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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/25/2015 09:53 AM Pg: 1 of 3

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

CITY OF CHICAGO, a Municipal Corporation,)	
)	Docket Number:
Plaintiff,)	14BT04397A
)	Issuing City Department:
v.)	
Blessing Apartment, LLC)	Buildings
)	
Defendant)	

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 Lake County Recorder of Deeds as provided for by law.

PIN#: 25-34-108-039

Name: **Blessing Apartment, LLC**

Address: **13119 S Eberhart Ave**

City: **Chicago**

State: **IL**

Zip: **60628**

Legal Description: LOT NUMBER: 39; SUBDIVISION: GOLDEN GATE SUB-SUB OF PT EH NW SEC; BLOCK: 5; DISTRICT: 70; CITY/MUNI/TWN/SP: HIGLE PARK; SEC/TWN/RNG/MER: SEC 34 TWN 37N RNG 14E; MAP: 25-34-NW (C&D)

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

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(1/00)

DOAH - Order



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Blessing Apartment Llc C/O Iimet Radel) 1126 AUSTIN ST) CHGO, IL 60602) and) Blessing Apartment Llc C/O Yacub Chaus) 2707 W PETERSON AVE) CHGO, IL 60659) , Respondents.)</p>	<p>Address of Violation: 318 E 134th Street</p> <p>Docket #: 14BT04397A</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	14SO412893	2	131016 Screen outer doors, windows, and other outer openings adequately from April 15th to Nov 15th. (13-196-560 B)	\$0.00
Default - Liable by prove-up	14SO412893	1	101015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		3	073014 Repair or replace defective door. (13-196-550 D, E)	\$500.00
		4	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$500.00
		5	153017 Repair or replace defective faucet. (13-168-120)	\$500.00
		6	157047 Stop leaking water. (13-168-120, 13-168-1480)	\$500.00
		7	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$500.00
		8	135016 Exterminate rodents in building and seal openings through which they gain access. (13-196-530 D, 13-196-630 C, 7-28-660)	\$500.00
		9	136016 Exterminate roaches and keep dwelling insect-free. (13-196-630 C)	\$500.00
		10	197087 Install carbon monoxide detector within 40 feet of every sleeping room in residential structure. (13-64-190, 13-64-210) A	\$1,000.00

Decision 2/23/15

14BT04397A

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(1/00)

DOAH - Order



**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>
Default - Liable by prove-up	14SO412893		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.	

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$5,040.00**Balance Due: \$5,040.00**

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

You have 21 days from the above mailing date to file a motion to set-aside (void) this default order for good cause with the Dept. of Administrative Hearings (400 W. Superior). You may have more than 21 days if you can show you were not properly served with the violation notice. Your right to appeal this order to the Circuit Court of Cook County (Daley Center 6th Fl.) may be prohibited by the Court if you fail to first file a motion to set-aside with the Dept. of Administrative Hearings.

ENTERED:

Administrative Law Judge

78

ALO#

Dec 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.

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