



Doc#: 1431141013 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/07/2014 09:41 AM Pg: 1 of 4

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)
Plaintiff,)
v.)
AAB Property Development Inc.)
Defendants.)

Docket Number:
13BT04360A

Issuing City Department:

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#: 19-36-203-039

Name: *AAB Property Development Inc.*

Address: 2536 W 79th St

City: *Chicago*

State: *IL*

Zip: 60652

Legal Description: **LOT NUMBER: 17; SUBDIVISION: FIRST ADD TO HINKAMP & COMPANYS WESTERN AVENUE SUB; BLOCK: 10; SEC/TWN/RNG/MER: NE4NE4 S36T36NR14E 3PM**

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

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DOAH - Order

(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) *Aab Property Development, Inc C/O Corporate Creations) Netwrk) 1143 W BELMONT AVE STE C) CHICAGO, IL 60657) and) Aab Property Development, Inc C/O Carlos X Montoya) 2136 S OAK PARK AVE) BERWYN, IL 60402) , Respondents.)</p>	<p>Address of Violation: 4319 S Mozart Street</p> <p>Docket #: 13BT04360A</p> <p>Issuing City Department: Buildings</p>
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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	13WO369926	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
		3	063034 Rebuild chimney to appropriate height. (13-152-130 thru 13-152-160)	\$0.00
		6	197019 Install and maintain approved smoke detectors. (13-19-100 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
		7	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	\$0.00

I hereby certify the foregoing be a true and correct copy of an Order entered by an Administrative Law Judge of the Chicago Department of Administrative Hearings.

BTibbs 8-25-2014
 Date
 authorized clerk

must bear an original to be accepted as an Certified Copy

* Respondent has been dismissed from the case.

Date Printed: Aug 19, 2014 6:00 pm

13BT04360A

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(1/00)



**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	13WO369926		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.	
		8	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$0.00
		1	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$0.00
Previously liable- No Subsequent compliance with building code; Respondent failed to appear.	13WO369926	2	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)	\$500.00
		4	104035 Repair or replace defective window frame. (13-196-550 B F)	\$500.00
		5	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		10	079014 Repair or rebuild defective members of garage or shed. (13-96-380, 13-96-250)	\$500.00
		11	190019 Arrange for inspection of premises. (13-12-100)	\$500.00

Sanction(s):**Admin Costs: \$100.00****JUDGMENT TOTAL: \$2,600.00****Balance Due: \$2,600.00**

* Respondent has been dismissed from the case.

Date Printed: Aug 19, 2014 6:00 pm

13BT04360A

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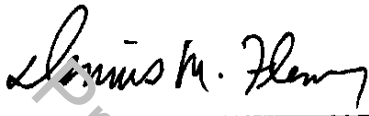
DUAH - Order

(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

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:		31	Jun 6, 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.

PROPERTY OF COOK COUNTY CLERK'S OFFICE