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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/01/2023 12:09 PM PG: 1 OF 3

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)
Plaintiff,)

Docket Number:
19BT01837A

vs.)

Chicago Title Land Trust Co.)
TR#1109226)

Defendants.)

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#: 16-11-204-002-0000

Name: Chicago Title Land Trust Co.
TR#1109226

Address: 3359 W. Chicago Ave.

City: Chicago

State: IL

Zip: 60651

Legal Description:

LOT 10 AND 11 IN JOHN M. WAY'S SUBDIVISION OF WEST HALF OF NORTHWEST QUARTER OF NORTHEAST QUARTER OF NORTHEAST QUARTER OF 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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P 3
S Y/L
SC
INT JP



UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
v.)
Saleh, Ahmad)
7523 PALMA LANE)
MORTON GROVE, IL 60053)
and)
Chicago Title Land Trust Co., Tr# 1109226, Dtd 11/28/00)
10 S LASALLE ST., STE 2750)
CHICAGO, IL 60603)
, Respondents.)

Address of Violation:
759 N Homan Avenue; 3357-3359 W Chicago Avenue

Docket #: 19BT01837A

Issuing City
Department: Buildings

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>NOTE</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
City non-suit	19W054159	3	131016 Screen outer doors, windows, and other outer openings adequately from April 15th to Nov 15th. (13-196-560 B)	\$0.00
		6	063024 Cap masonry chimney with non-combustible, water proof materials. (13-152-250 B, 13-152-240, 13-196-590)	\$0.00
		7	076044 Repair or replace downspout. (13-168-600)	\$0.00
		8	136026 Exterminate insects and keep dwelling insect-free. (13-196-630 C)	\$0.00
		9	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
		10	135016 Exterminate rodents in building and seal openings through which they gain access. (13-196-530 D, 13-196-630 C, 7-28-660)	\$0.00
		11	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
		1	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		2	062034 Repair or replace coping. (13-196-530)	\$500.00

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 4-15-22
Authorized clerk Date
Above must bear an original signature to be accepted as an Certified Clerk

Previously liable - No subsequent compliance with building code 19W0584169



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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	19W0584169	4	062024 Repair and maintain parapet. (13-196-530)	\$500.00
		5	063014 Repair or rebuild chimney. (13-196-530, 13-196-590)	\$500.00

Sanction(s):

- Storage Fee
- Tow Fee

Assistant Corporation Counsel Millie Humphrey for the City and Respondent Ahmad Saleh appeared. Respondent has agreed to the following fines: \$500.00 each on Counts 1, 2, 4 and 5 plus \$75.00 in Court Costs. The City moves to non-suit all remaining counts and the City's motion for non-suit is granted.

Admin Costs: \$75.00

JUDGMENT TOTAL: \$2,075.00

Balance Due: \$2,075.00

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

115

ALO#

Sep 8, 2021

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.