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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/23/2024 10:53 AM PG: 1 OF 4

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

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

Docket Number: 23BT00319A

GABRIEL HERNANDEZ D/B/A RENOVATED ) PROPERTIES LLC ) RENOVATED PROPERTIES LLC ) Respondent. )

Issuing City Department: Buildings

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 [Heller and Frisone LTD.], 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.
2. Additional identification information (i.e. social security number, tax identification number, property index number, property legal description and common address or other) is as follows:

{SEE ATTACHED}

[Prepared by: Adam T. Pellizzari ATTORNEY AT LAW [Heller and Frisone, LTD.] [200 W. MONROE, STE 660 Chicago, IL 60606] [ATTORNEY NUMBER 90859] [312-236-3644]

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# UNOFFICIAL COPY

{ATTACHED}

**Owner Name: GABRIEL HERNANDEZ**

**PIN: 16-20-424-011-0000      Address: 1921 S 56<sup>TH</sup> COURT, CICERO, IL 60804**

**Legal Description: LOT 58 IN E.A. CUMMINGS AND COMPNAY'S ADDITION TO WARREN PARK BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Owner Name: GABRIEL HERNANDEZ**

**PIN: 20-08-125-014-0000; 20-08-125-015-0000**

**Address: 5031 S JUSTINE, CHICAGO, COOK COUNTY, ILLINOIS.**

**Legal Description: LOTS 35 AND 36 IN M. BALLIN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Owner Name: RENOVATED PROPERTIES, LLC**

**PIN: 19-13-422-009-0000      Address: 6129 S CAMPBELL AVE, CHICAGO, IL 60629**

**Legal Description: LOT 31 IN BLOCK 2 IN COBE AND MCKINNON'S 63<sup>RD</sup> STREET SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

[Prepared by:

Adam T. Pellizzari

ATTORNEY AT LAW]

[Heller and Frisone, LTD.]

[200 W. MONROE, STE 660

Chicago, IL 60606]

[ATTORNEY NUMBER 90859]

[312-236-3644]



**UNOFFICIAL COPY**  
 IN THE CITY OF CHICAGO, ILLINOIS  
 DEPARTMENT OF ADMINISTRATIVE HEARINGS

(1-00)

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.

*C. Bonfanti* 7/25/2023  
 Authorized Clerk Date

Above must bear an original signature to be accepted as a Certified Copy

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
 v. )  
 Gabriel Hernandez, D/B/A Renovated Properties Llc )  
 5031 S JUSTINE ST )  
 CHICAGO, IL 60609 )  
 and )  
 Renovated Properties Llc, C/O Gabriel Hernandez )  
 1921 S 56TH CT )  
 CICERO, IL 60804 )  
 , Respondents. )

Address of Violation:  
 6129 S Campbell Avenue  
 Docket #: 23BT00319A  
 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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	23W0676755	1	138106 Remove and stop nuisance. (7-28-060)	\$500.00
		2	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$500.00
		3	107035 Repair or replace defective window frame. (13-196-550 B, F)	\$500.00
		4	070014 Repair or replace defective or missing members of exterior stair system. (13-196-570)	\$500.00
		5	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$500.00
		6	065034 Replace defective window sills. (13-196-550)	\$500.00
		7	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)	\$500.00
		8	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	\$500.00



# 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>
Default - Liable by prove-up	23W0676755			detector is at least 4 inches from the wall, 4 to 12 inches from the ceiling, and not above door or window.

**Sanction(s):**

Storage Fee

Tow Fee

RESPONDENTS FAILED TO APPEAR FOR THE SCHEDULED HEARING.

Admin Costs: \$40.00

JUDGMENT TOTAL: \$4,040.00

Balance Due: \$4,040.00

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) or by email with completed form located at Chicago.gov/ah. 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: _____	36	Mar 10, 2023
Administrative Law Judge	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.