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## IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,	)	
Plaintiff,	)	Docket Number:
	)	<b>19BT04421A</b>
	)	
	)	
Chicago Title Land Trust Co. #8002373223	)	
	)	
Defendants.	)	

### 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, **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#: 16-23-212-012

Name: *Chicago Title Land Trust Co.*  
*#8002373223*

Address: *1329 S. Spaulding Ave.*

City: *Chicago*

State: *IL*

Zip: *60623*

Legal Description: **LOT 24 IN SUB-BLOCK 2 OF PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCK 2 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH OF THE CENTER LINE OF OGDEN AVENUE, IN SECTION 23, 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



Doc# 2205442023 Fee \$88.00

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 02/23/2022 10:58 AM PG: 1 OF 3

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# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
 v. )  
 Chicago Title Land Trust Co., Tr #8002373223 Dtd 12/16/16 )  
 10 S LASALLE ST., STE 2750 )  
 CHICAGO, IL 60603 )  
 and )  
 Community Venture Investment Corporation C/O Anthony )  
 Oliver )  
 1530 W 100TH PL )  
 CHICAGO, IL 60643 )  
 and )  
 Community Venture Investment Corporation C/O Keil Larson )  
 35 EAST WACKER DR., STE 550 )  
 CHICAGO, IL 60601 )  
 , Respondents. )

Address of Violation:  
 1329 S Spaulding Avenue  
 Docket #: 19BT04421A  
 Issuing City  
 Department: Buildings

### FININGS, 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	19WO594758	2	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$0.00
		3	140026 Stop unsanitary and offensive condition caused by animals. (13-196-020 A, 13-196-630 B)	\$0.00
		4	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-166-080)	\$0.00
		5	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$0.00
		6	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	\$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 White* 12-21  
 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>
City non-suit	19WO594758		ceiling, and not above door or window.	
		7	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)	\$0.00
		8	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Previously liable - Subsequent compliance with building code	19WO594758	1	073014 Repair or replace defective door. (13-196-550 D, E)	\$500.00

**Sanction(s):**

compliance as to counts.

Admin Costs: \$100.00

JUDGMENT TOTAL: \$600.00

Balance Due: \$600.00

ENTERED:

Administrative Law Judge

07

ALO#

Feb 25, 2020

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.