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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 07/15/2011 09:59 AM Pg: 1 of 3

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

CITY OF CHICAGO, a Municipal Corporation,)
Plaintiff,)
v.)
Abraham Segel)
Defendants.)

Docket Number:
09BS11889A

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#: **14-05-313-001**

Name: **Abraham Segel**

Address: **1333-1341 W. Ardmore Avenue**

City: **Chicago**

State: **IL**

Zip: **60660**

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


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

| | |
|---|--|
| CITY OF CHICAGO , a Municipal Corporation, Petitioner,) | Address of Violation: |
| v.) | 1333-1341 W Ardmore Avenue; 1352-1358 W Early Avenue |
|) | |
| Abraham Segal C/O Cogan Management) | Docket #: 09BS11889A |
| 3856 W OAKTON AVE) | |
| SKOKIE, IL 60076) | Issuing City |
| and) | Department: Buildings |
| Chicago Title Land Trust Tr# 31929 Successor To Lasalle Nat'l) | |
| Bk Dtd 1/6/64) | |
| 171 N CLARK ST 5TH FL) | |
| CHGO, IL 60601) | |
| and) | |
| Jeanne L Segal C/O Cogan Management) | |
| 3856 W OAKTON AVE) | |
| SKOKIE, IL 60076) | |
| , 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: A) 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> |
|---|-------------|-----------------|--|------------------|
| Not liable - City failed to establish prima facie case | 09NH238418 | 8 | 190019 Arrange for inspection of premises. (13-12-100) | \$0.00 |
| | | 9 | 190029 Arrange for reinspection regarding pending notice of violation. (13-12-100) | \$0.00 |
| Previously liable - No subsequent compliance with building code | 09NH238418 | 1 | 012022 Construct floor over basement with at least 1 hour fire resistance. (13-60-200) | \$500.00 |
| | | 4 | 067014 Repair or replace defective roof. (13-196-530) | \$500.00 |
| | | 5 | 074024 Provide guard rail at least 3 ft high. (13-124-330) | \$500.00 |
| | | 6 | 101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C) | \$500.00 |
| | | 7 | 138106 Remove and stop nuisance. (7-28-060) | \$500.00 |
| | | 10 | 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 | \$500.00 |

| | |
|---|----------------|
| Administrative Law Officer of Administrative Hearings  Date 7/5/11 | Certified Copy |
|---|----------------|

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DEPARTMENT OF ADMINISTRATIVE HEARINGS**

| <u>Finding</u> | <u>NOV#</u> | <u>Count(s)</u> | <u>Municipal Code Violated</u> | <u>Penalties</u> |
|---|-------------|-----------------|---|------------------|
| Previously liable - No subsequent compliance with building code | 09NH238418 | | 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. | |
| | | 11 | 220029 Remove exposed wiring. (18-27-300.4) | \$500.00 |
| Previously liable - Subsequent compliance with building code | 09NH238418 | | 2 061074 Protect public sidewalk or thoroughfare from work done under permit. (13-124-130 thru 13-124-180) | \$200.00 |
| | | 3 | 055014 Repair or replace defective linels. (13-196-530 E) | \$200.00 |

Sanction(s):**Admin Costs: \$75.00****JUDGMENT TOTAL: \$3,975.00****Balance Due: \$3,975.00**

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

Petitioner is granted leave to re-inspect the premises or business as it relates to the above found violation(s).

ENTERED: 

Administrative Law Judge

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ALO#

May 26, 2010

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.**