

UNOFFICIAL COPY



2212315025

Doc# 2212315025 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/03/2022 01:17 PM PG: 1 OF 6

Space reserved for Recorder's
Office only

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

CITY OF CHICAGO, a Municipal Corporation,)

) Docket Number:

) Petitioner,)

) 21WD05281A

ERIK STERDIVANT)

) Issuing City Department:

) FINANCE

) Respondent.)

RECORDING OF FINDINGS, DECISION AND ORDER

1. The petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through special Assistant Corporation Counsel [**Heller and Frisone LTD.**], hereby files the attached and incorporated certified Findings, Decisions and Order entered by an Administrative Law Officer pursuant to an administrative hearing in the above captioned matter. This Certified copy is being 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 number, property legal description and common address or other) is as follows:

SEE ATTACHED LEGAL DESCRIPTIONS:

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

UNOFFICIAL COPY

LEGAL DESCRIPTIONS:

Owner Name: ERIK STERDIVANT

PIN: 20-33-112-017-0000 **Address:** 8037 S PARNELL AVE, CHICAGO, IL 60620

Legal Description: LOT 20 IN BLOCK 3 IN SCHORLING'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION IN SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE C.R.I. & P RAILROAD AND VINCENNES ROAD AND 80TH AND 81ST STREET, IN COOK COUNTY, ILLINOIS.

Owner Name: ERIK STERDIVANT

PIN: 20-26-104-037-0000 **Address:** 7146 S GREENWOOD, CHICAGO, IL 60619

Legal Description: LOT 19 AND 20 IN BLOCK 3 IN CORNELL, BEING A SUBDIVISION OF THE WEST ½ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Owner Name: ERIK STERDIVANT

PIN: 21-30-407-033-0000 **Address:** 2824 E. 79TH ST, CHICAGO, IL 60649

Legal Description: LOT 28 IN BLOCK 3 IN PART OF WEST ADDITION OF CHELTENHAM BEACH BEING A SUBDIVISION OF PLOTS 134 TO 157 INCLUSIVE IN DIVISION 2 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST ½ OF THE SOUTHWEST ¼ AND SOUTHEAST FRACTIONAL ¼ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Owner Name: ERIK STERDIVANT

PIN: 29-26-200-033-0000 **Address:** 1515 E. 172ND ST, SOUTH HOLLAND, IL 60473

Legal Description: PARCEL 1: THE WEST 77.00 FEET OF THE EAST 144.56 FEET OF PART OF LOT 2 IN VOLBRECHT'S SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND WEST OF THORN CREEK AND OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THORN CREEK, EXCEPT THE WEST 881.00 FEET THEREOF, EXCEPTING FROM SAID LOT 2 THAT PART THEREOF LYING NORTH OF A LINE 1,519.99 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, AFORESAID, AND ALSO EXCEPTING FROM SAID LOT 2 TO THAT PART THEREOF LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26 AFORESAID, SAID POINT BEING 151.80 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26 AFORESAID AND EXTENDING IN A NORTHWESTERLY DIRECTION TO A POINT IN THE WEST LINE OF LOT 2 AFORESAID WHICH IS 1188.60 FEET SOUTH OF THE NORTH LINE OF SECTION 26, AFORESAID IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 144.56 FEET (EXCEPT THE WEST 77.00 FEET THEREOF) OF LOT 2 IN VOLBRECHT'S SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND WEST OF THORN CREEK AND OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 36

UNOFFICIAL COPY

NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THORN CREEK, EXCEPT THE WEST 881.00 FEET THEREOF, EXCEPTING FROM SAID LOT 2, THAT PART THEREOF LYING NORTH OF A LINE 1,519.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, AFORESAID AND ALSO EXCEPTING FROM SAID LOT 2 THAT PART THEREOF LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26, AFORESAID, SAID POINT BEING ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26, AFORESAID, SAID POINT BEING 151.80 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, AFORESAID AND EXTENDING IN A NORTHWESTERLY DIRECTION TO A POINT IN THE WEST LINE OF LOT 2 AFORESAID WHICH IS 1,188.60 FEET SOUTH OF THE NORTH LINE OF SECTION 26, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AND 2 FOR INGRESS AND EGRESS OVER THE EAST 20 FEET OF OUTLOT 'A' IN HUGUELET'S 3RD ADDITION TO SOUTH HOLLAND, BEING A SUBDIVISION OF PART OF LOTS 2 AND 3 IN VOLBRECHT'S SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND WEST OF THORN CREEK AND OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING IN NORTH OF THORN CREEK (EXCEPT THE WEST 881 FEET THEREOF) ALL IN COOK COUNTY, ILLINOIS AS CREATED BY PLAT OF SAID 3RD ADDITION RECORDED AS DOCUMENT NUMBER 20714506 AND AS REFERRED TO IN DEED DATED JUNE 20, 1974 AND RECORDED AUGUST 6, 1974 AS DOCUMENT NUMBER 22808234 IN COOK COUNTY, ILLINOIS.

Owner Name: ERIK STERDIVANT

PIN: 25-28-214-015-0000 **Address:** 12047 S. PERRY AVE, CHICAGO, IL 60628

Legal Description: LOT 26 (EXCEPT THE NORTH 9 FEET THEREOF) AND THE NORTH 13 FEET OF LOT 25 IN BLOOM'S SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTH ¼ OF THE NORTHEAST ¼ OF SECTION 28 TOWNSHIP 37 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY ILLINOIS.

Owner Name: ERIK STERDIVANT

PIN: 21-31-226-006-0000 **Address:** 8219 S. MUSKEGON, CHICAGO, IL 60617

Legal Description: LOT 11 IN C. SUTKOWSKI'S SUBDIVISION OF BLOCK 4 (EXCEPT THE NORTHEAST 33 FEET AND THEN WEST 33 FEET THEREOF TAKEN FOR STREETS) IN CIRCUIT COURT PARTITION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Owner Name: ERIK STERDIVANT

PIN: 20-19-412-009-0000 **Address:** 6821 S. WOOD, CHICAGO, IL 60636

Legal Description: LOT 40 IN BLOCK 9 IN E.O. LAMPHERFS ADDITION TO ENGLEWOOD A SUBDIVISION IN BLOCKS 1 TO 15 INCLUSIVE AND THE NORTH ½ OF BLOCK 16 OF SEA'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Owner Name: ERIK STERDIVANT

PIN:25-27-109-005-0000

Address: 12013 S STATE, CHICAGO, IL 60628

Legal Description: LOT 6 AND THE SOUTH ½ OF LOT 5 IN THE SUBDIVISION OF THE NORTH ½ OF BLOCK 10 IN FIRST ADDITION TO KENSINGTON, BEING A SUBDIVISION OF THE SOUTH 20 ACRES OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 22, (EXCEPT THE NORTHEAST 4 ACRES) ALSO THE SOUTH ½ OF THE SOUTH WEST ¼ OF SECTION 22 (EXCEPT RAILROAD) ALSO THE WEST FRACTIONAL ½ OF SECTION 27 (EXCAPT RAILROAD) ALL NORTH OF THE INDIAN BOUNDARY LINE; ALSO THE NORTH 21 ACRES OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 28, LYING SOUNT OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF 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]



UNOFFICIAL COPY
 IN THE CITY OF CHICAGO, ILLINOIS
 DEPARTMENT 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.
Cassandra Williams 3-17-22
 Authorized Clerk Date
 Above must bear an original signature to be accepted as a Certified Copy

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)

v.)

Sterdivant, Erick
 584 S. 5TH AVE, 1
 KANKAKEE, IL 60901

, Respondent.)

Address of Violation:

8037 S Parnell Avenue

Docket #: 21WD05281A

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>NCV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	BSW01054630	1	1-20-090 Failure to pay debt due and owing the city.	\$1,563.58
Default - Liable by prove-up	BSW01109992	1	1-20-090 Failure to pay debt due and owing the city.	\$1,678.56
Default - Liable by prove-up	BSW01162942	1	1-20-090 Failure to pay debt due and owing the city.	\$1,766.68
Default - Liable by prove-up	BSW01220748	1	1-20-090 Failure to pay debt due and owing the city.	\$1,954.98
Default - Liable by prove-up	BSW01283740	1	1-20-090 Failure to pay debt due and owing the city.	\$2,033.36
Default - Liable by prove-up	BSW01315243	1	1-20-090 Failure to pay debt due and owing the city.	\$1,997.05
Default - Liable by prove-up	BSW01362045	1	1-20-090 Failure to pay debt due and owing the city.	\$1,251.28
Default - Liable by prove-up	BSW0869463	1	1-20-090 Failure to pay debt due and owing the city.	\$1,241.10
Default - Liable by prove-up	BSW0928823	1	1-20-090 Failure to pay debt due and owing the city.	\$1,357.86
Default - Liable by prove-up	BSW0990482	1	1-20-090 Failure to pay debt due and owing the city.	\$1,405.18

Sanction(s):

Restitution to City or cost of recovery \$350.00

Storage Fee

Tow Fee

Admin Costs: \$25.00

JUDGMENT TOTAL: \$16,274.63 plus \$350.00 Restitution**Balance Due:** \$16,624.63

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

21WD05281A



UNOFFICIAL COPY
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) or via email with completed form located at Chicago.gov/ah. 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: J. Paula Rodenick 18 Jan 8, 2022
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.