

UNOFFICIAL COPY

Prepared by and
Return Document To:

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



Doc#: 1602833037 Fee: \$60.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/28/2016 11:32 AM Pg: 1 of 12

Box 95

JUDGMENT

CERTIFIED COPY

DAH CASE #: 13DS83103L, 06BS06258A, 05BS02981A, 05BT00806A

PLAINTIFF: CITY OF CHICAGO

DEFENDANT: ANTOINE HUMPHRIES

LAST KNOWN ADDRESS: ANTOINE HUMPHRIES
PO BOX 379401
CHICAGO, IL 60637-9401

AMOUNT: \$22,631.60

EXECUTION DATE: APRIL 13, 2006

MULTIPLE PROPERTIES

182469 CCCJ1A / MND



UNOFFICIAL COPY

PIN #:
21-31-110-033-0000

PROPERTY:
8032 S KINGSTON, CHICAGO, IL 60617

LEGAL DESCRIPTION:

THE NORTH 6 FEET OF LOT 151 AND ALL OF LOT 152 IN SUBDIVISION OF 17.117 ACRES LYING SOUTH OF BALTIMORE AND OHIO RAILROAD IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #:
29-06-424-040-0000

PROPERTY:
14229 WOOD ST, DIXMOOR, IL 60426

LEGAL DESCRIPTION:

PARCEL 1: A PART OF LOT 3 LYING WITHIN THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE INTERSECTION OF A LINE PASSING THROUGH THE MOST SOUTH CORNERS OF LOTS 1 AND 8 WITH A LINE BEING 15 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1; THENCE EAST ALONG SAID LINE BEING 15 FEET SOUTH TO A POINT OF INTERSECTION WITH THE NEXT DESCRIBED COURSE; THENCE SOUTHEASTERLY ALONG A LINE 21 FEET SOUTHWESTERLY OF THE NORTHEAST LINE OF LOTS 1 THROUGH 9 TO A POINT OF INTERSECTION WITH THE NEXT DESCRIBED COURSE; THENCE SOUTH ALONG A LINE 21 FEET WEST OF THE EAST LINE OF LOTS 9 THROUGH 11 TO A POINT OF INTERSECTION WITH THE NEXT DESCRIBED COURSE; THENCE WEST ALONG A LINE 8 FEET NORTH OF THE SOUTH LINE OF LOTS 11 THROUGH 17 TO A POINT OF INTERSECTION WITH THE NEXT DESCRIBED COURSE; THENCE NORTH ALONG A LINE 15 FEET EAST TO THE WEST LINE OF SAID LOT 17 TO A POINT OF INTERSECTION WITH THE NEXT DESCRIBED COURSE; THENCE EAST ALONG A LINE 64 FEET NORTH OF SAID SOUTH LINE OF LOTS 11 THROUGH 17 TO A POINT BEING 128.05 FEET EAST OF SAID WEST LINE OF LOT 17 THENCE NORTH 8.58 FEET ALONG A LINE 128.05 FEET EAST OF SAID WEST LINE OF LOT 17 TO A POINT OF INTERSECTION WITH THE NEXT DESCRIBED COURSE; THENCE NORTHWESTERLY ALONG SAID LINE PASSING THROUGH THE MOST SOUTH CORNERS OF SAID LOTS 1 AND 8 TO THE PLACE OF BEGINNING; ALL IN DORCHESTER TERRACE, BEING A SUBDIVISION OF LOT 37 IN BLOCK 5 IN FOREST MANOR, A SUBDIVISION OF THE SOUTH 40 ACRES OF THE EAST 1/2 OF THE SOUTHEAST FRACTIONAL 1/4 SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AN FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE PLAT OF SUBDIVISION FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.





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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.)) Humphries, Antoine) 1924 N MANSARD BLVD) GRIFFITH, IN 46319) and) Humphries, Antoine) PO BOX 37945) CHICAGO, IL 60657) and) *Chicago Title Land Trust Co. A/T/U/T# 8002361153,) Successor To Chicago Title And Trust Co.) 10 S. LA SALLE ST. STE. 2750) CHICAGO, IL 60603) and) Humphries, Antoine) 8200 S ELLIS AVE APT 110S) CHICAGO, IL 60619) , Respondents.)	Address of Violation: 36 E 100th Place Docket #: 13DS83103L 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	83103L	1	7-28-120(a) Uncut weeds.	\$1,200.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,240.00

Balance Due: \$1,240.00

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.

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.

William Bush 1-19-16
 Authorized clerk Date

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

* Respondent has been dismissed from the case.
 Date Printed: Jan 13, 2016 3:20 pm



UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

Martin Kennelly

ENTERED:

Administrative Law Judge

67

ALO#

Dec 31, 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.

Property of Cook County Clerk's Office



UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Motion to set-aside Default Denied	06S059421		outside exit at grade level. (13-160-010, 13-196-050, 13-200-330)	
		9	197019 Install and maintain approved smoke detectors. (13-196-100 thru 13-196-160) Install a smoke detector in every dwelling unit. Install one on any living level with a habitable room or unenclosed heating plant, on the uppermost ceiling of enclosed porch stairwell, and within 15 feet of every sleeping room. Be sure the detector is at least 4 inches from the wall, 4 to 12 inches from the ceiling, and not above door or window.	\$500.00
		10	105025 Repair or replace door frame (13-196-550)	\$500.00
		11	105025 Repair or replace door frame (13-196-550)	\$0.00
		12	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		13	196029 Post name, address, and telephone of owner, owner's agent for managing, controlling or collecting rents, and any other person managing or controlling building conspicuously where accessible or visible to public way. (13-12-030)	\$500.00
		14	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$500.00

Sanction(s):

ALO Chico: 3/30/07, Proper notice.

Admin Costs: \$0.00

JUDGMENT TOTAL: \$6,500.00

Balance Due: \$6,500.00

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



UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:

Administrative Law Judge

26

ALO#

Mar 30, 2007

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



UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
v.)
Humphries, Antoine)
718 E 91ST)
CHGO, IL 60616)
and)
Humphries, Antoine)
8237 S COMMERCIAL)
CHGO, IL 60617)
, Respondents.)

Address of Violation:
8237 S Commercial Avenue
Docket #: 05BS02981A
Issuing City
Department: Buildings

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>
Motion to set-aside Default Denied	05ST21402	1	196029 Post name, address, and telephone of owner, owner's agent for managing, controlling or collecting rents, and any other person managing or controlling building conspicuously where accessible or visible to public way. (13-12-020)	\$500.00
		2	106015 Repair or replace defective or missing members of interior stair system. (13-196-070)	\$500.00
		3	197019 Install and maintain approved smoke detectors. (13-196-100 thru 13-196-160) Install a smoke detector in every dwelling unit. Install one on any living level with a habitable room or unenclosed heating plant, on the uppermost ceiling of enclosed porch stairwell, and within 15 feet of every sleeping room. Be sure the detector is at least 4 inches from the wall, 4 to 12 inches from the ceiling, and not above door or window.	\$500.00
		4	160017 Remove obstruction from plumbing and drainage system. (13-168-120)	\$500.00
		5	153017 Repair or replace defective faucet. (13-168-120)	\$500.00

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.

Christine Chubb 1-13-16
 Authorized clerk Date

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



UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Motion to set-aside Default Denied	05ST21402	6	105035 Repair or replace door hardware. (13-196-550)	\$500.00
		7	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		8	045013 Provide double ventilated metal thimble for stove pipes extending through combustible partitions. (13-180-100 D)	\$500.00
		9	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)	\$500.00

Sanction(s):

ALO Chico: 3/30/07, Proper notice.

Admin Costs: \$0.00

JUDGMENT TOTAL: \$4,500.00

Balance Due: \$2,841.60

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

ENTERED: _____

Administrative Law Judge

26

ALO#

Mar 30, 2007

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.



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
)
 Humphries, Antoine)
 8237 S COMMERCIAL)
 CHICAGO, IL 60617)
 and)
 *Heard, Lakesha)
 22411 BUTTERFIELD ROAD)
 RICHTIN PARK, IL 60471)
 and)
 Humphries, Antoine)
 718 E. 91ST PLACE)
 CHICAGO, IL 60619)
 , Respondents.)

Address of Violation:
 8237 S Commercial Avenue
 Docket #: 05BT00806A
 Issuing City
 Department: Buildings

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>
Previously liable - No subsequent compliance with building code	05X322202	1	196029 Post name, address, and telephone of owner, owner's agent for managing, controlling or collecting rents, and any other person managing or controlling building conspicuously where accessible or visible to public way. (13-12-030)	\$1,000.00
		2	104035 Repair or replace defective window frame. (13-196-550 B, F)	\$1,000.00
		3	197087 Install carbon monoxide detector within 40 feet of every sleeping room in residential structure. (13-64-190, 13-64-210) A carbon monoxide detector is needed whenever there is a heating appliance on the premises that burns fossil fuel such as gas, oil, or coal, or air that is circulated through a heat exchanger. Install according to manufacturer instructions. A hard wired model requires an electrical wiring permit. In a single family residence, be sure the detector is on or below the lowest floor with a place to sleep. In a	\$2,000.00

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] 1-19-16
 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

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Previously liable - No subsequent compliance with building code	05X322202		multiple dwelling residence heated by a boiler, install a detector in the same room as the boiler. Otherwise, each apartment follows single family guidelines. The owner is responsible for installation and written instructions, the tenant for testing, maintenance, and batteries.	
		4	155017 Provide kitchen sink, bathroom sink, and/or bath tub or shower with cold water supply line, installed and connected. (13-196-420)	\$1,000.00
		5	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$1,000.00
		6	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
		7	070034 Rebuild or replace dilapidated and dangerous porch. (13-196-570)	\$1,000.00
		8	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$1,000.00
		9	073014 Repair or replace defective door. (13-196-550 D, E)	\$1,000.00
		10	067024 Repair or replace defective eaves. (13-196-530)	\$1,000.00
		11	194029 Provide	\$1,000.00

Sanction(s):

PREMISES HAS DETERIORATED BADLY. RESPONDENT FAILED TO APPEAR FOR HEARING, DUE NOTICE HAVING BEEN GIVEN, PREVIOUS FINDING OF LIABILITY ON ALL CHARGES. MAXIMUM FINES IMPOSED ON ALL CHARGES AT MULTIPLE OF 2, REFLECTING THE DATE OF INITIAL FINDING OF LIABILITY AND 4-6-06 REINSPECTION.

Admin Costs: \$50.00

JUDGMENT TOTAL: \$12,050.00

Balance Due: \$12,050.00

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

Petitioner is granted leave to re-inspect the premises or business as it relates to the above found violation(s).

* Respondent has been dismissed from the case.

Date Printed: Jan 13, 2016 3:25 pm

05BT00806A

Page 2 of 3



UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:

Administrative Law Judge

29

ALO#

Apr 13, 2006

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