

# UNOFFICIAL COPY



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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/20/2014 02:56 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.

WINCHESTER-WOLCOTT LLC,

Defendant

**Case/Docket Number:**

10DS009168, 10DS011426, 12DS001556,  
12DS56306L, 12DS57821L, 12DS58031L,  
12DS58716L, 12DS57485L, 13DS61473L,  
13DS63913L

**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 #:** 26-18-205-033-0000

**OWNER NAME:** WINCHESTER-WOLCOTT LLC

**ADR:** 10720 S BUFFALO AVE

**CITY, STATE, ZIP:** CHICAGO, IL 60617

**LEGAL DESCRIPTION:** LOT 9 IN BLOCK 4 IN GAGNE'S SUBDIVISION FO THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 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.

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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. )	8533-8539 S Buffalo
Winchester Wolcott Llc C/O Michael J. Hagerty )	Docket #: 10DS009168
6323 N AVONDALE, SUITE 284 )	Issuing City
CHICAGO, IL 60631 )	Department: Streets and Sanitation
, Respondent. )	

**FINDINGS, DECISIONS & ORDER**

This matter coming to 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	S100306525	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 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

ALO#

Aug 28, 2010

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. )	815 E 76th Street
Winchester Wolcott Llc C/O Michael J. Hagerty )	
6323 N AVONDALE, SUITE 284 )	Docket #: 10DS011426
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:

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	SC00306549	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 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

ALO#

Dec 21, 2010

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. )	7008 S Carpenter
Winchester Wolcott Llc )	
6323 N AVONDALE AV 284 )	Docket #: 12DS001556
CHICAGO, IL 60631 )	
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	SC00340394	1	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$600.00

**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# 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.	)	7033 S Sangamon Street
	)	
Winchester-Wolcott Llc C/O Michael J. Hagerty	)	Docket #: 12DS56306L
6323 N. AVONDALE AVE. #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:

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	50306L	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

**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

94

ALO#

Nov 30, 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.**

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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. )	1260 W 71st Place
)	
Winchester-Wolcott LLC C/O Michael J. Hagerty )	Docket #: 12DS57821L
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:

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	57321L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		2	7-28-120(a) Uncut weeds.	\$1,200.00
		3	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$600.00

**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.**

*Michael Quinn*

ENTERED:

Administrative Law Judge

94

A.L.O.#

Dec 26, 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.**

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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. )	7301 S Carpenter Street
Winchester-Wolcott Llc C/O Michael J. Hagerty )	Docket #: 12DS58031L
6323 N AVONDALE #284 )	Issuing City
CHICAGO, IL 60631 )	Department: Streets and Sanitation
Respondent. )	

**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	58031L	1	7-28-120(a) Uncut weeds.	\$1,200.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00

**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

19 Dec 26, 2012

A.L.O.#

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:
)	455 W 111th Street
)	
Winchester-Wolcott L.L.C. C/O Michael J. Hagerty )	Docket #: 12DS58716L.
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:

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	51716L	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

89 Jan 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.**



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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. )	1254 W 71st Place
)	
Winchester-Wolcott Llc C/O Michael J. Hagerty )	Docket #: 12DS57485L
6323 N AVONDALE AVE #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:

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Liabe - By Plea - Motion to set-aside default granted	57485L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$300.00
		2	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$300.00
		3	7-28-120(a) Uncut weeds.	\$600.00

**Sanction(s):**

Admin Costs: \$60.00

**JUDGMENT TOTAL: \$1,260.00****Balance Due: \$1,260.00**

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

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

ENTERED:

Administrative Law Judge

76

ALO#

Feb 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.**

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DOAH - Order

(1/00)



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

<p><b>CITY OF CHICAGO</b>, a Municipal Corporation. Petitioner, ) ) )                   Winchester-Wolcott, L.L.C. C/O Michael J. Hagerty )                  6323 N AVONDALE #284 )                  CHICAGO, IL 60631 )                   Respondent. )</p>	<p>Address of Violation: 1254 W 71st Place                   Docket #: 13DS61473L                   Issuing City                  Department: Streets and Sanitation</p>
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### 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	61/73L	1	7-28-120(a) Uncut weeds.	\$1,200.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00

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

ENTERED: Administrative Law Judge

19 Feb 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.**

**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. )	1256 W 71st Place
Winchester-Wolcott, LLC C/O Michael J. Hagerty )	
6323 N. AVONDALE, # 284 )	Docket #: 13DS63913L
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:

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	63913L	1	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$300.00
		2	7-28-120(a) Uncut weeds.	\$600.00
		3	7-28-750(a) No Noncombustible 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 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.**

ENTERED:

Administrative Law Judge

78

ALO#

Mar 6, 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.**

Date Printed: May 6, 2014 12:29 pm

13DS63913L

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