UNOFFICIAL COPINI

Prepared by and Return Document To:

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

Doc#: 1620804041 Fee: \$76.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/26/2016 11:39 AM Pg: 1 of 20

JUDGMENT

BOX 95

CERTIFIED COPY

DAH CASE #:

11DS33013L, 11DS37033L, 12BT01361A, 12BS02034A, 07BS15002A, 07BS03746A, 08BS03011A, 07BN00445A,

05BS00018A, 15BT04758A,

PLAINTIFF:

CITY OF CHICAGO, A MUNICIPAL CORPORATION

DEFENDANT:

JADWIGA GABREL REVOCABLE TRUST DATED 12/3/2003

LAST KNOWN ADDRESS:

JADWIGA GABPEL REVOCABLE TRUST DATED 12/3/2003

2846 LEANNE COURT NORTHBROOK, IL 50062

AMOUNT:

\$24,965.00

EXECUTION DATE:

MARCH 16, 2007

MULTIPLE PROPERTIES

PIN #:

PROPERTY:

13-21-105-020-0000

- Parts Office 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 ½ OF THE WEST ½ OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

89463 CCCJ / MND

1620804041 Page: 2 of 20

UNOFFICIAL COPY

PIN #:

PROPERTY:

13-21-305-016-0000

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 ½ OF THE WEST ½ OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #:

PROPERTY:

13-21-305-016-0000

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

LEGAL DESCRIPTION:

LOT 1 AND 2 IN PLC CK 4 IN FRED BUCK'S PORTAGE PARK SUBDIVISION IN THE WEST ½ OF THE SOUTHWEST 1/4 OF SUCTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN CYCOOK COUNTY, ILLINOIS.

PIN #:

FP.OPERTY:

14-05-208-056-0000

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 RECOLDED 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 FRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Violation: CITY OF CHICAGO, a Municipal Corporation, Petitioner, 3905-3911 N Linder Avenue

v. Jadwiga Gabrel Revocable Trust Dated 12/3/2003 Docket #: 11DS33013L 2846 LEANNE CT NORTHBROOK, IL 60062 Issuing City and Department: Streets and Sanitation Gabrel, Jadwiga 2846 LEANNE CT NORTHBROOK, 11 60062 , Respondents.

FINDINGS, DECISIONS & ORDER

This matter coming for Hearing, octice 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:

Finding

NOV#

Count(s) Municipal Code Violated

Penalties

Default - Liable by prove-up

1 7-28-261(b) Over accumulation of

\$500.00

refuse in refuse container.

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 viriations.

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

ENTERED:

Administrative Law Judge

95

Nov 15, 2011

ALO#

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.

Date Printed: Jul 11, 2016 1:05 pm

I hereby certify the foregoing to be a true and correct cony of an Order entered by an Administrative Law Judge of the Chiengo Department of Administr tive Hearings.

Authorized clerk

Date

Above must been an original signature to be accounted as an Certified Copy

11DS33013L Page 1 of 1

Address of Violation:

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, 11 60062

, Respondents.

Address of Violation:

5401-5405 W Berenice Avenue

Stroke #: 11DS37033L

Docket #: 11DS37033L

Issuing City

Department: Streets and Sanitation

Address of Violation:

5401-5405 W Berenice Avenue

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:

Finding
Default - Liable by prove-up

NOV#
Count(s) Municipal Code Violated
Penalties
1 10-32-110 Attaching material to tree.
\$500.00

Sanction(s):

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: 83 Dec 27, 2011

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.

Date Printed: Jul 11, 2016 1:07 pm

11DS37033L

Page 1 of 1

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.	Address of Violation:) 3514-3518 N Long Avenue;5401-5405 W Eddy Street))
Jadwiga Gabrel Revocable Trust Dtd 12/3/03 C/O Jadwiga Gabrel) Docket #: 12BT01361A
2846 LEANNE CT) Issuing City
NORTHBROOK, IL 60062 and) Department: Buildings
Gabrel, Jadwiga)
2846 LEANNE C1	í

FINDINGS, DECISIONS & ORDER

, Respondents.)

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:

Finding Previously liable - Subsequent compliance with building code	NOV# 12LO328854	Count(s)	Municipal Code Violated 220025 Intstal Isystem III emergency lighting. (18-27-700.6)	<i>Penalties</i> \$200.00
Sanction(s):		0,	<i>></i> .	
fully complied by 9-24-12 reinspection		9	Źx.	
Admin Costs: \$75.00			9	
JUDGMENT TOTAL: \$275.00			()	
Ralance Due: \$275.00				

ENTERED;

Date Printed: Jul 11, 2016 11:14 am

NORTHBROOK, 1L ou 962

Administrative Law Judge

·lenius M. Hen

31

Sep 28, 2012

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.

I hereby certify the foregoing to be a true and correct copy of an Order content by an Administrative Law Judge of the Chicago Department of Administrative Hearings.

Authorized clerk

Date

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

12BT01361A

Page 1 of 1

UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

(1/00)

Address of Violation:

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 C1

NORTHBROOK, II 60062

, Respondents.

Address of Violation:
6144-6148 N Winthrop Avenue

Docket #: 12BS02034A

Jasuing City

Department: Buildings

Address of Violation:
6144-6148 N Winthrop Avenue

Docket #: 12BS02034A

Jasuing City

Department: Buildings

FINDINGS, DECISIONS & ORDER

This matter coming for Hearing, source 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:

Finding	NOV#	Count(s)	Municipal Code Violated	<u>Penalties</u>
City non-suit	12NO333919	1	136026 Exterminate insects and keep	\$0.00
			dwelling insect-free. (13-196-630 C)	
		2	136016 Exterminate roaches and	\$0.00
		0,	keep dwelling insect-free. (13-196-	
		\mathcal{C}	630 C)	
		13/	1 5016 Exterminate rodents in	\$0.00
			by alding and seal openings through	
			which they gain access. (13-196-530 D, 13-1/6-630 C, 7-28-660)	
		1	107015 Provide and maintain	f 0.00
		7	adequate illumination for public hall	\$0.00
			and stairwell. (13-7) 6-030, 13-160-	
			660, 13-160-670)	
		5	073014 Repair or replace defective	\$0.00
			door. (13-196-550 D, E)	\$0.00
		6	220029 Remove exposed wiring. (18-	\$0.00
			27-300.4)	
		7	157047 Stop leaking water. (13-168-	\$0.00
			120, 13-168-1480)	
		8	197079 Repair or replace defective	\$0.00
I have not be the favoring to be a true	ad assess a		or out of service smoke detectors	
I have greatify the foregoing to be a true a			and operate continuously. (13-196-	
of an Order centrud by an Administrative La	- 1		130, 13-196-140)	
the Chicago Department of Administrative H	earings.	10	005012 Provide stairwell opening	\$0.00
(Falkemex Yourdle	7.12.16		with self-closing, framed, 1 1/2 hour	
Authustzed clerk	Date	1.1	Class B door. (15-8-180)	መል ልል
Above must bear an original signature to be accepted a	i i	11	159057 Repair defective plumbing and sewage system and stop odors.	\$0.00
erente mare orde de grid det pråstinde in an anderen 1	s artuminose Cery		(13-168-120, 13-168-1480, 7-28-060)	
			(13 100 120, 13-100-1400, 7-20-000)	

Date Printed: Jul 11, 2016 1:09 pm

12BS02034A



(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

<u>Finding</u>	NOV#	Count(s)	Municipal Code Violated	Penalties
City non-suit	12NO333919		103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$0.00
		•	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$0.00
			190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Previously liable No subsequent compliance with building code	12NO333919	(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: LICE

64

Jan 16, 2013

Administrative Law Judge

ALO#

Date

This Order may be appealed to the Circuit Court of Cook Co. (Daley Center 6th Lt.) 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.

12BS02034A

Page 2 of 2

Date Printed: Jul 11, 2016 1:09 pm

UNOFFICIAL COPY
IN THE CITY OF CHICAGO, ILLINOIS

(1/00)

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

		Address of violation:
CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	6144-6148 N Winthrop Avenue
v.)	
Jadwiga Gabrel 2846 LEANNE CT. NORTHBROOK, IL 60062 and Jadwiga Gabrel))))	Docket #: 07BS15002A Issuing City Department: Buildings
6144 N. WINTUROP AVE CHICAGO, IL 60662 and Jadwiga Gabrel Revocable Trust C/O Jadwiga Gabrel 2846 LEANNE CT.)	
CHICAGO, IL 60062 and Jadwiga Gabrel Revocable Trust C/O Jad viga Gabrel 6144 N. WINTHROP AVE CHICAGO, IL 60660 , Kespondents.)	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. Lectromo besselle 7-12/16 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:

Finding	<u>NOV</u> #	Count(s)	Municipal Code Violated	Penalties
Default - Liable by prove-up	07LO142567		199029 Stop all work on the premises unit a permit is obtained (13-12-080, 12-32-035)	\$500.00
			199029 Stop all work on the premises until a permit is obtained (13-12-080, 13-32-035)	\$500.00
			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

Date Printed: Jul 11, 2016 1:10 pm

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)

07BS15002A

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

ENTERED:	J. Lee Type	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 2 propriate 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 ceing referred for collection.

07BS15002A

Page 2 of 2

Date Printed: Jul 11, 2016 1:10 pm

IN THE CITY OF CHICAGO, ILLINOIS

(1/00)

DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.	Address of Violation: 3905-3911 N Linder Avenue;5454-5458 W Byron Street))
Jadwiga Gabrel 2846 LEANNE CT NORTHBROOK, IL 60062 and The Jadwiga Gabrel Revocable Trust C/O Jadwiga Gabrel 2846 LEANNE C1 NORTHBROOK, IL 60062 , Respondents.	 Docket #: 07BS03746A Issuing City Department: Buildings)))))))

FINDINGS, DECISIONS & ORDER

This matter coming for Hearing, votice 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>	NOV#	Count(s)	Municipal Code Violated	Penalties
Default - Liable by prove-up	07N0105353		196029 Post name, address, and	\$500.00
	1		telephone of owner, owner's agent	\$500.00
			for managing, controlling or	
			collecting rents, and any other	
			person managing or controlling	
		9	ouilding conspicuously where	
			accessible or visible to public way.	
			(13. (2-030)	
		2	105055 Install in dwelling unit	\$500.00
			entrance doo; viewing device. (13-	
			164-020 I, 13-164-230)	
		3	105035 Repair or replace door	\$500.00
			hardware. (13-196-550)	
		4	077014 Repair, replace, or remove	\$500.00
			defective fence creating dangerous	
			condition. (7-28-060, 13-96-120)	
		5	105045 Install in dwelling entrance	\$500.00
			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	
I hereby curtify the foregoing to be a true and corre	ct copy		providing equivalent security. (13-164-030)	
Thereby and the foregoing to be a not have being	of l	6	073014 Repair or replace defective	\$600.00
l a n.i setatos nu an etuliticularia des """o"	· · · · · · · · · · · · · · · · · · ·	v	door. (13-196-550 D, E)	\$500.00
the Chicago Department of Administr tive Hearings.		7	138056 Remove accumulation of	\$500.00
Larothorno bull 710	2.16	•	refuse and debris and keep premises	\$500.00
Date			clean. (13-196-580, 13-196-630)	
Authorized clerk Above must been an adjall signifier to be accepted as an Cal	nified Cepy	8	070024 Repair or replace defective	\$500.00
Above prof four at angular signature of the same		·	or replace defective	\$200,000

Date Printed: Jul 11, 2016 1:12 pm

07BS03746A



(1/00)

<u>Finding</u>	NOV#	Count(s)	Municipal Code Violated	<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 contribute with any/all outstanding Code violations.

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

ENTERED: 29 Mar 16, 2007

Administrative Law Judge ALO# Date

This Order may be appealed to the Circuit Court of Cook Co. (Daley Center 6th Fl.) vithin 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 a Ided to the balance due if the debt is not paid prior to being referred for collection.

Date Printed: Jul 11, 2016 1:12 pm

07BS03746A

Page 2 of 2

Address of Violation: CITY OF CHICAGO, a Municipal Corporation, Petitioner, 6144-6148 N Winthrop Avenue v. Jadwiga Gabrel Docket #: 08BS03011A 2846 LEANNE CT NORTHBROOK, IL 60062 **Issuing City** and Department: Buildings Jadwiga Gabrel 6144 N. WINTHKOP AVE CHICAGO, IL 60669 and Jadwiga Gabrel I hereby certify the foregoing to be a true and correct copy P.O. BOX 34466 of an Order entered by an Administrative Law Judge of CHICAGO, IL 60634 the Chicago Department of Administr tive Hearings. Jadwiga Gabrel Revocable Trust C/O Jadviga Gabrel 6144 N WINTHROP Authorized clerk CHICAGO, IL 60660 Above must bear an eriginal signature to be accepted as an Certified Copy

FINDINGS, DI CISIONS & ORDER

Perpondents.)

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>	NOV#	Count(s)	My. acipal Code Violated	Penalties
Default - Liable by prove-up	08PO157534	2	157027 Repair or replace defective waste pipe. (12-168-120)	\$500.00
		3	155027 Supply erough 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 an a 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.

08BS03011A

Date Printed: Jul 11, 2016 1:14 pm

ENTERED: Camela Harris

39

May 8, 2008

Administrative Law Judge

ALO#

Date

This Order may 50 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.

08BS03011A

Page 2 of 2

Date Printed: Jul 11, 2016 1:14 pm



CITY OF CHICAGO, a Municipal Corporation	n, Petitioner,		Address of Violation: 6144 N Winthrop Avenue
v.	,)	
)	
Jadwiga Gabrel	,) :	Docket #: 07BN00445A
2846 LEANNE CT	;)	
NORTHBROOK, IL 60062)	Issuing City
and			Department: Buildings
Jadwiga Gabrel Revocable Trust C/O Jadwiga C	Gabrel)	
2846 LEANNE CT	Ś	ĺ	
NORTHBROOK, IL 60062	j)	
	, 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>	NOV#	Count(s)	Municipal Code Violated	Penalties
Default - Liable by prove-up	07FO118862	1	135016 Exterminate rodents in	\$500.00
	τ		building and seal openings through	
	*		which they gain access. (13-196-530	
		0	D, 13-196-630 C, 7-28-660)	
		2	101025 Replaster ceiling and	\$500.00
		4/	si lewall where plaster is loose,	
			Vroken, or has fallen off. (13-196-540 C.Γ)	
		3	237014 Prov de ball cock, vacuum	\$500.00
			breaker, or air gap. (11-8-500)	
		4	233030 Use proper material for	\$500.00
			inside downspout p.po and roof	
			connection. (13-168-687)	
		5	164017 Provide approved	\$500.00
			interceptor basin for volatil;	
			flammable, or explosive waste (13	
		_	168-940)	
		6	153017 Repair or replace defective	\$500.00
		_	faucet. (13-168-120)	
		7	232010 Submit plans to Building,	\$500.00
			Water, and Sewer Depts for	
I hereby certify the foregoing to be a true and c	orrect conv		approval and permit before	
of an Order entered by an Administrative Law A			constructing, altering, or using	
· · · · · · · · · · · · · · · · · · ·	• 1		plumbing system. (13-168-030, 13-168-060)	
the Chicago Department of Administrative Hearing	* I	o.	239010 Engage licensed and bonded	£500.00
(pellumo kupali 7-	121/6	0	plumbing contractor to install	\$500.00
Authorized clerk Dat	e		plumbing. (13-168-180)	
Above next bear an original signature to be accepted as an	Cartified Capy		220023 Install cover on outlet or	\$500.00
Transa tenic con: un confuem mention an at confident ce ou.	CONTRACTOR VOTE	,	220023 matan cover on outlet of	\$300.00

Date Printed: Jul 11, 2016 1:15 pm

07BN00445A



(1/00)

<u>Finding</u>	<u>NOV#</u>	Count(s) Municipal Co	de Violated	<u>Penalties</u>
Default - Liable by prove-up	07FO118862	junction box. ((18-27-370.25)	
		10 220025 Intstal lighting. (18-2	lsystem III emergency 7-700.6)	\$500.00
		•	ce defective switch outlet devices. (18- 7-110.3)	\$500.00
		12 220019 Replac fixture. (18-27	J	\$500.00
6		13 220023 Install junction box. (cover on outlet or (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 Adm nist, ative Hearings.

ENTERED: 62 Jun 18, 2007

Administrative Law Judge ALO# Date

This Order may be appealed to the Circuit Court of Cook Co. (Daley Center 6th Fl.) w min 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 at ded to the balance due if the debt is not paid prior to being referred for collection.

Date Printed: Jul 11, 2016 1:15 pm

(1/00)

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

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

FINDINGS, E. CISIONS & 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>	Count(s) Mysacipal Code Violated	Penalties
Default - Liable by prove-up	07NH0146854	1 132016 Heat dwelling unit	\$500.00
		adequately f.om September 15th to	
		June 1st. (13-190-410)	
		2 154027 Supply ada; uate hot water	\$500.00
		with minimum tempera ure of 120	
		degrees F. (13-196-430)	

Sanction(s):

Admin Costs: \$40,00

JUDGMENT TOTAL: \$1,040.00

Balance Due: \$1,040.00

Date Printed: Jul 11, 2016 11:27 am

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.

of an Order entered by an Administrative Law Judge of the Chicago Department of Administr tive Hearings.

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

I hereby certify the feregoing to be a true and correct copy

08BS00018A

Page 1 of 2

ENTERED: Mallech

Administrative Law Judge

70

Jan 11, 2008

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 Magicipal 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.

08BS00018A

Page 2 of 2

Date Printed: Jul 11, 2016 11:27 am



IN THE CITY OF CHICAGO, ILLINOIS

DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	Address of Violation:) 3514-3518 N Long Avenue;5401-5405 W Eddy Street
v.))
Gabrel, Jadwiga 2846 LEANNE CT) Docket #: 15BT04758A
NORTHBROOK, IL 60062) Issuing City
and) Department: Buildings
Gabrel, Jadwiga P.O. BOX 34467 CHICAGO, IL 60634))
and)
Jadwiga Gabrel Revocable Trust C/O Jadwiga Gabrel 2846 LEANNE CT NORTHBROOK, IL 60062 and))))
*Jadwiga Gabrel Revocable Trust C/C Ja lwiga Gabrel P.O. BXO 34466 CHICAGO, IL 60634)))
. Respondents.)

FINDINGS, DUCISIONS & 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>	Count(s)	Manicipal Code Violated	Penalties
City non-suit	15NO452999	16	190019 Arrange for inspection of premises. (23 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
I hereby certify the foregoing to be a true as of an Order entered by an Administrative La the Chicago Department of Administrative Hereby Control of Chicago Department of Administrative Hereby Control of Chicago Charles and Chicago Charles of Chicago Charles of Chicago Chicago Charles of Chicago Chic	w Judge of Barings. 7-12-16 Date	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

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

(1/00)

UNOFFICIAL COPY
IN THE CITY OF CHICAGO, ILLINOIS

(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Finding Default - Liable by prove-up	<u>NOV#</u> 15NO452999		Municipal Code Violated 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.	<u>Penalties</u>
	0,500		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 some room as the boiler. Otherwise, each apartment follows single family guidelines. The owner is respons ble for installation and written instructions, the tenant for testing, maintenance, and batteries.	\$1,000.00
			135016 Exterminate rodents in building and seal openings through which they gain access. (13-135-530 D, 13-196-630 C, 7-28-66()	\$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

168-120)

plumbing and drainage system. (13-

\$500.00

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

15NO452999

(1/00)

Count(s)	Municipal Code Violated	Penalties
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):

Finding

Default - Liable by prove-up

Admin Costs: \$40.00

Coc Coc 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-eside with the Dept. of Administrative Hearings.

ENTERED;

Jan 4, 2016

Administrative Law Judge

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.