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EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/25/2019 03:14 PM PG: 1 OF 17

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)

Petitioner,)

Administrative Case/Docket Nos:

) 15DS13875L, 16BT01822A, 16CS000886

) 16DS52323L, 17BT03380A, 17BT04307A

) 17DS66823L, 18BT03147A, 18RV000412

DEARBORN BUILDING VI,LLC)

Issuing City Department:

) STREETS AND SANITATION

) BUSINESS AFFAIRS AND

) CONSUMER PROTECTION

) BUILDINGS

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 Orders**, 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: DEARBORN BUILDING VI,LLC

PIN: 17-04-223-028-0000 **Address:** 1216 - 1220 N. DEARBORN ST., CHICAGO, IL. 60610

SEE ATTACHED FOR LEGAL DESCRIPTION.

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Legal Description:

LOTS 1, 2, 3 AND 4 IN TUREMAN'S SUBDIVISION OF LOTS 8, 9 AND 10 IN SPOHRER'S SUBDIVISION OF LOT 30 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 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

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Dearborn Building V Llc C/O Master Holdings, Llc) 2320 N DAMEN AVE STE. 100,) CHICAGO,, IL 60647) and) Dearborn Building V Llc C/O Russel G. Winick) 1220 IROQUOIS AVE STE. 100,) NAPERVILLE,, IL 60563) , Respondents.)</p>	<p>Address of Violation: 1216 N Dearborn Street</p> <p>Docket #: 17DS66823L</p> <p>Issuing City Department: Streets and Sanitation</p>
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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	166823L	1	7-28-710 Dumping or accumulation of garbage or trash - 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.

<p>ENTERED: </p> <p style="text-align: center;">Administrative Law Judge</p>	<p>24</p> <p>ALO#</p>	<p>Aug 21, 2017</p> <p>Date</p>
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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 to be a true and correct copy of an Order entered by an Administrative Law Judge of the Chicago Department of Administrative Hearings.

3-21-19

Authorized Clerk Date

Above must bear an original signature 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,)	Address of Violation:
v.)	1164 N Dearborn St
Dearborn Building Iv Llc)	Docket #: 18RV000412
1164 N DEARBORN ST)	Issuing City
CHICAGO, IL 60610)	Department: Business Affairs and Consumer Protection
, 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>NO/#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Liability - By plea	R871832005	1	10-28-010 Permission required.	\$50.00
		2	10-28-010 Permission required.	\$50.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$140.00

Balance Due: \$140.00

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

ENTERED: A. Trinidad 69 Feb 16, 2018
 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 to be a true and correct copy of an Order entered by an Administrative Law Judge of the Chicago Department of Administrative Hearings.

Catherine Cole 3-21-19
 Authorized Clerk Date
 Above must bear an original signature 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.) Dearborn Building Iv, Llc C/O Apts Mgmt Group) 2230 N DAMEN AVE, STE 1D) CHICAGO, IL 60647) and) Dearborn Building Iv, Llc C/O Master Holdings, Llc (De)) 2230 N DAMEN AVE, STE 1D) CHICAGO, IL 60647) and) Dearborn Building Iv, Llc C/O Russel G Winick) 1220 IROQUOIS AVE, #100) NAPERVILLE, IL 60563) , Respondents.)	Address of Violation: 1347-1349 N Dearborn Street Docket #: 17BT04307A Issuing City Department: Buildings
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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>
City non-suit	17CO530299	3	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$0.00
		4	190029 Arrange for reinspection regarding pending notice of violation. (13-12-100)	\$0.00
Previously liable - No subsequent compliance with building code	17CO530299	1	065014 Repair or replace defective lintels. (13-196-530 E)	\$500.00
		2	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$400.00

Sanction(s):

Admin Costs: \$75.00

JUDGMENT TOTAL: \$975.00

Balance Due: \$975.00

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

Petitioner is granted leave to re-inspect the premises or business as it relates to the above found violation(s).

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.

3/21/19

Authorized Clerk Date

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:

Administrative Law Judge

07

ALO#

Oct 24, 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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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Dearborn Building V Llc C/O Master Holdings, Llc (De) Nq) 2320 N. DAMEN AVENUE, STE 1D) CHICAGO, IL 60647) and) Dearborn Building V Llc C/O Russel G. Winick) 1220 IROQUOIS AVE., STE 100) NAPERVILLE, IL 60563) , Respondents.)	Address of Violation: 1216 N Dearborn Street Docket #: 16DS52323L 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	152323L	2	7-28-261(b) Over accumulation of refuse in refuse container.	\$500.00
Not liable - City failed to meet burden of proof	152323L	1	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$0.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$540.00

Balance Due: \$540.00

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

3/21/19

Authorized Clerk
Date

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

Yolaine Dauphin

ENTERED: _____ 36 Jan 9, 2017
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.) Dearborn Building V Llc) 1216 1220 N DEARBORN ST) CHICAGO, IL 60610) , Respondent.)	Address of Violation: 1216 N Dearborn Street Docket #: 16CS000886 Issuing City Department: Business Affairs and Consumer Protection
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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>
City non-suit	R551620149	2	4-6-300(f)(4) Failure to print license number on vacation rental advertisements/webpage	\$0.00
City non-suit	R551620150	3	2-25-090(A) No person shall engage in any act of consumer fraud, unfair method of competition, or deceptive practice while conducting any trade or business in the city.	\$0.00
City's motion to amend the charge(s) - Granted	R551620149	1	4-6-300(h) Operating vacation rental without a license	\$0.00
Liabe - By plea	R551620150	4	000001	\$500.00

Sanction(s):

By agreement of parties, Count IV is M.C.C. 4-276-470 (A)(1)

Admin Costs: \$40.00

JUDGMENT TOTAL: \$540.00

Balance Due: \$540.00

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

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.

3/20/19

Authorized Clerk
Date

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

Michael J. Dadek

ENTERED:	17	Jul 22, 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.

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
)
 v.)
)
 Dearborn Building Vi, Llc C/O Master Holdings, Llc)
 2320 N DAMEN AVE, STE 1D)
 CHICAGO, IL 60647)
 and)
 Dearborn Building Vi, Llc C/O Russell G Winick)
 1220 IROQUOIS AVE, STE 100)
 NAPERVILLE, IL 60563)
 , Respondents.)

Address of Violation:
39-51 W Division Street; 1164-1166 N Dearborn Street

Docket #: 18BT03147A
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	18EVA558221	2	241001: Operating or cause to be operating an elevator, moving walk, material lift, stairway chairlift, vertical reciprocating reciprocating conveyor, moveable stage, moveable orchestra floor, platform lift or escalator without a current certificate of compliance posted in the elevator or filed on the premises for other types of conveyances (13-20-110(a) and 18-30-015).	\$0.00
		3	241000 Failed to complete or to submit required documentation for mandated inspection of a conveyance device in a building located within the Central Business District. (13-8-030, 18-30-017, 18-30-460, Rules and Regulations for Annual Inspection Certification of Conveyance Devices 1 through 70)	\$0.00
		4	241001: Operating or cause to be operating an elevator, moving walk, material lift, stairway chairlift, vertical reciprocating reciprocating conveyor, moveable stage, moveable orchestra floor, platform lift or escalator without a current certificate of compliance posted in the elevator or filed on the premises for other types of conveyances (13-	\$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.

[Signature]
Authorized Clerk

3/21/19
Date

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



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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	18EVA558221		20-110(a) and 18-30-015).	
Previously liable - No subsequent compliance with building code	18EVA558221	1	241000 Failed to complete or to submit required documentation for mandated inspection of a conveyance device in a building located within the Central Business District. (13-8-030, 18-30-017, 18-30-460, Rules and Regulations for Annual Inspection Certification of Conveyance Devices 1 through 70)	\$2,000.00

Sanction(s):

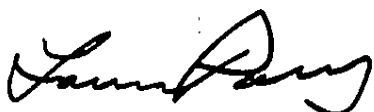
Admin Costs: \$75.00

JUDGMENT TOTAL: \$2,075.00

Balance Due: \$2,075.00

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

Petitioner is granted leave to re-inspect the premises or business as it relates to the above found violation(s).

ENTERED:  _____ 07 Dec 13, 2018
 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.

DOAH - Order



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: _____

Administrative Law Judge

51

ALO#

Jan 18, 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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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Dearborn Building Vi Llc C/O Apartments Mgmt Group) 2320 N DAMEN AVE STE 1D) CHICAGO, IL 60647) and) Dearborn Building Vi Llc C/O Russell G Winick) 1220 IROQUOIS AVE STE 100) NAPERVILLE, IL 60563) ; Respondents.)	Address of Violation: 39-51 W Division Street; 1164-1166 N Dearborn Street Docket #: 16BT01822A Issuing City Department: Buildings
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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>
City non-suit	16EVA0476769	2	241001: Operating or cause to be operating an elevator, moving walk, material lift, stairway chairlift, vertical reciprocating reciprocating conveyor, moveable stage, moveable orchestra floor, platform lift or escalator without a current certificate of compliance posted in the elevator or filed on the premises for other types of conveyances (13-20-110(a) and 18-30-015).	\$0.00
Previously liable - Subsequent compliance with building code	16EVA0476769	1	241000 Failed to complete or to submit required documentation for mandated inspection of a conveyance device in a building located within the Central Business District. (13-8-030, 18-30-017, 18-30-460, Rules and Regulations for Annual Inspection Certification of Conveyance Devices 1 through 70)	\$5,000.00

Sanction(s):

Admin Costs: \$75.00

JUDGMENT TOTAL: \$5,075.00

Balance Due: \$5,075.00

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.

3/21/19

Authorized Clerk Date

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16BT01822A



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:	<i>Denni E. Guest</i>	37	Oct 13, 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.

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