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Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 08/25/2014 10:51 AM Pg: 1 of 5

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINSTRATIVE HEARINGS

V. 2539 N Springfield, LLC	l Corporation, Plaintiff, Defendant) Docket Number:) 12BT04523A) Issuing City Department:) Buildings)
RECORDING OF FI	NDINGS, DE	CISION AND ORDER
through its attorney the Cor Corporation Counsel, Gele incorporated certified In	poration Coundman and Ginan and Gindings, Decisor pursuant to a titled copy is I	GO, a municipal corporation, by and sel, by and through Special Assistant rant, hereby files the attached and sions and Order entered by an administrative hearing in the above being recorded with the Lake County
PIN#:13-26-317-012	4/	Name: 2539 N Springfield, LLC
Address: 2539 N Springfield Ave		City: Chicago
State: IL		Zip: 00.4.7
Legal Description: LOT No SUBDIVISION; SEC/TWN/RNG/	UMBER: 12 MER: S26 27	?; SUBDIVISION: PENNOCKS &34T40NR13E 3P;
Goldman and Grant, #36689 205 W. Randolph, Suite 1100		15%

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(1/00)

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Date Printed: Apr 16, 2014 1:10 pm

DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	Address of Violation:) 2539 N Springfield Avenue)
)
2539 North Springfield, Llc C/O Douglas G Shreffler) Docket #: 12BT04523A
4653 N MILWAUKEE AVE)
CHICAGO, IL 60630) Issuing City
and) Department: Buildings
Bethzaida Delgado D/B/A 2539 North Springfield, Llc)
2106 W LAWLER AVE APT 2)
CHICAGO, IL 60639)
and)
Bethzaida Delgado D/B/A 2539 North Springfield, Llc)
7016 34TH ST)
BERWYN, IL 60402)
and)
Frank Sierra D/B/A 2539 North Springfield, Llc)
7016 34TH ST)
BERWYN, IL 60492)
, Respondent:	S.)

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 ORD ERED. As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

		0,	n Isl en
Finding	NOV#	County Municipal Code Violated	<u>Penalties</u>
	12NO347765	6 \$15012 Equip exit door with	door \$0.00
City non-suit		lock hardware so door opens	
		without '.ey from side of egre	ess. (13-
		160-260)	
		7 196029 Post ionie, address,	and \$0.00
		telephone of owr.er. Jwner's	
		for managing, controlling or	
		collecting rents, and any other	er
		person managing or control!	
		building conspicuously when	
		accessible or visible to publi	
		(13-12-030)	10
		8 065014 Repair or replace de	fective \$0.00
	the foregoing be a true and correct fored by an A ministrative Law Judge enartment of Administrative Hearings.	copy 9 070024 Repair or replace de	fective \$0.00
.2.0	the foregoing be a live and house	of or missing members of porc	
I hereby certify	the last a ministrative law study	system. (13-196-570)	
of an Order ent	epartment of Administrative Hearings. L 4-21-Date	10 078014 Provide and maintai	n \$0.00
VI alicega De	enurthent of Names	adequate illumination of exi	
The James of	in Ly Lilling	(13-160-660, 13-160-670)	
1010		ified Cold 11 198019 File building registr	ation \$0.00
Authorized of	lock abure to be accounted as an Co	Cities and El VACOURY 1 110 CHATCHES CO.	
Above must bee	an original single		10DT04522 A
Apole men	And the state of t		12BT04523A

Finding

City non-suit

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; ETTY-CH CH CAGD, ILLIN (IS DEPARTMENT OF ADMINISTRATIVE HEARINGS

NOV#

12NO347765

Penalties | Count(s) Municipal Code Violated statement with Building Dept. (13-10-030, 13-10-040) \$0.00 12 061014 Repair exterior wall. (13-196-010, 13-196-530 B) \$0.00 13 074014 Repair or rebuild exterior service walks, passage and areaways. (13-196-630, 7-28-060) 14 104015 Replace broken, missing or \$0.00 Stock Ox Cook Cook defective window panes. (13-196-550 A) \$0.00 15 063014 Repair or rebuild chimney. (13-196-530, 13-196-590) \$0.00 16 138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630) \$0.00 17 169017 Remove sewage and stagnant water from basement and correct cause. (13-196-580 A, 7-28-060)\$0.00 18 101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C) \$0.00 19 165017 Replace defective bathroom floor with non-absorbent, water impervious, and easily cleanable material. (13-196-540 F) \$0.00 20 105025 Repair or replace door frame (13-196-550) \$0.00 21 101025 Replaster ceiling and sidewal where plaster is loose, broken, or has fallen off. (13-196-540 C, D)\$0.00 22 197019 Install and maintain approved smoke delectors. (13-196-100 thru 13-196-160) Install a smoke detector in every dwelling init. Install one on any living level with 2 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 23 197087 Install carbon monoxide detector within 40 feet of every sleeping room in residential

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DEPARTMENT OF ADMINISTRATIVE PEADINGS

Finding City non-suit	NOV# 12NO347765	Count(s)	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	<u>Penalties</u>
	Con	24	written instructions, the tenant for testing, maintenance, and batteries. 105055 Install in dwelling unit entrance door viewing device. (13-164-020 I, 13-164-030)	\$0.00
	4	25		\$0.00
		26	10:00.5 Repair or replace defective door. (13-194-550)	\$0.00
		27	220036 Install cover on outlet or junction box (18-27-370.25)	\$0.00
		28	103015 Repair or rebuild defective floor. (13-196-540, B)	\$0.00
		29	159027 Reset loose plurating fixture. (13-168-120)	\$0.00
		30	190029 Arrange for reinspection regarding pending notice of	\$0.00
		31	violation. (13-12-100) 002011 Submit plans prepared, signed, and sealed by a licensed architect or registered structural engineer for approval and obtain permit. (13-32-010, 13-32-040, 13-40- 010, 13-40-020)	\$0.00
Liable - By plea	12NO347765	1	066034 Repair or replace exterior balcony. (13-196-530)	\$200.00
		2	2 065034 Replace defective window	\$200.00

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DEPARTMENT OF ADMINISTRATIVE HEARINGS

<u>Finding</u>	NOV#	Count(s)	Municipal Code Violated	<u>Penalties</u>
Liable - By plea	12NO347765		sills. (13-196-550)	<u> </u>
		3	062024 Repair and maintain parapet. (13-196-530)	\$200.00
		4	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$200.00
		5	073044 Repair or replace defective or missing door hardware. (13-196- 550)	\$200.00

Sanction(s):

Admin Costs: \$100.00

JUDGMENT TOTAL: \$1,100.00

Balance Due: \$1,100.00

Date Printed: Apr 16, 2014 1:10 pm

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

ENTERED: 41 Jan 29, 2014

Administrative Law Judge ALO# Date

This Order may be appealed to the Circuit Court of Cook Co. (Deley 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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