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Doc# 2219912014 Fee \$81.00

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 07/18/2022 09:58 AM PG: 1 OF 4

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

The City of Chicago, A Muni Corp.

Plaintiff,

VS

3154 NORTH ELSTON LLC

Defendants,

**Docket Number: 22WD01281A
Issuing City Department:
FINANCE**

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.

3154 NORTH ELSTON LLC
3125 N. CALIFORNIA AVE
CHICAGO, IL 60618

PIN #: 13-25-204-025-0000
Legal Description: SEE ATTACHED

**ROBERTS & WEDDLE, LLC
309 W. Washington St. Suite 500
Chicago, IL 60606
312-589-5800
File#: 882253**

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INT EX



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
v.)
3154 North Elston Llc)
3400 N PULASKI, RD)
CHICAGO, IL 60641)
and)
3154 North Elston Llc)
C/O LP AGENTS LLC 2 N LASALLE ST, STE 1300)
CHICAGO, IL 60602)
and)
Stillman, Ronald)
2900 W IRVING PARK)
CHICAGO, IL 60618)
, Respondents.)

Address of Violation:
3125 N California Avenue
Docket #: 22WD01281A
Issuing City
Department: Finance

FININGS, 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	BSW01285854	1	1-20-090 Failure to pay debt due and owing the city.	\$8,054.41
Default - Liable by prove-up	BSW01292218	1	1-20-090 Failure to pay debt due and owing the city.	\$4,999.65
Default - Liable by prove-up	BSW01293140	1	1-20-090 Failure to pay debt due and owing the city.	\$1,916.10
Default - Liable by prove-up	BSW01322929	1	1-20-090 Failure to pay debt due and owing the city.	\$979.00

Sanction(s):

Restitution to City or cost of recovery \$350.00
Storage Fee
Tow Fee

Admin Costs: \$25.00

JUDGMENT TOTAL: \$15,974.16 plus \$350.00 Restitution

Balance Due: \$16,324.16

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.	
<i>Theresa Simpson</i> Authorized Clerk	6/22/22 Date
Above must bear an original signature to be accepted as a Certified Copy	

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.

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

J. Paula Rodenide

ENTERED:

Administrative Law Judge

18

ALO#

Apr 30, 2022

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

STREET ADDRESS: 3125 N CALIFORNIA

CITY: CHICAGO

TAX NUMBER: 13-25-204-025-0000

PARCEL 1: THAT PORTION OF LOTS 4 AND 5 IN SOPHIE BAUERMEISTER'S SUBDIVISION OF LOT 2 IN RICHOW AND BAUERMEISTER'S SUBDIVISION OF THE WEST HALF OF NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF CALIFORNIA AVENUE 2.8 FEET NORTH OF THE SOUTH WEST CORNER OF LOT 4, THENCE EAST 40 FEET; THENCE, SOUTH 2.8 FEET TO THE SOUTH LINE OF LOT 4; THENCE SOUTH INTO LOT 5, 2.2 FEET THENCE EAST 33.6 FEET; THENCE NORTH 2.2 FEET TO THE NORTH LINE OF LOT 5; THENCE NORTH INTO LOT 4, 10 FEET; THENCE WEST 9 FEET; THENCE NORTH 15 FEET TO THE NORTH LINE OF LOT 4 EXTENDED EAST; THENCE ALONG THE NORTH LINE OF LOT 4, 64.6 FEET TO THE EAST LINE OF CALIFORNIA AVENUE; THENCE SOUTH ALONG SAID EAST LINE 22.2 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2; THAT PORTION OF LOTS 4 AND 5 SOPHIE BAUERMEISTER'S SUBDIVISION OF LOT 2 IN RICHOW AND BAUERMEISTERS SUBDIVISION OF WEST HALF OF NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF LOT 5 THENCE EAST ALONG THE SOUTH LINE OF LOT 5, 73.6 FEET THENCE NORTH 22.8 FEET THENCE, WEST 33.6 FEET THENCE, NORTH 2.2 FEET TO THE NORTH LINE OF LOT 5 THENCE NORTH INTO LOT 4, 22.8 FEET, THEN WEST 40 FEET, TO THE EAST LINE OF CALIFORNIA AVENUE, THENCE SOUTH ALONG THE SAID EAST LINE 27.8 FEET TO POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.