



Doc# 2023828015 Fee \$88.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/25/2020 09:43 AM PG: 1 OF 4

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IN THE CITY OF CHICAGO, ILLINOIS
DEPT OF ADMINISTRATIVE HEARINGS

The City of Chicago, A Muni Corp.

Plaintiff,

VS.

JAMES R. SMITH

Defendants,

Docket Number: 19BT02183A
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.

JAMES R. SMITH
11620 S. ELIZABETH ST
CHICAGO, IL 60643

PIN #: 25-20-313-028-0000

Legal Description:

LOT 33 IN BLOCK 14 IN FREDERICK H. BARTLETT'S GREATER CALUMET SUBDIVISION OF CHICAGO, BEING PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ROBERTS & WEDDLE, LLC
309 W. Washington St. Suite 500
Chicago, IL 60606
312-589-5800
File#: 99.107382

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UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)) v.)) Smith, James R.) 10856 S INDIANA AVE) CHGO, IL 60628) and) Smith, James R.) 11620 S ELIZABETH ST) CHGO, IL 60643) and) Smith, James R.) 18067 LAVERGNE AVE) COUNTRY CLUB HILLS, IL 60473)) , Respondents.)	Address of Violation: 10856 S Indiana Avenue Docket #: 19BT02183A 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	19SO584894	25	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Default - Liable by prove-up	19SO584894	1	041063 Cut or remove high weeds that present a fire hazard. (15-4-970)	\$1,000.00
		2	104035 Repair or replace defective window frame. (13-196-550 B, F)	\$1,000.00
		3	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
		4	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$1,000.00
		5	074024 Provide guard rail at least 3 ft high. (13-124-330)	\$1,000.00
		6	069034 Repair and maintain areaway walls. (13-196-530)	\$1,000.00
		7	074014 Repair or rebuild exterior service walks, passage and areaways. (13-196-630, 7-28-060)	\$1,000.00
		8	061014 Repair exterior wall. (13-	\$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.

Adriana 7.16.19

Administrative Clerk _____ Date

Access must bear an original signature to be accepted as a 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>
Default - Liable by prove-up	19SO584894		196-010, 13-196-530 B)	
		9	064014 Remove cornice or repair and securely fasten to wall or structural frame of building. (13-196-530 E)	\$1,000.00
		10	062024 Repair and maintain parapet. (13-196-530)	\$1,000.00
		11	062034 Repair or replace coping. (13-196-530)	\$1,000.00
		12	131016 Screen outer doors, windows, and other outer openings adequately from April 15th to Nov 15th. (13-196-560 B)	\$1,000.00
		13	073024 Repair or replace defective door frame. (13-196-550)	\$1,000.00
		14	192019 Notify Building Dept of proposed use of vacant and unoccupied space.	\$1,000.00
		15	105015 Repair or replace defective door. (13-196-550)	\$1,000.00
		16	105025 Repair or replace door frame (13-196-550)	\$1,000.00
		17	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$1,000.00
		18	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.	\$1,000.00
		19	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$1,000.00
		20	165017 Replace defective bathroom floor with non-absorbent, water impervious, and easily cleanable material. (13-196-540 F)	\$1,000.00
		21	159027 Reset loose plumbing fixture. (13-168-120)	\$1,000.00
		22	160017 Remove obstruction from plumbing and drainage system. (13-168-120)	\$1,000.00

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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>
Default - Liable by prove-up	19SO584894	23	013012 Protect underside of stairwell by material with at least 1 hour fire resistance. (13-160-330 B)	\$1,000.00
		24	133016 Repair or replace defective and dangerous carpeting. (13-196-630, 13-196-540)	\$1,000.00

Sanction(s):

FAILURE TO APPEAR


Admin Costs: \$40.00

JUDGMENT TOTAL: \$24,040.00

Balance Due: \$24,040.00

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:  _____

Administrative Law Judge

41

Apr 30, 2019

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.