



Doc#: 1620804041 Fee: \$76.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/26/2016 11:39 AM Pg: 1 of 20

Prepared by and
Return Document To:

Markoff Law LLC
29 N. Wacker Dr.
Suite #550
Chicago, IL 60606
312-698-7300

JUDGMENT

BOX 95

CERTIFIED COPY

DAH CASE #: 11DS33013L, 11DS37033L, 12BT01361A, 12BS02034A,
07BS15002A, 07BS03746A, 08BS03011A, 07BN00445A,
08BS00018A, 15BT04758A,

PLAINTIFF: CITY OF CHICAGO, A MUNICIPAL CORPORATION

DEFENDANT: JADWIGA GABREL REVOCABLE TRUST DATED 12/3/2003

LAST KNOWN ADDRESS: JADWIGA GABREL REVOCABLE TRUST DATED 12/3/2003
2846 LEANNE COURT
NORTHBROOK, IL 60062

AMOUNT: \$24,965.00

EXECUTION DATE: MARCH 16, 2007

MULTIPLE PROPERTIES

PIN #: 13-21-105-020-0000

PROPERTY: 3905 - 3911 N LINDER, CHICAGO, IL 60641

LEGAL DESCRIPTION:

LOTS 6 AND 7 IN BLOCK 2 OF OLIVER L. WATSON'S RESUBDIVISION OF LOTS 4 TO 9 INCLUSIVE AND LOTS 11 TO 20 INCLUSIVE IN BLOCK 2, LOTS 11 TO 20 INCLUSIVE IN BLOCK 3, LOTS 1 TO 10 INCLUSIVE IN BLOCK 4, AND LOTS 1 TO 9 INCLUSIVE IN BLOCK 6 ALL IN BRITTON LAND COMPANY'S RESUBDIVISION OF LOT 2 IN SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



UNOFFICIAL COPY

PIN #:
13-21-305-016-0000

PROPERTY:
5401 - 05 / 3816 - 24 N LONG, CHICAGO, IL 60641

LEGAL DESCRIPTION:

LOTS 1 AND 2 IN BLOCK 4 IN BRITTON LAND COMPANY'S RESUBDIVISION OF BLOCKS 1, 2, 3, AND 4 OF DAVID L. FRANK'S SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #:
13-21-305-016-0000

PROPERTY:
3514 - 18 N LONG / 5401 - 05 W EDDY, CHICAGO, IL 60641

LEGAL DESCRIPTION:

LOT 1 AND 2 IN BLOCK 4 IN FRED BUCK'S PORTAGE PARK SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #:
14-05-208-056-0000

PROPERTY:
6144 N WINTHROP, CHICAGO, IL 60660

LEGAL DESCRIPTION:

THE SOUTH 16 FEET OF LOT 6 AND THE NORTH 17 FEET OF LOT 7 IN BLOCK 12 IN COCHRAN'S SECOND ADDITION TO EDGEWATER SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED DECEMBER 21, 1888 IN BOOK 31 OF PLATS PAGE 47 AS DOCUMENT NUMBER 1042704 IN COOK COUNTY, ILLINOIS ALSO THE NORTH 34 FEET OF LOT 6 IN BLOCK 12 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Clerk's Office



UNOFFICIAL COPY
IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
v.)
Jadwiga Gabrel Revocable Trust Dated 12/3/2003)
2846 LEANNE CT)
NORTHBROOK, IL 60062)
and)
Gabrel, Jadwiga)
2846 LEANNE CT)
NORTHBROOK, IL 60062)
, Respondents.)

Address of Violation:
3905-3911 N Linder Avenue
Docket #: 11DS33013L
Issuing City
Department: Streets and Sanitation

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>
Default - Liable by prove-up	33013L	1	7-28-261(b) Over accumulation of refuse in refuse container.	\$500.00

Sanction(s):

Respondent failed to appear (Stop-dated)

Admin Costs: \$40.00

JUDGMENT TOTAL: \$540.00

Balance Due: \$540.00

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

Respondent being found liable by default has 21 days from the above stamped mailing date to file a petition to vacate (void) this default for good cause, with the Department of Administrative Hearings.

ENTERED:

Administrative Law Judge

95

ALO#

Nov 15, 2011

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.

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.

7-12-16
 Authorized clerk Date

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



UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Gabrel, Jadwiga) 2846 LEANNE CT) NORTHBROOK, IL 60062) and) Jadwiga Gabrel Revocable Trust C/O Jadwiga Gabrel) 2846 LEANNE CT) NORTHBROOK, IL 60062) , Respondents.)</p>	<p>Address of Violation: 6144-6148 N Winthrop Avenue Docket #: 12BS02034A 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	12NO333919	1	136026 Exterminate insects and keep dwelling insect-free. (13-196-630 C)	\$0.00
		2	136016 Exterminate roaches and keep dwelling insect-free. (13-196-630 C)	\$0.00
		3	15016 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
		4	107015 Provide and maintain adequate illumination for public hall and stairwell. (13-196-030, 13-160-660, 13-160-670)	\$0.00
		5	073014 Repair or replace defective door. (13-196-550 D, E)	\$0.00
		6	220029 Remove exposed wiring. (18-27-300.4)	\$0.00
		7	157047 Stop leaking water. (13-168-120, 13-168-1480)	\$0.00
		8	197079 Repair or replace defective or out of service smoke detectors and operate continuously. (13-196-130, 13-196-140)	\$0.00
		10	005012 Provide stairwell opening with self-closing, framed, 1 1/2 hour Class B door. (15-8-180)	\$0.00
		11	159057 Repair defective plumbing and sewage system and stop odors. (13-168-120, 13-168-1480, 7-28-060)	\$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.

Bartholomew Parselle 7-12-16

Authorized clerk Date

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



UNOFFICIAL COPY

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	12NO333919	12	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$0.00
		13	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$0.00
		14	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Previously liable - No subsequent compliance with building code	12NO333919	9	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$300.00

Sanction(s):

Admin Costs: \$100.00

JUDGMENT TOTAL: \$400.00

Balance Due: \$400.00

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

64

ALO#

Jan 16, 2013

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.



UNOFFICIAL COPY
IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
)
 Jadwiga Gabrel)
 2846 LEANNE CT.)
 NORTHBROOK, IL 60062)
 and)
 Jadwiga Gabrel)
 6144 N. WINTHROP AVE)
 CHICAGO, IL 60660)
 and)
 Jadwiga Gabrel Revocable Trust C/O Jadwiga Gabrel)
 2846 LEANNE CT.)
 CHICAGO, IL 60062)
 and)
 Jadwiga Gabrel Revocable Trust C/O Jadwiga Gabrel)
 6144 N. WINTHROP AVE)
 CHICAGO, IL 60660)
 Respondents.)

Address of Violation:
 6144-6148 N Winthrop Avenue

 Docket #: 07BS15002A

 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.
[Signature] 7-12-16
 Authorized clerk Date
 Above must bear an original signature to be accepted as a 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>
Default - Liable by prove-up	07LO142567	1	199029 Stop all work on the premises until a permit is obtained (13-12-080, 13-32-035)	\$500.00
		2	199029 Stop all work on the premises until a permit is obtained (13-12-080, 13-32-035)	\$500.00
		3	199029 Stop all work on the premises until a permit is obtained (13-12-080, 13-32-035)	\$500.00

Sanction(s):

Respondent failed to appear

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,540.00

Balance Due: \$1,540.00

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


Respondent being found liable by default has 21 days from the above stamped mailing date to file a petition to vacate (void)



UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

this default for good cause, with the Department of Administrative Hearings.

ENTERED:		79	Jan 3, 2008
	Administrative Law Judge	ALO#	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.

Property of Cook County Clerk's Office



UNOFFICIAL COPY
 IN THE CITY OF CHICAGO, ILLINOIS
 DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
)
 Jadwiga Gabrel)
 2846 LEANNE CT)
 NORTHBROOK, IL 60062)
 and)
 The Jadwiga Gabrel Revocable Trust C/O Jadwiga Gabrel)
 2846 LEANNE CT)
 NORTHBROOK, IL 60062)
 , Respondents.)

Address of Violation:
 3905-3911 N Linder Avenue; 5454-5458 W Byron Street
 Docket #: 07BS03746A
 Issuing City
 Department: Buildings

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>
Default - Liable by prove-up	07N0105353	1	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)	\$500.00
		2	105055 Instal. in dwelling unit entrance door viewing device. (13-164-020 I, 13-164-030)	\$500.00
		3	105035 Repair or replace door hardware. (13-196-550)	\$500.00
		4	077014 Repair, replace, or remove defective fence creating dangerous condition. (7-28-060, 13-96-120)	\$500.00
		5	105045 Install in dwelling entrance door dead-bolt lock with at least 1 inch saw-resistant bolt projection or with rim mounted dead-bolt lock or vertical drop dead-bolt lock providing equivalent security. (13-164-030)	\$500.00
		6	073014 Repair or replace defective door. (13-196-550 D, E)	\$500.00
		7	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$500.00
		8	070024 Repair or replace defective	\$500.00

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]
 Date 7/12/16
 Authorized clerk
 Above must bear an original signature to be accepted as a 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>
Default - Liable by prove-up	07N0105353		or missing members of porch system. (13-196-570)	
		9	159057 Repair defective plumbing and sewage system and stop odors. (13-168-120, 13-168-1480, 7-28-060)	\$500.00
		10	002021 Obtain permit before performing work. (13-32-010)	\$500.00
Not liable - City failed to establish prima facie case	07N0105353	11	190019 Arrange for inspection of premises. (13-12-100)	\$0.00

Sanction(s):

Respondent failed to appear

Admin Costs: \$25.00

JUDGMENT TOTAL: \$5,025.00

Balance Due: \$5,025.00

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

Respondent being found liable by default has 21 days from the above stamped mailing date to file a petition to vacate (void) this default for good cause, with the Department of Administrative Hearings.

ENTERED: 

Administrative Law Judge

29

ALO#

Mar 16, 2007

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.



UNOFFICIAL COPY
IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

237115

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
v.)
Jadwiga Gabrel)
2846 LEANNE CT)
NORTHBROOK, IL 60062)
and)
Jadwiga Gabrel)
6144 N. WINTHROP AVE)
CHICAGO, IL 60660)
and)
Jadwiga Gabrel)
P.O. BOX 34466)
CHICAGO, IL 60634)
and)
Jadwiga Gabrel Revocable Trust C/O Jadwiga Gabrel)
6144 N WINTHROP)
CHICAGO, IL 60660)
, Respondents.)

Address of Violation:
6144-6148 N Winthrop Avenue
Docket #: 08BS03011A
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.
Verdiana Peule 7-12-16
Authorized clerk Date
Above must bear an original signature to be accepted as a 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>
Default - Liable by prove-up	08PO157534	2	157027 Repair or replace defective waste pipe. (13-168-120)	\$500.00
		3	155027 Supply enough cold water for plumbing fixtures to keep them sanitary. (11-8-500)	\$500.00
Not liable - City failed to establish prima facie case	08PO157534	1	171027 Employ licensed and bonded plumber to perform plumbing work. (13-168-060, 13-168-070)	\$0.00

Sanction(s):

Respondent failed to appear
Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,040.00

Balance Due: \$1,040.00

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

Respondent being found liable by default has 21 days from the above stamped mailing date to file a petition to vacate (void) this default for good cause, with the Department of Administrative Hearings.



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

Gamela Harris

ENTERED:

Administrative Law Judge

39

ALO#

May 8, 2008

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.

Property of Cook County Clerk's Office



2 37288
UNOFFICIAL COPY
IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)

Address of Violation:

6144 N Winthrop Avenue

v.)

Jadwiga Gabrel)
2846 LEANNE CT)
NORTHBROOK, IL 60062)

Docket #: 07BN00445A

and)

Issuing City

Jadwiga Gabrel Revocable Trust C/O Jadwiga Gabrel)
2846 LEANNE CT)
NORTHBROOK, IL 60062)

Department: Buildings

, 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>
Default - Liable by prove-up	07FO118862	1	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
		2	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, F)	\$500.00
		3	237014 Provide ball cock, vacuum breaker, or air gap. (11-8-500)	\$500.00
		4	233030 Use proper material for inside downspout pipe and roof connection. (13-168-680)	\$500.00
		5	164017 Provide approved interceptor basin for volatile, flammable, or explosive waste. (13-168-940)	\$500.00
		6	153017 Repair or replace defective faucet. (13-168-120)	\$500.00
		7	232010 Submit plans to Building, Water, and Sewer Depts for approval and permit before constructing, altering, or using plumbing system. (13-168-030, 13-168-060)	\$500.00
		8	239010 Engage licensed and bonded plumbing contractor to install plumbing. (13-168-180)	\$500.00
		9	220023 Install cover on outlet or	\$500.00

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.

Callum Oswald 7-12-16
Authorized clerk Date

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



UNOFFICIAL COPY
 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	07FO118862		junction box. (18-27-370.25)	
		10	220025 Intstal lsystem III emergency lighting. (18-27-700.6)	\$500.00
		11	220018 Replace defective switch and receptacle outlet devices. (18-27-110.2,18-27-110.3)	\$500.00
		12	220019 Replace defective light fixture. (18-27-410.22)	\$500.00
		13	220023 Install cover on outlet or junction box. (18-27-370.25)	\$500.00

Sanction(s):

Admin Costs: \$25.00

JUDGMENT TOTAL: \$6,525.00**Balance Due:** \$6,525.00

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

Respondent being found liable by default has 21 days from the above stamped mailing date to file a petition to vacate (void) this default for good cause, with the Department of Administrative Hearings.

Wayne A. Meyer

ENTERED:

Administrative Law Judge

62

ALO#

Jun 18, 2007

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.



UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS

DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
)
 Jadwiga Gabrel)
 2846 LEANNE CT)
 NORTHBROOK, IL 60062)
 and)
 Jadwiga Gabrel)
 6144 N WINTHROP)
 CHGO, IL 60660)
 and)
 Jadwiga Gabrel C/O Jadwiga Gabrel)
 2846 LEANNE CT)
 NORTHBROOK, IL 60062)
 and)
 Jadwiga Gabrel C/O Jadwiga Gabrel)
 6144 N WINTHROP)
 CHGO, IL 60660)
 Respondents.)

Address of Violation:
 6144-6148 N Winthrop Avenue
 Docket #: 08BS00018A
 Issuing City
 Department: Buildings

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>
Default - Liable by prove-up	07NH0146854	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

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,040.00

Balance Due: \$1,040.00

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

Respondent being found liable by default has 21 days from the above stamped mailing date to file a petition to vacate (void) this default for good cause, with the Department of Administrative Hearings.

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.

Belinda Clark 7-12-16
 Authorized clerk Date

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



UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

Dennis J. Waldsch

ENTERED:

Administrative Law Judge

70

ALO#

Jan 11, 2008

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.

Property of Cook County Clerk's Office



264280
UNOFFICIAL COPY
 IN THE CITY OF CHICAGO, ILLINOIS
 DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
)
 Gabrel, Jadwiga)
 2846 LEANNE CT)
 NORTHBROOK, IL 60062)
 and)
 Gabrel, Jadwiga)
 P.O. BOX 34466)
 CHICAGO, IL 60634)
 and)
 Jadwiga Gabrel Revocable Trust C/O Jadwiga Gabrel)
 2846 LEANNE CT)
 NORTHBROOK, IL 60062)
 and)
 *Jadwiga Gabrel Revocable Trust C/O Jadwiga Gabrel)
 P.O. BXO 34466)
 CHICAGO, IL 60634)
 , Respondents.)

Address of Violation:
 3514-3518 N Long Avenue; 5401-5405 W Eddy Street
 Docket #: 15BT04758A
 Issuing City
 Department: Buildings

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	15NO452999	16	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Default - Liable by prove-up	15NO452999	1	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$500.00
		2	131026 Repair or replace defective screen. (13-196-560 B)	\$500.00
		3	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$500.00
		4	102015 Place wall and ceiling surfaces in clean, smooth and tight condition. (13-196-540 D, E)	\$500.00
		5	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	\$500.00

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.
Walter P. ...
 Authorized clerk Date 7-12-16
 Above must bear an original signature to be accepted as an Certified Copy



UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

(1/00)

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	15NO452999		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.	
		6	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.	\$1,000.00
		7	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
		8	220010 Make main service switch accessible to all building tenants. (18-27-230.70, 18-27-230.72)	\$500.00
		9	138086 Elevate wood, lumber or other material 18 inches above ground to eliminate rat harboring places or remove from premises. (7-28-720)	\$500.00
		10	079014 Repair or rebuild defective members of garage or shed. (13-96-380, 13-96-250)	\$500.00
		11	160017 Remove obstruction from plumbing and drainage system. (13-168-120)	\$500.00

* Respondent has been dismissed from the case.
Date Printed: Jul 11, 2016 11:40 am

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Page 2 of 3



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

(1/00)

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	15NO452999	12	063014 Repair or rebuild chimney. (13-196-530, 13-196-590)	\$500.00
		13	064014 Remove cornice or repair and securely fasten to wall or structural frame of building. (13-196-530 E)	\$500.00
		14	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		15	190020 Arrange for entry to inspect construction work authorized by recently issued building permit. (13-12-100)	\$500.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$8,040.00

Balance Due: \$8,040.00

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

ALO#

Jan 4, 2016

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.