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Doc# 2218933022 Fee \$57.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/08/2022 10:49 AM PG: 1 OF 4

The City of Chicago, A Muni Corp.

Plaintiff,

VS.

**MADDEN WELLS PHASE 1A CORP
and
MADDEN WELLS PHASE 1A ASSOCIATES
LIMITED PARTNERSHIP**

Defendants,

**Docket Number: 19DS48547L
Issuing City Department:
STREETS AND SANITATION**

RECORDING OF FINDINGS, DECISION AND ORDER

The Petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through Special Assistant Corporation Counsel, **ROBERTS & WEDDLE, LLC**, hereby files the attached and incorporated certified Findings, Decision 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 Clerk's Office as provided for by law.

MADDEN WELLS PHASE 1A CORP
and MADDEN WELLS PHASE 1A ASSOCIATES LIMITED PARTNERSHIP
3804, 3822, 3838, 3845, 3852, 3866, 3867, and 3848 S. Ellis Street, Chicago IL - Illinois 60653-2037
3807, 3825, 3839, 3851, 3857, and 3867 S. Cottage Grove, Chicago IL - Illinois 60653-2056
3836, 3838, 3840 and 3842 S. Evans, Chicago IL - Illinois 60653-0000
706, 707, 716, 718, 720, 838, and 845 E. 38th Place, Chicago IL - Illinois 60653-1944
706, 835, and 845 E. 38th Street, Chicago IL - Illinois 60653-1906

PIN #: 17-34-421-057-0000, 17-34-421-072-0000, 17-34-421-090-0000, 17-34-421-091-0000,
17-34-421-092-0000, 17-34-421-094-0000, 17-35-101-036-0000, 17-35-101-037-0000,
17-35-101-101-0000, 17-35-101-102-0000 & 17-35-101-035-0000

Legal Description: SEE ATTACHED

**ROBERTS & WEDDLE, LLC
309 W. Washington St. Suite 500
Chicago, IL 60606
312-589-5800
File#: 99.110127**

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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.)	3867 S Cottage Grove Avenue
Madden Wells Phase 1a Corp. C/O Illinois Corporation)	Docket #: 19DS48547L
Service Company)	Issuing City
801 ADLAI STEVENSON DRIVE)	Department: Streets and Sanitation
SPRINGFIELD, IL 62703)	
and)	
Madden Wells Phase 1a Corp. C/O James F. Rushford)	
185 DARTMOUTH ST 9TH FLR)	
BOSTON, MA 02116)	
and)	
Madden Wells Phase 1a Associates Limited Partnership C/O)	
Illinois Corporation Service Company)	
801 ADLAI STEVENSON DRIVE)	
SPRINGFIELD, IL 62703)	

, 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>
Liabile - By plea	248547L	1	7-25-261(b) Over accumulation of refuse in refuse container.	\$200.00


Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$240.00

Balance Due: \$240.00

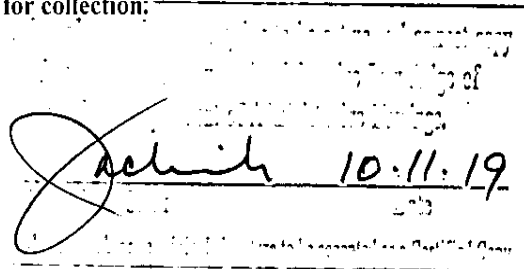
Respondent is ordered to come into immediate compliance with any/all outstanding Code violations.

ENTERED:  _____ 24 Jul 22, 2019

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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LEGAL DESCRIPTION

P.I.N. NUMBERS:

17-34-421-057	17-34-421-094
17-34-421-072	17-35-101-036
17-34-421-090	17-35-101-037
17-34-421-091	17-35-101-101
17-34-421-092	17-35-101-102
	17-35-101-035

PROPERTY ADDRESS:

3804, 3822, 3838, 3845, 3852, 3866, 3877, and 3848 S. Ellis Street, Chicago IL - Illinois 60653-2037
 3807, 3825, 3839, 3851, 3857, and 3867 S. Cottage Grove, Chicago IL - Illinois 60653-2056
 3836, 3838, 3840 and 3842 S. Evans, Chicago IL - Illinois 60653-0000
 706, 707, 716, 718, 720, 838, and 845 E. 38th Place, Chicago IL - Illinois 60653-1944
 706, 835, and 845 E. 38th Street, Chicago IL - Illinois 60653-1906

EXHIBIT A

LEGAL DESCRIPTION

I. PARCEL ONE - LEASEHOLD ESTATE.

THE LEASEHOLD ESTATE CREATED BY THAT CERTAIN GROUND LEASE, DATED AS OF MARCH 1, 2004, FROM THE CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, AS LESSOR, TO MADDEN WELLS PHASE 1A ASSOCIATES LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, AS LESSEE, WHICH GROUND LEASE DEMISES THE LAND HEREINAFTER DESCRIBED, AND ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON AS OF THE DATE OF SAID GROUND LEASE:

A. SUBPARCEL ONE A - EAST PARCEL.

LOTS 1, 6, 7, 8, 10, 11, 15, 16, 17, 18, 19, 20, 24, 25, 29, 30, AND 34 IN MADDEN-WELLS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 34 AND FRACTIONAL SECTION 35, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THAT CERTAIN PLAT OF SUBDIVISION PREPARED BY GREMLEY & BIEDERMANN, INC., AND DATED

AUGUST 12, 2002, AND REVISED AS OF MARCH 11, 2004, AND RECORDED ON MARCH 24, 2004 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0408445058.

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PROPERTY ADDRESS / LOCATION:

LYING BETWEEN RE-DEDICATED EAST 38TH STREET (NORTH) AND EAST PERSHING ROAD (SOUTH), AND BETWEEN SOUTH COTTAGE GROVE AVENUE (WEST) AND THE NORTH-SOUTH ALLEY BETWEEN SOUTH ELLIS AVENUE AND SOUTH LAKE PARK AVENUE (EAST).

B. SUBPARCEL ONE B - WEST PARCEL.

LOTS 41, 47, 48 AND 50 IN MADDEN-WELLS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 34 AND FRACTIONAL SECTION 35, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THAT CERTAIN PLAT OF SUBDIVISION PREPARED BY CREMLEY & BIEDERMANN, INC. AND DATED AUGUST 12, 2002, AND REVISED AS OF MARCH 11, 2004, AND RECORDED ON MARCH 24, 2004 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0408445058.

PROPERTY ADDRESS/LOCATION:

THE EAST SIDE OF RE-DEDICATED SOUTH LANGLEY AVENUE, LYING ON THE NORTH SIDE AND SOUTH SIDE OF NEWLY DEDICATED EAST 38TH PLACE.

P.I.N. NUMBERS:

17-34-420-001

17-34-420-031

II. PARCEL TWO - BUILDINGS AND IMPROVEMENTS.

ALL BUILDINGS AND IMPROVEMENTS LOCATED ON THE LEASEHOLD ESTATE HEREINABOVE DESCRIBED AS PARCEL ONE AFTER THE DATE OF THE AFORESAID GROUND LEASE.