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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/18/2020 03:56 PM PG: 1 OF 4

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)
Plaintiff,)
v.)
Bulmaro Arroyo)
Defendants.)

Docket Number: 17BT04400A

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#: 13-26-424-008

Name: Bulmaro Arroyo

Address: 2435 N. Drake Avenue

City: Chicago

State: IL

Zip: 60647

Legal Description: LOT 36 IN KIMBELL ESTATE SUBDIVISION OF THE EAST 1/2 OF LOT 16 IN KIMBELL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE 25 ACRES IN THE NORTH EAST CORNER THEREOF) IN COOK COUNTY, ILLINOIS.

Goldman and Grant #36689
205 W. Randolph St, Suite 1100
Chicago, Illinois 60606
(312) 781-8700

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,)</p> <p style="text-align: center;">v.)</p> <p>Arroyo, Bulmaro) 2435 N DRAKE AVE) CHICAGO, IL 60647) and)</p> <p>Arroyo, Bulmaro) 4518 W ALTGELD ST) CHICAGO, IL 60639) and)</p> <p>Arroyo, Luis) 2435 N DRAKE AVE) CHICAGO, IL 60647) and)</p> <p>Arroyo, Luis) 4518 W ALTGELD ST) CHICAGO, IL 60639)</p> <p style="text-align: right;">, Respondents.)</p>	<p>Address of Violation: 2435 N Drake Avenue</p> <p>Docket #: 17BT04400A</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	17NO532024	14	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Previously liable - No subsequent compliance with building code	17NO532024	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)	\$200.00
		2	065014 Repair or replace defective lintels. (13-196-530 E)	\$200.00
		3	074014 Repair or rebuild exterior service walks, passage and areaways. (13-196-630, 7-28-060)	\$200.00
		4	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$200.00
		5	157047 Stop leaking water. (13-168-120, 13-168-1480)	\$200.00
		6	135016 Exterminate rodents in building and seal openings through which they gain access. (13-196-	\$200.00

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.

Jacinto 8.21.19

Authorized Clerk Date

Above 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>
Previously liable - No subsequent compliance with building code	17NO532024		530 D, 13-196-630 C, 7-28-660	
		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 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
		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.	\$200.00
		9	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$200.00
		10	073054 Repair, replace, or reset exterior door or door frame to keep rain and wind out of dwelling. (13-196-550)	\$200.00
		11	220020 Support loose light fixture. (18-27-410.15)	\$200.00
		12	220029 Remove exposed wiring.	\$200.00

17BT04400A

Page 2 of 3



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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	17NO532024		(18-27-300.4)	
		13	002021 Obtain permit before performing work. (13-32-010)	\$200.00
		15	002011 Submit plans prepared, signed, and sealed by a licensed architect or registered structural engineer for approval and obtain permit. (13-32-010, 13-32-040, 13-40-010, 13-40-020)	\$200.00
		16	002071 Remove work performed without permit and restore building or site to original construction. (13-32-130, 13-32-290)	\$200.00
		17	111085 Increase ceiling height to 7 ft. (13-48-010 thru 13-48-100, 13-200-120, 13-200-160 F, 13-200-230 D)	\$200.00
		18	111095 Locate minimum window area entirely above ground. (13-172-010 thru 13-172-150, 13-200-230 C, 13-200-370, 13-200-380)	\$200.00

Sanction(s):

Admin Costs: \$75.00

JUDGMENT TOTAL: \$3,475.00

Balance Due: \$3,475.00

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: 

Administrative Law Judge

46

May 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.