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C4- 143191, 145122, 151664, 153145, 153147, 153591, 168762

Doc# 2203841028 Fee \$67.00

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 02/07/2022 10:59 AM PG: 1 OF 9

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
vs.)
THE REAL ESTATE TAX INSTITUTE)
c/o: GREGORY ALLEN MANNIE)
)
Defendant.)

Case/Docket Number:
15DS32723L, 16DS40782L, 17DS63769L,
17DS69579L, 17DS69604L, 17DS69729L,
21DS11481M

Issuing City Department:
FINANCE

RECORDING OF FINDINGS, DECISIONS & ORDER

1. The plaintiff, THE CITY OF CHICAGO, a municipal corporation, by and through its attorney the special Assistant Corporation Counsel, Talan & Ktsanes, hereby files the attached and incorporated certified Findings, Decisions and Order entered by 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 #: 20-09-317-008-0000 | Owner Name: THE REAL ESTATE TAX INSTITUTE |
| ADR: 5319 S EMERALD | City, State, Zip: CHICAGO, IL 60609 |

Legal Description: LOT 35 IN BLOCK 3 IN PUTNAM'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Law Office of Talan & Ktsanes
223 W. Jackson Blvd., Suite 512
Chicago, IL 60606
Attorney for Plaintiff
Atty. #91821
(312) 629-7550 Ph.
(312) 629-3603 Fx.

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S
SC
INT JP

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

| | |
|--|---|
| <p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) The Real Estate Tax Institute C/O Gregory Allen Mannie) 332 S. MICHIGAN AVE., #1032) CHICAGO, IL 60604) , Respondent.)</p> | <p>Address of Violation: 5319 S Emerald Avenue</p> <p>Docket #: 15DS32723L</p> <p>Issuing City Department: Streets and Sanitation</p> |
|--|---|

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>NOTE</u> | <u>Count(s)</u> | <u>Municipal Code Violated</u> | <u>Penalties</u> |
|------------------------------|-------------|-----------------|--------------------------------|------------------|
| Default - Liable by prove-up | 1327231 | 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

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.

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

ENTERED: Mark Boyle 19 Dec 29, 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,) | Address of Violation: |
| v.) | 5319 S Emerald Avenue |
|) | |
| The Real Estate Tax Institute C/O Gregory Allen Mannie) | Docket #: 17DS63769L |
| 332 S MICHIGAN AVE #1032) | |
| CHICAGO, IL 60604) | Issuing City |
| and) | Department: Streets and Sanitation |
| Chicago Title Land Trust Co A/T/U/T/A #8002347229 Dtd) | |
| 5/9/2007) | |
| 10 S LA SALLE ST STE 2750) | |
| CHICAGO, IL 60603) | |

, 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 | 163769L | 1 | 7-28-750(a) No Noncombustible Fence Around Open Lot | \$600.00 |
| | | 2 | 7-28-120(a) Uncut weeds. | \$1,200.00 |

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.

ENTERED: Mark Boyle 19 Jun 30, 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,) | Address of Violation: |
| v.) | 5319 S Emerald Avenue |
|) | |
| The Real Estate Tax Institute C/O Gregory Allen Mannie) | Docket #: 17DS69579L |
| 332 S MICHIGAN AVE #1032) | |
| CHICAGO, IL 60604) | 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> |
|------------------------------|-------------|-----------------|---|------------------|
| Default - Liable by prove-up | 169579L | 1 | 7-28-120(a) Uncut weeds. | \$1,200.00 |
| | | 2 | 7-28-750(a) No Noncombustible Fence Around Open Lot | \$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.

ENTERED: Mark Boyle 19 Sep 27, 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.



17DS69579L



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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. |) | 5319 S Emerald Avenue |
| |) | |
| The Real Estate Tax Institute C/O Gregory Allen Mannie |) | Docket #: 17DS69604L |
| 332 S MICHIGAN AVE #1032 |) | |
| CHICAGO, IL 60604 |) | 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> |
|------------------------------|-------------|-----------------|---|------------------|
| Default - Liable by prove-up | 169604L | 1 | 7-28-120(a) Uncut weeds. | \$1,200.00 |
| | | 2 | 7-28-750(a) No Noncombustible Fence Around Open Lot | \$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.

ENTERED: Mark Boyle 19 Sep 29, 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.

17DS69604L



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

| | | | |
|--|---|-----------------------|------------------------|
| CITY OF CHICAGO, a Municipal Corporation, Petitioner, |) | Address of Violation: | 5319 S Emerald Avenue |
| v. |) | | |
| |) | | |
| The Real Estate Tax Institute C/O Gregory Allen Mannie |) | Docket #: | 17DS69729L |
| 332 S MICHIGAN AVE #1032 |) | | |
| CHICAGO, IL 60604 |) | 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>NOVI#</u> | <u>Count(s)</u> | <u>Municipal Code Violated</u> | <u>Penalties</u> |
|------------------------------|--------------|-----------------|---|------------------|
| Default - Liable by prove-up | 169729L | 1 | 7-28-120(a) Uncut weeds. | \$1,200.00 |
| | | 2 | 7-28-750(a) No Noncombustible Fence Around Open Lot | \$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.

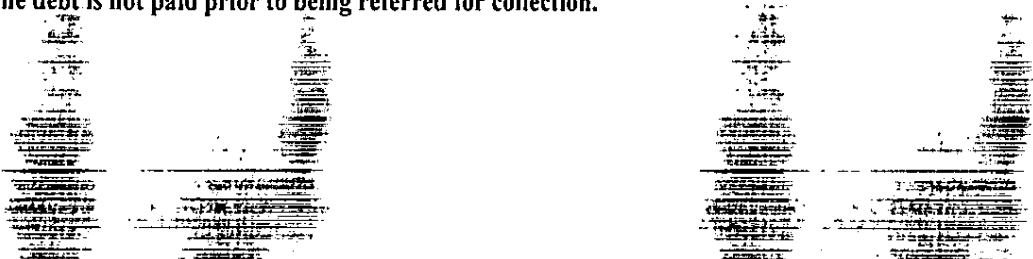
You have 21 days from the above mailing date to file a motion to set-aside (void) this default order for good cause with the Dept. of Administrative Hearings (400 W. Superior). You may have more than 21 days if you can show you were not properly served with the violation notice. Your right to appeal 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.

ENTERED: Mark Boyle 19 Oct 6, 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.



17DS69729L

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)

v.)

The Real Estate Tax Institute C/O Gregory Allen Mannie)

332 S MICHIGAN AVE #1032)

CHICAGO, IL 60604)

and)

Chicago Title Land Trust Co. A/T/U/T 8002347229 Dtd)

05/09/2007)

10 S LASALLE ST STE 2750)

CHICAGO, IL 60603)

, Respondents.

Address of Violation:

5319 S Emerald Avenue

Docket #: 21DS11481M

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 | QTT847L | 1 | 7-28-750(a) No Noncombustible Fence Around Open Lot | \$600.00 |
| | | 2 | 7-28-120(a) Uncut weeds. | \$1,200.00 |

Sanction(s):

Storage Fee

Tow Fee

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.



21DS11481M

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS



Heather Newell

ENTERED:

104

May 12, 2021

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