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BOX 95

## JUDGMENT

### CERTIFIED COPY

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**DAH CASE #:** 10BN00174A

**PLAINTIFF:** CITY OF CHICAGO, A MUNICIPAL CORPORATION

**DEFENDANT:** LUCIAN C AND BETTY BALDREAS

**LAST KNOWN ADDRESS:** LUCIAN C AND BETTY BALDREAS  
1029 S MASON AVE FL 1  
CHICAGO, IL 60644

**AMOUNT:** \$3,875.00

**EXECUTION DATE:** SEPTEMBER 20, 2010



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**PIN #:**  
16-17-406-009-0000

**PROPERTY:**  
1029 S MASON AVE, CHICAGO, IL 60644

**LEGAL DESCRIPTION:**

LOT 31 IN BLOCK 6 IN WILLIAM F. HIGGINS' PARK ADDITION, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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

158096

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
 v. )  
 Lucian C Baldreas )  
 1029 S MASON )  
 CHICAGO, IL 60644 )  
 and )  
 Betty Baldreas )  
 1029 S MASON )  
 CHICAGO, IL 60644 )  
 and )  
 Edward A Hatter Iii )  
 2238 ALLIED DR )  
 MADISON, WI 53711 )  
 and )  
 Edward A Hatter Iii )  
 1702 W 14TH ST )  
 CHICAGO, IL 60608 )  
 and )  
 Edward A Hatter Iii )  
 1029 S MASON )  
 CHICAGO, IL 60644 )  
 and )  
 \*Bac Home Loan Servicing L.P. C/O C T Corporation System )  
 208 S LASALLE ST STE 814 )  
 CHICAGO, IL 60604 )  
 , Respondents. )

Address of Violation:  
 1029 S Mason Avenue  
 Docket #: 10BN00174A  
 Issuing City  
 Department: Buildings

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.

*Christina Cook* 4-21-16

Authorized clerk Date

Above must bear an original signature to be accepted as an Certified Copy

### 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	10FO249613	4	105015 Repair or replace defective door. (13-196-550)	\$0.00
		5	133016 Repair or replace defective and dangerous carpeting. (13-196-630, 13-196-540)	\$0.00
		23	232011 Obtain permit before constructing, altering, or using plumbing system. (13-168-030)	\$0.00
		26	239010 Engage licensed and bonded plumbing contractor to install plumbing. (13-168-180)	\$0.00
Not liable - Respondent came into compliance with building code prior to	10FO249613	6	196019 Post address of building in conspicuous place on or near	\$0.00

\* Respondent has been dismissed from the case.  
 Date Printed: Apr 20, 2016 1:44 pm

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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>
Not liable - Respondent came into compliance with building code prior to hearing	10FO249613		entrance with figures at least 3 inches long for residential, or 6 inches long for commercial building. (10-4-050, 10-4-090, 10-4-100)	
		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 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
		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
Previously liable - No subsequent compliance with building code	10FO249613	1	017012 Finish interior wall, ceiling, and interior trim in material with appropriate fire resistance. (15-8-370, 15-12-340)	\$200.00
		2	065014 Repair or replace defective lintels. (13-196-530 E)	\$200.00
		3	104035 Repair or replace defective	\$200.00

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10BN00174A

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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>
Previously liable - No subsequent compliance with building code	10FO249613	7	196029 Post name, address, and telephone of owner, owner's agent for managing, controlling or collecting rents, and any other person managing or controlling building conspicuously where accessible or visible to public way. (13-12-030)	\$200.00
		10	220016 Install additional receptacle outlets. (18-27-560.6,18-27-570.10 (E))	\$200.00
		11	220017 Provide ground continuity for electrical cable, raceway and enclosure. (18-27-300.10,18-27-300.13)	\$200.00
		12	220019 Replace defective light fixture. (18-27-410.22)	\$200.00
		13	220023 Install cover on outlet or junction box. (18-27-370.25)	\$200.00
		14	220084 Conductors and electrical equipment shall be suitable for location and temperature	\$200.00
		15	220085 Provide GFCI protection in all kitchens, bathrooms (18-27-210.8)	\$200.00
		16	220086 Provide at least one 20 ampere branch circuit in dwelling units to supply bedroom receptacle outlets (18-27-210.11c)	\$200.00
		17	220090 Remove and replace	\$200.00
		18	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)	\$200.00
		19	153037 Repair or replace defective flush tank. (13-168-120, 13-168-1360)	\$200.00
		20	157037 Repair or replace defective joints, connections, and fittings. (13-168-420, 13-168-1480)	\$200.00
		21	159017 Repair or replace broken or defective plumbing fixture. (13-168-120)	\$200.00
		22	161027 Seal open drain from removal of plumbing fixture. (13-168-170)	\$200.00
		24	234032 Install trap and/or waste and vent pipes. (13-168-920, 13-168-1170,	\$200.00

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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>
Previously liable - No subsequent compliance with building code	10FO249613	25	13-168-790, 13-168-800) 237020 Provide proper material for water supply pipe. (11-8-570)	\$200.00

**Sanction(s):**

counts 4 and 5 were liable but are now complied, 23 and 26 are advisory

Admin Costs: \$75.00

**JUDGMENT TOTAL: \$3,875.00**

**Balance Due: \$3,875.00**

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

31

ALO#

Sep 20, 2010

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.**