



1321941158

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**

CITY OF CHICAGO, a Municipal Corporation, )  
)  
Plaintiff, )  
)  
Vs. )  
)  
ZEVEL LLC, )  
)  
Defendant. )

**Case/Docket Number:**  
11DS34938L; 12DS004061; 12DS43289L  
12DS51210L; 12DS51351L; 12DS57054L  
12DS59019L  
**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 #:** 25-28-213-021-0000      **OWNER NAME:** ZEVEL LLC  
**ADR:** 12012 S PERRY AVE      **CITY, STATE, ZIP:** CHICAGO, IL 60628  
**LEGAL DESCRIPTION:** LOT 4 IN PERRY HIGHLANDS BEING A SUBDIVISION OF THE EAST ½ OF THE EAST ½ AND THE EAST 3 FEET OF THE WEST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ 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.

**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:              |
| v.  | ) | 7043 S Sangamon Street             |
|   | ) |                                    |
| Zevel Llc   | ) | Docket #: 11DS34938L               |
| 5001 KINGSLEY DR                                      | ) |                                    |
| CINCINNATI, OH 45227                                  | ) | 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>IOI#</u> | <u>Count(s)</u> | <u>Municipal Code Violated</u>                      | <u>Penalties</u> |
|------------------------------|-------------|-----------------|---|------------------|
| Default - Liable by prove-up | 34958L      | 1               | 7-28-750(a) No Noncombustible Fence Around Open Lot | \$500.00         |
|                              |             | 2               | 7-28-120(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

ALO#

Jan 6, 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.**



**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. )  | 12012 S Perry Avenue               |
| )   |                                    |
| Zevel, Llc )  | Docket #: 12DS43289L               |
| 4828 LOOP CENTRAL DR. )   |                                    |
| HOUSTON, TX 77081 )   | 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>NOI#</u> | <u>Count(s)</u> | <u>Municipal Code Violated</u> | <u>Penalties</u> |
|------------------------------|-------------|-----------------|--------------------------------|------------------|
| Default - Liable by prove-up | 43259L      | 1               | 7-28-120(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 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

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.**

**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. )  | 12012 S Perry Avenue               |
| )   |                                    |
| Zevel, Llc )  | Docket #: 12DS51210L               |
| 4828 LOOP CENTRAL DR. )   |                                    |
| HOUSTON, TX 77081 )   | 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>NO#</u> | <u>Count(s)</u> | <u>Municipal Code Violated</u> | <u>Penalties</u> |
|------------------------------|------------|-----------------|--------------------------------|------------------|
| Default - Liable by prove-up | 51210L     | 1               | 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 mailing date to file a petition with the Department of Administrative Hearings, to vacate (void) this default for good cause.**

ENTERED:

Administrative Law Judge

19

Aug 24, 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.**

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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. )  | 7043 S Sangamon Street             |
| Zevel Llc )   |                                    |
| 5001 KINGSLEY DR. )   | Docket #: 12DS51351L               |
| CINCINNATI, OH 45227 )  | 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>NO#</u> | <u>Count(s)</u> | <u>Municipal Code Violated</u>  | <u>Penalties</u> |
|------------------------------|------------|-----------------|---|------------------|
| Default - Liable by prove-up | 51351L     | 1               | 7-28-720 Accumulation of materials or junk - potential rat harborage. | \$600.00         |
|                              |            | 2               | 7-28-750(a) No Noncombustible Fence Around Open Lot                   | \$600.00         |
|                              |            | 3               | 7-28-120(a) Uncut weeds.  | \$1,200.00       |

**Sanction(s):**

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$2,440.00****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

ALO#

Aug 29, 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.**

**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.  | ) | 7043 S Sangamon Street             |
|   | ) |                                    |
| Zevel Llc   | ) | Docket #: 12DS57054L               |
| 5001 KINGSLEY DR.   | ) |                                    |
| CINCINNATI, OH 45227  | ) | 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>NOI#</u> | <u>Count(s)</u> | <u>Municipal Code Violated</u>  | <u>Penalties</u> |
|------------------------------|-------------|-----------------|---|------------------|
| Default - Liable by prove-up | 57054L      | 1               | 7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage. | \$600.00         |
|                              |             | 2               | 7-28-720 Accumulation of materials or junk - potential rat harborage.           | \$600.00         |
|                              |             | 3               | 7-28-750(a) No Noncombustible Fence Around Open Lot                             | \$600.00         |
|                              |             | 4               | 7-28-120(a) Uncut weeds.  | \$1,200.00       |

**Sanction(s):****Admin Costs:** \$40.00**JUDGMENT TOTAL:** \$3,040.00**Balance Due:** \$3,040.00

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

ENTERED:

Administrative Law Judge

64

ALO#

Dec 13, 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.**

**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. )  | 12012 S Perry Avenue               |
| Zevel, Llc )  |                                    |
| 4828 LOOP CENTRAL DR. )   | Docket #: 12DS59019L               |
| HOUSTON, TX 77081 )   |                                    |
| , Respondent. )   | 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>NOV#</u> | <u>Count(s)</u> | <u>Municipal Code Violated</u> | <u>Penalties</u> |
|------------------------------|-------------|-----------------|--------------------------------|------------------|
| Default - Liable by prove-up | 59019L      | 1               | 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 mailing date to file a petition with the Department of Administrative Hearings, to vacate (void) this default for good cause.**

ENTERED:

Administrative Law Judge

19

ALO#

Jan 9, 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.**