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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 03/09/2012 02:47 PM Pg: 1 of 4

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

CITY OF CHICAGO, a Municipal Corporation,)
Plaintiff,)
v.)
Daniel A Nava)
Defendants.)

Docket Number:
11BS07618A
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#: 19-34-317-044

Name: *Daniel A Nava*

Address: 4542 W 87th Street

City: *Chicago*

State: *IL*

Zip: 60652

Legal description: **LOT NUMBER: 8,7; BLOCK: 5; SEC/TWN/RNG/MER: SEC 34 TWN 38 RNG 13; TRACT: 700300602**

**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**

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Daniel A Nava) 4542 W 87TH ST) CHGO, IL 60652) and) Daniel A Nava) 8501 S KEDVALE AVE) CHGO, IL 60652) and) Daniel A Nava) 8509 S KEDVALE AVE) CHGO, IL 60652) , Respondents.)</p>	<p>Address of Violation: 7201 S Millard Avenue Docket #: 11BS07618A 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	11WO311005	1	169017 Remove sewage and stagnant water from basement and correct cause. (13-196-580 A, 7-28-060)	\$500.00
		2	140016 Keep premises clean, sanitary, and safe. (13-196-620 A, 13-196-630)	\$500.00
		3	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
		4	105055 Install in dwelling unit entrance door viewing device. (13-164-020 I, 13-164-030)	\$500.00
		5	015062 Remove obstruction from exit way that hampers travel and	\$500.00

I hereby certify the foregoing to be a true and correct copy of an Order entered by an Administrative Law Judge of the Chicago Department of Administrative Hearings.

M. Gaur *2/20/12*
 Authorized clerk Date

This must bear an original signature to be accepted as an Certified Copy



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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	11WO311005		evacuation. (13-160-070, 13-196-080)	
		6	220002 Replace defective power service. (18-27-230.2)	\$500.00
		7	197079 Repair or replace defective or out of service smoke detectors and operate continuously. (13-196-130, 13-196-140)	\$500.00
		8	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$500.00
		9	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
		10	138106 Remove and stop nuisance. (7-28-060)	\$500.00
		11	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		12	063014 Repair or rebuild chimney. (13-196-530, 13-196-590)	\$500.00
		13	104025 Repair or replace defective window sash. (13-196-550 B)	\$500.00
		14	067014 Repair or replace defective roof. (13-196-530)	\$500.00
		15	131026 Repair or replace defective screen. (13-196-560 B)	\$500.00
		16	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$500.00
		17	138026 Deposit refuse in sanitary refuse containers. (7-28-260, 13-196-620 D)	\$500.00
		18	077014 Repair, replace, or remove defective fence creating dangerous condition. (7-28-060, 13-96-120)	\$500.00
		19	079014 Repair or rebuild defective members of garage or shed. (13-96-380, 13-96-250)	\$500.00
		20	138066 Remove debris from demolition. (13-124-110)	\$500.00

Sanction(s):

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Admin Costs: \$40.00

JUDGMENT TOTAL: \$10,040.00

Balance Due: \$10,040.00

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

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ALO#

Dec 8, 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.

Cook County Clerk's Office