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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/07/2017 01:24 PM PG: 1 OF 5

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, ) Plaintiff, ) v. ) Alejandro Cervantes ) Defendants. )

Docket Number: 15BT05952A

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#: 21-31-410-041

Name: Alejandro Cervantes

Address: 8452 S. Escanabal Ave.

City: Chicago

State: IL

Zip: 60617

Legal Description: LOT NUMBER: 22; SUBDIVISION: THE CIRCUIT COURT PARTITION; BLOCK: 12; SEC/TWN/RNG/MER: SE4 S31T38NR15E 3P;

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



# UNOFFICIAL COPY

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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
 v. )  
 Cervantes, Alejandro )  
 8452 S ESCANABA AVE )  
 CHICAGO, IL 60617 )  
 and )  
 Cervantes, Alejandro )  
 13056 S BALTIMORE AVE )  
 CHICAGO, IL 60633 )  
 and )  
 Cervantes, Maria E. )  
 13056 S BALTIMORE )  
 CHICAGO, IL 60633 )  
 , Respondents. )

Address of Violation:  
 8452 S Escanaba Avenue  
 Docket #: 15BT05952A  
 Issuing City  
 Department: Buildings

### FININGS, 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	15SO458820	1	130019 Arrange for inspection of premises. (13-12-100)	\$0.00
		2	131016 Screen outer doors, windows, and other outer openings adequately from April 15th to Nov 15th. (13-196-500 E)	\$0.00
		3	135016 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	136016 Exterminate roaches and keep dwelling insect-free. (13-196-630 C)	\$0.00
		5	136026 Exterminate insects and keep dwelling insect-free. (13-196-630 C)	\$0.00
		6	104075 Repair or replace defective window frame to keep rain and wind out of dwelling. (13-196-550)	\$0.00
		7	076014 Install and connect roof gutter and downspout to sanitary sewer. (13-168-600)	\$0.00
		8	069014 Repair or rebuild defective foundation. (13-196-530)	\$0.00
		10	074014 Repair or rebuild exterior service walks, passage and	\$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.

*Debra Ann... 11-3-16*

Authorized clerk Date

Above must bear an original signature to be accepted as an 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>
City non-suit	15SO458820		areaways. (13-196-630, 7-28-060)	
		11	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$0.00
		12	067024 Repair or replace defective eaves. (13-196-530)	\$0.00
		13	073014 Repair or replace defective door. (13-196-550 D, E)	\$0.00
		14	105085 Provide building entrance door with deadlock latch with at least 1/2 inch latch bolt projection. (13-164-040)	\$0.00
		15	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$0.00
		16	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
		17	073024 Repair or replace defective door frame. (13-196-550)	\$0.00
		18	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	\$0.00



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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>
City non-suit	15SO458820		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.	
		19	133016 Repair or replace defective and dangerous carpeting. (13-196-630, 13-196-540)	\$0.00
		20	105015 Repair or replace defective door. (13-196-550)	\$0.00
		21	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)	\$0.00
		22	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$0.00
		23	105025 Repair or replace door frame (13-196-550)	\$0.00
		24	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$0.00
Previously liable - Subsequent compliance with building code	15SO458820	9	13-9-02 ) Dangerous Garage Demolition	\$200.00

### Sanction(s):

PETITIONER'S EXHIBIT 1, PHOTOGRAPH OF WORK DONE AT THE PREMISES, IS ADMITTED INTO EVIDENCE. PETITIONER STIPULATES TO FULL COMPLIANCE WITH RESPECT TO COUNT 14. PETITIONER'S GROUP EXHIBIT 2, PHOTOGRAPH OF WORK DONE AT THE PREMISES, IS ADMITTED INTO EVIDENCE. PETITIONER STIPULATES TO SUBSEQUENT COMPLIANCE WITH RESPECT TO COUNT 9.

**Admin Costs:** \$75.00

**JUDGMENT TOTAL:** \$275.00

**Balance Due:** \$275.00

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

*Yolaine Dauphin*

ENTERED: \_\_\_\_\_

Administrative Law Judge

36

ALO#

Aug 17, 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.**

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