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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/01/2018 03:22 PM PG: 1 OF 13

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

CITY OF CHICAGO, a Municipal Corporation,)

Petitioner,)

Administrative Case/Docket Nos:

) 13DS82598L, 14DS04230L, 15DS14756L

) 15DS29648L, 17DS60948L, 18DS939631

GARDNER III, FLOYD)

FRESHSTART REALTY AND)

DEVELOPMENT CORP.)

) Issuing City Department

) **STREETS AND SANITATION**

Respondent(s).)

RECORDING OF FINDINGS, DECISIONS AND ORDERS

1. Petitioner, **THE CITY OF CHICAGO**, a Municipal Corporation, by and through its attorneys, City of Chicago Corporation Counsel, and City of Chicago, Special Assistant Corporation Counsel, **Heller and Frisone, Ltd.** files the attached and incorporated **Certified Findings, Decisions and Order**, to be recorded with the Cook County Recorder of Deeds pursuant to the separate underlying administrative judgments entered against Respondent by an Administrative Hearing Officer in each of the above captioned matters as provided for by law.
2. Additional identification information (i.e. social security #, tax identification #, property index #, property legal description and common address or other), is as follows:

Owner Name: FRESHSTART REALTY AND DEVELOPMENT CORP.

PIN: 20-19-315-021-0000

Address: 2103 W. 68TH ST., CHICAGO,

IL. 60636

SEE ATTACHED FOR LEGAL DESCRIPTION.

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SEE ATTACHED FOR LEGAL DESCRIPTION.

Legal Description:

LOTS 209 AND 210 IN ALLERTON'S ENGLEWOOD ADDITION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

[Heller And Frisone, LTD.]
[200 W. MONROE, STE 660
Chicago, IL 60606]
[ATTORNEY NUMBER 90859]
[312-236-3644]

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
v.)
Gardner Ii, Floyd A.)
9722 S CHARLES ST)
CHICAGO, IL 60643)
and)
Freshstart Realty And Development Corporation C/O Floyd A.)
Gardner Iii)
9722 S CHARLES ST)
CHICAGO, IL 60643)
, Respondents.

Address of Violation:
2103 W 68th Street
Docket #: 13DS82598L
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	82598L	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: Mark Boyle 19 Dec 11, 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.

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.
Bella Cera 7-30-18
Authorized clerk Date
Above must be an original, failure to be accepted as a Certified Copy



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,
v.
Freshstart Realty And Development Corporation C/O Floyd A. Gardner Iii
9249 S. RIDGELAND AVE
CHICAGO, IL 60617
and
Gardner, Iii, Floyd A.
9349 S. RIDGELAND AVE
CHICAGO, IL 60617
and
Freshstart Realty And Development Corporation C/O Floyd A. Gardner Iii
9722 S. CHARLES ST.
CHICAGO, IL 60643
and
Gardner, Iii, Floyd A.
9722 S. CHARLES ST.
CHICAGO, IL 60643
, Respondents.

Address of Violation:
2103 W 68th Street
Docket #: 14DS04230L
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:

Table with 5 columns: Finding, NOV#, Count(s), Municipal Code Violated, Penalties. Row 1: Default - Liable by prove-up, 104230L, 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 be a true and correct copy of an Order entered by an Administrative Law Judge of the Chicago Department of Administrative Hearings.
Authorized clerk [Signature] Date 7.30.18
Above must bear an original signature to be accepted as an Certified Copy



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:		62	Oct 17, 2014
	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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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
v.)
Gardner, Iii, Floyd A.)
9722 S CHARLES ST)
CHICAGO, IL 60643)
and)
Freshstart Realty And Development Corporation C/O Floyd A.)
Gardner Iii)
9722 S CHARLES ST)
CHICAGO, IL 60643)
and)
Gardner, Iii, Floyd A.)
9349 S RIDGELAND AVE)
CHICAGO, IL 60617)
, Respondents.)

Address of Violation:

2103 W 68th Street

Docket #: 15DS14756L

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	114756L	1	7-23-720 Accumulation of materials or junk - potential rat harborage.	\$600.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$640.00

Balance Due: \$640.00

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

[Signature] 7-30-18

 Authorized clerk Date

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



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: *Roni E. Gwert* 37 Feb 10, 2015
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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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Gardner, Iii, Floyd A.) 9349 S RIDGELAND AVE) CHICAGO, IL 60617) and) Freshstart Realty And Development Corporation C/O Floyd A) Gardner Iii) 9722 S CHARLES ST) CHICAGO, IL 60643) and) Gardner, Iii, Floyd A.) 9722 S CHARLES ST) CHICAGO, IL 60643) , Respondents.)	Address of Violation: 2103 W 68th Street Docket #: 15DS29648L Issuing City Department: Streets and Sanitation
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FININGS, 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) Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	129648L	1 7-23-120(a) Uncut weeds.	\$1,200.00
		2 7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		3 7-28-740 Open lot - nuisance.	\$600.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$2,440.00

Balance Due: \$2,440.00

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

7-30-18

Authorized clerk Date

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

Mark Boyle

ENTERED:

Administrative Law Judge

19

ALO#

Nov 17, 2015

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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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
v.)
Gardner Iii, Floyd A.)
9349 S RIDGELAND AVE)
CHICAGO, IL 60617)
and)
Gardner Iii, Floyd A.)
3612 S ELLIS AVE)
CHICAGO, IL 60653)
and)
Freshstart Realty And Development Corporation C/O Floyd A.)
Gardner Iii)
9722 S CHARLES ST)
CHICAGO, IL 60643)

Address of Violation:
2103 W 68th Street
Docket #: 17DS60948L
Issuing City
Department: Streets and Sanitation

, Respondents.

FININGS, 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) Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	160948L	1 7-23-120(a) Uncut weeds.	\$1,200.00
		2 7-28-750(b) Owner Information Not Posted On Fence	\$600.00
		3 10-32-050 Care of parkway.	\$500.00
		4 7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		5 7-28-740 Open lot - nuisance.	\$600.00

Sanction(s):

Admin Costs: \$0.00

JUDGMENT TOTAL: \$3,500.00

Balance Due: \$3,500.00

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

[Signature] 7-30-18
 Authorized clerk Date
 Above must bear an original signature to be accepted as an Certified Copy

17DS60948L
Page 1 of 2



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

Mark Boyle

ENTERED:

Administrative Law Judge

19

ALO#

May 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.

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
v.)
Gardner Iii, Floyd A.)
9722 S CHARLES ST)
CHICAGO, IL 60409)
and)
Gardner Iii, Floyd A.)
5 158TH PL)
CALUMET CITY, IL 60409)
and)
Freshstart Realty And Development Corporation C/O Floyd A.)
Gardner Iii)
9722 S CHARLES ST)
CHICAGO, IL 60643)

Address of Violation:
2103 W 68th Street
Docket #: 18DS93963L
Issuing City
Department: Streets and Sanitation

, Respondents.

FININGS, 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	193963L	1	7-22-750(b) Owner Information Not Posted On Fence	\$600.00
		2	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$600.00
		3	7-28-740 Open lot - nuisance.	\$600.00
		4	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		5	10-32-050 Care of parkway.	\$500.00

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.

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.

[Signature] 7.30.18
 Authorized clerk Date
 Above must bear an original signature to be accepted as an Certified Copy

18DS93963L
Page 1 of 2



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

Mark Boyle

ENTERED:

Administrative Law Judge

19

ALO#

May 11, 2018

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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