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Doc#: 1433829057 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/04/2014 02:34 PM Pg: 1 of 9

C4- 103582;108096;108876;111561

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,  
  
Plaintiff,  
  
Vs.  
  
PATRICK GIRONDI, ET AL,  
  
Defendant.

Case/Docket Number:  
12DS53906L, 13DS68408L, 13DS70543L,  
13DS76501L

Issuing City Department:  
STREETS & SANITATION

Amount Claimed: \$10,874.13

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 #:** 20-17-410-017-0000      **OWNER NAME:** FIRST CHICAGO BANK & TRUST A/T/U/T #1206-B  
**ADR:** 6000 S CARPENTER ST      **CITY, STATE, ZIP:** CHICAGO, IL 60609  
**LEGAL DESCRIPTION:** LOT 1 IN E. A. CUMMING'S SUBDIVISION OF BLOCK 12 IN THOMPSON AND HOLMES SUBDIVISION OF THE EAST 45 ACRES OF THE NORTH 60 ACRES OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, 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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## IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner.	)	Address of Violation:
v.	)	4747 S Shields Avenue
Gironi, Patrick F.	)	
141 W JACKSON BLVD, STE 300	)	Docket #: 12DS53906L
CHICAGO, IL 60604	)	
and	)	Issuing City
Gironi, Patrick F.	)	Department: Streets and Sanitation
440 S LA SALLE ST, STE 2500	)	
CHICAGO, IL 60605	)	
and	)	
The Chicago Trust Co. / FKA Wayne Hummer Trust No. 1206-	)	
B, Dated 1/19/2008, Successor To First Chicago Bank And	)	
Trust	)	
10258 S WESTERN AVE	)	
CHICAGO, IL 60643	)	

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>
Liablr - By plea	53906L	1	7-28-120(a) Uncut weeds.	\$600.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$300.00

**Sanction(s):**

Admin Costs: \$40.00

**JUDGMENT TOTAL:** \$940.00

**Balance Due:** \$940.00

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

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

*Martin Kennelly*

ENTERED:

Administrative Law Judge

67

ALO#

Oct 5, 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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## IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

**CITY OF CHICAGO**, a Municipal Corporation, Petitioner, )  
 )  
 v. )  
 )  
 The Chicago Trust Co. F/K/A Wayne Hummer, A/T/U/T )  
 #1206-B Dtd 1/19/08, Successor To First Chicago Bank & Trust )  
 Co. )  
 10258 S WESTERN AVE )  
 CHICAGO, IL 60643 )  
 and )  
 Girondi, Patrick )  
 141 W JACKSON STE 300 )  
 CHICAGO, IL 60604 )  
 and )  
 Bpt South Side Properties, LLC C/O Steven Petrosky )  
 141 W. JACKSON BLVD. SUITE 300 )  
 CHICAGO, IL 60604 )  
 and )  
 Girondi, Patrick )  
 440 S LA SALLE ST APT 615 )  
 CHICAGO, IL 60605 )  
 , Respondents. )

Address of Violation:  
 1319 W 49th Place

Docket #: 13DS68408L  
 Issuing City  
 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>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	68408L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		2	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$600.00
		3	7-28-740 Open lot - nuisance.	\$500.00
		4	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$500.00

**Sanction(s):**

**Admin Costs:** \$40.00

**JUDGMENT TOTAL:** \$2,240.00

**Balance Due:** \$2,240.00

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

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

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:	<i>James J. McGuire</i>	52	Jun 12, 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

CITY OF CHICAGO, a Municipal Corporation, Petitioner. ) Address of Violation:  
 v. ) 5351 S Wolcott Avenue  
 )  
 )  
 Girondi, Patrick ) Docket #: 13DS70543L  
 141 W JACKSON BLVD # 300 )  
 CHICAGO, IL 60604 ) Issuing City  
 and ) Department: Streets and Sanitation  
 )  
 Girondi, Patrick )  
 440 S LA SALLE ST STE 2500 )  
 CHICAGO, IL 60605 )  
 and )  
 The Chicago Trust Company F/K/A Wayne Hummer As )  
 Trustee, Trust # 1206-B Date 1/19/2008 Successor To First )  
 Chicago Bank & Trust )  
 10258 S WESTERN AVE )  
 CHICAGO, IL 60643 )

. 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>
Default - Liable by prove-up	70543L	1	7-28-750(b) Owner Information Not Posted On Fence	\$600.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		3	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$600.00
		4	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$600.00
		5	7-28-740 Open lot - nuisance.	\$600.00

#### 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.

**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.)**



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

may be prohibited by the Court if you fail to first file a motion to set-aside with the Dept. of Administrative Hearings.

ENTERED:	_____	89	Jul 26, 2013
	Administrative Law Judge	A.L.O.#	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. ) The Chicago Trust Co F/K/A Wayne Hummer, Trust #1206-B. ) Dated 1/19/2008, Successor To First Chicago Bank And Trust ) 10258 S. WESTERN AVE. ) CHICAGO, IL 60643 ) and ) Bpt South Side Properties, Llc C/O Patrick Girondi ) 200 W. JACKSON BLVD., STE 2400 ) CHICAGO, IL 60606 ) and ) Girondi, Patrick ) 440 S. LASALLE ST. ) CHICAGO, IL 60605 ) and ) Girondi, Patrick ) 141 W. JACKSON BLVD., SUITE 300 ) CHICAGO, IL 60604 ) and ) Bpt South Side Properties, Llc C/O Steven Petrosky ) 141 W. JACKSON BLVD., STE. 300 ) CHICAGO, IL 60604 )</p>	<p>Address of Violation: 6441 S Racine Avenue  Docket #: 13DS76501L  Issuing City Department: Streets and Sanitation</p>
--	--

. 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 counts, 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	76501L	1	7-28-120(a) Uncut weeds	\$1,200.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$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 (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.**

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IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: Mark Boyle \_\_\_\_\_ 19 \_\_\_\_\_ Dec 11, 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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