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COOK COUNTY RECORDER OF DEEDS  
DATE: 09/12/2019 10:38 AM PG: 1 OF 4

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, )  
Plaintiff, )  
)  
)  
v. )  
)  
*Chicago Title Land Trust #7488* )  
)  
)  
Defendants. )

Docket Number:  
**19BT02492A**

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#: **16-08-422-005**

Name: **Chicago Title Land Trust #7488**

Address: **47 N. Waller Ave.**

City: **Chicago**

State: **IL**

Zip: **60644**

Legal Description: **LOT 7 AND THE NORTH 10 FEET OF LOT 8 IN BLOCK 5 IN WALLEN'S SUBDIVISION OF THE SOUTH 43 ¼ ACRES OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**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

<p><b>CITY OF CHICAGO</b>, a Municipal Corporation, Petitioner, )                  v. )                  Chicago Title Land Trust Co. Tr#7488 )                  10 S LA SALLE ST, STE 2750 )                  CHGO, IL 60603 )                  and )                  Estate Of Charlie Thomas C/O Eula Washington Rowley )                  47 N WALLER AVE )                  CHGO, IL 60644 )                  and )                  Eula Washington Rowley )                  47 N WALLER AVE )                  CHGO, IL 60644 )                  , Respondents. )</p>	<p>Address of Violation:                  47 N Waller Avenue</p> <p>Docket #: 19BT02492A</p> <p>Issuing City                  Department: Buildings</p>
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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	19WO587752	5	120019 Arrange for inspection of premises. (13-12-100)	\$0.00
Default - Liable by prove-up	19WO587752	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)	\$1,000.00
		2	062024 Repair and maintain parapet. (13-196-530)	\$1,000.00
		3	131026 Repair or replace defective screen. (13-196-560 B)	\$1,000.00
		4	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$1,000.00
		5	079014 Repair or rebuild defective members of garage or shed. (13-96-380, 13-96-250)	\$1,000.00
		7	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	\$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.

*[Signature]* 7.30.19  
 Authorized Clerk Date

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



# UNOFFICIAL COPY

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	19WOS87752		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.	
		8	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
		9	102015 Place wall and ceiling surfaces in clean, smooth and tight condition. (13-196-540 D, E)	\$1,000.00
		10	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$1,000.00
		11	220029 Remove exposed wiring. (18-27-300.4)	\$1,000.00
		12	220022 Remove exposed wiring at light fixture. (18-27-410.28)	\$1,000.00
		13	169017 Remove sewage and stagnant water from basement and correct cause. (13-196-580 A, 7-28-060)	\$1,000.00
		14	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$1,000.00
		15	077014 Repair, replace, or remove	\$1,000.00

19BT02492A

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IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

DOAH Order



<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	19W0587752		defective fence creating dangerous condition. (7-28-060, 13-96-120)	

**Sanction(s):**

Admin Costs: \$40.00

**JUDGMENT TOTAL:** \$14,040.00

**Balance Due:** \$14,040.00

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 Administrative Hearings.

ENTERED: Lennis M. Henry 31 May 13, 2019

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.