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Markoff Law LLC
29 N. Wacker Dr.
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EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 04/19/2019 03:03 PM PG: 1 OF 4

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JUDGMENT

BOX 95

CERTIFIED COPY

DAH CASE #: 17BT04322A
PLAINTIFF: CITY OF CHICAGO
DEFENDANT: LANCELOT REALTY, LLC C/O MICHAEL A WEISBERG
LAST KNOWN ADDRESS: LANCELOT REALTY, LLC C/O MICHAEL A WEISBERG
2217 B LAKESIDE DR
BANNOCKBURN, IL 60015
AMOUNT: \$6,040.00
EXECUTION DATE: MARCH 15, 2018
PIN #: 20-20-107-013-0000
PROPERTY: 6341-43 S ELIZABETH, CHICAGO, IL 60638

LEGAL DESCRIPTION:

LOT 73 IN EDMUND A. CUMMINGS SUBDIVISION OF LOTS 45 TO 70, LOTS 79 TO 104, LOTS 110 TO 138, LOTS 147 TO 164 AND THE SOUTH 10 FEET OF LOTS 44, 71, 73, 105, 112, 139 AND 146 ALL IN 63RD STREET AND CENTRE AVENUE, BEING A SUBDIVISION OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.





UNOFFICIAL COPY
 IN THE CITY OF CHICAGO, ILLINOIS
 DEPARTMENT OF ADMINISTRATIVE HEARINGS

341834

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)) v.)) Lancelot Realty, Llc C/O Michael A Weisberg) 2217 B LAKESIDE DR) BANNOCKBURN, IL 60015) , Respondent.)	Address of Violation: 6341-6343 S Elizabeth Street Docket #: 17BT04322A 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	17SO530605	1	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$0.00
		12	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Default - Liable by prove-up	17SO530605	2	062024 Repair and maintain parapet. (13-196-530)	\$500.00
		3	131016 Screen outer doors, windows, and other outer openings adequately from April 15th to Nov 15th. (13-196-560 B)	\$500.00
		4	134035 Repair or replace defective window frame. (13-196-550 B, F)	\$500.00
		5	196019 Post address of building in conspicuous place on or near entrance with figures at least 3 inches long for residential, or 6 inches long for commercial building. (10-4-050, 10-4-090, 10-4-100)	\$500.00
		6	073014 Repair or replace defective door. (13-196-550 D, E)	\$500.00
		7	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$500.00
		8	074024 Provide guard rail at least 3 ft high. (13-124-330)	\$500.00
		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	\$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.

4-4-19

Authorized Clerk
Date

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

17BT04322A



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<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	17SO530605		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.	
		10	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 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.	\$1,000.00
		11	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$500.00
		13	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$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.

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

17BT04322A

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

Administrative Hearings.

E. Angela Mance

ENTERED:

Administrative Law Judge

59

ALO#

Mar 15, 2018

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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