



Doc#: 1421641064 Fee: \$44.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/04/2014 10:02 AM Pg: 1 of 4

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, )  
Plaintiff, )

Docket Number:  
13BN00255A

v. )

Kevin Brisker )

Issuing City Department:

Defendants. )

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#: 20-29-218-001

Name: Kevin Brisker

Address: 7301 S Aberdeen St

City: Chicago

State: IL

Zip: 60621

Legal Description: LOT NUMBER: 24; SUBDIVISION: YOUNG & RYONS SUB OF NH OF PT NE SW; BLOCK: 2; DISTRICT: 72; CITY/MUNI/TWNSHIP: LAKE; SEC/TWN/RNG/MER: SEC 29 TWN 38N RNG 14E; MAP: 20-29-NE (A&B)

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



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

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	7301 S Aberdeen Street
Brisker, Kevin	)	
1016 E 168TH ST	)	Docket #: 13BN00255A
SOUTH HOLLAND, IL 60473	)	
and	)	Issuing City
Brisker, Kevin	)	Department: Buildings
1502 E MARQUETTE RD	)	
CHICAGO, IL 60637	)	
and	)	
Echols, James	)	
7930 S LASALLE ST	)	
CHICAGO, IL 60629	)	
and	)	
Echols, James	)	
12020 S PRINCETON	)	
CHICAGO, IL 60628	)	
and	)	
Brisker, Kevin	)	
12509 S ELIZABETH ST	)	
CALUMET PARK, IL 60827	)	
	)	
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>
City non-suit	13FO364118	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)	\$0.00
		5	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$0.00
		6	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$0.00
		10	237020 Provide proper material for water supply pipe. (11-8-570)	\$0.00
		12	162017 Keep plumbing clean and sanitary. (13-196-620 B, 13-196-630)	\$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.  
*BTibbs* 5-19-2014  
 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**

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<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
City non-suit	13FO364118		B)	
		13	220019 Replace defective light fixture. (18-27-410.22)	\$0.00
		14	220018 Replace defective switch and receptacle outlet devices. (18-27-110.2,18-27-110.3)	\$0.00
		15	220023 Install cover on outlet or junction box. (18-27-370.25)	\$0.00
Not liable - Respondent came into compliance with building code prior to hearing	13FO364118	16	220091 permit for electrical wiring and equipment installed without permit. (13-12-360)	\$0.00
Previously liable - Subsequent compliance with building code	13FO364118	2	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$200.00
		3	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$200.00
		4	136016 Exterminate roaches and keep dwelling insect-free. (13-196-630 C)	\$200.00
		7	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.	\$200.00
		8	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	\$200.00



IN THE CITY OF CHICAGO, ILLINOIS  
 DEPARTMENT OF ADMINISTRATIVE HEARINGS  
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<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Previously liable - Subsequent compliance with building code	13FO364118		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.	
		9	076024 Repair or replace roof gutter and downspout. (13-168-600)	\$200.00
		11	165017 Replace defective bathroom floor with non-absorbent, water impervious, and easily cleanable material. (13-196-540 F)	\$200.00
		17	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$200.00

**Sanction(s):**

count 1 is complied nonsuited to give credit for landlord training

**Admin Costs: \$75.00**

**JUDGMENT TOTAL: \$1,675.00**

**Balance Due: \$1,675.00**

*Lennis M. Henry*

ENTERED: \_\_\_\_\_ 31 Jan 13, 2014  
 Administrative Law Judge ALO# 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.**