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Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 11/07/2014 09:42 AM Pg: 1 of 4

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

6	Corporation, Plaintiff,)))	Docket Number: 13BT04360A
V. AAB Property Develop nent Inc.)))	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#: 20-30-112-027 Name: AAB Property Development Inc.

Address: 2128 W 72nd Place City: Chicago

State: *IL* Zip: 60636

Legal Description: LOT NUMBER: 35; SUBDIVISION: HERRON'S; BLOCK: 4; SEC/TWN/RNG/MER: SEC 30 TWN 38 RNG 14; TRACT: 6720004005

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

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(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

		Address of Violation:
CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	4319 S Mozart Street
v.)	
)	
*Aab Property Development, Inc C/O Corporate Creations)	Docket #: 13BT04360A
Netwrk)	
1143 W BELMONT AVE STE C)	Issuing City
CHICAGO, IL 6065? and)	Department: Buildings
Aab Property Development, Inc C/O Carlos X Montoya)	
2136 S OAK PARK AVE)	
BERWYN, IL 60402)	
, Respondents.)	

ENDINGS, 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:

	4			
<u>Finding</u>	<u>NOV#</u> <u>C</u>	ur.†(s)	Municipal Code Violated	<u>Penalties</u>
City non-suit	13WO369926	ı	196029 Post name, address, and	\$0.00
			telephone of owner, owner's agent	
			for managing, controlling or	
			collecting rents, and any other	
			person managing or controlling	
			building corspicuously where	
			accessible or visible to public way.	
			(13-12-030)	
		3	063034 Rebuild chirmley to	\$0.00
			appropriate height. (13 132-130 thru	
			13-152-160)	
		6	197019 Install and maintain	\$0.00
			approved smoke detectors. (13 196	
			100 thru 13-196-160) Install a smoke	
I hereby certify the foregoing be a true and correct			detector in every dwelling unit.	
	Superior Carlo	Ì	Install one on any living level with a)
	be a true and for the foregoing be a true and constant copy	1	habitable room or unenclosed	
	I hereby certain the str A ministrative Law Judge of	١	heating plant, on the uppermost	
of an Order elisies of Administrative Hearings.	of an Order ellicity of Administrative Hearings.	1	ceiling of enclosed porch stairwell,	
	Chicago Departmen of Samuel 19	1	and within 15 feet of every sleeping room. Be sure the detector is at least	
· ·	PICION NO STATE OF THE STATE OF	-	4 inches from the wall, 4 to 12	
•	Tuilborized clerk Date		inches from the ceiling, and not	
		001	above door or window.	
	must bear an original store to be accepted.	7	197087 Install carbon monoxide	6 0.00
	***	,	detector within 40 feet of every	\$0.00
			sleeping room in residential	
			overburg room in teatherman	

structure. (13-64-190, 13-64-210) A carbon monoxide detector is needed

* Respondent has been dismissed from the case. Date Printed: Aug 19, 2014 6:00 pm 13BT04360A

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Finding

City non-suit

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS (1/00)

uit	<i>NOV</i> # 13WO369926	<u>Count(s)</u>	Municipal Code Violated whenever there is a heating	<u>Penalties</u>
			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	
000			electrical wiring permit. In a single family residence, be sure the	
O/X			detector is on or below the lowest floor with a place to sleep. In a multiple dwelling residence heated	
	0,5		by a boiler, install a detector in the same room as the boiler. Otherwise,	
	C		each apartment follows single family guidelines. The owner is responsible for installation and	
	0/1	4	written instructions, the tenant for testing, maintenance, and batteries.	
	·		073044 Repair or replace defective or missing door hardware. (13-196- 550)	\$0.00
		\$	\$15062 Remove obstruction from exit why that hampers travel and evacuation. (13-160-070, 13-196-080)	\$0.00
liable- No Subsequent with building code; trailed to appear.	13WO369926	2	002011 Su'mit plans prepared, signed, and sealed by a licensed architect or regimen d structural engineer for approval and obtain permit. (13-32-010, 13-32-040, 13-40-	\$500.00
		4	010, 13-40-020) 104035 Repair or replace defer ave	\$500.00
			window frame. (13-196-550 B, E)	
			070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
			079014 Repair or rebuild defective members of garage or shed. (13-96- 380, 13-96-250)	\$500.00
			100010 4	

11 190019 Arrange for inspection of

premises. (13-12-100)

Previously liable- No Subsequent compliance with building code; Respondent failed to appear.

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

\$500.00

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

(1/00)

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 filling a civil law suit and by paying the appropriate State mandated filling fees.

Pursuant to Municipal Code Chap'er 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.