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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 02/21/2012 11:43 AM Pg: 1 of 4

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)
Plaintiff,)
v.)
1527 Kedzie Llc)
Defendants.)

Docket Number:
10BS06791A

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#: 16-24-105-002

Name: 1527 Kedzie Llc

Address: 1517 S Kedzie Avenue

City: Chicago

State: IL

Zip: 60623

Legal description: **LOT NUMBER: 7; SUBDIVISION: SUBDIVISION LTS 27-36 & VAC ALLEY IN R; DISTRICT: 77; CITY/MUNI/TWNSP: WEST CHICAGO; SEC/TWN/RNG/MER: SEC 24 TWN 39N RNG 13E; MAP: 16-24-NW (C&D)**

**Goldman and Grant #36689
205 W. Randolph St, 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,)	Address of Violation:
v.)	1517 S Kedzie Avenue
1527 Kedzie Llc C/O Lauren R Alexander)	
888 E BELVIDERE RD #123)	Docket #: 10BS06791A
GRAYSLAKE, IL 60030)	Issuing City
, Respondent.)	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>MC/#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
City non-suit	10W0270, 28	7	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$0.00
		13	105085 Provide building entrance door with deadlock latch with at least 1/2 inch latch bolt projection. (13-164-040)	\$0.00
		15	133056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$0.00
		18	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$0.00
		20	008012 Provide partitions separating dwelling from other parts of building with at least 1 hour fire resistance. (13-64-020)	\$0.00
		22	159027 Reset loose plumbing fixture (13-168-120)	\$0.00
Not liable - Respondent came into compliance with building code prior to hearing	10W0270128	14	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$0.00
		16	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	\$0.00

I hereby certify the foregoing to be a true and correct copy of an order entered by the Administrative Hearing Board of the Chicago Department of Administrative Hearings.
 B Taylor 2-2-2012
 Building Dept

DOAH - Order



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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>
Not liable - Respondent came into compliance with building code prior to hearing	10W0270128		4 inches from the wall, 4 to 12 inches from the ceiling, and not above door or window.	
		21	154027 Supply adequate hot water with minimum temperature of 120 degrees F. (13-196-430)	\$0.00
		23	162017 Keep plumbing clean and sanitary. (13-196-620 B, 13-196-630 B)	\$0.00
Previously liable - No subsequent compliance with building code	10W0270128	1	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$200.00
		2	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$200.00
		3	062024 Repair and maintain parapet. (13-196-530)	\$200.00
		4	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$200.00
		5	073054 Repair, replace, or reset exterior door or door frame to keep rain and wind out of dwelling. (13-196-550)	\$200.00
		6	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-140 C)	\$200.00
		8	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$200.00
		9	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$200.00
		10	104035 Repair or replace defective window frame. (13-196-550 B, F)	\$200.00
		11	105015 Repair or replace defective door. (13-196-550)	\$200.00
		12	105025 Repair or replace door frame (13-196-550)	\$200.00
		17	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$200.00
		19	220029 Remove exposed wiring. (18-27-300.4)	\$200.00

Sanction(s):

Admin Costs: \$100.00

JUDGMENT TOTAL: \$2,700.00

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Balance Due: \$2,700.00

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

48
ALO#

Nov 17, 2011
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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