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Doc#: 1414033151 Fee: \$58.00

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 Vulnicipal Corporation	,)	
Vs.	Plaintiff,))	Case/Docket Number: 10DS009168, 10DS011426, 12DS001556, 12DS56306L, 12DS57821L, 12DS58031L, 12DS58716L, 12DS57485L, 13DS61473L, 13DS63913L
WINCHESTER-WOLCOTT LLC,	Defendant)	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 & Ktsangs, Tereby 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

		Address	of Violation:
CITY OF CHICAGO, a Municipal Corporatio	n. Petitioner.)	8533-85	39 S Buffalo
. V.)		
)		
Winchester Wolcott Llc C/O Michael J. Hagerty		Docket :	#: 10DS009168
6323 N AVONDALE, SUITE 284	í		
CHICAGO, IL 60631	í	lssuing (City
	, Respondent.)	-	nent: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming to Yearing, 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

Count(s) Municipal Code Violated

Penalties

Default - Liable by prove-up

S)00306525

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 raciling 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.

Date Printed: May 6, 2014 12:24 pm

10DS009168

1414033151 Page: 3 of 11

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DOALL - Order

(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO. a Municipal Corporation	Address of Violation: Petitioner,) 815 E 76th Street	
v.)	
Winchester Wolcott Llc C/O Michael J. Hagerty 6323 N AVONDALE, SUITE 284) Docket #: 10DS011426	
CHICAGO, IL 60631) Issuing City Respondent.) Department: Streets and Sa	mitation

FINDINGS, DECISIONS & ORDER

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

Finding

Default - Liable by prove-up

<u>NOV#</u> S0 00306549 Count(s) Municipal Code Violated

Penalties \$300,00

1 7-28-120(a) Uncut weeds.

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

ENTERED:

Date Printed: May 6, 2014 12:25 pm

Administrative Law Judge

69

Dec 21, 2010

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.

10DS011426

1414033151 Page: 4 of 11

UNOFFICIAL C

DOAH - Order

(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petit	Address of Violation: itioner,) 7008 S Carpenter
V.)
Winchester Wolcott Lfc 6323 N AVONDALE AV 284) Docket #: 12DS001556
CHICAGO. JL 60631) Issuing City
. Resp	pondent.) Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

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

Finding NOVA Count(s) Municipal Code Violated **Penalties** Default - Liable by prove-up SC00340394 1 7-28-720 Accumulation of \$600.00 materials or junk - potential rat harborage.

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

ENTERED:

Administrative Law Judge

37 ALO# Jun 15, 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 6, 2014 12:24 pm

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UNOFFICIAL C

DOAH - Order

(1/00)



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

CITY OF CHICAGO, a Municipal Corporation	, Petitioner,))	Address of Violation: 7033 S Sangamon Street
v.)))	
Winchester-Wolcott Llc C/O Michael J. Hagerty 6323 N. AVONDALE AVE. #284))	Docket #: 12DS56306L
CHICAGO, IL 60631	ý)	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 argume at 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 1/4</u>	Count(s)	Municipal Code Violated	Penalties
Default - Liable by prove-up	5(306L	1	7-28-720 Accumulation of	\$600.00
	0		materials or junk - potential rat harborage.	
		,	7-28-750(a) No Noncombustible	f 400 00
			Fence Around Open Lot	\$600.00
Sanction(s):		0,		
Admin Costs: \$40.00		4/) _x	
JUDGMENT TOTAL: \$1,240.00			4	
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:

94

Nov 30, 2012

Administrative Law Judge

ALO#

Date

This Order may be appealed to the Circuit Court of Cook Co. (Daley Center 6th Fi.) 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

12DS56306L

1414033151 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

FINDINGS, DECISIONS & ORDER

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

Finding		$\gamma \rightarrow \gamma$	
	NOV4 Count	s) Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	57 <u>32 1</u> L	1 7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
	0/	2 7-28-120(a) Uncut weeds.	\$1,200.00
•	τ_{0}	3 7-28-710 Dumping or accumulation of garbage or trash - potential rat	\$600.00
		harborage.	
Sanction(s):	4	' A	
Admin Costs: \$40.00	•	1/2	
JUDGMENT TOTAL: \$2,440.0	00		
Balance Due: \$2.440.00	+		
		C-V	

11.35

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

Administrative Law Judge

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

ENTERED:

94

Dec 26, 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 6, 2014 12:28 pm

12DS57821L

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

FINDINGS, DECISIONS & ORDER

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

Finding	<u>NO!/#</u>	Count(s)	Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	58)31L	1	7-28-120(a) Uncut weeds.	\$1,200.00
		2	7-28-750(a) No Noncombustible	\$600.00
S. W. A.	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 maring 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# Dec 26, 2012

Pate

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

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DOAH - Order

(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO. a Municipal Corporatio	n. Petitioner.	Address of Violation: 455 W 111th Street
: V .)	
Winchester-Wolcott L.L.C. C/O Michael J. Hag 6323 N AVONDALE #284	erty)	Docket #: 12DS587161.
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>	Count(s)	Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	51 716L	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 our standing Code violations.

Respondent being found liable by default has 21 days from the above stan ped 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 fing 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

12DS58716L

1414033151 Page: 9 of 11

UNOFFICIAL C

DOALL - 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 ite uring, 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>	NOV#	Count(s)	Municipal Code Violated	Penalties
Liable - By Plea - Motion to set-aside	57 (85L)	1	7-28-750(a) No Noncombustible	\$300.00
default granted			Fence Around Open Lot	
Ś	0/		7-28-710 Dumping or accumulation	\$300.00
·	τ_{\sim}		of garbage or trash - potential rat	
		3	harborage. 7-28-120(a) Uncut weeds.	* <00.00
		O_{\bullet}	7-26-120(a) Offcut weeds.	\$600.00
Sanction(s):		4,	Ġ	
Admin Costs: \$60.00			4	
JUDGMENT TOTAL: \$1.260.00				
Balance Due: \$1.260.00				
B			C/	

Sanction(s):

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

eb 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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DOAH - Order

 $\{1/00\}$



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO. a Municipal Corporation.	Petitioner,	Address of Violation: 1254 W 71st Place
v .)	
Winchester-Wolcott, L.L.C. C/O Michael J. Hager 6323 N AVONDALE #284	rty)	Docket #: 13DS614731.
CHICAGO, IL 60631)	Issuing City
	Respondent.)	Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for Vecring, 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>.√OV</u> #	Count(s) Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	614 73L	1 7-28-120(a) Uncut weeds.	\$1,200.00
•	0-	2 7-28-750(a) No Noncombustible	e \$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 outstancing Code violations.

Respondent being found liable by default has 21 days from the above stamped never date to file a petition with the Department of Administrative Hearings, to vacate (void) this default for good cause.

ENTERED: Mark Boyle

Administrative Law Judge

19 ALO#

Feb 6, 2013

Pale

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

13DS61473L

1414033151 Page: 11 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.		ddress of Violation: 256 W 71st Place
V.)	
Winchester-Wolcott, Llc C/O Michael J. Hagerty 6323 N. AVONDALE, # 284) D	ocket #: 13DS639131.
CHICAGO, IL 60631) Is	suing City
	Respondent.) D	epartment: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for rearing, 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> V# <u>Cou</u>	nt(s) Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	63 913L	1 7-28-710 Dumping or accumulation	\$300.00
	001	of garbage or trash - potential rat harborage.	
	4	2 7-28-120(a) Uncut weeds.	\$600.00
•	'C	3 7-28-750(a) No Noncombustible Fence Around Open Lot	\$300.00
Sanction(s):			
Admin Costs: \$40.00		1/1	
JUDGMENT TOTAL: \$1,240.00			
Baiance Due: \$1,240.00	4		

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

You have 21 days from the above mailing date to file a motion to set-aside (void) this deliast order for good cause with the Dept. of Administrative Hearings (400 W. Superior). You may have more than 21 days if you car, show you were not properly served with the violation notice. Your right to appeal this order to the Circuit Court of Cook Court (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.

Date Printed: May 6, 2014 12:29 pm

Mar 6, 2013

Administrative Law Judge

78 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.

M. Wilkins

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