Doc# 2224913043 Fee ≴88.00

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 09/06/2022 12:10 PM PG: 1 OF 11

C4-170424, 170528, 170531, 170549, 170548, 170678, 171377

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

CITY OF CHICAGO, a municipal corporation,

Plaintiff.

vs.

W J HOLDINGS LLC

Case/Docket Number: 21DS33318M, 21DS33970M, 21DS34051M, 21DS34372M, 21DS34407M, 21DS35298M, 21DS42479M

Issuing City Department: Finance

Defendant.

#### RECORDING OF FINDINGS, DECISIONS & ORDER

- 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.
- Additional identification information (i.e., social security number, tax identification number, property index, property index number, property legal description and comment address or other) is as follows:

PIN #: 25-08-207-022-0000

Owner Name:

W J HOLDINGS LLC

25-08-207-023-0000

25-08-207-024-0000

ADR:

9622 & 9630-32 S VINCENNES

City, State, Zip: CHICAGO, IL 60643

**Legal Description:** 

THE SOUTH 13 FEET OF LOT 7 AND ALL OF LOTS 8, 11, AND 12 IN BLOCK 3 IN H. HETT, J.E. LYNCH AND H. WELP'S VINCENNES AVE-NUE ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 37 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 Attv. #91821 (312) 629-7550 Ph. (312) 629-3603 Fx.

### INOFFICIAL C

(1/00)

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

CITY OF CHICAGO, a Municipal Corporation, Petitioner	, )	Address of Violation: 12907-12909 S Halsted Street
v.	)	
W J Holdings Llc	)	Docket #: 21DS33318M
12917 S Halsted St	í	
CHICAGO, IL 60628	)	Issuing City
and	)	Department: Streets and Sanitation
W J Holdings L <sup>1</sup>	)	
6313 Garden View Lane	Ú	
MATTESON, IL 50443	)	
, Responden	ts. )	

#### 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>	NOV# Count(s) Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	QTUQJNL 1 7-28-120(a) Uncut weeds.	\$1,200.00
	2 7-28-750(a) No Noncombustible	\$600.00
	Fence Around Open Lot	
Sanction(s):	40*	
Storage Fee		
Tow Fee		
Admin Costs: \$40.00		
JUDGMENT TOTAL: \$1,840.00	4	
Balance Due: \$1,840.00	'5	
	0.	

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.go.vah. 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.

21DS33318M Date Printed: Jun 1, 2022 4:38 pm Page 1 of 2

# NOFFICI*P*



Date Printed: Jun 1, 2022 4:38 pm

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

(1/00)

Mark Bo 19

Oct 6, 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.

ade c 1 prior to Or Cook Colling Clark's Office 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 no. pi id prior to being referred for collection.

21DS33318M

Page 2 of 2

### **UNOFFICIAL COPY**

(1/00)

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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation: 1843-1847 S Sawyer Avenue
v.	)	
W J Holdings Llc	).	Docket #: 21DS33970M
6313 Garden View Lane	)	
MATTESON, IL 60443	)	Issuing City
, Respondent	t. )	Department: Streets and Sanitation

#### 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:

Finding
Default - Liable by prove-up

QTURD'L

Count(s) Municipal Code Violated
Penalties
1 7-28-120(a) Uncut weeds.
\$1,200.00

Sanction(s): Storage Fee Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,240.00

Balance Due: \$1,240.00

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 of you fail to first file a motion to set-aside with the Dept. of Administrative Hearings.

ENTERED: 17 Oct 13, 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.

Date Printed: Jun 1, 2022 4:39 pm Page 1 of 1

(1/00)

# DOAH - Order

### UNOFFICIAL COPY

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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.	Address of Violation: ) 5338 S Wells Street )
W J Holdings Llc 6313 Garden View Ln	) Docket #: 21DS34051M
MATTESON, IL 60443	) Issuing City t.) Department: Streets and Sanitation

#### FINDINGS, DECISIONS & ORDER

This matter coming for fivaring, 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:

FindingUCV#Count(s)Municipal Code ViolatedPenaltiesDefault - Liable by prove-upQTURAIL1 7-28-120(a) Uncut weeds.\$1,200.00

Sanction(s): Storage Fee Tow Fee

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$1,240.00** 

Balance Due: \$1,240.00

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 detailt 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: 19 Oct 14, 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.

Date Printed: Jun 1, 2022 4:39 pm Page 1 of I

# **UNOFFICIAL COPY**

(1/00)



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

CITY OF CHICAGO, a Municipal Corporation	on, Petitioner, ) )	) ) )	Address of Violation: 9632 S Vincennes Avenue
W J Holdings Llc	)	)	Docket #: 21DS34372M
6313 GARDEN VIEW LANE	)	)	
MATTESON, IL 60443	)	)	Issuing City
	, Respondent. )	)	Department: Streets and Sanitation

#### FINDINGS, DECISIONS & ORDER

This matter coming for He using, 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:

Finding Count(s) Municipal Code Violated Penalties

Default - Liable by prove-up QT JQG2L 1 7-28-120(a) Uncut weeds. \$1,200.00

Sanction(s):

Storage Fee Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,240.00

Balance Due: \$1,240.00

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: 19 Oct 15, 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.

Date Printed: Jun 1, 2022 4:39 pm Page 1 of 1

### **UNOFFICIAL COPY**

(1/00)

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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation: 9624 S Vincennes Avenue
v.	)	•
W J Holdings Llc 6313 GARDEN VIEW LANE	)	Docket #: 21DS34407M
MATTESON, IL 60443	)	Issuing City
. Respondent	t. )	Department: Streets and Sanitation

#### FINDINGS, DECISIONS & ORDER

This matter coming fc. 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.

Finding
Default - Liable by prove-up
QTUQO5L
1 7-28-120(a) Uncut weeds.

Sanction(s):
Storage Fee
Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,240.00

Balance Due: \$1,240.00

You have 21 days from the above mailing date to file a motion to set-aside (void) the 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.

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

ENTERED: 19 Oct 15, 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.

Date Printed: Jun 1, 2022 4:40 pm Page 1 of 1

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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	) .	Address of Violation: 6823-6827 S State Street
v.	)	
W J Holdings Llc	)	Docket #: 21DS35298M
6313 Garden View Lane	ĵ.	
MATTESON, IL 60443	)	Issuing City
and	)	Department: Streets and Sanitation
W J Holdings Llc	)	_
6827 S State St	í	
CHICAGO, IL 606%	)	
, 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 pre.er.e., IT IS ORDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

**Finding** Count(s) Municipal Code Violated Penalties | Default - Liable by prove-up 1 7-28-750(a) No Noncombustible \$600.00 Fence Around Open Lot

Sanction(s):

Storage Fee Tow Fee

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$640.00** 

Balance Due: \$640.00

JUNIX CIERTS Respondent is ordered to come into immediate compliance with any/all outstanding Code violatic is.

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 go //ah. You may have more than 21 days if you can show you were not properly served with the violation notice. Your right to a peal 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.

Date Printed: Jun 1, 2022 4:40 pm Page 1 of 2

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21DS35298M

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(1/00)

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



Date Printed: Jun 1, 2022 4:40 pm

Mark Bo ENTERED: Administrative Law Judge

Oct 22, 2021

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.

of Cook County Clark's Office 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.

21DS35298M

Page 2 of 2

NOFFICIA

(1/00)

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

		Address of Violation:
CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	58 W 119th Street
v.	)	
W J Holdings Llc	)	Docket #: 21DS42479M
6313 Garden View Lane	)	
MATTESON, IL 60443	)	Issuing City
and	)	Department: Streets and Sanitation
W J Holdings Llc	)	
58 W 119th St	)	
CHICAGO, IL 60628	)	
, Respondents	s. )	

#### 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 presence., IT IS ORDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

**Finding** 

Count(s) Municipal Code Violated

**Penalties** 

Default - Liable by prove-up

1 7-28-120(a) Uncut weeds.

\$1,200.00

Sanction(s):

Storage Fee

Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,240.00

Balance Due: \$1,240.00

Date Printed: Jun 1, 2022 4:41 pm

OUNT CONT 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 rig it 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.

21DS42479M

Page 1 of 2

ENTERED:

# **UNOFFICIAL COPY**

(1/00)

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

Administrative Law Judge

ASSECT

24

Dec 13, 2021

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 no pit diprior to being referred for collection.

21DS42479M

Date Printed: Jun 1, 2022 4:41 pm Page 2 of 2