UNOFFICIAL COPY

C4- 171420, 171423, 171427, 171425, 171455, 171584, 171664

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: 21DS42961M, 21DS43038M, 21DS43164M, 21DS43166M, 21DS43544M, 21DS44574M, 21DS46688M

Issuing City Department: Finance

Defendant.

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 & Kisanes, hereby files the attached and incorporated certified Findings, Decisions and Order entered by Alministrative 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, ax identification number, property index, property index number, property legal description and common address or other) is as follows:

PIN#:

20-09-417-067-0000

Owner Name:

W J HOLLY VGS LLC

ADR:

5424 S WELLS

City, State, Zip: CHICAGO, IL 60005

Legal Description:

SUBLOT 1 IN DIVISION 30 IN BLOCK 1 IN CARR'S RESUBDIVIS ON OF KEDZIE DIVISION OF SOUTHWEST ¼ OF SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Law Office of Talan & Ktsanes 223 W. Jackson Blvd., Suite 512 Chicago, IL 60606 Attomey for Plaintiff Atty. #91821 (312) 629-7550 Ph. (312) 629-3603 Fx. *222551389@*

Doc# 2225513020 Fee \$113.00

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 09/12/2022 10:00 AM PG: 1 OF 12

S Y SC INT J



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	Address of Violation:
	58 W 119th Street
v.	?
) '
W J Holdings Llc) Docket #: 21DS42961M
58 W 119th St)
CHICAGO, IL 60628) Issuing City
and	
W J Holdings Llc) Department: Streets and Sanitation
6313 Garden Vi w Lane	?
MATTESON, IL 60 143) }
, 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 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 Default - Liable by prove-up	NOV# QTUXVYL Count(s) Municipal Code Violated 1 7-28-120(a) Uncut weeds. 2 7-28-750(a) No Noncombustible Fence Around Open Lot	<u>Penalties</u> \$1,200.00 \$600.00
Sanction(s):	Up.	
Storage Fee		
Tow Fee		
Admin Costs: \$40.00		
JUDGMENT TOTAL: \$1,840.00		
Balance Due: \$1,840.00	7,6	
Respondent is ordered to come into im	amediate compliance with ()	

Sanction(s):

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/2ii. 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.

21DS42961M Date Printed: Jun 1, 2022 4:42 pm Page 1 of 2

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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS



Date Printed: Jun 1, 2022 4:42 pm

Gen J. ac ENTERED:

Dec 15, 2021

Administrative Law Judge

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.

ode C d prior to.

Of 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, poid prior to being referred for collection.

21DS42961M

Page 2 of 2

(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corp v.	oration, Petitioner,)	Address of V 6823-6827 S	=
W J Holdings Llc)	Docket #: 21	D\$43038M
5313 Garden View Ln)		
MATTESON, IL 60443)	Issuing City	
	, Respondent.)	Department:	Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming to: Haring, 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>	NJVh	Count(s) Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	CANXXIL	1 7-28-120(a) Uncut weeds.	\$1,200.00
• • •	0	2 7-28-750(a) No Noncombustible	\$600.00
	0/	Fence Around Open Lot	
	T		
Sanction(s):			
Storage Fee	`		
Tow Fee			
Admin Costs: \$40.00		70%	
JUDGMENT TOTAL: \$1,840.00			
Balance Due: \$1,840.00		()	
Description to ordered to some into in	amadiata compliance	with any/all outstanding Cove substions	

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. You right to appeal this order to the Circuit Court of Cook County (Daley Center 6th Fl.) may be prohibited by the Court if you will be first file a motion to set-aside with the Dept. of Administrative Hearings.

ENTERED:

Administrative Law Judge

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.

21DS43038M

Page 1 of 1

Date Printed: Jun 1, 2022 4:42 pm

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(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

	Address of Violation:
CITY OF CHICAGO, a Municipal Corporation, Petitic	oner,) 12907-12911 S Halsted Street
v.)
W J Holdings Llc) Docket #: 21DS43164M
6313 Garden View Lane)
MATTESON, IL 60443) Issuing City
, Respo	ondent.) 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.

<u>Finding</u>	<u>NOV#</u>	Count(s)	Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	QTUX4VL	1	7-28-120(a) Uncut weeds.	\$1,200.00
	0-	2	7-28-750(a) No Noncombustible	\$600.00
	0/		Fence Around Open Lot	
Sanction(s):	1			
Storage Fee		C		
Tow Fee			5	
Admin Costs: \$40.00			<i>Y</i> .	
JUDGMENT TOTAL: \$1,840.00)			
Balance Due: \$1,840.00				
Respondent is ordered to come into	immediate compliance	e with any/al.	l outstanding Code violations.	

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. You 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.

Dec 16, 2021 ENTERED: Administrative Law Judge

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

		Address of Violation:
CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	12921-63 S Halsted Street
v.)	
W J Holdings Llc 6313 Garden View Ln)	Docket #: 21DS43166M
MATTESON, IL 60443)	Issuing City
. Respondent	.)	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:

<u>Finding</u>	<u>NSV#</u>	Count(s) Municipal Code Violated	Penalties
Default - Liable by prove-up	QTUX4) L	1 7-28-120(a) Uncut weeds.	\$1,200.00
	0	2 7-28-750(a) No Noncombustible	\$600.00
	0/	Fence Around Open Lot	
Sanction(s):	4		
Storage Fee			
Tow Fee		0,	
Admin Costs: \$40.00		978	
JUDGMENT TOTAL: \$1,840.00			
Balance Due: \$1,840.00		C' <i>y</i>	
		' Q ₄ .	
Respondent is ordered to come into	immediate compliance	with any/all outstanding Code riolations.	

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. You right to appeal this order to the Circuit Court of Cook County (Daley Center 6th Fl.) may be prohibited by the Court if you full to first file a motion to set-aside with the Dept. of Administrative Hearings.

ENTERED: Dec 16, 2021 Administrative Law Judge ALO#

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 4:43 pm Page 1 of 1

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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CUICAGO a Municipal Communicipal	D	Address of Violation:
CITY OF CHICAGO, a Municipal Corporation	on, Petitioner,	1835-1839 S Sawyer Avenue
v.)	
)	
W J Holdings Llc)	Docket #: 21DS43544M
1835 S Sawyer Ave)	
CHICAGO, IL 60623	ý	Issuing City
and)	Department: Streets and Sanitation
W J Holdings LU)	•
6313 Garden View 1 n	ý	
MATTESON, IL 60443	j	
70 -	, 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:

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

Olniz Clarki Respondent is ordered to come into immediate compliance with any/all outstanding Code violatio's.

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.

Date Printed: Jun 1, 2022 4:43 pm Page 1 of 2

Date Printed: Jun 1, 2022 4:43 pm

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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: 19 Dec 20, 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 no. pi id prior to being referred for collection.

21DS43544M

Page 2 of 2

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation	Address of Violation: n, Petitioner,) 5919 S Princeton Avenue	
v.)	
W J Holdings Llc 5919 S Princeton Ave) Docket #: 21DS44574M	
CHICAGO, IL 60621) Issuing City	
and W J Holdings Ll) Department: Streets and Sanitati	ion
6313 Garden View 1 n)	
MATTESON, IL 60443	ý	
	, 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:

Finding Count(s) Municipal Code Violated <u>Penalties</u> 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

JUNIL CIENT. 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 trappeal 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 4:45 pm Page 1 of 2

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Date Printed: Jun 1, 2022 4:45 pm

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:	Clevs	48	Dec 27, 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 on ing the appropriate State mandated filing fees.

ie Chaprior to b.

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 prio prior to being referred for collection.

21DS44574M

Page 2 of 2

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.)	Address of Violation: 1835-1839 S Sawyer Avenue
W J Holdings Llc)	Docket #: 21DS46688M
1835 S Sawyer Ave)	
CHICAGO, IL 60623)	Issuing City
and)	Department: Streets and Sanitation
W J Holdings Llc)	
6313 Garden View Lr)	
MATTESON, IL 6044)	
, Respondent	s.)	

FINDINGS, DECISIONS & ORDER

This matter coming for Hearing, notice giver, 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:

Count(s) Municipal Code Violated Penalties 1 4 1 Finding 1 7-28-120(a) Uncut weeds. \$1,200.00 QTU0Q2L Default - Liable by prove-up

Sanction(s):

Storage Fee Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,240.00

Balance Due: \$1,240.00

Olyny Clart's 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. South. You may have more than 21 days if you can show you were not properly served with the violation notice. Your right to groval 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.

Page 1 of 2 Date Printed: Jun 1, 2022 4:45 pm

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DOAH - Order

(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: OHILL OF

24

Jan 11, 2022

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 Mun'cip il 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.

21DS46688M

Page 2 of 2

Date Printed: Jun 1, 2022 4:45 pm