Doc#: 1432844072 Fee: \$100.00

Karen A.Yarbrough

Cook County Recorder of Deeds

Date: 11/24/2014 09:35 PM Pg: 1 of 12

C4- 92416;92579;104861;105077;105300;112533;111750;114870;115151

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Co	orporation,	,
Vs.	Plaintiff,	Case/Docket Number: 11DS24067L, 11DS24603L, 12DS56671L, 12DS57651L, 12DS58939L, 13DS85103L, 13DS86179L, 14DS95889L, 14DS97286L Issuing City Department:
CASEY ZAGRANICZNY,	Defendant.	STREETS & SANITATION UP Total Amout: \$9,300

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, Talar, & 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#:

16-02-310-025-0000, 16-02-310-026-0000

OWNER NAME:

CASEY ZAGRANICZNY

ADR:

1044 N SPRINGFIELD AVE

CITY, STATE, ZIP: CHICAGO, IL 6(651)

LEGAL

LOT 164 AND LOT 165 (EXCEPT THE NORTH 2 FEET) IN WILLIAM B. WEIGEL'S SUPDIVISION IN THE WEST

DESCRIPTION:

1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE

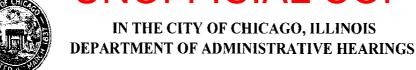
13. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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(1/00)



CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.)	Address of Violation: 1044 N Springfield Avenue
Zagraniczny, Casey 3 CLEARVIEW CT)	Docket #: 11DS24067L
LEMONT, IL 60439)	Issuing City
. Respondent	.)	Denartment: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

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

<u>Finding</u>	NCV#	Count(s)	Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	24567L	1	7-28-720 Accumulation of	\$500.00
			materials or junk - potential rat	
	0-		harborage.	
	0/	2	7-28-750(a) No Noncombustible	\$500.00
	4		Fence Around Open Lot	
	•	3	7-28-740 Open lot - nuisance.	\$500.00
6		0		
Sanction(s):				
Admin Costs: \$40.00		Ç	/	
TEID CREPAIN TOTAL 61 540 00				
JUDGMENT TOTAL: \$1,540.00				
Balance Due: \$1,540.00				

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

69 Jul 7, 2011 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.

Date Printed: Nov 21, 2014 10:21 am

11DS24067L Page 1 of 1

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS (1/00)

CITY OF CHICAGO, a Municipal Corporation, Peti v.	Address of Violation: tioner.) 1044 N Springfield Avenue)
Zagraniczny, Casey 14237 S LOWE AVE RIVERDALE, IL 60827 and) Docket #: 11DS24603L)) Issuing City) Department: Streets and Sanitation
Zagraniczny, Casey 3 CLEARVIEW CT LEMONT, IL 60439 , Respo))) ondents.)

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	Penalties
Default - Liable by prove-up	24603L	1 7-28-750(a) No Noncombustible	\$500.00
		Fence Around Open Lot	
		2 7-28-060 Unsafe or unsanitary	\$500.00
		premises	
		3 / 28-740 Open lot - nuisance.	\$500.00
		4 7-28-120(a) Uncut weeds.	\$1,000.00
		5 7-28 150(b) Owner Information Not	\$500.00
		Posted Or Fence	
Sanction(s):			
Admin Costs: \$40.00		4	
JUDGMENT TOTAL: \$3,040.00		3,	
Balance Due: \$3,040.00			
Respondent is ordered to come into in	mediate co	ompliance with any/all outstanding Code violations.)
Respondent heing found liable had	fault has	21 days from the characters and a 22 to 4 60 and a	,

Sanction(s):

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.

11DS24603L

Page 1 of 2



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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: Olice L. Wilson

73

Jul 21, 2011

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.

Date Printed: Nov 21, 2014 10:22 am

11DS24603L Page 2 of 2



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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

		Address of Violation:
CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	1044 N Springfield Avenue
v.)	
Zagraniczny, Casey)	Docket #: 12DS56671L
14009 S WAYMAN LN)	
ROBBINS, IL 60472	j.	Issuing City
and)	Department: Streets and Sanitation
Zagraniczny, Casey)	·
3 CLEARVIEW CT	ĵ	
LEMONT, IL 6043°	Ć	
. Respondents.)	

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
Liable - By plca

NOV#
56671L

Count(s) Municipal Code Violated
7-28-120(a) Uncut weeds.

Penalties
\$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.

ENTERED: David Cossel

Administrative Law Judge

23 ALO# Dec 6, 2012

Date

This Order may be appealed to the Circuit Court of Cook Co. (Daley Center 6th Fl.) within 35 days by filling: 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: Nov 21, 2014 10:24 am

12DS56671L

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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner.)	Address of Violation: 1044 N Springfield Avenue
v.)	
Zagraniczny, Casey)	Docket #: 12DS57651L
14009 S WAYMAN LN ROBBINS, IL 60472)	
and)	Issuing City Department: Streets and Sanitation
Zagraniczny, Casev)	Department. Streets and Sannation
3 CLEARVIEW CT)	
LEMONT, IL 60439)	
, Respondents.	.)	

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
Default - Liable by prove-up

NOV#

Count(s) Municipal Code Violated
Penalties

7-28-740 Open lot - nuisance.
\$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 a rie to file a petition with the Department of Administrative Hearings, to vacate (void) this default for good cause.

ENTERED: Mitchell C. Ex

87

20, 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.

Date Printed: Nov 21, 2014 10:25 am

12DS57651L Page 1 of 1

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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

		Address of Violation:
CITY OF CHICAGO, a Municipal Corporation, Petitioner.	.)	1044 N Springfield Avenue
V.)	
)	
Zagraniczny, Casey)	Docket #: 12DS58939L
3 CLEARVIEW CT	ĺ	
LEMONT, IL 60439)	Issuing City
and)	Department: Streets and Sanitation
Zagraniczny, Casex)	•
14009 S WAYMAN LN	í	
ROBBINS, IL 60472	Ó	
, Respondent	s.)	

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
Liable - By plea

NOV#
58939L

Count(s) Municipal Code Violated
1 7-28-740 Open lot - nuisance.

Penalties
\$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.

ENTERED: Y

Administrative Law Judge

64

Jan 7, 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: Nov 21, 2014 10:25 am

12DS589391. Page 1 of 1

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO. a Municipal Corporation, Petitioner,)	Address of Violation: 11627 S Harvard Avenue
v.)	
Zagraniczny, Casey 3 CLEARVIEW CT)	Docket #: 13DS85103L
LEMONT, IL 60439 , Respondent.	.)	Issuing City Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for Paring, 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 C	Code Violated	Penalties
City's motion to amend the charge(s) -	85103L	1	7-28-120(a)	Uncut weeds.	\$0.00
Granted					4
Liable - By plea	851031.	2	7-28-750(a)	No Noncombustible	\$300.00
	0/		Fence Arour		477000

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.

Administrative Law Judge

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: Nov 21, 2014 10:26 am

13DS85103L Page 1 of 1

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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.)	Address of Violation: 1044 N Springfield Avenue
Zagraniczny, Casey 3 CLEARVIEW CT))	Docket #: 13DS86179L
LEMONT, IL 60439 , Respondent.) .)	Issuing City Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for A raring, 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 - Liable by prove-up

NOV#
Solve Count(s)
Default - Count(s)
Default - Liable by prove-up

NOV#
Solve Count(s)
Default - Code Violated
Solve Count(s)
Solve

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$640.00

Balance Due: \$640.00

Date Printed: Nov 21, 2014 10:28 am

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

You have 21 days from the above mailing date to file a motion to set-aside (void) foil 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: 28 Dec 23, 2013

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.

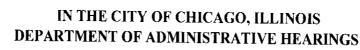
Pursuant to Municipal Code Chapter 1-19, the city's collection costs and attorney's fees shall be added to the balance due if the debt is not paid prior to being referred for collection.

13DS86179L

Page 1 of 1

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(1/00)



		Address of Violation:
CITY OF CHICAGO, a Municipal Corporation. Petitioner,)	1044 N Springfield Avenue
V.)	
)	
Zagraniczny, Casey)	Docket #: 14DS95889L
16400 HONORE AVE,	í	
MARKHAM, IL 60428)	Issuing City
and)	Department: Streets and Sanitation
Zagraniczny, Casey)	•
3 CLEARVIEW CT	ń	
LEMONT, IL 60439	í	
, Respondents.)	

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 Count(s) Municipal Code Violated Penalties Default - Liable by prove-up 1 7-28-710 Dumping or accumulation \$600.00 of garbage or trash - potential rat harborage. JUNE CIE

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 viarations.

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 slow you were not properly served with the violation notice. Your right to appeal this order to the Circuit Court of Cook Courty (Deley 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: 62 Jun 23, 2014 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.

Date Printed: Nov 21, 2014 10:29 am

14DS95889L Page 1 of 1

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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,		Address of Violation: 044 N Springfield Avenue
V.)	
Zagraniczny, Casey 2964 SUSSEX AVE MARKHAM, IL 60428 and Zagraniczny, Casey)) I:	Oocket #: 14DS97286L ssuing City Department: Streets and Sanitation
3 CLEARVIEW T LEMONT, IL 60439 , Respondents))) s.)	

FINDINGS, DECISIONS & ORDER

This matter coming for Hearing, Louce 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	l Code Violated	Penalties	
Default - Liable by prove-up	97286L			a) No Noncombustible	\$600.00	
				und Open Lot	4-0.00	
		2	7-28-740	Open lot - nuisance.	\$600.00	
		O 3	7-28-750(1	o) Owner Information Not	\$600.00	
		Ç	Posted On	Fence		
Sanction(s):			12			
Admin Costs: \$40.00						
JUDGMENT TOTAL: \$1,840.00						
Balance Due: \$1,840.00				74		
Respondent is ordered to come into immediate compliance with any/all outstanding Code violations.						

Sanction(s):

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 (Dal & 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: Nov 21, 2014 10:30 am

14DS97286L

Page 1 of 2

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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS



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 Managinal 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.

14DS97286L

Page 2 of 2