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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/24/2018 03:48 PM PG: 1 OF 3

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

**The City of Chicago, A Muni Corp.**

Plaintiff,

VS.

**RIDGELAND COURTYARD LLC**

Defendants,

**Docket Number: 16BT05668A**

**Issuing City Department:**

**BUILDINGS**

**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, **ROBERTS & WEDDLE, LLC**, hereby files the attached and incorporated certified Findings, Decision 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.

RIDGELAND COURTYARD LLC  
6806-6812 S. RIDGELAND AVE  
CHICAGO, IL 60649

PIN #: 20-24-310-014-0000

Legal Description:

Lots 3, 4 and 5 in Block 7 in South Jackson Park, a subdivision of the Northwest ¼ of the Southwest ¼ of Section 24, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois together with the tenements and appurtenances thereunto belonging.

**ROBERTS & WEDDLE, LLC**  
**309 W. Washington St. Suite 500**  
**Chicago, IL 60606**  
**312-589-5800**  
**File#: 99.85460**

# UNOFFICIAL COPY



IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

|   |   |                              |
|---|---|------------------------------|
| CITY OF CHICAGO, a Municipal Corporation, Petitioner, | ) | Address of Violation:        |
| v.  | ) | 6806-6812 S Ridgeland Avenue |
| Ridgeland Courtyard Llc C/O Adrian Colak              | ) | Docket #: 16BT05668A         |
| 3540B N PINE GROVE RD                                 | ) | Issuing City                 |
| CHICAGO, IL 60657                                     | ) | Department: Buildings        |
| and   | ) |                              |
| Ridgeland Courtyard Llc C/O Arnold H. Landis          | ) |                              |
| 77 W. WASHINGTON ST, STE 702                          | ) |                              |
| CHICAGO, IL 60602                                     | ) |                              |
| , 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> |
|----------------|-------------|-----------------|--|------------------|
| City non-suit  | 16S0495678  | 1               | 065034 Replace defective window sills. (13-196-550)  | \$0.00           |
|                |             | 2               | 064014 Remove cornice or repair and securely fasten to wall or structural frame of building. (13-196-530 F)          | \$0.00           |
|                |             | 3               | 062027 Repair and maintain parapet. (13-196-53 I)  | \$0.00           |
|                |             | 4               | 131016 Screen outer doors, windows, and other outer openings adequately from April 15th to Nov 15th. (13-196-560 B)  | \$0.00           |
|                |             | 5               | 105085 Provide building entrance door with deadlock latch with at least 1/2 inch latch bolt projection. (13-164-040) | \$0.00           |
|                |             | 7               | 169017 Remove sewage and stagnant water from basement and correct cause. (13-196-580 A, 7-28-060)                    | \$0.00           |
|                |             | 8               | 104015 Replace broken, missing or defective window panes. (13-196-550 A)   | \$0.00           |
|                |             | 13              | 133016 Repair or replace defective and dangerous carpeting. (13-196-630, 13-196-540)                                 | \$0.00           |
|                |             | 14              | 190019 Arrange for inspection of premises. (13-12-100)   | \$0.00           |
|                |             | 6               | 061014 Repair exterior wall. (13-196-  | \$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.

*William Cook* 1-2-18  
 Authorized clerk Date  
 Above must bear an original signature to be accepted as an Certified Copy

Previously liable - No subsequent 16S0495678

16BT05668A

99-85460



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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> |
|---|-------------|-----------------|---|------------------|
| Previously liable - No subsequent compliance with building code | 16S0495678  |                 | 010, 13-196-530 B)  |                  |
|   |             | 9               | 065014 Repair or replace defective lintels. (13-196-530 E)  | \$400.00         |
|   |             | 10              | 101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)  | \$200.00         |
|   |             | 11              | 105015 Repair or replace defective door. (13-196-550)   | \$200.00         |
|   |             | 12              | 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. | \$200.00         |

**Sanction(s):**

**Admin Costs:** \$75.00

**JUDGMENT TOTAL:** \$1,575.00

**Balance Due:** \$1,575.00

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: Rafel Reyna 98 Oct 16, 2017  
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.