



Doc#: 1206026091 Fee: \$48.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 02/29/2012 09:22 AM Pg: 1 of 6

C4- 87101,89964,89962,89763,90846

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,

Plaintiff,

Vs.

S&R REAL ESTATE DEVELOPMENT LLC,,

Defendant.

Case/Docket Number: 10DS15667L, 11DS19004L,  
11DS19008L, 11DS19381L, 11DS21155L

Issuing City Department:  
STREETS & SANITATION

RECORDING OF FINDINGS, DECISIONS & ORDER

1. The petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through the special Assistant Corporation Counsel, Talan & Ktsanes, 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 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, property index number, property legal description and common address or other) is as follows:

**PIN #:** 20-32-114-020-0000

**OWNER NAME:** S&R REAL ESTATE DEVELOPMENT LLC

**ADR:** 8004 S ELIZABETH ST

**CITY, STATE, ZIP:** CHICAGO, IL 60620

**LEGAL DESCRIPTION:** LOT 2 IN BLOCK 7 IN AUBURN HIGHLANDS, BEING HART'S SUBDIVISION OF BLOCKS 1,3,7 AND 8 IN THE CIRCUIT COURT PARTITION OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Law Offices of Talan & Ktsanes  
223 West Jackson Boulevard, Suite 512  
Chicago, Illinois 60606  
Attorney for Plaintiff  
Atty. No. 91821  
312-629-7550 Ph.  
312-629-3603 Fx.

**UNOFFICIAL COPY**

DOAH - Order

(1/00)



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

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	8719 S Carpenter Street
	)	
S & R Real Estate Development, Llc	)	Docket #: 10DS15667L
9550 W BORMET DR	)	
MOKENA, IL 60448	)	Issuing City
, Respondent.	)	Department: Streets and Sanitation

**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	15667L	1	7-28-120(a) Uncut weeds.	\$500.00
		2	7-28-750(A) No Noncombustible Fence Around Open Lot	\$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.

**Respondent being found liable by default has 21 days from the above stamped mailing date to file a petition to vacate (void) this default for good cause, with the Department of Administrative Hearings.**

ENTERED:

Administrative Law Judge

94

ALO#

Oct 25, 2010

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.**

**UNOFFICIAL COPY**

DOAH - Order

(1/00)



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

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner, )	Address of Violation:
v. )	8724 S Morgan Street
)	
S & R Real Estate Development, Llc )	Docket #: 11DS19004L
9550 W BORMET DR )	
MOKENA, IL 60448 )	Issuing City
, Respondent. )	Department: Streets and Sanitation

**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>NCV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	19004L	1	7-28-750(A) No Noncombustible Fence Around Open Lot	\$500.00
		2	7-28-120(a) Uncut weeds.	\$300.00

**Sanction(s):**

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$840.00****Balance Due: \$840.00**

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

**Respondent being found liable by default has 21 days from the above stamped mailing date to file a petition to vacate (void) this default for good cause, with the Department of Administrative Hearings.**

ENTERED: Martin Kennelly 67 Feb 15, 2011  
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.**

**UNOFFICIAL COPY**

DOAH - Order

(1/00)



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

<p><b>CITY OF CHICAGO</b>, a Municipal Corporation, Petitioner, ) v. ) S &amp; R Real Estate Development, Llc ) 9550 W BORMET DR ) MOKENA, IL 60448 ) , Respondent. )</p>	<p>Address of Violation: 8722 S Morgan Street  Docket #: 11DS19008L  Issuing City Department: Streets and Sanitation</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>
Default - Liable by prove-up	19008L	1	7-28-750(A) No Noncombustible Fence Around Open Lot	\$500.00
		2	7-28-120(a) Uncut weeds.	\$300.00

**Sanction(s):**

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$840.00****Balance Due: \$840.00**

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

**Respondent being found liable by default has 21 days from the above stamped mailing date to file a petition to vacate (void) this default for good cause, with the Department of Administrative Hearings.**

ENTERED: Martin Kennelly 67 Feb 15, 2011  
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.**

**UNOFFICIAL COPY**

DOAH - Order

(1/00)



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

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner, )	Address of Violation:
v. )	8004 S Elizabeth Street
)	
S & R Real Estate Development Llc - 8004 S Elizabeth St )	Docket #: 11DS19381L
9550 W BORMET DR )	
MOKENA, IL 60448 )	Issuing City
, Respondent. )	Department: Streets and Sanitation

**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	19381L	1	7-28-750(A) No Noncombustible Fence Around Open Lot	\$500.00
		2	7-28-740 Open lot - nuisance.	\$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.

**Respondent being found liable by default has 21 days from the above stamped mailing date to file a petition to vacate (void) this default for good cause, with the Department of Administrative Hearings.**

ENTERED: \_\_\_\_\_

Administrative Law Judge

19

ALO#

Feb 7, 2011

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.**

**UNOFFICIAL COPY**

DOAH - Order

(1/00)



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

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	7956 S Union Avenue
	)	
S & R Real Estate Development, Llc	)	Docket #: 11DS21155L
223 W JACKSON BLVD	)	
CHICAGO, IL 60448	)	Issuing City
, Respondent.	)	Department: Streets and Sanitation

**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	21155	1	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$500.00
		2	7-28-750(A) No Noncombustible Fence Around Open Lot	\$500.00
		3	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$500.00

**Sanction(s):****Admin Costs: \$40.00****JUDGMENT TOTAL: \$1,540.00****Balance Due: \$1,540.00**

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

Respondent being found liable by default has 21 days from the above stamped mailing date to file a petition to vacate (void) this default for good cause, with the Department of Administrative Hearings.

ENTERED: \_\_\_\_\_

Administrative Law Judge

35

ALO#

Mar 30, 2011

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.**

11DS21155L

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