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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 07/09/2012 09:51 AM Pg: 1 of 4

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

CITY OF CHICAGO, a Municipal Corporation,)
Plaintiff,)
v.)
Chicago Title Land Trust Co. Tr.#8002353606)
Defendants.)

Docket Number:
12BS00850A

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#: **20-23-418-013** Name: **Chicago Title Land Trust Co. Tr.#8002353606**

Address: **1516-1518 E. 70th Street**

City: **Chicago**

State: **IL**

Zip: **60637**

Legal Description: **LOTS 12 AND 13 IN BLOCK 6 IN SUBDIVISION OF NORTH 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

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

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(1/00)

DOAH - Order



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

CITY OF CHICAGO , a Municipal Corporation, Petitioner,)	Address of Violation:
v.)	1516-1518 E 70th Street
Chicago Title Land Trust Co. Tr# 8002353606)	Docket #: 12BS00850A
171 N CLARK ST 5TH FL)	Issuing City
CHGO, IL 60601)	Department: Buildings
and)	
Kokos Llc C/O Karlo M Karacic)	
161 N CLARK ST STE 2500)	
CHGO, IL 60601)	
, 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: 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	12SO322407	1	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$500.00
		2	074014 Repair or rebuild exterior service walks, passage and area ways. (13-196-630, 7-28-060)	\$500.00
		3	079014 Repair or rebuild defective members of garage or shed. (13-96-380, 13-9(-250)	\$500.00
		4	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$500.00
		5	104025 Repair or replace defective window sash. (13-196-550 B)	\$500.00
		6	104035 Repair or replace defective window frame. (13-196-550 B, F)	\$500.00
		7	104055 Retrim or reputty window panes. (13-196-550)	\$500.00
		8	077014 Repair, replace, or remove defective fence creating dangerous condition. (7-28-060, 13-96-120)	\$500.00
		9	164037 Provide cast iron cover for catch basin. (13-168-1280)	\$500.00
		10	073014 Repair or replace defective door. (13-196-550 D, E)	\$500.00
		11	073024 Repair or replace defective door frame. (13-196-550)	\$500.00
		12	157047 Stop leaking water. (13-168-120, 13-168-1480)	\$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.
 Blayw 6-5-2012
 Date
 Authorized clerk
 Above must bear an original signature to be accepted as an Certified Copy

12BS00850A

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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	12SO322407	13	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$500.00
		14	220020 Support loose light fixture. (18-27-410.15)	\$500.00
		15	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
		16	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.	\$1,000.00
		17	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$500.00
		18	105025 Repair or replace door frame (13-196-550)	\$500.00
		19	105015 Repair or replace defective	\$500.00

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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	12SO322407		door. (13-196-550)	
Not liable - City failed to establish prima facie case	12SO322407	20	190019 Arrange for inspection of premises. (13-12-100)	\$0.00

Sanction(s):

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

23

ALO#

Mar 27, 2012

Date

This Order may be appealed to the Circuit Court of Cook Co. (Dairy 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 fees shall be added to the balance due if the debt is not paid prior to being referred for collection.