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Cook County Recorder of Deeds
Date: 11/14/2011 09:19 AM Pg: 1 of 5

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

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
)
SUN PROPERTY MANAGEMENT LLC)
)
_____)
)
Defendant,)

Docket Number:
10BN00355A
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 [**Heller and Frisone LTD.**], 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.
2. Additional identification information (i.e. social security number, tax identification number, property index number, property legal description and common address or other) is as follows:

Owner Name: SUN PROPERTY MANAGEMENT LLC

[Heller And Frisone, LTD.]
[33 N. LaSalle Suite 1200
Chicago, IL 60602]
[ATTORNEY NUMBER 90859]
[312-236-3644]

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

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Sun Property Management, Llc C/O Shazad Agha Haider) 2150 ASH LN) NORTHBROOK, IL 60062) and) *Citibank, N.A.) 222 W ADAMS ST #1) CHICAGO, IL 60606)), Respondents.)</p>	<p>Address of Violation: 940-944 E 82nd Street; 8155-8159 S Ingleside Avenue</p> <p>Docket #: 10BN00355A</p> <p>Issuing City Department: Buildings</p>
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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>
Default - Liable by prove-up	10FO255714	1	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		2	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$500.00
		3	101075 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$500.00
		4	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		5	105085 Provide building entrance door with deadlock latch with at least 1/2 inch latch bolt projection. (13-164-040)	\$500.00
		6	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$500.00
		7	131016 Screen outer doors, windows, and other outer openings adequately from April 15th to Nov 15th. (13-196-560 B)	\$500.00
		8	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
		9	136016 Exterminate roaches and other pest infesting insect-free. (13-196-530 D, 13-196-630 C, 7-28-660)	\$500.00

* Respondent has been dismissed from the case.
Date Printed: Oct 26, 2011 8:10 am

I hereby certify the foregoing is a true and correct copy of an Order entered by an Administrative Law Judge of the Chicago Department of Administrative Hearings.
BTaylor 10-31-2011
Authorized clerk Date
Above must bear an original signature to be accepted as an Certified Copy

10BN00355A
Page 1 of 4
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(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	10FO255714		630 C)	
		10	194039 Remove	\$500.00
		11	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
		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.	\$500.00
		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 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.	\$500.00
		14	198019 File building registration	\$500.00

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10BN00355A

Page 2 of 4



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(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	10FO255714		statement with Building Dept. (13-10-030, 13-10-040)	
		15	220019 Replace defective light fixture. (18-27-410.22)	\$500.00
		16	220025 Intstal lsystem III emergency lighting. (18-27-700.6)	\$500.00
		17	220028 Remove unapproved wiring and/or equipment from emergency lighting system. (18-27-700.63)	\$500.00
		18	220039 Replace rusted, deteriorated, or corroded conduit, cabinet, electrical box, or fitting. (18-27-300.13)	\$500.00
		19	220085 Provide GFCI protection in all kitchens, bathrooms (18-27-210.8)	\$500.00
		20	220091 permit for electrical wiring and equipment installed without permit. (13-12-360)	\$500.00
		21	151057 Provide kitchen sink within family unit. (13-196-390)	\$500.00
		22	153037 Repair or replace defective flush tank. (13-168-120, 13-168-1360)	\$500.00
		23	154037 Provide cast iron cover for catch basin. (13-168-1280)	\$500.00

Sanction(s):

DEFAULT AS TO RESPONDENT SUN PROPERTY MANAGEMENT. CITIBANK DISMISSED AS AN IMPROPER PARTY.

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.

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Page 3 of 4

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(1/00)

DOAH - Order



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:

Administrative Law Judge

24

ALO#

Jul 12, 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.

Property of Cook County Clerk's Office

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Page 4 of 4