Doc#: 1414033146 Fee: \$58.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 05/20/2014 02:22 PM Pg: 1 of 11

C4-85136;88874;101504;104641;105120;105131; 105264;105773;105893;106401

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation.

Plaintiff,

Vs.

Case/Docket Number:

10DS009168, 10DS011426, 12DS001556, 12DS56306L, 12DS57821L, 12DS58031L, 12DS58716L, 12DS57485L, 13DS61473L,

13DS63913L

Issuing City Department:

STREETS & SANITATION

WINCHESTER-WOLCOTT LLC.

Defendant

RECORDING OF FINDINGS, RECISIONS & ORDER

- 1. The petitioner, THE CITY OF CHICAGO, a municipal corporation, by any through its attorney the Corporation Counsel, by and through the special Assistant Corporation Counsel, Talan & Ktsanes ne eby 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 Fecurier 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#:

21-31-233-020-0000

OWNER NAME:

WINCHESTER-WOLCOTA I.Z.

ADR:

8224 S BRANDON AVE

CITY, STATE, ZIP:

CHICAGO, IL 60617

LEGAL

LOT 38 IN BLOCK 8 IN A. B. MEEKER'S ADDITION TO HYDE PARK, A SUBDIVISION OF THE

DESCRIPTION:

SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31. TOWNSHIP 38 NORTH, RANGE 15, 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 312-629-7550 Ph. 312-629-3603 Fx.

1414033146 Page: 2 of 11...

UNOFFICIAL COPY

DOAH - Order

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Address of Violation:

8533-8539 S Buffalo

V.

Winchester Wolcott Llc C/O Michael J. Hagerty
6323 N AVONDALE, SUITE 284
CHICAGO, IL 60631
Respondent.

Address of Violation:
8533-8539 S Buffalo

Docket #: 10DS009168

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:

FindingNOV#Count(s)Municipal Code ViolatedPenaltiesDefault - Liable by prove-up\$000,065251 7-28-120(a) Uncut weeds.\$300,00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$340.00

Balance Due: \$340.00

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

69

∧ug 28, 2010

(1/00)

ALO#

Dete:

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 6, 2014 12:24 pm

10DS009168

1414033146 Page: 3 of 11

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DOAH - Order

(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Address of Violation:

CITY OF CHICAGO, a Municipal Corporation, Petitioner,

v.

Winchester Wolcott Llc C/O Michael J. Hagerty
6323 N AVONDALE, SUITE 284
CHICAGO, IL 60631

, Respondent.)

Address of Violation:
815 E 76th Street

Docket #: 10DS011426

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 argument presented, IT IS ORDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

Finding NOV# Count(s) Municipal Code Violated Penalties

Default - Liable by prove-up S000.06549 1 7-28-120(a) Uncut weeds. \$300.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$340.00

Balance Due: \$340.00

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

ENTERED: &. The

Administrative Law Judge

69

Dec 21, 2010

ALO#

CA

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 6, 2014 12:25 pm

10DS011426

1414033146 Page: 4 of 11

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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	Address of Violation: ioner,) 7008 S Carpenter
v.))
Winchester Wolcott Llc 6323 N AVONDALE AV 284) Docket #: 12DS001556
CHICAGO, JL 60631 . Resp) Issuing City ondent.) Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for H(a, i), 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> #	Count(s)	Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	S000.40394	1	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$600.00
•	4			

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

37

Jun 15, 2012

ALO#

Liais

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 6, 2014 12:24 pm

12DS001556

1414033146 Page: 5 of 11

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DOAH - Order

(1/00)



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

CITY OF CHICAGO, a Municipal Corporation, v.	Address of V ctitioner,) 7033 S Sanga	
Winchester-Wolcott Llc C/O Michael J. Hagerty 6323 N. AVONDALE AVE, #284) Docket #: 12I	DS563061.
CHICAGO. IL 60631) Issuing City espondent.) Department:	Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for He ring, 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>	Count(s)	Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	56306.	1	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$600.00
	7	2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
Sanction(s):		0,		
Admin Costs: \$40.00			Dx.	
JUDGMENT TOTAL: \$1,240.00			9	
Balance Due: \$1,240.00	. •		C	

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

ENTERED:

Administrative Law Judge

94

Nov 30, 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.

12DS56306L

1414033146 Page: 6 of 11

UNOFFICIAL C

DOAH - Order

(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, v.	Address of Violation: Petitioner,) 1260 W 71st Place	
Winchester-Wolcott Llc C/O Michael J. Hagerty 6323 N AVONDALE #284) Docket #: 12DS57821L	
CHICAGO, IL 60631) Issuing City Respondent.) Department: Streets and Sanitation	n

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:

Finding	V X		a St	
	NJV#	Count(s)	Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	57821L	1	7-28-750(a) No Noncombustible	\$600.00
			Fence Around Open Lot	•••••
	0/	2	7-28-120(a) Uncut weeds.	\$1,200.00
·	4		7-28-710 Dumping or accumulation	\$600.00
	•		of garbage or trash - potential rat	\$000.00
		6	harborage.	
		O_{j}		
Sanction(s):		G	/_	
		*	1) x.	
Admin Costs: \$40.00			· (/_	
JUDGMENT TOTAL: \$2,440.00				
Balance Due: \$2,440.00				
Datance Due: \$2,440.00				

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

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:

4 5

Dec 26, 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.

12DS57821L

Date Printed: May 6, 2014 12:28 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.	Petitioner,)	Address of Violation: 7301 S Carpenter Street
Winchester-Wolcott Lle C/O Michael J. Hagerty)	Docket #: 12DS58031L
6323 N AVONDALE #284)	
CHICAGO, IL 60631)	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:

Finding	NOV#	Count(s)	Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	5803 L	1	7-28-120(a) Uncut weeds.	\$1,200.00
	0	2	7-28-750(a) No Noncombustible	\$600.00
	0/		Fence Around Open Lot	•

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,840.00

Balance Due: \$1,840.00

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

Mark Boyle

19

D № 26, 2012

ALO#

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 6, 2014 12:28 pm

12DS58031L

1414033146 Page: 8 of 11

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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: 455 W 111th Street
: y.)	•
Winchester-Wolcott L.L.C. C/O Michael J. Hagerty 6323 N AVONDALE #284)	Docket #: 12DS587161.
CHICAGO. IL 60631 . Responden	, (t.)	Issuing City Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for H aring, 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:

Finding	<u> NOV#</u>	Count(s)	Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	5871 L.	1	7-28-120(a) Uncut weeds.	\$1,200.00
Sanction(s)	0			

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 out standing Code violations.

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

ENTERED:

Administrative Law Judge

ALO#

Jan 4, 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.

12DS58716L

Page I of 1

Date Printed: May 6, 2014 12:25 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,	Address of Violation: Petitioner,) 1254 W 71st Place
v,) .
Winchester-Wolcott Llc C/O Michael J. Hagerty 6323 N AVONDALE AVE #284) Docket #: 12DS57485L
CHICAGO. IL 60631) Issuing City Respondent.) Department; Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for me art g, notice given and the Administrative Body advised in the premises, having considered the motions, evidence and argume as 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>		Count(s)	Municipal Code Violated	Penalties
Liable - By Plea - Motion to set-aside	57485 L	1	7-28-750(a) No Noncombustible	\$300.00
default granted			Fence Around Open Lot	40
	0/	2	7-28-710 Dumping or accumulation	\$300.00
.	个		of garbage or trash - potential rat	
	4		harborage.	
	,	3	7-28-120(a) Uncut weeds.	\$600.00
Sanction(s):			/ _	
Admit Court 0000			Ox.	
Admin Costs: \$60,00				
JUDGMENT TOTAL: \$1,260.00				
Balance Due: \$1,260.00			C '/	
			6 .	
			~'/\	

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

Prior default order(s) of Dec 19, 2012, is hereby vacated.

ENTERED:

Administrative Law Judge

76

Feb 4, 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 6, 2014 12:27 pm

12DS57485L

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DOALL - Order

(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitic	Address of Violation: oner.) 1254 W 71st Place
v.)
Winchester-Wolcott, L.L.C. C/O Michael J. Hagerty 6323 N AVONDALE #284) Docket #: 13DS61473L
CHICAGO. IL 60631 , Respo) Issuing City ndent.) Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for meaning, 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:

Finding Default Links	<u>NOV#</u>	Count(s)	Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	61473 .	1	7-28-120(a) Uncut weeds.	\$1,200.00
,	0	2	7-28-750(a) No Noncombustible	\$600.00
•			Fence Around Open Lot	***************************************

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,840.00

Balance Due: \$1,840.00

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

ENTERED

Date Printed: May 6, 2014 12:29 pm

Administrative Law Judge

19 ALO# Feb 6, 2013

Dεte

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.

13DS61473L

1414033146 Page: 11 of 11

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DOALL - Order

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

(1/00)

CITY OF CHICAGO. a Municipal Corporation, v.	Address of Violation: Petitioner,) 1256 W 71st Place)
Winchester-Wolcott, Llc C/O Michael J. Hagerty 6323 N. AVONDALE, # 284) Docket #: 13DS639131.
CHICAGO. II. 60631	lssuing City Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for incoming, 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> NJV#</u>	Count(s)	Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	6391 iL	1	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$300.00
F	94		7-28-120(a) Uncut weeds. 7-28-750(a) No Noncombustible	\$600.00 \$300.00
			Fence Around Open Lot	\$300.00

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.

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 Courty (Traley 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.

(. Wilking

ENTERED:

Administrative Law Judge

78

Mar 6, 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.

13DS63913L

Page 1 of 1 is

Date Printed: May 6, 2014 12:29 pm