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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/27/2013 04:30 PM Pg: 1 of 4

C4-103711

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,

Plaintiff,

Vs.

ANA TAPIA,

Defendant

Case/Docket Number:
12BS01823A

Issuing City Department:
BUILDINGS

RECORDING OF FINDINGS, DECISIONS & ORDER

1. The petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through the special Assistant Corporation Counsel, Talan & Ktsanes, 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 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, property index number, property legal description and common address or other) is as follows:

PIN #: 16-02-225-026-0000

OWNER NAME: ANA TAPIA

ADR: 3346 W CRYSTAL ST

CITY, STATE, ZIP: CHICAGO, IL 60651

LEGAL DESCRIPTION: LOT 67 IN S. E. GROSS' SIXTH HUMBOLDT PARK ADDITION TO CHICAGO, A SUBDIVISION OF LOTS 25 TO 48 OF BLOCK 6 AND LOTS 1 TO 48 OF BLOCK 7 IN WEAGE, EBERHARDT AND BARTLETT'S SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Law Offices of Talan & Ktsanes
223 West Jackson Boulevard, Suite 512
Chicago, Illinois 60606
Attorney for Plaintiff
Atty. No. 91821
312-629-7550 Ph.
312-629-3603 Fx.

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DOAH - Order

(100)



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

CITY OF CHICAGO , a Municipal Corporation, Petitioner.)	Address of Violation:
)	3346 W Crystal Street
)	
Tapia, Ana)	Docket #: 12BS01823A
1414 N WESTERN AVE)	
CHICAGO, IL 60622)	Issuing City
and)	Department: Buildings
Tapia, Ana)	
3346 W CRYSTAL ST)	
CHICAGO, IL 60651)	
)	
. 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>
Not liable - City failed to establish prima facie case	12WO331706	5	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Previously liable- No Subsequent compliance with building code: Respondent failed to appear.	12WO331706	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	076014 Install and correct roof gutter and downspout to sanitary sewer. (13-168-600)	\$500.00
		3	197049 Install additional approved smoke detectors. (13-196-110)	\$500.00
		4	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	\$1,000.00

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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>
Previously liable- No Subsequent compliance with building code: Respondent failed to appear.	12WO331706		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.	
		6	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
		7	062024 Repair and maintain parapet. (13-196-530)	\$500.00
		8	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$500.00
		9	002020 Obtain permit before erecting, enlarging, altering, repairing, removing, or demolishing building or part of building. (13-12-050, 13-32-010, 13-32-130)	\$500.00
		10	074014 Repair or rebuild exterior service walks, passage and areaways. (13-196-630, 7-28-060)	\$500.00
		11	065034 Replace defective window sills. (13-196-550)	\$500.00
		12	073054 Repair, replace, or reset exterior door or door frame to keep rain and wind out of dwelling. (13-196-550)	\$500.00
		13	005042 Provide shaft or stairwell door with self-closing device. (15-8-180)	\$500.00
		14	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		15	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$500.00

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**IN THE CITY OF CHICAGO, ILLINOIS
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Sanction(s):**Admin Costs:** \$75.00**JUDGMENT TOTAL:** \$7,575.00**Balance Due:** \$7,575.00

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

23

ALO#

Oct 25, 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.