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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2014 11:40 AM Pg: 1 of 4

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)
Plaintiff,) Docket Number:
) **13BT00831A**
) Issuing City Department:
Lucy R. Bates) Buildings
Defendant)

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#: 16-15-222-042

Name: *Lucy R. Bates*

Address: *4108 W Van Buren St*

City: *Chicago*

State: *IL*

Zip: *60624*

**Legal Description: LOT NUMBER: 45; SUBDIVISION: JAMES H BREWSTERS
SUB OF N 20 ACS S 40; BLOCK: 3; DISTRICT: 77; CITY/MUNI/TWNSP: WEST
CHICAGO; SEC/TWN/RNG/MER: SEC 15 TWN 39N RNG 13E; MAP: 15-15-NE
(A&B)**

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

DOAH - Order



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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
)
 v.)
)
 Bates, Lucy R.) Docket #: 13BT00831A
 4108 W VAN BUREN ST)
 CHGO, IL 60624) Issuing City
 , Respondent.) Department: Buildings

Address of Violation:
 4108 W Van Buren Street
 Docket #: 13BT00831A
 Issuing City
 Department: Buildings

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	12WO351785	1	073014 Repair or replace defective door. (13-196-550 D, E)	\$0.00
		2	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.	\$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	\$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.
 Blaylock 12.23.2013
 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	12WO351785		each apartment follows single family guidelines. The owner is responsible for installation and written instructions, the tenant for testing, maintenance, and batteries.	
		4	220023 Install cover on outlet or junction box. (18-27-370.25)	\$0.00
		5	220029 Remove exposed wiring. (18-27-300.4)	\$0.00
		6	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$0.00
		7	140016 Keep premises clean, sanitary, and safe. (13-196-620 A, 13-196-630)	\$0.00
		9	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$0.00
		10	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$0.00
		11	104025 Repair or replace defective window sash. (13-196-550 B)	\$0.00
		12	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$0.00
		13	138055 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$0.00
Previously liable - No subsequent compliance with building code	12WO351785	8	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)	\$300.00

Sanction(s):

RESPONDENT AGREES TO POST CORRECTED MANAGEMENT SIGN WITHIN 7 DAYS

Admin Costs: \$75.00

JUDGMENT TOTAL: \$375.00

Balance Due: \$375.00

Respondent is ordered to come into immediate compliance with any/all outstanding Code violations.



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

Petitioner is granted leave to re-inspect the premises or business as it relates to the above found violation(s).

ENTERED:

Administrative Law Judge

46

ALO#

Oct 3, 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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