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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/09/2015 12:28 PM 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.)
)
Artesian, LLC)
)
)
Defendant.)

Docket Number:
13BT05314A

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#: 19-13-416-035

Name: *Artesian, LLC*

Address: 6146 South Fairfield Avenue

City: *Chicago*

State: *IL*

Zip: 60629

Legal Description: **LOT NUMBER: 16; SUBDIVISION: COBE & MCKINNON'S
63RD ST & CALIFO; BLOCK: 12; DISTRICT: 72; CITY/MUNI/TWNSP: LAKE;
SEC/TWN/RNG/MER: SEC 13 TWN 38N RNG 13E; MAP: 19-13-SE (G&H)**

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

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DOAR - 01061



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

CITY OF CHICAGO , a Municipal Corporation, Petitioner,)	Address of Violation:
v.)	5635-5645 W Iowa Street
)	
Artesian, Llc)	Docket #: 13BT05314A
3255 WINDSOR PARK PL)	
REGINA, S4V 3B2)	Issuing City
and)	Department: Buildings
Artesian, Llc C/O Caplan Management Group)	
3856 W OAKTON ST)	
SKOKIE, IL 60076)	
and)	
Artesian, Llc C/O Matthew B Brothschul)	
230 W MONROE ST, STE 230)	
CHGO, IL 60606)	
)	
, 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	13WO376083	1	105052 Install in dwelling unit entrance door viewing device. (13-164-020 I, 13-164-030)	\$0.00
		2	157047 Stop leaking water. (13-168-120, 13-168-146C)	\$0.00
		3	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$0.00
		4	136026 Exterminate insects and keep dwelling insect-free. (13-196-630 C)	\$0.00
		5	136016 Exterminate roaches and keep dwelling insect-free. (13-196-630 C)	\$0.00
		6	135016 Exterminate rodents in building and seal openings through which they gain access. (13-196-530 D, 13-196-630 C, 7-28-660)	\$0.00
		7	041063 Cut or remove high weeds that present a fire hazard. (15-4-970)	\$0.00
		8	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	\$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.

[Signature] 12/19/14
Date

Authorized clerk
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	13WO376083		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.	
		9	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 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.	\$0.00
		11	157047 Stop leaking water. (13-168-120, 13-168-1480)	\$0.00
		12	157037 Repair or replace defective joints, connections, and fittings. (13-168-420, 13-168-1480)	\$0.00
		13	138106 Remove and stop nuisance. (7-28-060)	\$0.00
		14	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$0.00
		15	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$0.00
		16	076044 Repair or replace downspout. (13-168-600)	\$0.00
		17	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$0.00

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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	13WO376083	18	002021 Obtain permit before performing work. (13-32-010)	\$0.00
		19	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Previously liable - No subsequent compliance with building code	13WO376083	10	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

Sanction(s):

Admin Costs: \$75.00

JUDGMENT TOTAL: \$575.00**Balance Due: \$575.00**

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

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

ENTERED: _____

Administrative Law Judge

98

ALO#

Oct 3, 2014

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.