

# UNOFFICIAL COPY



1434222149

Doc#: 1434222149 Fee: \$48.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/08/2014 03:26 PM Pg: 1 of 6

Prepared by and  
Return Document To:

Markoff Law LLC  
29 N. Wacker Dr.  
Suite #550  
Chicago, IL 60606  
312-698-7300

## JUDGMENT

### CERTIFIED COPY

**DOCKET #:** 13DS72021L, 14DS98378L  
**PLAINTIFF:** CITY OF CHICAGO  
**DEFENDANT:** ANNA LUTSYK  
**LAST KNOWN ADDRESS:** ANNA LUTSYK  
2030 W RICE ST  
CHICAGO, IL 60622-4921  
**AMOUNT:** \$2,880.00  
**EXECUTION DATE:** JULY 1, 2013

#### MULTIPLE PROPERTIES

**PIN #:** 12-25-229-005-0000  
**PROPERTY:** 2829 N 73RD CT, ELMWOOD PARK, IL 60707

#### LEGAL DESCRIPTION:

THE SOUTH 50 FEET OF LOT 83 IN JOHN J. RUTHERFORD'S SECOND ADDITION TO MONT CLARE IN THE  
NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.



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**PIN #:**  
16-02-306-013-0000

**PROPERTY:**  
1125-1127 N LAWDALE AVE, CHICAGO, IL 60651

**LEGAL DESCRIPTION:**

**LOTS 19 AND 20 IN BLOCK 2 IN TREAT'S SUBDIVISION OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office

166651 CCCJ1A / MNG





# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner.	)	Address of Violation:
v.	)	1125 N Lawndale Avenue
Lutsyk, Anna	)	Docket #: 13DS72021L
2030 W RICE ST	)	Issuing City
CHICAGO, IL 60622	)	Department: Streets and Sanitation
and	)	
Lutsyk, Anna	)	
2829 N 73RD CT	)	
ELMWOOD PARK, IL 60707	)	
and	)	
Lutsyk, Anna	)	
2829 N 73RD CT APT 1N	)	
ELMWOOD PARK, IL 60707	)	
, 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	72021L	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.

**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 (Jury 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.**

I hereby certify the foregoing to be a true and correct copy of an Order entered by an Administrative Law Judge of the Chicago Department of Administrative Hearings.

*[Signature]* 10-17-14

Authorized Clerk Date

Above must bear an original signature to be accepted as an Certified Copy



# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

*Gameela Harris*

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

Administrative Law Judge

39

A.O.#

Jul 1, 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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**UNOFFICIAL COPY**  
 IN THE CITY OF CHICAGO, ILLINOIS  
 DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )	Address of Violation:
v. )	1125 N Lawndale Avenue
Lutsyk, Anna )	Docket #: 14DS98378L
2829 N. 73RD CT )	Issuing City
ELMWOOD PARK, IL 60707 )	Department: Streets and Sanitation
and )	
Lutsyk, Anna )	
2030 W. RICE ST. )	
CHICAGO, IL 60622 )	
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	98378L	1	7-28-740 Open lot - nuisance.	\$500.00
		2	7-28-660 Rat abatement.	\$500.00
		3	7-28-750(b) Owner Information Not Posted On Fence	\$600.00
		4	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00

**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.

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.

Date Printed: Oct 10, 2014 8:35 am

I hereby certify the foregoing to be a true and correct copy of an Order entered by an Administrative Law Judge of the Chicago Department of Administrative Hearings.

*[Signature]* 10-17-14  
 \_\_\_\_\_  
 Authorized clerk Date

Above must bear an original signature to be accepted as an Certified Copy

14DS98378L

Page 1 of 2



# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

*A. Trindade*

ENTERED:

Administrative Law Judge

69

ALO#

Jul 28, 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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