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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2022 10:27 AM PG: 1 OF 6

C4- 151464, 156169, 156301, 156148

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a municipal corporation,

Plaintiff.

vs.

AUSTIN L. SIMS
a/k/a AUSTIN SIMS,

Defendant.

Case/Docket Number:

16BN00033A, 17DS81483L, 17DS81484L,
17DS81491L

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 #: 16-15-109-001-0000

Owner Name: AUSTIN L. SIMS

ADR: 4655 W ADAMS

City, State, Zip: CHICAGO, IL 60642

Legal Description: LOTS 114 AND 115 (EXCEPT THE SOUTH 40 FEET OF SAID LOTS) IN E.A CUMMING'S SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 13, 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 HEARINGS**

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation:
v.	)	4655-4657 W Adams Street
)	
Sims, Austin	)	Docket #: 16BN00033A
1801 N RUTHERFORD AVE)	
CHICAGO, IL 60607	)	Issuing City
	)	Department: Buildings
, Respondent.)	

FINDINGS, DECISIONS & ORDER

This matter coming to 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>
City non-suit	16F0469046	1	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Previously liable- No Subsequent compliance with building code; Respondent failed to appear.	16F0469046	8	067024 Repair or replace defective eaves. (13-196-530)	\$500.00
		10	002011 Submit plans prepared, signed, and sealed by a licensed architect or registered structural engineer for approval and obtain permit. (13-32-010, 13-32-040, 13-40-010, 13-40-020)	\$500.00
		11	220019 Replace defective light fixture. (13-27-410.22)	\$500.00
		12	220033 Strap and secure raceway and armored cable. (18-27-110.12)	\$500.00
		13	220017 Provide ground continuity for electrical cable, raceway and enclosure. (18-27-300.10, 18-27-300.13)	\$500.00
		14	220020 Support loose light fixture. (18-27-410.15)	\$500.00
Previously liable- Subsequent compliance with building code; Respondent failed to appear.	16F0469046	2	196029 Post name, address, and telephone of owner, owner's agent for managing, controlling or collecting rents, and any other person managing or controlling building conspicuously where accessible or visible to public way. (13-12-030)	\$500.00
		3	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		4	002021 Obtain permit before performing work. (13-32-010)	\$500.00
		5	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00

16BN00033A



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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>
Previously liable- Subsequent compliance with building code; Respondent failed to appear.	16F0469046	6	070014 Repair or replace defective or missing members of exterior stair system. (13-196-570)	\$500.00
		7	131016 Screen outer doors, windows, and other outer openings adequately from April 15th to Nov 15th. (13-196-560 B)	\$500.00
		9	063014 Repair or rebuild chimney. (13-196-530, 13-196-590)	\$500.00

Sanction(s):

Admin Costs: \$75.00

JUDGMENT TOTAL: \$6,575.00

Balance Due: \$6,575.00

Respondent failing to appear at the separate hearing on fines and other sanctions has 21 days from the above stamped mailing date to file a petition with the Department of Administrative Hearings, to vacate (void) these fines and other sanctions for good cause

ENTERED:

Lennis M. Henry

Administrative Law Judge

31

ALO#

Jun 26, 2017

Date

This Order may be appealed to the Circuit Court of Cook Co. (Daley Center of Ct. 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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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation:
v.	)	5551-5553 W Congress Parkway
Sims, Austin L.	)	Docket #: 17DS81483L
4009 W ARTHINGTON ST	)	Issuing City
CHICAGO, IL 60624	)	Department: Streets and Sanitation
and)	
Sims, Austin L.)	
1801 N RUTHERFORD AVE)	
CHICAGO, IL 60707)	
, 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>
City Non suit - Motion to set-aside default - Granted	181483L	1	7-28-261(b) Over accumulation of refuse in refuse container.	\$0.00
Liabe - By Plea - Motion to set-aside default granted	181483L	2	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$300.00

Sanction(s):

Admin Costs: \$60.00

JUDGMENT TOTAL: \$360.00

Balance Due: \$360.00

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

Prior default order(s) of Jan 11, 2018, is hereby vacated.

ENTERED: _____	17	Feb 20, 2018
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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**IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS**

CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Sims, Austin L.) 1801 N RUTHERFORD AVE) CHICAGO, IL 60707) and) Sims, Austin L.) 4009 W ARTHINGTON ST) CHICAGO, IL 60624) , Respondents.)	Address of Violation: 5551-5553 W Congress Parkway Docket #: 17DS81484L Issuing City Department: Streets and Sanitation
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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>
City non-suit	181484L	1	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$0.00
Liabe - By plea	181484L	2	7-28-261(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: _____	83	Feb 22, 2018
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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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation:
v.	)	5551-5553 W Congress Parkway
)	
Sims, Austin L.	)	Docket #: 17DS81491L
4009 W ARTHINGTON ST)	
CHICAGO, IL 60624	)	Issuing City
and	)	Department: Streets and Sanitation
Sims, Austin L.)	
1801 N RUTHERFORD AVE)	
CHICAGO, IL 60707)	
, 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>
City Non suit - Motion to set-aside default - Granted	181491L	1	7-28-261(b) Over accumulation of refuse in refuse container.	\$0.00
Liable - By Plea - Motion to set-aside default granted	181491L	2	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$600.00

Sanction(s):

Admin Costs: \$60.00

JUDGMENT TOTAL: \$660.00

Balance Due: \$660.00

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

Prior default order(s) of Jan 11, 2018, is hereby vacated.

Michael J. Dadek

ENTERED: _____ 17 Feb 20, 2018
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.