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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/06/2016 10:03 AM Pg: 1 of 4

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

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
)
)
Chris Fanta)
)
Defendants.)

Docket Number:
15BT00057A

RECORDING OF FINDINGS, DECISION AND ORDER

1. The petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through Special Assistant Corporation Counsel, **Goldman and Grant**, 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 is being recorded with the Cook County Recorder of Deeds as provided for by law.

PIN#: **16-22-230-003**

Owner Name: **Chris Fanta**

Address: **1511 S Komensky Ave**

City: **Chicago**

State: **IL**

Zip: **60606**

Legal Description: **LOT NUMBER: 45; SUBDIVISION: OUR HOME ADD TO CHICAGO SUB OF EX N; BLOCK: 8; DISTRICT: 77; CITY/MUNI/TWNSP: WEST CHICAGO; SEC/TWN/RNG/MER: SEC 22 TWN 39N RNG 13E; MAP: 16-22-NE (A&B)**

**Goldman and Grant #36689
205 W. Randolph, Suite 1100
Chicago, IL. 60606
(312) 781-8700**

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DOAH Order

(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 Chicago Title Land Trust Oc. Tr# 8002364549)
 10 S LA SALLE ST, STE 2750)
 CHGO, IL 60603)
 and)
 Fanta, Chris)
 1511 S KOMENSKY AVE)
 CHGO, IL 60623)
 and)
 Fanta, Chris)
 432 OTIS AVE)
 DOWNERS GROVE, IL 60515)
 and)
 Fanta, Chris)
 900 OGDEN AVE)
 DOWNERS GROVE, IL 60515)
 and)
 Jaderberg, Laurence)
 113 W WILLOW DR)
 PLAINFIELD, IL 60544)
 and)
 Jaderberg, Laurence)
 25806 CAMPBELL LN)
 PLAINFIELD, IL 60544)
 , Respondents.)

Address of Violation:
 6548 S Green Street
 Docket #: 15BT00057A
 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.

Catherine Kule 8-25-16
 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	14SO423114	1	062024 Repair and maintain parapet. (13-196-530)	\$0.00
		2	062034 Repair or replace coping. (13-196-530)	\$0.00
		4	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$0.00
		5	073014 Repair or replace defective door. (13-196-550 D, E)	\$0.00
		6	196029 Post name, address, and telephone of owner, owner's agent for managing, controlling or collecting rents, and any other person managing or controlling	\$0.00



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(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>
City non-suit	14SO423114		building conspicuously where accessible or visible to public way. (13-12-030)	
		7	077014 Repair, replace, or remove defective fence creating dangerous condition. (7-28-060, 13-96-120)	\$0.00
		8	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$0.00
		9	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
		10	002020 Obtain permit before creating, enlarging, altering, repairing, removing, or demolishing building or part of building. (13-12-050, 13-32-010, 13-32-130)	\$0.00
Previously liable - No subsequent compliance with building code	14SO423114	3	066034 Repair or replace exterior balcony. (13-196-550)	\$500.00

Sanction(s):**Admin Costs: \$100.00****JUDGMENT TOTAL: \$600.00****Balance Due: \$600.00**

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).

DOAH- Order

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(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

E. Anger Mance

ENTERED:

Administrative Law Judge

59

ALO#

Sep 14, 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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