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Doc#: 1433829058 Fee: \$46.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/04/2014 02:34 PM Pg: 1 of 5

C4- 108096;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:

13DS68408L, 13DS76501L

Amount Claimed: \$5,645.97

Issuing City Department:

STREETS & SANITATION

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 #: 20-16-316-034-0000

OWNER NAME: BPT SOUTH SIDE PROPERTY LLC

ADR: 501 W 61ST ST

CITY, STATE, ZIP: CHICAGO, IL 60621

LEGAL DESCRIPTION: THE WEST 31.75 FEET OF THE NORTH 67 FEET OF LOTS 1, 2, 3 AND 4 TAKEN AS A SINGLE TRACT OF LAND IN BLOCK 6 IN CLOUGH AND BARNEY'S SUBDIVISION OF LOTS 34 AND 35 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, 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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation:
v.)	1319 W 49th Place
)	
The Chicago Trust Co. F/K/A Wayne Hummer, A/T/U/T)	Docket #: 13DS68408L
#1206-B Dtd 1/19/08, Successor To First Chicago Bank & Trust)	
Co.)	Issuing City
10258 S WESTERN AVE)	Department: Streets and Sanitation
CHICAGO, IL 60643)	
and)	
Gironi, 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)	
Gironi, Patrick)	
440 S LA SALLE ST APT 615)	
CHICAGO, IL 60605)	
)	
, 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	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: Tammie J. McAdams 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.

Property of Cook County Clerk's Office



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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.)	6441 S Racine Avenue
)	
The Chicago Trust Co F/K/A Wayne Hummer, Trust #1206-B,)	Docket #: 13DS76501L
Dated 1/19/2008, Successor To First Chicago Bank And Trust)	
10258 S. WESTERN AVE.)	Issuing City
CHICAGO, IL 60643)	Department: Streets and Sanitation
and)	
Bpt South Side Properties, Llc C/O Patrick Girondi)	
200 W. JACKSON BLVD., STE 2400)	
CHICAGO, IL 60605)	
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)	
)	
, 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 Violation</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

Mark Boyle

ENTERED:

Administrative Law Judge

19

ALO#

Dec 11, 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.

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