

# UNOFFICIAL COPY

Prepared by and  
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Doc# 1913633010 Fee \$44.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/16/2019 09:47 AM PG: 1 OF 4

## JUDGMENT

BOX 95

CERTIFIED COPY

DAH CASE #: 16BT00164A  
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: MAY 13, 2016  
PIN #: 20-20-17-013-0000  
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, 78, 105, 112, 139 AND 146 ALL IN 63<sup>RD</sup> 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.

273443 CCCJA / MND



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

273443

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 #: 16BT00164A ) ) 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	15SO461001	1	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Default - Liable by prove-up	15SO461001	2	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		3	062024 Repair and maintain parapet. (13-196-530)	\$500.00
		4	065014 Repair or replace defective lintels. (13-196-530 E)	\$500.00
		5	069034 Repair and maintain alleyway walls. (13-196-530)	\$500.00
		6	131026 Repair or replace defective screen. (13-196-560 B)	\$500.00
		7	076044 Repair or replace downspout. (13-168-600)	\$500.00
		8	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$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 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
		10	197087 Install carbon monoxide detector within 40 feet of every sleeping room in residential	\$1,000.00

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.

4-22-19

Authorized Clerk
Date

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

16BT00164A



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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>
Default - Liable by prove-up	15SO461001		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.	
		11	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-030)	\$500.00
		12	121015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$500.00

**Sanction(s):**

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$6,040.00**

**Balance Due: \$6,040.00**

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.

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



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IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

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

Administrative Law Judge

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ALO#

May 13, 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.**

Property of Cook County Clerk's Office