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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/30/2021 02:54 PM PG: 1 OF 3

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,) Plaintiff,) v.) Chicago Title Land Trust Co. #1109266) Defendants.)

Docket Number: 19BT07806A

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#: 16-11-204-002

Name: Chicago Title Land Trust Co. #1109266

Address: 3357 W. Chicago Ave.

City: Chicago

State: IL

Zip: 60651

Legal Description: LOTS 10 AND 11 IN JOHN M WAY'S SUBDIVISION OF WEST 1/2 OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 IN SECTION 11, 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

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Chicago Title Land Trust Co. Tr# 1109266) 10 S LASALLE ST STE 2750) CHICAGO, IL 60603) and) Saleh, Ahmad) 7523 PALMA LANE) MORTON GROVE, IL 60053) , Respondents.)</p>	<p>Address of Violation: 3357 W Chicago Avenue Docket #: 19BT07806A 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	19HW611596	3	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 an enclosed heating plant, on the uppermost ceiling of enclosed porch stair well, 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.	\$0.00
		4	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	\$0.00

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.

Cassandra Wilson 3-3-2020
Authorized clerk Date

Above must bear an original signature to be accepted as an 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>
City non-suit	19HW611596		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.	
Liabe - By plea	19HW611596	1	132016 Heat dwelling unit adequately from September 15th to June 1st. (13-196-410)	\$500.00
		2	154027 Supply adequate hot water with minimum temperature of 120 degrees F. (13-196-430)	\$500.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,040.00**Balance Due: \$1,040.00**

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

ENTERED: _____

Administrative Law Judge

26

ALO#

Dec 16, 2019

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.