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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/20/2012 11:25 AM Pg: 1 of 4

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

CITY OF CHICAGO, a Municipal Corporation,)
)
) Plaintiff,)
)
GLORIA R WASHINGTON)
STANLEY N WASHINGTON)
)
)
) Defendant,)

Docket Number:
12BS01101A
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: GLORIA R WASHINGTON
STANLEY N WASHINGTON**

[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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.)) Gloria R Washington) 7917 S CHAMPLAIN AVE) CHGO, IL 60619) and) Stanley N Washington) 7917 S CHAMPLAIN AVE) CHGO, IL 60619) , Respondents.)	Address of Violation: 7915 S Champlain Avenue Docket #: 12BS01101A Issuing City Department: Buildings
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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	12SO325205	9	138106 Remove and stop nuisance. (7-28-060)	\$500.00
		10	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$500.00
		11	165017 Replace defective bathroom floor with non-absorbent, water impervious, and easily cleanable material. (13-196-540 F)	\$500.00
		12	153017 Repair or replace defective faucet. (13-168-120)	\$500.00
		13	157047 Stop leaking water (13-168-120, 13-168-1480)	\$500.00
		14	105015 Repair or replace defective door. (13-196-550)	\$500.00
		15	197079 Repair or replace defective or out of service smoke detectors and operate continuously. (13-196-130, 13-196-140)	\$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	\$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.

Blayk 12 6 2012
 Authorized clerk Date

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

\$10075

2012122905

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DOAH - Order

(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	12SO325205		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.	
		17	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$500.00
		18	102015 Place wall and ceiling surfaces in clean, smooth and tight condition. (13-196-540 D, E)	\$500.00
		19	190019 Arrange for inspection of premises. (13-12-100)	\$500.00
		20	122056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$500.00
Previously liable- No Subsequent compliance with building code; Respondent failed to appear.	12SO325205	1	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
		2	071024 Repair defective stoop. (13-196-570)	\$500.00
		3	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		4	063014 Repair or rebuild chimney. (13-196-530, 13-196-590)	\$500.00
		5	062024 Repair and maintain parapet. (13-196-530)	\$500.00
		6	065034 Replace defective window sills. (13-196-550)	\$500.00
		7	074014 Repair or rebuild exterior service walks, passage and areaways. (13-196-630, 7-28-060)	\$500.00
		8	070024 Repair or replace defective or missing members of porch	\$500.00

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DOAH - Order

(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>
Previously liable- No Subsequent compliance with building code; Respondent failed to appear.	12SO325205		system. (13-196-570)	

Sanction(s):

Admin Costs: \$75.00

JUDGMENT TOTAL: \$10,075.00**Balance Due: \$10,075.00**

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 with the Department of Administrative Hearings, to vacate (void) this default for good cause.

Respondent failing to appear at the separate hearing on fines and other sanctions has 21 days from the above stamped mailing date to file a petition with the Department of Administrative Hearings, to vacate (void) these fines and other sanctions for good cause

ENTERED: _____

Administrative Law Judge

31

ALO#

Aug 20, 2012

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.