Doc#: 1321941158 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 08/07/2013 03:58 PM Pg: 1 of 8

C4 - 97188;105660;101009;102612;102677;104893;105395

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

i.j.

CITY OF CHICAGO, a Munici	pal Corporation,	}
	Plaintiff,) Case/Docket Number:
	Q'A) 11DS34938L; 12DS004061; 12DS43289L
Vs.	<i>/</i> /,) 12DS51210L; 12DS51351L; 12DS57054L
) 12DS59019L
7	Ox) Issuing City Department:
ZEVEL LLC,) STREETS & SANITATION

Defendanc.

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 & incares, 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#: 25-28-213-021-0000

OWNER NAME:

ZEVEL LLC

ADR:

12012 S PERRY AVE

CITY, STATE, ZIP:

CHICAGO, IL 60628

LEGAL

LOT 4 IN PERRY HIGHLANDS BEING A SUBDIVISION OF THE EAST 1/2 PND THE EAST

DESCRIPTION:

3 FEET OF THE WEST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHE/ST ¼ OF THE

NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL

MERIDIAN.

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.

.9

UNOFFICIAL COPY

DOAH - Order

(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation: 7043 S Sangamon Street
v.)	
Zevel Llc 5001 KINGSLEY DR)	Docket #: 11DS34938L
CINCINNATI, OH 45227) i.)	Issuing City Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for Fear ng, notice given and the Administrative Body advised in the premises, having considered the motions, evidence and argument presented, IT IS ORDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows.

Finding	<u>/(0)_#</u>	Count(s) Municip	al Code Violated	Penalties
Default - Liable by prove-up	34958L	1 7-28-750	(a) No Noncombustible	\$500.00
		Fence A	round Open Lot	
	0	2 7-28-120	O(a) Uncut weeds.	\$1,000.00

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

19

Jan 6, 2012

ALO#

lote

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: May 20, 2013 1:37 pm

11DS34938L

1321941158 Page: 3 of 8

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DOAH - Order

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

(1/00)

CITY OF CHICAGO, a Municipal Corporation, Petit v.	Address of Violation: tioner,) 7043 S Sangamon)
Zevel Llc 5001 KINGSLEY DR) Docket #: 12DS004061
CINCINNATI, OH 45227) Issuing City
, Resp	condent.) Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for Mexico, 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>	NCV2	Count(s)	Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	S00034(J15	1	7-28-720 Accumulation of	\$600.00
			materials or junk - potential rat	
			harborage.	
•		2	7-28-750(a) No Noncombustible	\$600.00
	•		Fence Around Open Lot	

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,240.00

Balance Due: \$1,240.00

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

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: MENT G. Classify

Administrative Law Judge

35

Jan 25, 2013

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.

Date Printed: May 20, 2013 1:41 pm

12DS004061

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DOAH - Order

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

(1/00)

CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.)	Address of Violation: 12012 S Perry Avenue
Zevel, Llc 4828 LOOP CENTRAL DR.)	Docket #: 12DS43289L
HOUSTON, TX 77081 , Respondent))	Issuing City Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for F aring, notice given and the Administrative Body advised in the premises, having considered the motions, evidence and argument presented, IT IS ORDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

Finding1 Q1 #Count(s)Municipal Code ViolatedPenaltiesDefault - Liable by prove-up43259L17-28-120(a) Uncut weeds.\$1,000.00

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 cotstanding Code violations.

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

ENTERED: MENTERED:

Administrative Law Judge

35 \ ALO# May 9, 2012

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.

Date Printed: May 20, 2013 1:38 pm

12DS43289L

DOAH - Order

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(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,		Address of Violation:
v.))	12012 S Perry Avenue
Zevel, Llc 4828 LOOP CENTRAL DR.)	Docket #: 12DS51210L
HOUSTON, TX 77081)	Issuing City
, Respondent	.)	Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for Fear ng, notice given and the Administrative Body advised in the premises, having considered the motions, evidence and argument presented, IT IS ORDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows.

Finding1/O1#Count(s)Municipal Code ViolatedPenaltiesDefault - Liable by prove-up51210L1 7-28-120(a) Uncut weeds.\$1,200.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,240.00

Balance Due: \$1,240.00

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 meiling date to file a petition with the Department of Administrative Hearings, to vacate (void) this default for good cause.

ENTERED:

Administrative Law Judge

Mark &

19

Aug 24, 2012

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.

Date Printed: May 20, 2013 1:39 pm Page 1 of 1

12DS51210L

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DOAH - Order

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS (1/00)

CITY OF CHICAGO, a Municipal Corporation, Petitioner v.	;,)))	Address of Violation: 7043 S Sangamon Street
Zevel Llc 5001 KINGSLEY DR.)	Docket #: 12DS51351L
CINCINNATI, OH 45227)	Issuing City
, Responde	nt.)	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 argument, 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>	100	Count(s)	Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	51351L	1	7-28-720 Accumulation of	\$600.00
	0-		materials or junk - potential rat harborage.	
	0	2	7-28-750(a) No Noncombustible	\$600.00
			Fence Around Open Lot	
		3	7-28-120(a) Uncut weeds.	\$1,200.00
Sanction(s):			<u>(,</u>	
Admin Costs: \$40.00			[™] />×,	
JUDGMENT TOTAL: \$2,440.00			4	
Balance Due: \$2,440.00			()	

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

94

Aug 29, 2012

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.

Date Printed: May 20, 2013 1:40 pm

12DS51351L

1321941158 Page: 7 of 8

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DOAH - Order

(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation: 7043 S Sangamon Street
v.)	
Zevel Llc 5001 KINGSLEY DR.) }	Docket #: 12DS57054L
CINCINNATI, OH 45227 , Respondent) :.)	Issuing City Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for Pearing, notice given and the Administrative Body advised in the premises, having considered the motions, evidence and argumant 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>101#</u>	Count(s)	Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	57054L	1	7-28-710 Dumping or accumulation	\$600.00
	C'		of garbage or trash - potential rat	
	0	_	harborage.	
	0,	2	7-28-720 Accumulation of	\$600.00
			materials or junk - potential rat harborage.	
		3	7-28-750(a) No Noncombustible	\$600.00
		Ö	Fence Around Open Lot	\$000.00
, }		4	7-28-120(a) Uncut weeds.	\$1,200.00
			*/)×.	
Sanction(s):				
Admin Costs: \$40.00				
JUDGMENT TOTAL: \$3,040.00				
			· O _A .	
Balance Due: \$3,040.00			7	
Respondent is ordered to come into imp	nediate compliance w	ith any/all	outstanding Code violations	

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:

64

Dec 13, 2012

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.

12DS57054L

Date Printed: May 20, 2013 1:40 pm

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DOAH - Order

(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petit v.	Address of Violation: tioner,) 12012 S Perry Avenue)
Zevel, Llc 4828 LOOP CENTRAL DR.) Docket #: 12DS59019L
HOUSTON, TX 77081) Issuing City
, Resp	ondent.) Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for flearing, 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:

FindingNOV#Count(s)Municipal Code ViolatedPenaltiesDefault - Liable by prove-up59019L17-28-120(a) Uncut weeds.\$1,200.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,240.00

Balance Due: \$1,240.00

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

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

ENTERED:

10

Jan 9, 2013

Administrative Law Judge

Mark B

#O.1A

Dale

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: May 20, 2013 1:36 pm

12DS59019L