

# UNOFFICIAL COPY



Doc#: 1432844072 Fee: \$100.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/24/2014 03:35 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 Corporation, )  
)  
Plaintiff, )  
)  
Vs. )  
)  
CASEY ZAGRANICZNY, )  
)  
Defendant. )

**Case/Docket Number:**  
11DS24067L, 11DS24603L, 12DS56671L,  
12DS57651L, 12DS58939L, 13DS85103L,  
13DS86179L, 14DS95889L, 14DS97286L  
**Issuing City Department:**  
STREETS & SANITATION  
~~Total Amount \$6,000~~ UP  
Judgment Amount: \$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, 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 #:** 16-02-310-025-0000, 16-02-310-026-0000      **OWNER NAME:** CASEY ZAGRANICZNY  
**ADR:** 1044 N SPRINGFIELD AVE      **CITY, STATE, ZIP:** CHICAGO, IL 60651  
**LEGAL DESCRIPTION:** LOT 164 AND LOT 165 (EXCEPT THE NORTH 2 FEET) IN WILLIAM B. WEIGEL'S SUBDIVISION IN THE WEST 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.

1 of 12



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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. ) Zagraniczny, Casey ) 3 CLEARVIEW CT ) LEMONT, IL 60439 ) , Respondent. )</p>	<p>Address of Violation: 1044 N Springfield Avenue  Docket #: 11DS24067L  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>NCV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	24067L	1	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$500.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$500.00
		3	7-28-740 Open lot - nuisance.	\$500.00

#### Sanction(s):

Admin Costs: \$40.00

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

ENTERED: \_\_\_\_\_

*A. Trindade*

Administrative Law Judge

69

ALO#

Jul 7, 2011

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

<p><b>CITY OF CHICAGO</b>, a Municipal Corporation, Petitioner. ) v. ) Zagraniczny, Casey ) 14237 S LOWE AVE ) RIVERDALE, IL 60827 ) and ) Zagraniczny, Casey ) 3 CLEARVIEW CT ) LEMONT, IL 60439 ) Respondents. )</p>	<p>Address of Violation: 1044 N Springfield Avenue  Docket #: 11DS24603L  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	24603L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$500.00
		2	7-28-060 Unsafe or unsanitary premises	\$500.00
		3	7-28-740 Open lot - nuisance.	\$500.00
		4	7-28-120(a) Uncut weeds.	\$1,000.00
		5	7-28-750(b) Owner Information Not Posted Or Fence	\$500.00

**Sanction(s):**

**Admin Costs:** \$40.00

**JUDGMENT TOTAL:** \$3,040.00

**Balance Due:** \$3,040.00

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.**

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

*Alice J. Wilson*

ENTERED:

Administrative Law Judge

73

ALO#

Jul 21, 2011

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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	1044 N Springfield Avenue
Zagraniczny, Casey	)	
14009 S WAYMAN LN	)	Docket #: 12DS56671L
ROBBINS, IL 60472	)	
and	)	Issuing City
Zagraniczny, Casey	)	Department: Streets and Sanitation
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:

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Liabe - By plca	56671L	1	7-28-120(a) Uncut weeds.	\$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 Crossin 23 Dec 6, 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.



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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. ) Zagraniczny, Casey ) 14009 S WAYMAN LN ) ROBBINS, IL 60472 ) and ) Zagraniczny, Casey ) 3 CLEARVIEW CT ) LEMONT, IL 60439 ) , Respondents. )</p>	<p>Address of Violation: 1044 N Springfield Avenue  Docket #: 12DS57651L  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	57651L	1	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 date to file a petition with the Department of Administrative Hearings, to vacate (void) this default for good cause.**

ENTERED: Mitchell C. Ek 87 Dec 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.**



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

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

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Liabe - By plea	58939L	1	7-28-740 Open lot - nuisance.	\$300.00

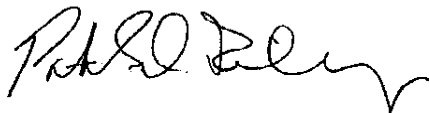
**Sanction(s):**

**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:  \_\_\_\_\_ 64 Jan 7, 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.**



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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. ) Zagraniczny, Casey ) 3 CLEARVIEW CT ) LEMONT, IL 60439 ) , Respondent. )</p>	<p>Address of Violation: 11627 S Harvard Avenue  Docket #: 13DS85103L  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>
City's motion to amend the charge(s) - Granted	85103L	1	7-28-120(a) Uncut weeds.	\$0.00
Liab - By plea	85103L	2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$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: Mark Boyle 19 Jan 29, 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.**





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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. ) Zagraniczny, Casey ) 3 CLEARVIEW CT ) LEMONT, IL 60439 )</p>	<p>Address of Violation: 1044 N Springfield Avenue  Docket #: 13DS86179L  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	86179L	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.

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: Electra C. Anderson 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.





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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. )                  Zagraniczny, Casey )                  2964 SUSSEX AVE )                  MARKHAM, IL 60428 )                  and )                  Zagraniczny, Casey )                  3 CLEARVIEW CT )                  LEMONT, IL 60439 )                  , Respondents. )</p>	<p>Address of Violation:                  1044 N Springfield Avenue                  Docket #: 14DS97286L                  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	97286L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		2	7-28-740 Open lot - nuisance.	\$600.00
		3	7-28-750(b) Owner Information Not Posted On Fence	\$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.

**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 (Daly 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.**



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IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

*Martin Kennelly*

ENTERED:

Administrative Law Judge

67

ALO#

Jul 10, 2014

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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