



Doc#: 142112109 Fee: \$42.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/30/2014 11:35 AM Pg: 1 of 3

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

**The City of Chicago, A Muni Corp.**

Plaintiff,

VS.

**MOZART TITLE**

Defendant,

**Docket Number: 13DS63805L  
Issuing City Department:  
BUILDINGS**

**RECORDING OF FINDINGS, DECISION AND ORDER**

The Petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through Special Assistant Corporation Counsel, **ROBERTS & WEDDLE, LLC**, hereby files the attached and incorporated certified Findings, Decision 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.

**NAME & ADDRESS:**

**MOZART TITLE, LLC C/O FLOYD WILLIAMS JR.  
4725 S. PAULINA ST,  
CHICAGO, IL 60609**

**PIN #: 20-07-206-015-0000.**

**Legal Description: See Attached**

**ROBERTS & WEDDLE, LLC  
309 W. Washington St. Suite 500  
Chicago, IL 60606  
312-589-5800**

**FILE #: 99.19554**



IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

UNOFFICIAL COPY

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	4725 S Paulina Street
	)	
Mozart Title, Llc C/O Floyd Williams Jr	)	Docket #: 13DS63805L
626 W RANDOLPH ST #1	)	
CHICAGO, IL 60661	)	Issuing City
	)	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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	63805L	1	7-28-450(a) Nuisance abatement - Lot	\$1,500.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00

**Sanction(s):**

Admin Costs: \$40.00

JUDGMENT TOTAL: \$2,140.00

Balance Due: \$2,140.00

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.

*Martin Kennelly*

ENTERED:

Administrative Law Judge

67

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.

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.

*Blay* 6-11-2013

Authorized Clerk Date

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

Date Printed: Jun 10, 2013 12:17 pm

19554

13DS63805L

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Doc#: 0500734199  
 Eugene "Gene" Moore Fee: \$28.50  
 Cook County Recorder of Deeds  
 Date: 01/07/2005 03:02 PM Pg: 1 of 3

**QUIT CLAIM DEED**

The GRANTOR, FRANK WOJCIEHOWSKI, a single man, of the City of Chicago, State of Illinois, for and in consideration of TEN and no/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY AND QUIT CLAIM in fee simple unto MOZAKT TITLE, LLC, an Illinois limited liability company, of 180 West Washington 1210, Chicago, Illinois, 60602, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

**Legal Description:**

LOT 43 IN BLOCK 2 IN BERGER & JACOB'S SUB. OF BLK. 9 IN STONE AND WHITNEY'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTH HALF AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PIN: 20-07-206-015-0000**

Address: 4725 South Paulina, Chicago, Illinois

Subject to: covenants, conditions, restrictions and matters of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the year 2004 and subsequent years.

TO HAVE AND TO HOLD said premises forever.

Dated this 15<sup>th</sup> day of December, 2004.

  
 \_\_\_\_\_  
 FRANK WOJCIEHOWSKI

THIS IS NOT HOMESTEAD PROPERTY.