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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/20/2013 03:28 PM Pg: 1 of 3

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

CITY OF CHICAGO, a Municipal Corporation, )  
Plaintiff, )  
v. )  
*James A. Stengel* )  
Defendants. )

Docket Number:  
**13DS67970L**

Issuing City Department:

Buildings

**RECORDING OF FINDINGS, DECISION AND ORDER**

1. The petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through Special Assistant Corporation Counsel, **Goldman and Grant**, 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 is being recorded with the Cook County Recorder of Deeds as provided for by law.

PIN#: 20-03-216-039-1003

Name: *James A. Stengel*

Address: 462 E 42<sup>nd</sup> St

City: **Chicago**

State: **IL**

Zip: **60653**

Legal Description: **SUBDIVISION: 458-468 EAST 42ND STREET CONDOMINIUM;  
UNIT: 462; SEC/TWN/RNG/MER: NE4 S03T38NR14E 3P**

**Goldman and Grant #36689  
205 W. Randolph Street, Suite 1100  
Chicago, IL 60606  
312-781-8700**

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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.	)	935 W Marquette Road
Stengel, James A.	)	Docket #: 13DS67970L
3347 S LOWE AVE	)	Issuing City
CHICAGO, IL 60616	)	Department: Streets and Sanitation
and	)	
Stengel, James A.	)	
1051 W COLUMBIA AVE UNIT 1	)	
CHICAGO, IL 60626	)	
and	)	
Adelman, Bruce	)	
10720 TOWER DR	)	
ORLAND PARK, IL 60467	)	
and	)	
A & S Flips, Llc C/O James A Stengel	)	
1051 W COLUMBIA AVE UNIT 1	)	
CHICAGO, IL 60626	)	
and	)	
Adelman, Bruce	)	
8222 S KING DR	)	
CHICAGO, IL 60619	)	
	)	
, 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	67970L	1	7-28-261(b) Over accumulation of refuse in refuse container.	\$500.00
		2	7-28-240 Refuse removal.	\$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.

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

I hereby certify the foregoing to be a true and correct copy of an Order entered by an Administrative Law Judge of the Chicago Department of Administrative Hearings.

*Stacy W* 8-15-2013  
 \_\_\_\_\_  
 Authorized clerk Date

Above must bear an original signature to be accepted as an Certified Copy

13DS67970L

Page 1 of 2

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DOAH - Order

(1/00)



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

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.

*Rafel Reyna*

ENTERED:	_____	98	May 31, 2013
	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.

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