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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 #: 20-20-318-019-0000

OWNER NAME: BPT SOUTH SIDE PROPERTY LLC

ADR: 6955 S LAFLIN ST

CITY, STATE, ZIP: CHICAGO, IL 60636

LEGAL DESCRIPTION: LOT 27 IN BLOCK 2 IN MARSTON AND AUGUR'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 20, 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

<p><b>CITY OF CHICAGO</b>, 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 &amp; Trust ) Co. ) 10258 S WESTERN AVE ) 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. )</p>	<p>Address of Violation: 1319 W 49th Place</p> <p>Docket #: 13DS68408L</p> <p>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	68408L	1	7-28-750(a) No Non-combustible 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. McAnis 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

ENTERED: Mark Boyle 19 Dec 11, 2013  
Administrative Law Judge ALO# Date

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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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