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

**The City of Chicago, A Muni Corp.**

Plaintiff,

VS.

**ORCHARD STREET PROPERTY GROUP, LLC**

Defendant,

**Docket Number: 12DS57986L**

**Issuing City Department:  
BUILDINGS**

**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, **ROBERTS & WEDDLE, LLC**, hereby files the attached and incorporated certified Findings, Decision 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.

**NAME & ADDRESS:**

**ORCHARD STREET PROPERTY GROUP, LLC C/O JAMES SEIDENBERG  
3011 N AVERS AVE  
CHICAGO, IL 60618**

**PIN #: 13-26-110-045-0000**

**Legal Description: See Attached**

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**ROBERTS & WEDDLE, LLC  
111 N. Canal St. Suite #885  
Chicago, IL 60606  
312-589-5800**



1314212229

**Doc#: 1314212229 Fee: \$42.00**  
**Affidavit Fee:**  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/22/2013 01:28 PM Pg: 1 of 3



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )

v. )

Orchard Street Property Group, Llc C/O James Seidenberg )  
1420 MILWAUKEE AVE )  
CHICAGO, IL 60622 )

, Respondent. )

Address of Violation:

3011 N Avers Avenue

Docket #: 12DS57986L

Issuing City

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>Code</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	57986L	1	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$600.00

#### Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$640.00

Balance Due: \$640.00

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 with the Department of Administrative Hearings, to vacate (void) this default for good cause.

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

Administrative Law Judge

95

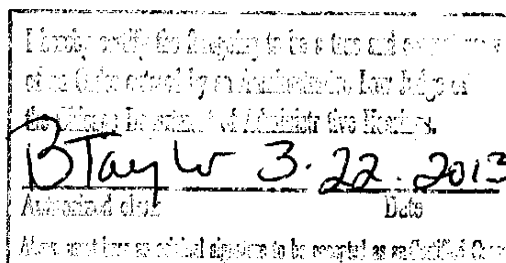
ALO#

Jan 8, 2013

Drc

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.



Date Printed: Mar 18, 2013 11:45 am

12DS57986L

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20/20 Image Viewer - Page 1 of 2

**SPECIAL WARRANTY DEED**

(Corporation to Individual)

This instrument made this day of \_\_\_\_\_

April 6, 2012 between

PNC Bank, National Association,

a National Association under the laws of the United States, and duly authorized to transact business in the State of Illinois, party of the first part, and

Orchard Street Property Group, LLC,

party of the second part.

(GRANTEE'S ADDRESS): 4235 Suffield Ct., Skokie, IL 60076

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by their presence does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 35 (EXCEPT THE NORTHEASTERLY 31 FEET THEREOF, AS MEASURED ON AVERS AVENUE) IN HAUSSEN'S SUBDIVISION OF LOTS 1 AND 2 OF THE SUBDIVISION OF LOT 6 AND PART OF LOT 7 IN DAYLIN KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject To: taxes not yet due and payable, general restrictions as they appear of record

Permanent Real Estate Index Number: 13-26-110-045-0000

Address of Real Estate: 3011 N. Avers Ave., Chicago, IL 60618

Together with all the singular and hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

Box 400-CTCC

Joseph J. Mann | 2660 Golf Road - Suite 200 | Rolling Meadows, Illinois 60004 | 847-940-8710

Form R63-B  
Revised 01Apr2012

Doc#: 1281041080 Fee: \$40.00  
Eugene "Gene" Moore R#48 Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/08/2012 11:17 AM Pg: 1 of 2

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D. J. Johnson / B. D. Johnson

D. J.

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