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

**The City of Chicago, A Muni Corp.**

Plaintiff,

VS.

**13421 PARSELL TRUST,  
PINNACLE TRUST SERVICES AS TRUSTEE**

Defendant,

**Docket Number: 16DS44442L  
Issuing City Department:  
STREETS AND SANITATION**

**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.

13421 Parnell Trust, Pinnacle Trust Services as Trustee  
12431 S. Parnell Ave  
Chicago, IL 60628

PIN #: 25-28-313-010-0000  
Legal Description: See Attached

**ROBERTS & WEDDLE, LLC  
309 W. Washington St. Suite 500  
Chicago, IL 60606  
312-589-5800  
File#: 71799.76186**



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
 v. )  
 Pinnacle Properties Solutions, Llc C/O Kathy Cregan )  
 226 BECKY COURT )  
 MERRITT ISLAND, FL 32592 )  
 and )  
 Pinnacle Properties Solutions, Llc C/O Northwest Consulting )  
 Group, Llc, C/O Chastan Shields )  
 1438 BLOOMINGDALE AVE )  
 VALRICO, FL 33596 )  
 , Respondents. )  
 13421 Parnell Trust, Pinnacle Trust Services As Trustee )  
 2401 HWY 70 SW )  
 HICKORY, NC 28602 )  
 and )  
 13421 Parnell Trust, Pinnacle Trust Services As Trustee )  
 121 EDGEWATER CT )  
 GRANITE FALLS, NC 28630 )  
 and )  
 Shields, Chastan )  
 121 EDGEWATER CT )  
 GRANITE FALLS, NC 28630 )  
 and )  
 Convergent Management Group, Llc C/O Chastan Shields )  
 226 BECKY COURT )  
 MERRITT ISLAND, FL 33596 )  
 and )  
 Convergent Management Group, Llc C/O Chastan Shields )  
 PO BOX 28630 )  
 GRANITE FALLS, NC 28630 )  
 and )  
 13421 Parnell Trust, Pinnacle Trust Services As Trustee C/O )  
 Pinnacle Title Services )  
 121 EDGEWATER CT )  
 GRANITE FALLS, NC 28630 )  
 and )  
 Shields, Chastan )  
 PO BOX 355 )  
 GRANITE FALLS, NC 28630 )  
 and )  
 Convergent Management Group, Llc C/O Chastan Shields )  
 2401 HWY 70 SW )  
 CHICAGO, IL 28602 )  
 and )

Address of Violation:  
 12431 S Parnell Avenue  
 Docket #: 16DS44442L  
 Issuing City  
 Department: Streets and Sanitation

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.  
*Catherine Kule*  
 Authorized Clerk Date 10-6-16  
 Above must bear an original signature to be accepted as an Certified Copy

99.76186



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

**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	144442L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		2	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$600.00

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.

ENTERED: Mark Boyle 19 Jul 20, 2016  
 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.

# UNOFFICIAL COPY

Lot 7 and Lot 8 (except the South  $\frac{1}{4}$  of said Lot 8) in Block 3 in Hurd and Andrews Subdivision of Lots 5 and 6 of Andrews Subdivision of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  and the Southeast fractional  $\frac{1}{4}$  North of the Indian Boundary Line of Section 28, Township 37 North, Range 14 East of the Third Principal Meridian (Except the North 33 Feet of said Lot 5 Formerly dedicated for part of 124<sup>th</sup> Street in Hurd's Addition to West Pullman), in Cook County Illinois.

PIN: 25-28-313-010-0000

Property of Cook County Clerk's Office