing device. (13-	\$500.00
600	6	9	164-020 I, 13-164-030) 107015 Provide and maintain adequate illumination for public hall and stairwell. (13-196-080, 13-160- 660, 13-160-670)	\$500.00
	TOX COC	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
	Coc	11	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$500.00
		12		\$500.00
		17	105035 Repair or replace door hardware. (13-196-550)	\$500.00
		14	10/Co2, Repair or replace defective or missing members of porch system. (13-195-570)	\$500.00
		15	5 103015 Repair (a rebuild defective floor. (13-196-540 A, B)	\$500.00
		16	5 002011 Submit plans prepared, signed, and sealed by a livensed architect or registered structival engineer for approval and obtain permit. (13-32-010, 13-32-040, 13-40-010, 13-40-020)	\$500.00
		1		\$500.00
)	9 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	\$1,000.00

DOAH - Order

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



Penalties

Finding Default - Liable by prove-up NOV# 08WO153457

08WO153457

Count(s) Municipal Code Violated

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.

18 190019 Arrange for inspection of premises. (13-12-100)

\$0.00

Sanction(s):

prima facie case

Admin Costs: \$40.00

JUDGMENT TOTAL: \$9,540.00

Not liable - City failed to establish

Balance Due: \$9,540.00

Respondent is ordered to come into immediate compliance with a w/ ll outstanding Code violations.

Respondent being found liable by default has 21 days from the above starsped mailing date to file a petition to vacate (void) this default for good cause, with the Department of Administrative Heavings.

in & Wallack ENTERED: Administrative Law Judge

Apr 3, 2008

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 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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