

# UNOFFICIAL COPY



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Doc# 1734841023 Fee \$48.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/14/2017 11:44 AM PG: 1 OF 1

Prepared by and  
Return Document To:

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## JUDGMENT

BOX 95

CERTIFIED COPY

DAH CASE #: 17DS58979L, 17DS58983L  
PLAINTIFF: CITY OF CHICAGO  
DEFENDANT: LAWNSALE CHRISTIAN DEVELOPMENT CORPORATION  
C/O GREEN STREET  
LAST KNOWN ADDRESS: LAWNSALE CHRISTIAN DEVELOPMENT CORPORATION  
C/O GREEN STREET  
440 S LA SALLE ST  
CHICAGO, IL 60605-1028  
AMOUNT: \$3,680.00  
EXECUTION DATE: APRIL 24, 2017  
MULTIPLE PROPERTIES  
PIN #: 16-27-102-006-0000  
PROPERTY: 2221 S KENNETH AVE, CHICAGO, IL 60623

### LEGAL DESCRIPTION:

LOT 7 IN THE SUBDIVISION OF THE WEST 5 ACRES OF THE EAST 10 ACRES  
OF THAT PART LYING NORTH OF CENTER OF OGDEN AVENUE OF THE  
NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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**PIN #:**  
16-27-102-039-0000

**PROPERTY:**  
2345 S KENNETH AVE, CHICAGO, IL 60623

**LEGAL DESCRIPTION:**

LOT 38 IN THE SUBDIVISION OF THE WEST 5 ACRES OF THE EAST 10 ACRES OF THAT PART LYING NORTH OF THE CENTERLINE OF OGDEN AVENUE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN #:**  
16-23-303-008-0000  
16-23-303-009-0000

**PROPERTY:**  
1621-1625 S AVERS, CHICAGO, IL 60623

**LEGAL DESCRIPTION:**

Lots 304 and 305 in Downing's Subdivision of Lots 7 to 14, inclusive, in J. H. Kedzie's Subdivision in the southwest quarter of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian (except street heretofore dedicated), in Cook County, Illinois. 1621-25 South Avers, Chicago, Illinois (Permanent Index No. 16-23-303-008-0000 and 16-23-303-009-0000).

**PIN #:**  
16-23-125-009-0000  
16-23-125-010-0000  
16-23-125-011-0000  
16-23-125-024-0000  
16-23-125-025-0000

**PROPERTY:**  
1549-1555 S AVERS AVE/ 1554-58 S HAMLIN/, 3800-16 W 16TH,  
CHICAGO, IL 60623

**LEGAL DESCRIPTION:**

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**PARCEL 1:**

THE NORTH 100.00 FEET OF THE WEST ½ OF THE EAST ½ OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 33.00 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE SOUTH 100.00 FEET OF THE NORTH 200.00 FEET, (EXCEPT THE EAST 166.00 FEET AND EXCEPT THE WEST 365.00 FEET) OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

ALL THAT PART OF THE SOUTH ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 200 FEET THEREOF AND NORTH OF THE SOUTH 33.00 FEET THEREOF AND EXCEPT THEREFROM THE EAST 128.33 FEET AND THE WEST 33.00 FEET OF SAID WEST 33.00 FEET, BEING TAKEN FOR PART OF SOUTH AVERS AVENUE, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

THE WEST 133.00 FEET OF THE EAST 166.00 FEET OF THE SOUTH 100.00 FEET OF THE NORTH 200.00 FEET OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**

THE WEST 95 FEET 4 INCHES OF THE EAST 128 FEET 4 INCHES, (EXCEPT THE NORTH 200.00 FEET AND EXCEPT THE SOUTH 33.00 FEET) OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN #:**

16-23-303-039-0000

**PROPERTY:**

1640-42 S HAMLIN AVE, CHICAGO, IL 60623

**LEGAL DESCRIPTION:**

LOT 168 AND 169 IN DOWNING'S SUBDIVISION OF LOTS 7 TO 14 IN J. H. KEDZIE'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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**PIN #:**  
16-23-302-010-0000

**PROPERTY:**  
1640 S AVERS AVE, CHICAGO, IL 60623

**LEGAL DESCRIPTION:**

LOT 22 AND THE NORTH 12 FEET OF LOT 23 IN BLOCK 1 IN MOORE'S SUBDIVISION OF LOT 1 IN PARTITION OF THE WEST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF SOUTH WESTERN PLANK ROAD IN CHICAGO IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office







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

307735

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
v. )

Address of Violation:  
2345 S Kenneth Avenue

Lawndale Christian Development Corporation C/O Green Street )  
1998, Llc )  
440 S LA SALLE ST STE 1900 )  
CHICAGO, IL 60605 )

Docket #: 17DS58983L  
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>N/A#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	158983L	2	7-28-120(a) Uncut weeds.	\$1,200.00
		3	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
Not liable - City failed to meet burden of proof	158983L	1	7-28-750(b) Owner Information Not Posted On Fence	\$0.00

**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.

*Yolaine Dauphin*

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

Administrative Law Judge

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ALO#

Apr 24, 2017

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.

I hereby certify the foregoing be a true and correct copy of an Order entered by an Administrative Law Judge of the Chicago Department of Administrative Hearings.

*Rebecca Burke* 12-5-17  
Date

Authorized clerk

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