



1319941023

Doc#: 1319941023 Fee: \$58.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/18/2013 09:47 AM Pg: 1 of 11

C8 - 26210;27937;39875;46210;45610  
BSW: 0365880

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,

Plaintiff,

Vs.

RALPH T STEWART,

Defendant.

Case/Docket Number:

13WD01635A; 13WD01636A; 13WD01637A  
13WD01638A; 13WD01639A

Issuing City Department:

WATER

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 #:** 20-24-406-026-1251

**OWNER NAME:** RALPH T STEWART

**ADR:** 6700 S SOUTH SHORE DRIVE, UNIT 27A

**CITY, STATE, ZIP:** CHICAGO, IL 60649

**LEGAL**

**DESCRIPTION:**

UNIT NUMBER 27A IN QUADRANGLE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 41.1 FEET; THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONVEY TO THE SOUTHWEST WITH A RADIUS OF 96.9 FEET TO THE POINT OF BEGINNING, CONVEYED TO SOUTH PARK COMMISSIONERS FOR STREET AND PARK PURPOSES BY DEEDS RECORDED MARCH 3, 1913 AS DOCUMENT NUMBER 5137926 AND MARCH 26, 1913 AS DOCUMENT NUMBER 5151876) AND LOTS 2, 3, 4 AND 5 AND THE NORTH 25 FEET OF LOT 6 IN STUART'S SUBDIVISION OF THE EAST 1/3 OF THAT PART NORTH OF 68<sup>TH</sup> STREET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, 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

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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.	)	2445 E 74th Place
	)	
Stewart, Ralph T.	)	Docket #: 13WD01635A
1851 BROWNSTONE, ST	)	
CHARLOTTE, NC 28216-4800	)	Issuing City
and	)	Department: Water
Stewart, Ralph T.	)	
6700 S SOUTH SHORE APT 27A, DR	)	
CHICAGO, IL 60649-1392	)	
, Respondents.	)	

**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	0365880	1	1-20-090 Failure to pay debt due and owing the city.	\$1,440.94

**Sanction(s):**

Interest	\$1.00
Restitution to City or cost of recovery	\$350.00

Restitution to City represents attorney fees

**Admin Costs:** \$25.00**JUDGMENT TOTAL:** \$1,465.94 plus \$1.00 Interest plus \$350.00 Restitution**Balance Due:** \$1,816.94

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). 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.**

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DOAH - Order

(1/00)



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

ENTERED:

Administrative Law Judge

95

ALO#

May 18, 2013

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.**

Property of Cook County Clerk's Office



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(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.	)	2445 E 74th Place
	)	
Stewart, Ralph T.	)	Docket #: 13WD01636A
1851 BROWNSTONE, ST	)	
CHARLOTTE, NC 28216-4800	)	Issuing City
and	)	Department: Water
Stewart, Ralph T.	)	
6700 S SOUTH SHORE APT 27A, DR	)	
CHICAGO, IL 60649-1392	)	
	)	
, Respondents.	)	

### 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	0375902	1	1-20-090 Failure to pay debt due and owing the city.	\$1,070.22

#### Sanction(s):

Interest	\$1.00
Restitution to City or cost of recovery	\$350.00

Restitution to City represents attorney fees

Admin Costs: \$25.00

**JUDGMENT TOTAL:** \$1,095.22 plus \$1.00 Interest plus \$350.00 Restitution

**Balance Due:** \$1,446.22

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). 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.**

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DOAH - Order

(1/00)



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

*Robert A. Latta*

ENTERED:

Administrative Law Judge

95

ALO#

May 18, 2013

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.**

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(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. )	2445 E 74th Place
Stewart, Ralph T. )	Docket #: 13WD01637A
1851 BROWNSTONE, ST )	Issuing City
CHARLOTTE, NC 28216-4800 )	Department: Water
and )	
Stewart, Ralph T. )	
6700 S SOUTH SHORE APT 27A, DR )	
CHICAGO, IL 60649-1392 )	
, Respondents. )	

**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	0449595	1	1-20-090 Failure to pay debt due and owing the city.	\$965.91

**Sanction(s):**

Interest	\$1.00
Restitution to City or cost of recovery	\$350.00

Restitution to City represents attorney fees. Order reprinted nunc pro tunc to May 18, 2013 to reflect corrected amount due.

**Admin Costs: \$25.00****JUDGMENT TOTAL: \$990.91 plus \$1.00 Interest plus \$350.00 Restitution****Balance Due: \$1,341.91**

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). 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.**

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DOAH - Order

(1/00)



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

*Robert A. Leelle*

ENTERED:

Administrative Law Judge

95

ALO#

May 18, 2013

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.**

Property of Cook County Clerk's Office

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

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	2445 E 74th Place
	)	
Stewart, Ralph T.	)	Docket #: 13WD01638A
1851 BROWNSTONE, ST	)	
CHARLOTTE, NC 28216-4800	)	Issuing City
and	)	Department: Water
Stewart, Ralph T.	)	
6700 S SOUTH SHORE APT 27A, DR	)	
CHICAGO, IL 60649-1392	)	
	)	
, Respondents.	)	

**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	0470869	1	1-20-090 Failure to pay debt due and owing the city.	\$893.52

**Sanction(s):**

Interest	\$1.00
Restitution to City or cost of recovery	\$350.00

Restitution to City represents attorney fees

**Admin Costs: \$25.00**

**JUDGMENT TOTAL: \$918.52 plus \$1.00 Interest plus \$350.00 Restitution**

**Balance Due: \$1,269.52**

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). 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.**



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(1/00)



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

*Robert A. Leatty*

ENTERED:

Administrative Law Judge

95

ALO#

May 18, 2013

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.**

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(1/00)



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

*Robert A. Laetle*

ENTERED:

Administrative Law Judge

95

ALO#

May 18, 2013

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.**

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