



Doc# 2216441038 Fee \$77.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/13/2022 12:15 PM PG: 1 OF 3

C4-170817

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a municipal corporation,

Plaintiff,

vs.

JIA WANG  
&  
YONG ZHI XUAN

Defendant.

Case/Docket Number:

20BT01452A

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 #: 17-32-111-028-0000

Owner Name: JIA WANG  
XUE LI

ADR: 3306 S JUSTINE

City, State, Zip: CHICAGO, IL 60608

**Legal Description:** LOT 4 IN BLOCK 6 IN THE SUBDIVISION OF LOTS 31 AND 32 IN THE ASSESSOR'S DIVISION OF THE NORTHWEST ¼ AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 39 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.

S N  
P 3  
S Y-1  
SC      
INT Rv



# UNOFFICIAL COPY

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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	4627 S La Crosse Avenue
Wang, Jia	)	Docket #: 20BT01452A
1911 BLOSSOM RIDGE DR	)	Issuing City
BOLINGBROOK, IL 60490	)	Department: Buildings
and	)	
Xuan, Yong Zhi	)	
1911 BLOSSOM RIDGE DR	)	
BOLINGBROOK, IL 60490	)	
and	)	
Xuan, Yong Zhi	)	
701 LAKEWOOD FARMS DR	)	
BOLINGBROOK, IL 60490	)	

, Respondents. )

### FIN DINGS, 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	19DR612218	1	002052 Register any person who caused any construction repairs or alterations to be made or for any building, structure, or any part thereof, without first obtaining and posting permits shall be fined from 10 to 200 dollars for each day construction, repair or alteration exists without permit. (13-12-050)	\$500.00
		2	193000 Maintain building in safe condition so it does not constitute actual and imminent danger to public. (13-12-130, 13-8-100, 13-12-120, 13-12-125, 65 ILCS 5/11-31-1) Maintain building windows and doors in safe condition. (13-196-550) Maintain stairway and porch in safe condition. (13-196-570) Maintain floors, walls, and ceilings in safe condition. (13-196-540) Maintain building in safe condition. Premises now dangerous as vacant and open, uncompleted and abandoned, or vacant and boarded. (13-12-130, 13-12-125) Maintain watchman at vacant or	\$500.00

**UNOFFICIAL COPY**

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>
Default - Liable by prove-up	19DR612218		open premises. (13-12-140)	
		3	193019 Repair or wreck dangerous and vacant residential premises. (13-8-100, 13-12-125, 13-12-130)	\$500.00
		4	193029 Maintain watchman from 4:00 PM to 8:00 AM for vacant and dangerous residential premises. (13-12-140)	\$500.00
		5	13-12-125(a)(1) Failure to register vacant building	\$500.00
		6	196039 Post, on abandoned building, name, address and telephone of owner and owner's agent for managing, controlling or collecting rents on building so legible from nearest public street or sidewalk. (13-12-125)	\$500.00

**Sanction(s):**

Storage Fee

Tow Fee

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$3,040.00****Balance Due: \$3,040.00**

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) 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:

*Lucrethia Vazquez-Gonzalez*

120

Nov 5, 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.**