



**Doc#:** 1605612108 **Fee:** \$42.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/25/2016 02:55 PM Pg: 1 of 3

C4-135914

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,

Plaintiff,

Vs.

THREE THOUSAND CHELTENHAM PARTNERS LLC.,

Defendant

**Case/Docket Number:**  
09BS08497A

**Issuing City Department:**  
BUILDINGS

**RECORDING OF FINDINGS, DECISIONS & ORDER**

1. The petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through the special Assistant Corporation Counsel, Talan & Ktsanes, 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 recorded with the Cook County Recorder of Deeds as provided for by law.
2. Additional identification information (i.e., social security number, tax identification number, property index, property index number, property legal description and common address or other) is as follows:

**PIN #:** 21-30-411-018-0000

**OWNER NAME:** 3008 E. CHELTENHAM / CHICAGO LLC.

**ADR:** 3008 E. CHELTENHAM PLACE

**CITY, STATE, ZIP:** CHICAGO, IL 60649

**LEGAL DESCRIPTION:** LOTS 36, 37, AND 38 IN FIRST EAST ADDITION TO CHELTENHAM BEACH, BEING A SUBDIVISION OF LOTS 53 TO 59, INCLUSIVE IN DIVISION 1 OF WESTFALL'S SUBDIVISION IN THE SOUTH ½ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Law Offices of Talan & Ktsanes  
223 West Jackson Boulevard, Suite 512  
Chicago, Illinois 60606  
Attorney for Plaintiff  
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**UNOFFICIAL COPY**

DOAH - Order

(1/00)



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

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner, )	Address of Violation:
v. )	3008-3010 E Cheltenham Place
Three Thousand Cheltenham Partners, Llc C/O Ayman Khalil )	
3008 F. CHELTENHAM PL. )	Docket #: 09BS08497A
CHGO, IL 60649 )	Issuing City
and )	Department: Buildings
Three Thousand Cheltenham Partners, Llc C/O Ayman Khalil )	
3324 W NORTH AVE )	
CHGO, IL 60647 )	
. 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>
Not liable - Respondent came into compliance with building code prior to hearing	09S0220904	1	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 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
		2	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$0.00
		3	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 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
		4	220022 Remove exposed wiring at	\$0.00

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DOAH - Order

(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>
Not liable - Respondent came into compliance with building code prior to hearing	09S0220904		light fixture. (18-27-410.28)	
		6	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$0.00
		7	104035 Repair or replace defective window frame. (13-196-550 B, F)	\$0.00
Previously liable - No subsequent compliance with building code	09S0220904	5	015012 Equip exit door with door lock hardware so door opens without key from side of egress. (13-160-260)	\$200.00
		8	005042 Provide shaft or stairwell door with self-closing device. (15-8-180)	\$400.00

**Sanction(s):**

Per hand written order

**Admin Costs:** \$75.00**JUDGMENT TOTAL:** \$675.00**Balance Due:** \$675.00

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

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ALM

Nov 12, 2009

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.**