



Doc#: 1625819452 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/14/2016 02:08 PM Pg: 1 of 4

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)	
)	
Plaintiff,)	Docket Number:
)	15BT04417A
)	
v.)	
)	
Woo S. Chung)	
)	
)	Buildings
Defendant.)	

RECORDING OF FINDINGS, DECISION AND ORDER

- 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#: 25-21-220-026

Name: *Woo S. Chung*

Address: *108 W 113th Pl*

City: *Chicago*

State: *IL*

Zip: *60628*

Legal Description: **SUBDIVISION: VANDERSYDE & BARTLETTS ADD TO PULLM; DISTRICT: 72; CITY/MUNI/TWNSP: LAKE; SEC/TWN/RNG/MER: SEC 21 TWN 37N RNG 14E; MAP: 25-21-NE (A&B)**

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

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DOAH - Order



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Chung, Woo S.) 4412 S SHIELDS AVE) CHICAGO, IL 60609) and) Sakanashi, Eun Y.) 780 AMANA ST APT 501) HONOLULU, HI 96814) , Respondents.)	Address of Violation: 4412 S Shields Avenue Docket #: 15BT04417A Issuing City Department: Buildings
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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	15CO450980	13	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Default - Liable by prove-up	15CO450980	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	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		3	104025 Repair or replace defective window sash. (13-196-550 B)	\$500.00
		4	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.	\$500.00
		5	197087 Install carbon monoxide	\$500.00

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(100)



**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	15CO450980		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.	
		6	131026 Repair or replace defective screen. (13-156-560 B)	\$500.00
		7	076024 Repair or replace roof gutter and downspout. (13-168-600)	\$500.00
		8	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$500.00
		9	152047 Replace defective trap. (13-168-120, 13-168-1140)	\$500.00
		10	067014 Repair or replace defective roof. (13-196-530)	\$500.00
		11	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$500.00
		12	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00

Sanction(s):**Admin Costs: \$40.00****JUDGMENT TOTAL: \$6,040.00****Balance Due: \$6,040.00**

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

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(1/00)



THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

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.

E. Anger Mance

ENTERED:

Administrative Law Judge

59

ALO#

Dec 2, 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.

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.

William Paul 2-26-16
 Administrative Clerk Date

Always read how an original signature to be recorded on an Official Copy