



Doc#: 1530342057 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/30/2015 02:51 PM Pg: 1 of 4

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

The City of Chicago, A Muni Corp.

Plaintiff,

VS.

DION MONTGOMERY

Defendant,

**Docket Number: 15BT02272A
Issuing City Department:
BUILDINGS**

RECORDING OF FINDINGS, DECISION AND ORDER

The Petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through Special Assistant Corporation Counsel, **ROBERTS & WEDDLE, LLC**, hereby files the attached and incorporated certified Findings, Decision and Order entered by an Administrative Law Officer pursuant to an administrative hearing in the above captioned matter. This certified copy is being recorded with the Cook County Recorder of Deeds as provided for by law.

DION MONTGOMERY
7413 S. KING DRIVE
CHICAGO, IL 60619

PIN #: 20-27-224-004-0000
Legal Description: See Attached

**ROBERTS & WEDDLE, LLC
309 W. Washington St. Suite 500
Chicago, IL 60606
312-589-5800**

File#: 71799.69030

UNOFFICIAL COPY

(1/00)

DOAH - Order



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

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Montgomery, Dion) 1719 N NEW ENGLAND AVE) CHICAGO, IL 60707) and) Montgomery, Dion) 4857 W IOWA ST) CHICAGO, IL 60611) and) *Montgomery, Dion) 7413 S KING DR) CHICAGO, IL 60619) , Respondents.)</p>	<p>Address of Violation: 7413 S Dr Martin Luther King Jr Drive Docket #: 15BT02272A Issuing City Department: Buildings</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 non-suit	15TO436339	1	002022 Description of work:	\$0.00
		2	002101 It shall be unlawful for any licensee or for any person requiring a license under this chapter to do work without or in violation of any permit required by this code, or in violation of Section 13-12-050 of this code. (4-36-110(E))	\$0.00
Default - Liable by prove-up	15TO436339	3	002011 Submit plans prepared, signed, and sealed by a licensed architect or registered structural engineer for approval and obtain permit. (13-32-010, 13-32-040, 13-40-010, 13-40-020)	\$1,000.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,040.00

Balance Due: \$1,040.00

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 Street) or more than 21 days if you can show you were not properly notified.

* Respondent has been dismissed from the case.
Date Printed: Oct 5, 2015 3:29 pm

I hereby certify the foregoing is a true and correct copy of the original as filed with the Chicago Department of Administrative Hearings.
Anthony Desalle 10-13-15
Authorized clerk Date
Above must bear an original stamp to be accepted as an Certified Copy

15BT02272A
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69030

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4857 W. Ida
Chicago, IL 60641

SPECIAL WARRANTY DEED

THE GRANTOR, Fannie Mae A/K/A Federal National Mortgage Association, of P.O. Box 650043 Dallas, TX 75265-0043, a corporation organized and existing under the laws of the United States of America, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS TO THE GRANTEE(S) Dier Montgomery, of 1719 N New England Chicago, IL 60707, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 26 FEET OF LOT 7 IN NORMAN C. PERKINS SUBDIVISION OF LOTS 3 AND 4 IN BLOCK 3 IN WILLIAM FLEMING'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 20-27-224-004-0000
PROPERTY ADDRESS: 7413 S. King Drive, Chicago, IL 60611

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due and payable; any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$18,600.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$18,600.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

REAL ESTATE TRANSFER	06/11/2014	\$7.75
COOK		\$15.50
ILLINOIS		
TOTAL		\$23.25

REAL ESTATE TRANSFER	06/11/2014	\$116.25
CHICAGO		
CTA		

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