

# UNOFFICIAL COPY



Doc# 1727004087 Fee \$62.00

C4-110366, 109594, 111431, 110440, 109995, 110573, 111285, 110492,

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

DATE: 09/27/2017 02:08 PM PG: 1 OF 13

CITY OF CHICAGO, a Municipal Corporation,

Plaintiff,

Vs.

WINSTAR GROUP, LLC

Defendant.

Case/Docket Number:

13DS74063L; 13DS75080L; 13DS76269L; 13DS78046L;  
13DS79840L; 13DS81868L; 13DS82038L; 13DS82075L

Issuing City Department:

STREETS AND SANITATION

### RECORDING OF FINDINGS, DECISIONS & ORDER

1. The petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through the special Assistant Corporation Counsel, Talan & Ktsanes, hereby files the attached and incorporated certified Findings, Decisions and Order entered by an Administrative Law Officer pursuant to an administrative hearing in the above captioned matter. This Certified copy recorded with the Cook County Recorder of Deeds as provided for by law.
2. Additional identification information (i.e., social security number, tax identification number, property index, property index number, property legal description and common address or other) is as follows:

PIN #: 16-09-311-004-0000

OWNER NAME: WINSTAR GROUP, LLC

ADR: 231 N. LOREL

CITY, STATE, ZIP: CHICAGO, IL 60644

LEGAL DESCRIPTION: LOT 26 IN BLOCK 2 IN THE SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF LAKE STREET OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Law Offices of Talan & Ktsanes  
223 West Jackson Boulevard, Suite 512  
Chicago, Illinois 60606  
Attorney for Plaintiff  
Atty. No. 91821  
312-629-7550 Ph.  
312-629-3603 Fx.



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, ) v. ) Winstar Group Llc ) PO BOX 47501 ) CHICAGO, IL 60647 ) and ) Winstar Group Llc C/O American Incorporators Ltd. ) 1220 N MARKET ST STE 808 ) WILMINGTON, DE 19801 ) , Respondents. )	Address of Violation: 128 W 113th Street  Docket #: 13DS74063L  Issuing City Department: Streets and Sanitation
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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>
Default - Liable by prove-up	74063L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		2	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$600.00
		3	7-28-740 Open lot - nuisance.	\$600.00

**Sanction(s):**

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$1,840.00**

**Balance Due: \$1,840.00**

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.**



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

*Jedrek T. Braden III*

ENTERED:	34	Oct 16, 2013
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.

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# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,  
v.  
Winstar Group, Llc  
P.O. BOX 47501  
CHICAGO, IL 60647

Address of Violation:  
237 N La Crosse Avenue  
Docket #: 13DS75080L  
Issuing City  
Department: Streets and Sanitation  
, Respondent.

### 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 - Motion to set-aside default - Granted	75080L	2	7-28-740 Open lot - nuisance.	\$0.00
Liabe - By Plea - Motion to set-aside default granted	75080L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$300.00
		3	7-28-120(a) Uncut weeds.	\$600.00

**Sanction(s):**

Admin Costs: \$60.00

**JUDGMENT TOTAL: \$960.00**

**Balance Due: \$960.00**

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

Prior default order(s) of Aug 5, 2013, is hereby vacated.

ENTERED:

Administrative Law Judge

07

ALO#

Sep 9, 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.



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	11941 S Lafayette Avenue
Winstar Group Llc	)	Docket #: 13DS76269L
P.O. BOX 47501	)	Issuing City
CHICAGO, IL 60647	)	Department: Streets and Sanitation
and	)	
Winstar Group Llc C/O Noel Baker	)	
2901 N FAIRFIELD AVE., STE 1N	)	
CHICAGO, IL 60618	)	
and	)	
Winstar Group Llc C/O Noel Baker	)	
6812 S GREEN ST	)	
CHICAGO, IL 60621	)	
	)	
, 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	76269L	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.



# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:	89	Dec 4, 2013
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.

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. )  
Winstar Group Llc C/O Noel Baker )  
2901 N FAIRFIELD AVE., STE 1N )  
CHICAGO, IL 60618 )  
and )  
Winstar Group Llc )  
P.O. BOX 47501 )  
CHICAGO, IL 60647 )  
and )  
Winstar Group Llc C/O Noel Baker )  
6812 S GREEN ST )  
CHICAGO, IL 60621 )  
, Respondents. )

Address of Violation:  
11941 S Lafayette Avenue  
Docket #: 13DS78046L  
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>
Liable - By contested finding - Motion to set-aside default granted	78046L	1	7-28-120(a) Uncut weeds.	\$600.00

**Sanction(s):**

Admin Costs: \$60.00

JUDGMENT TOTAL: \$660.00

Balance Due: \$660.00

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

Prior default order(s) of Sep 18, 2013, is hereby vacated.

ENTERED: Heane M. Wilkins 78 Oct 18, 2013  
 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

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	231 N Lorel Avenue
Winstar Group, Llc	)	
PO BOX 47501	)	Docket #: 13DS79840L
CHICAGO, IL 60647	)	Issuing City
, Respondent.	)	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>
City non-suit	79840L	3	7-28-740 Open lot - nuisance.	\$0.00
Liabile - By plea	79840L	1	7-28-120(a) Uncut weeds.	\$600.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$300.00

**Sanction(s):**

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$940.00**

**Balance Due: \$940.00**

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

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

Administrative Law Judge

07

ALO#

Sep 9, 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.





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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
v. )  
Winstar Group Llc )  
PO BOX 47501 )  
CHICAGO, IL 60647 )  
and )  
Winstar Group Llc C/O American Incorporators Ltd. )  
1220 N MARKET ST STE 808 )  
WILMINGTON, DE 19801 )  
, Respondents. )

Address of Violation:  
4258 W Augusta Boulevard  
Docket #: 13DS81868L  
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	81868L	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.

ENTERED: \_\_\_\_\_ 64 Oct 24, 2013  
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**  
IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	11939 S Lafayette Avenue
Winstar Group Llc	)	Docket #: 13DS82038L
PO BOX 47501	)	Issuing City
CHICAGO, IL 60647	)	Department: Streets and Sanitation
and	)	
Winstar Group Llc C/O Noel Baker	)	
PO BOX 47501	)	
CHICAGO, IL 60647	)	
and	)	
Winstar Group Llc C/O Noel Baker	)	
2901 N FAIRFIELD AVE STE 1N	)	
CHICAGO, IL 60618	)	
	)	
, 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	82038L	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.



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IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

*Chas. J. Arenal*

ENTERED:

Administrative Law Judge

76

ALO//

Nov 27, 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**

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner, ) v. ) Winstar Group Llc ) PO BOX 47501 ) CHICAGO, IL 60647 ) and ) Winstar Group Llc C/O American Incorporators Ltd. ) 1220 N MARKET ST STE 808 ) WILMINGTON, DE 19801 ) , Respondents. )	Address of Violation: 231 N Lorel Avenue  Docket #: 13DS82075L  Issuing City Department: Streets and Sanitation
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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>
Default - Liable by prove-up	82075L	1	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$600.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		3	7-28-740 Open lot - nuisance.	\$500.00
		4	7-28-120(a) Uncut weeds.	\$1,200.00

**Sanction(s):**

**Admin Costs: \$40.00**

**JUDGMENT TOTAL: \$2,940.00**

**Balance Due: \$2,940.00**

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.



# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:

Administrative Law Judge

64

ALO#

Oct 24, 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