

# UNOFFICIAL COPY

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Markoff Law LLC  
29 N. Wacker Dr.  
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Chicago, IL 60606  
312-698-7300

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 08/12/2021 10:06 AM PG: 1 OF 5

Property of Cook County Clerk's Office

## JUDGMENT

BOX 95

CERTIFIED COPY

DAH CASE #: 21WD01967A

PLAINTIFF: CITY OF CHICAGO

DEFENDANT: 77TH & CORNELL CONDOMINIUM ASSOCIATION

LAST KNOWN ADDRESS: 77TH & CORNELL CONDOMINIUM ASSOCIATION  
R/A JOYCE GIBSON  
3501 E 106TH ST STE 202  
CHICAGO, IL 60617

AMOUNT: \$9,222.99

EXECUTION DATE: MAY 29, 2021

MULTIPLE PROPERTIES

426398 CCCJ1A / MND



S Y  
P 5  
S Y-1  
SC  
INT A

5

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**PIN #:**  
20-25-317-036-1001

**PROPERTY:**  
7701 S CORNELL UNIT 1, CHICAGO, IL 60649

**LEGAL DESCRIPTION:**

UNIT 7701-1 IN THE 7701 S. CORNELL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 39 AND 40, BLOCK 23 IN SOUTHFIELD, A SUBDIVISION OF BLOCKS 17, 18, 19 AND 22 AND 32, INCLUSIVE, IN JAMES STINSON'S SUBDIVISION, IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0333632081, AND AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PIN #:**  
20-25-317-036-1002

**PROPERTY:**  
7701 S CORNELL UNIT 2, CHICAGO, IL 60649

**LEGAL DESCRIPTION:**

UNIT 7701-2 IN THE 7701 S. CORNELL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 39 AND 40 IN BLOCK 23 IN SOUTHFIELD, A SUBDIVISION OF BLOCKS 17, 18, 19 AND 22 TO 32, INCLUSIVE, IN JAMES STINSON'S SUBDIVISION, IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0333632081, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PIN #:**  
20-25-317-036-1003

**PROPERTY:**  
7701 S CORNELL UNIT 3, CHICAGO, IL 60649

**LEGAL DESCRIPTION:**

UNIT 7701-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7701 S. CORNELL CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0333632081, IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN #:**  
20-25-317-036-1004

**PROPERTY:**  
7701 S CORNELL UNIT 4, CHICAGO, IL 60649

**LEGAL DESCRIPTION:**

UNIT 7701-4 IN THE 7701 SOUTH CORNELL CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL PROPERTY: LOTS 39 AND 40 IN BLOCK 23 IN SOUTHFIELD, A SUBDIVISION OF BLOCKS 17, 18, 19 AND 22 TO 32, INCLUSIVE, IN JAMES STINSON'S SUBDIVISION IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0333632081, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PIN #:**  
20-25-317-001-1005

**PROPERTY:**  
7703 S CORNELL, UNIT 1, CHICAGO, IL 60649

426398 CCCJ1A/MND



\* Q 4 2 6 3 9 8 C C C J 1 - \*

**UNOFFICIAL COPY****LEGAL DESCRIPTION:**

UNIT 7703-1 IN THE 7701 S. CORNELL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 39 AND 40 IN BLOCK 23 IN SOUTHFIELD, A SUBDIVISION OF BLOCKS 17, 18, 19 AND 22 TO 32, INCLUSIVE, IN JAMES STINSON'S SUBDIVISION, IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0333632081, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PIN #:**

20-25-317-036-1006

**PROPERTY:**

7703 S CORNELL, UNIT 2, CHICAGO, IL 60649

**LEGAL DESCRIPTION:**

UNIT 7703-2 IN THE 7701 S. CORNELL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 39 AND 40 IN BLOCK 23 IN SOUTHFIELD, A SUBDIVISION OF BLOCKS 17, 18, 19 AND 22 TO 32, INCLUSIVE, IN JAMES STINSON'S SUBDIVISION, IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0333632081, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PIN #:**

20-25-317-036-1007

**PROPERTY:**

7703 S CORNELL, UNIT 3, CHICAGO, IL 60649

**LEGAL DESCRIPTION:**

UNIT 7703 - 3 IN THE 7701 S CORNELL CONMINIUMS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

Lots 39 and 40 in Block 23 in Southfield, a subdivision of Blocks 17, 18, 19 and 22 to 32, inclusive, in James Stinson's Subdivision in Section 25, Township 38 North, Range 14 E. of the T.P.M. in Cook County, Il.



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(1/00)

DOAH - Order



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
 v. )  
 77th & Cornell Condominium Association )  
 3501 E 106TH, STE 202 )  
 CHICAGO, IL 60617 )  
 and )  
 Nguyen, Peter )  
 19638 STAR ISLAND, DR )  
 BOCA RATON, FL 33498-4540 )  
 and )  
 Nguyen, Grace )  
 20423 STATE ROAD 7, STE Po-27 )  
 CHICAGO, IL 22498-6797 )  
 and )  
 Nguyen, Peter )  
 9416 CULROSS, CT )  
 DUBLIN, OH 43017-9685 )  
 Respondents: )

Address of Violation:  
 7701-7705 S Cornell Avenue  
 Docket #: 21WD01967A  
 Issuing City  
 Department: Finance

### 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	BSW01307290	1	1-20-090 Failure to pay debt due and owing the city	\$0.00
Default - Liable by prove-up	BSW01320754	1	1-20-090 Failure to pay debt due and owing the city	\$533.00
Default - Liable by prove-up	BSW01331011	1	1-20-090 Failure to pay debt due and owing the city	\$8,314.99

**Sanction(s):**

Restitution to City or cost of recovery \$350.00  
 Storage Fee  
 Tow Fee

Restitution to City represents attorney's fees awarded.

Admin Costs: \$25.00

**JUDGMENT TOTAL: \$8,872.99 plus \$350.00 Restitution**

**Balance Due: \$9,222.99**

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

Date Printed: Jun 3, 2021 3:07 pm

426398

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.

*Cassandra Wilk* 6-7-21

Authorized Clerk Date

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

21WD01967A  
 Page 1 of 2

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DOAH - Order

(1/00)



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

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: *Joseph Chew* 26 May 29, 2021

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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.

Cook County Clerk's Office