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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

		000 1 OF 9
CITY OF CHICAGO, a Municipal Corporation,)	DATE: 02/07/2022 10:59 AM PG: 1 OF 9
)	Case/Docket Number:

Plaintiff,) 15DS32723L, 16DS40782L, 17DS63769L, vs.) 17DS69579L, 17DS69604L, 17DS69729L, 21DS11481M

) 21DS11481N

THE REAL ESTATE TAX INSTITUTE

c/o: GREGORY ALLEN MANNIE

) Issuing City Department:

FINANCE

Defendant.)

KF ORDING 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., societisecurity 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 ream: 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 1/4 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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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEAD	
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CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.	Address of Violation:) 5319 S Emerald Avenue)	
The Real Estate Tax Institute C/O Gregory Allen Mannie 332 S. MICHIGAN AVE., #1032) Docket #: 15DS32723L	
CHICAGO, IL 60604 , Respondent) Issuing City at.) Department: Streets and Sanita	tion

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:

Finding 1 4 1 Default - Liable by prove-up

Count(s) Municipal Code Violated 1 7-28-120(a) Uncut weeds.

Penalties \$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 (voi 1) 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.

Administrative Law Judge

19

ec 29, 2015

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.



Date Printed: Oct 13, 2021 9:14 am







Page 1 of 1

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.)	Address of Violation: 5319 S Emerald Avenue
The Real Estate Tax Institute C/O Gregory Allen Mannie 332 S MICHIGAN AVE #1032 CHICAGO, IL 60604 and Chicago Title Land Trest Co., Trustee, Trust #8002347229 Dated 5/9/2007 10 S. LASALLE ST STF 2750 CHICAGO, IL 60603))))))	Docket #: 16DS40782L Issuing City Department: Streets and Sanitation
, Respondents		

FINDINGS, DECISIONS & ORDER

This matter coming for Hearing, notice giver, and the Administrative Body advised in the premises, having considered the motions, evidence and arguments presented, IT is CRDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

Finding
Default - Liable by prove-up

140782L
Default - Liable by prove-up

140782L
Default - Liable by prove-up

140782L
Default - Liable by prove-up
Default -

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,840,00

Balance Due: \$1,840.00

Date Printed: Oct 13, 2021 9:14 am

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 (Date) 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
Administrative Law Judge

19

May 4, 2016

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.

Rursuant to Municipal Gode Chapter 1-19, the city's collection costs and attorney's fees shall be added to the balance added to the balance

16DS40782L

Page 1 of 1

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.)	Address of Violation: 5319 S Emerald Avenue
The Real Estate Tax Institute C/O Gregory Allen Mannie 332 S MICHIGAN AVE #1032 CHICAGO, IL 60604 and)	Docket #: 17DS63769L Issuing City Department: Streets and Sanitation
Chicago Title Land Trust Co A/T/U/T/A #8002347229 Dtd 5/9/2007 10 S LA SALLE ST STF 2750 CHICAGO, IL 60603)	Department. Succes and Samuation
, Respondents	•	

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>	Count(s) Municipal Code Violated	Penalties
Default - Liable by prove-up	163769L	1 7-28-750(a) No Noncombustible	\$600.00
,		Fence Around Open Lot	
		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		4	
		0	

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 (Deley 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.

Jun 30, 2017

Administrative Law Judge

ALO#

Date

This Order may be appealed to the Circuit Gourt of Cook Co. (Daley Center 6th Fl.) within 35 days by filing accivil 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.

17DS63769L

Date Printed: Oct 13, 2021 9:14 am

Page 1 of 1

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DOAH - Order

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.)	Address of Violation: 5319 S Emerald Avenue
The Real Estate Tax Institute C/O Gregory Allen Mannie 332 S MICHIGAN AVE #1032)	Docket #: 17DS69579L
CHICAGO, IL 60604 , Responden) it.)	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>N </u>	Count(s) Municipal Code Violated	<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 Noncombustit	ole \$600.00
		Fence Around Open Lot	

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,840.00

Balance Due: \$1,840.00

Date Printed: Oct 13, 2021 9:15 am

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 de ant 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.

19 Sep 29, 2017 ENTERED: Administrative Law Judge ALO#

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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Date





IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.)	Address of Violation: 5319 S Emerald Avenue
The Real Estate Tax Institute C/O Gregory Allen Mannie 332 S MICHIGAN AVE #1032 CHICAGO, IL 60604)	Docket #: 17DS69604L
, Respondent	.)	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 argumer, s 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> </u>	Count(s) Municipal Code Violated	<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 Noncomb	ustible \$600.00
	0,	Fence Around Open Lot	

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 Coc'e violations.

You have 21 days from the above mailing date to file a motion to set-aside (void) this dail It order for good cause with the Dept. of Administrative Hearings (400 W. Superior). You may have more than 21 days it 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.

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.





Date Printed: Oct 13, 2021 9:15 am

Page 1 of 1

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DEPARTME	NT OF ADMI	INISTRAT	IVE HEARING
		want of	
			DEPARTMENT OF ADMINISTRAT

		Address of Violation:
CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	5319 S Emerald Avenue
v.))	
The Real Estate Tax Institute C/O Gregory Allen Mannie 332 S MICHIGAN AVE #1032)	Docket #: 17DS69729L
CHICAGO, IL 60604)	Issuing City
, Respondent	;,)	Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for Nessing, 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>	NOVY	Count(s) Munic	ipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	169 <i>17.9</i> L	1 7-28-1	20(a) Uncut weeds.	\$1,200.00
		2 7-28-7	50(a) No Noncombustible	\$600.00
		Fence	Around Open Lot	

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 defuit order for good cause with the Dept. of Administrative Hearings (400 W. Superior). You may have more than 21 days if year 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.

19 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

Page 1 of 1

Date Printed: Oct 13, 2021 9:16 am

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IN THE CITY OF CHICAGO, ILLINOIS EPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.	Address of Violation:) 5319 S Emerald Avenue)	
The Real Estate Tax Institute C/O Gregory Allen Mannie 332 S MICHIGAN AVE #1032 CHICAGO, IL 60604 and Chicago Title Land Trest Co. A/T/U/T 8002347229 Dtd 05/09/2007 10 S LASALLE ST ST E 2750	Docket #: 21DS11481M) lssuing City Department: Streets and Sanitati)	on
CHICAGO, IL 60603 , Respondents) 3.	

FINDINGS, DECISIONS & ORDER

This matter coming for Hearing, notice giver, and the Administrative Body advised in the premises, having considered the motions, evidence and arguments presented, IT is CRDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

Finding NOV# Count(s) Municipal Code Violated Penalties Default - Liable by prove-up QTT847L 1 7-28-750(a) No Noncombustible \$600.00 Fence Around Open Lot 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

Clartic 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.





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Date Printed: Oct 13, 2021 9:16 am

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: Hather Heavall

104

May 12, 2021

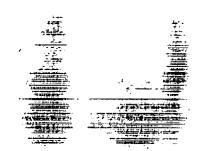
Administrative Law Judge

ALO#

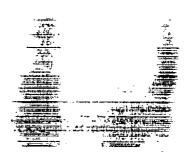
Date

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.



Date Printed: Oct 13, 2021 9:16 am





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Page 2 of 2