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

The City of Chicago, A Muni Corp.

Plaintiff,

VS.

AYAZ NIAZI

Defendant,



Doc#: 1529339056 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/20/2015 10:23 AM Pg: 1 of 4

**Docket Number: 15BT01065A
Issuing City Department:
BUILDINGS**

RECORDING OF FINDINGS, DECISION AND ORDER

The Petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through Special Assistant Corporation Counsel, **ROBERTS & WEDDLE, LLC**, hereby files the attached and incorporated certified Findings, Decision 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.

RIAZ AYAZ
1461 W. 114TH PL
CHICAGO, IL 60622

PIN #: 25-20-127-009-0000
Legal Description: See Attached

**ROBERTS & WEDDLE, LLC
309 W. Washington St. Suite 500
Chicago, IL 60606
312-589-5800**

File # 71799.66422



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 IN THE CITY OF CHICAGO, ILLINOIS
 DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.)) Niazi, Ayaz) 1773 LINDEN PARK LN) AURORA, IL 60504) and) Niazi, Ayaz) 4316 BAYHEAD CT, APT 2D) AURORA, IL 60504) , Respondents.)	Address of Violation: 1461 W 114th Place Docket #: 15BT01065A Issuing City Department: Buildings
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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>
Liable - By contested finding - Motion to set-aside default granted	15HS431624	1	132016 Heat dwelling unit adequately from September 15th to June 1st. (13-196-410)	\$500.00
		2	154027 Supply adequate hot water with minimum temperature of 120 degrees F. (13-196-430)	\$500.00
		3	197019 Install and maintain approved smoke detectors. (13-196-100 thr. 13-196-160) Install a smoke detector in every dwelling unit. Install one on any living level with a habitable room or an enclosed 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.	\$500.00
		4	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	\$1,000.00

William J. ... 9-27-15

66422



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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>
Liabile - By contested finding - Motion to set-aside default granted	15HS431824		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.	
		5	104075 Repair or replace defective window frame to keep rain and wind out of dwelling. (13-196-550)	\$500.00

Sanction(s):

Admin Costs: \$60.00

JUDGMENT TOTAL: \$3,060.00**Balance Due:** \$3,060.00

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

Prior default order(s) of Mar 30, 2015, is hereby vacated.

ENTERED:

Administrative Law Judge

70
ALO#May 7, 2015
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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QUITCLAIM DEED
(Illinois) (Individual to Individual)

For real estate described as follows:

LOT 7 IN BLOCK 84 IN ROGER'S RESUBDIVISION OF
BLOCKS 42 AND 43, LOTS 1 TO 16 IN BLOCK 44, LOTS 21
TO 26 IN BLOCK 58, BLOCKS 68 TO 63 EXCEPT LOTS
5 TO 14 AND 49, BLOCK 63 EXCEPT LOTS 1 TO 19 AND
BLOCKS 80, 81, 82, 83, 84 AND 85 IN WASHINGTON
HEIGHTS IN THE WEST HALF OF THE
NORTHWEST QUARTER, OF SECTION 28, TOWNSHIP
37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO A MAP OF SAID
ROGER'S SUBDIVISION RECORDED ON APRIL 10, 1873
AS DOCUMENT 94881, IN BOOK 4 OF PLATS PAGE 47,
IN COOK COUNTY ILLINOIS

PIN: 25-20-127-089-00040

Address: 1461 W. 114th Pl, Chicago, IL 60622

THE GRANTORS, AYAZ MAZJI MARRIED MAN OF 436 SWAN BLD, DEERFIELD IL 60015 AND
RIZWAN ULL-HAQ, MARRIED MAN OF 923 W. Irving Park Rd Haver, IL 60143, for and in
consideration of Ten dollars & 00/100ths Dollar (\$10.00) and other valuable
considerations in hand paid CONVEY, RELEASE and QUITCLAIM DEED all interest
of the Grantor in the above described real estate to the

the GRANTEE, AYAZ MAZJI OF 436 SWAN BLD, DEERFIELD IL 60015.
The GRANTOR hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of
Illinois, and conveys to the GRANTEE an estate in fee simple absolute.

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX UNDER PROVISIONS OF SECTION 31-45,
PARAGRAPH E OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW.

Dated: April 13 2005

Doc#: 512218068
Eugene "Gene" Moore, Fee: \$28.50
Cook County Recorder of Deeds
Date: 04/13/2005 02:12 PM

