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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/21/2014 08:59 AM Pg: 1 of 4

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

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

Plaintiff,

VS.

**JOSE MONARREZ**

Defendant,

**Docket Number: 12DS53991L  
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:  
JOSE MONARREZ  
2229 S WOOD ST  
CHICAGO, IL 60608

PIN #: 17-30-202-013-0000.  
Legal Description: See Attached

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

**File#: 71799.16598**

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

<p><b>CITY OF CHICAGO</b>, a Municipal Corporation, Petitioner, ) v. ) Monarrez, Jose I. ) 2235 S WOOD ST ) CHICAGO, IL 60608 ) , Respondent. )</p>	<p>Address of Violation: 6448 S Hoyne Avenue  Docket #: 12DS53991L  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>NO#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	53991L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		2	7-28-740 Open lot - nuisance.	\$600.00
		3	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$600.00
		4	7-28-060 Unsafe or unsanitary premises	\$500.00
		5	7-28-750(b) Owner Information Not Posted On Fence	\$600.00
		6	7-28-261(b) Over accumulation of refuse in refuse container.	\$500.00
		7	7-28-720 Accumulation of materials or junk potential rat harborage.	\$600.00
		8	7-28-120(a) Uncut weeds.	\$1,200.00

**Sanction(s):**

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$5,240.00**

**Balance Due: \$5,240.00**

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.**

I hereby certify the foregoing be a true and correct copy of an Order entered by an Administrative Law Judge of the Chicago Department of Administrative Hearings.  
*Blaylock* 1-10-2013  
 Authorized Clerk Date  
 Above must bear an original signature to be accepted as an Official Copy

12DS53991L

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

*Margaret G. Plask*

ENTERED:

Administrative Law Judge

35

ALO#

Oct 17, 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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4330909-183

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GEORGE E. COLES  
LEGAL FORMS

No. 810 REC  
February 1996

## WARRANTY DEED Joint Tenancy Statutory (Illinois) (Individual to Individual)

Deed: 0400047046  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 01/28/2004 08:10 AM Pg: 1 of 2

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

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THE GRANTOR(S) Moises Martinez and Lorenza Martinez, his wife and Susan DeLeon a/k/a Susana Martinez, single  
of the City of Chicago County of Cook State of Illinois for and in consideration of Ten and no/100----- DOLLARS, and other good and valuable considerations in hand paid.

CONVEY(S) \_\_\_\_\_ and WARRANTS(S) \_\_\_\_\_ to

Jose Monarrez and Lourdes Jimenez-Monarrez  
(Name(s) / Address of Grantees)

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 31 in Subdivision of Block 2 in S.J. Walker's Dock Addition to Chicago, being a Subdivision of Part of the East 1/2 North of River of Section 30, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 17-30-202-013-0000

Address(es) of Real Estate: 2229 S. Wood, Chicago, Illinois 60608

DATED this: 14<sup>th</sup> day of January, 19 2004

Please print or type name(s) below

<u>X Moises Martinez</u> (SEAL)	<u>X Susan DeLeon</u> (SEAL)
<u>Lorenza Martinez</u> (SEAL)	<u>Susana Martinez</u> (SEAL)

OFFICIAL SEAL  
NOTARY PUBLIC, STATE OF ILLINOIS

SEAL  
HERE

Cook as I, the undersigned, a Notary Public in and for said County, State aforesaid, DO HEREBY CERTIFY that Moises Martinez and Lorenza Martinez his wife and Susana DeLeon a/k/a Susana personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.