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

The City of Chicago, A Muni Corp.

Plaintiff,

VS.

SANA G MEHRABAN

Defendant,



1408533006

Doc#: 1408533006 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/26/2014 08:11 AM Pg: 1 of 4

Docket Number: 13BN00079A
Issuing City Department:
BUILDINGS

RECORDING OF FINDINGS, DECISION AND ORDER

The Petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through Special Assistant Corporation Counsel, **ROBERTS & WEDDLE, LLC**, hereby files the attached and incorporated certified Findings, Decision 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.

SANA G MEHRABAN
3831 W ARTHINGTON ST
CHICAGO, IL 60624

PIN #: 16-14-318-013-0000.

Legal Description: See Attached

ROBERTS & WEDDLE, LLC
309 W. Washington St. Suite 500
Chicago, IL 60606
312-589-5800

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

| | |
|---|--|
| <p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Mehraban, Sana G.) 1179 BLACK STALLION DR) NAPERVILLE, IL 60540) and) Mehraban, Sana G) 2364 RIDGEWOOD RD) LISLE, IL 60532) , Respondents.)</p> | <p>Address of Violation: 1309 S Homan Avenue Docket #: 13BN00079A Issuing City Department: Buildings</p> |
|---|--|

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> |
|----------------|-------------|-----------------|--|------------------|
| City non-suit | 13FO357627 | 1 | 061014 Repair exterior wall. (13-196-010, 13-196-530 B) | \$0.00 |
| | | 2 | 197079 Repair or replace defective or out of service smoke detectors and operate continuously. (13-196-130, 13-196-140) | \$0.00 |
| | | 3 | 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. | \$0.00 |

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.

[Signature] 1/27/14

Authorized clerk Date

Above 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> |
|---|-------------|-----------------|--|------------------|
| City non-suit | 13FO357627 | 4 | 065034 Replace defective window sills. (13-196-550) | \$0.00 |
| | | 5 | 138106 Remove and stop nuisance. (7-28-060) | \$0.00 |
| | | 8 | 153017 Repair or replace defective faucet. (13-168-120) | \$0.00 |
| | | 10 | 220064 Relocate service drop conductors out of normal reach. (18-27-230.24) | \$0.00 |
| | | 11 | 220019 Replace defective light fixture. (18-27-410.22) | \$0.00 |
| Previously liable - No subsequent compliance with building code | 13FO357627 | 6 | 106015 Repair or replace defective or missing members of interior stair system. (13-196-570) | \$350.00 |
| | | 7 | 152047 Replace defective trap. (13-168-120, 13-168-1140) | \$350.00 |
| | | 9 | 237020 Provide proper material for water supply pipe. (11-8-570) | \$350.00 |
| | | 12 | 220024 Illuminate hall, corridor, stair, accessible attic, closet, basement storeroom, utility room, and/or garage. (18-27-700.6, 18-27-560.7) | \$350.00 |

Sanction(s):

all nonsuited counts complied by reinspection of 11-12-13

Admin Costs: \$75.00

JUDGMENT TOTAL: \$1,475.00

Balance Due: \$1,475.00

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: _____

Lennis M. Henry

Administrative Law Judge

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ALO#

Nov 18, 2013

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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THE GRANTEE Arthington Trust of the City of Chicago, County of Cook of State of Illinois
 the form of ownership: Sole Ownership all interest in the following described Real Estate situated
 in the County of Cook, in the State of Illinois, to wit:

LOT 41 IN BLOCK 1 IN ANDERSON'S SUBDIVISION OF SUBDIVISION OF BLOCK 1 (EXCEPT
 THE WEST 100 FEET OF THE SOUTH 1/2 THEREOF) OF BLOCK 5 AND ALL OF BLOCK 1 IN
 BLOCK 6 IN CIRCUIT COURT PARTITION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE
 SOUTH WEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD
 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: P.I.N. 16-14-318-013-0000

Property Address: 3831 W. Arthington St. Chicago, IL 60624

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of
 the State of Illinois.

Dated this 3RD day of September 2009

[Signature]
 Lisa Wheeler As Trustee for
 3831 W. Arthington Trust

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY
 CERTIFY THAT Lisa Wheeler as Trustee For 3831 W. Arthington Trust is personally known to
 me to be the same person whose name(s) is subscribed to the foregoing instrument, appeared
 before me this day in person, and acknowledged that he/she/they signed, sealed and delivered
 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including
 the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 3rd day of September 2009
 Notary Public
 My commission expires _____ (SEAL)

[Signature]

"OFFICIAL SEAL"
 DAWN STANLEY
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 6/11/2010

[Handwritten initials]