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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/19/2016 04:18 PM Pg: 1 of 4

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

The City of Chicago, A Muni Corp.

Plaintiff,

VS.

ANDRE PRATHER

Defendant,

**Docket Number: 15BT06110A
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.

ANDRE PRATHER
2123 W. 96TH PLACE
CHICAGO, IL 60636

PIN #: 25-12-206-056-0000.
Legal Description: See Attached

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

File#: 71799.74469



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
v.)
Prather, Andre)
837 E 88TH ST)
CHGO, IL 60619)
and)
Prather, Andre)
731 W 60TH PL, APT 1)
CHGO, IL 60623)
and)
Prather, Denise)
837 E 88TH ST.)
CHGO, IL 60619)
, Respondents.)

Address of Violation:

2123 E 96th Place

Docket #: 15BT06110A

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>
City non-suit	15DR460801	1	002052 Register any person who caused any construction repairs or alterations to be made or for any building structure, or any part thereof, without first obtaining and posting permits shall be fined from 10 to 200 dollars for each day construction, repair or alteration exists without permit. (13-12-050)	\$0.00
		2	193000 Maintain building in safe condition so it does not constitute actual and imminent danger to public. (13-12-130, 13-8-100, 13-12-120, 13-12-125, 65 ILCS 5/11-31-1) Maintain building windows and doors in safe condition. (13-196-550) Maintain stairway and porch in safe condition. (13-196-570) Maintain floors, walls, and ceilings in safe condition. (13-196-540) Maintain building in safe condition. Premises now dangerous as vacant and open, uncompleted and abandoned, or vacant and boarded. (13-12-130, 13-12-125) Maintain watchman at vacant or open premises. (13-12-	\$0.00

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.

Barbara Seale 7-6-16
Authorized clerk

Above must bear an original signature to be accepted as true and correct.

99.74469



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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>
City non-suit	15DR460801		140)	
		3	193019 Repair or wreck dangerous and vacant residential premises. (13-8-100, 13-12-125, 13-12-130)	\$0.00
		4	193029 Maintain watchman from 4:00 PM to 8:00 AM for vacant and dangerous residential premises. (13-12-140)	\$0.00
		6	196039 Post, on abandoned building, name, address and telephone of owner and owner's agent for managing, controlling or collecting rents on building so legible from nearest public street or sidewalk. (13-12-125)	\$0.00
Default - Liable by prove-up	15DR460801	5	13-12-125(a)(1) Failure to register vacant building	\$50,000.00

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Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$50,040.00

Balance Due: \$50,040.00

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). 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:

Administrative Law Judge

46

ALO#

Apr 21, 2016

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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Lot 16 in Block 4 in Van Vlissingen Heights, Being a subdivision of the East 2/3 of the Northwest ¼ and the West ¼ of the Northeast ¼ of section 12, Township 37 North, Range 14, East of the Third Principal Meridian, as per Plat Recorded May 25, 1926, As document 9281759, Also the 16 in block 4 aforesaid, in Cook County.

PIN: 21-17-206-056-0000

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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