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 I HOLDINGS LLC

Case/Docket Number: 21DS42961M, 21DS43038M, 21DS43164M, 21DS43166M, 21DS43544M, 21DS44574M, 21DS46688M

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 common address or other) is as follows:

Owner Name:

PIN #:

25-33-110-022-0000

W J POLDINGS LLC

25-33-110-023-0000 25-33-110-024-0000

25-33-110-025-0000

ADR:

12921-63 S HALSTED

City, State, Zip: CHICAGO, IL 60528

Legal Description:

LOTS 21, 22, 23, AND 24 IN BLOCK 15 IN NEW ROSELAND, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 33 NORTH OF THE INDIAN BOUNDARY LINE AND PART OF FRACTIONAL SECTIONS 28 AND 33 SOUTH OF THE INDIAN BOUNDARY, ALL IN 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 Atty. #91821 (312) 629-7550 Ph. (312) 629-3603 Fx.



Doc# 2225513021 Fee \$113.00

KAREN A. YARBROUGH COOK COUNTY CLERK

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

2225513021 Page: 2 of 12

DOAH - Order

(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO	Address of Violation:
CITY OF CHICAGO, a Municipal Corporation, Petition	ner,) 58 W 119th Street
٧,)
) ·
W J Holdings Llc	Docket #- 21DC (2001)
58 W 119th St) Docket #: 21DS42961M
CHICAGO, IL 60628) 1 : 0:
and _) Issuing City
W J Ho ¹ dings Llc) Department: Streets and Sanitation
6313 Garden View Lane)
MATTESON, IL / 0443)
120011, 12 //0443)
, Responde	ents.)

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 2 7-28-750(a) No Noncombustible \$600.00 Junit Clarks Fence Around Open Lot

Sanction(s): Storage Fee

Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,840.00

Balance Due: \$1,840.00

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 cruse with the Dept. of Administrative Hearings (400 W. Superior) or via email with completed form located at Chicago.gov/ap 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 Page 1 of 2

Date Printed: Jun 1, 2022 4:42 pm

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(1/00)



Date Printed: Jun 1, 2022 4:42 pm

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Joan J. alen ENTERED:

15

Dec 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.

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 paid prior to being referred for collection.

21DS42961M

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation	on, Petitioner,)	Address of Violation: 6823-6827 S State Street
v.)	
W J Holdings Llc)	Docket #: 21DS43038M
6313 Garden View Ln)	
MATTESON, IL 60443)	Issuing City
	, Respondent.)	Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for Lifating, 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 follov s:

<u>Finding</u>	<u> </u>	Count(s) Municipal Code Violated	Penalties
Default - Liable by prove-up	QT JXX1L	1 7-28-120(a) Uncut weeds.	\$1,200.00
		2 7-28-750(a) No Noncombustible	\$600.00
	0/	Fence Around Open Lot	
Sanction(s):	T		
Storage Fee		0,	
Tow Fee		46	
Admin Costs: \$40.00			
JUDGMENT TOTAL: \$1,840.00	}		
Balance Due: \$1,840.00			
		CV.	
Respondent is ordered to come into	immediate complianc	e with any/all outstanding Coue 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 a Chicago.gov/ah. You may have more than 21 days if you can show you were not properly served with the violation notice. Your light to appeal this order to the Circuit Court of Cook County (Daley Center 6th Fl.) may be prohibited by the Court if you fair to first file a motion to set-aside with the Dept. of Administrative Hearings.

Dec 16, 2021 ENTERED: Date 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.

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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation: 12907-12911 S Halsted Street
v.))	• ,
W J Holdings Llc)	Docket #: 21DS43164M
6313 Garden View Lane)	
MATTESON, IL 60443)	Issuing City
. Responden	t.)	Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for 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.

Count(s) Municipal Code Violated Penalties Finding \$1,200.00 Default - Liable by prove-up 1 7-28-120(a) Uncut weeds. 2 7-28-750(a) No Noncombustible \$600.00 oung C/ Fence Around Open Lot

Sanction(s): Storage Fee

Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,840.00

Balance Due: \$1,840.00

Date Printed: Jun 1, 2022 4:43 pm

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 Chir ago.gov/ah. You may have more than 21 days if you can show you were not properly served with the violation notice. You, reput 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 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.

21DS43164M

Page 1 of 1

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO A Maridial Commention Build		Address of Violation:
CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	12921-63 S Halsted Street
v.)	
W J Holdings Llc)	Docket #: 21DS43166M
6313 Garden View Ln)	
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 arg invents 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> </u>	Count(s) Municipal Code Violated	Penalties
Default - Liable by prove-up	QTVX4//L	1 7-28-120(a) Uncut weeds.	\$1,200.00
		2 7-28-750(a) No Noncombustible	\$600.00
	0/	Fence Around Open Lot	
Sanction(s):	1		
Storage Fee			
Tow Fee		0,	
Admin Costs #40.00		4h-	
Admin Costs: \$40.00			
JUDGMENT TOTAL: \$1,840.00			
Balance Due: \$1,840.00		()	
Respondent is ordered to come into	immediate compliance	e 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 Chic ago.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 full to first file a motion to set-aside with the Dept. of Administrative Hearings.

ENTERED; Oh I) A Q)	24	Dec 16, 2021
· · · · · · · · · · · · · · · · · · ·		DCC 10, 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 4:43 pm Page 1 of 1

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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, Petitioner,)	1835-1839 S Sawyer Avenue
v.)	
W J Holdings Llc)	Docket #: 21DS43544M
1835 S Sawyer Ave	ń	
CHICAGO, IL 60623)	Issuing City
and)	Department: Streets and Sanitation
W J Holdings L ¹)	·
6313 Garden View 1 n	ń	
MATTESON, IL 60/43)	
, 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

OUNTY CLOTH'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/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 Fi.) 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 **ENTERED**

Date Printed: Jun 1, 2022 4:43 pm

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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Administrative Law Judge

Mark Boyle

Dec 20, 2021

ALO#

19

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. poid prior to being referred for collection.

21DS43544M

2225513021 Page: 9 of 12

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DOAH - Order

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitione	Address of Violation: er,) 5919 S Princeton Avenue
v.)
W J Holdings Llc) Docket #: 21DS44574M
5919 S Princeton Ave CHICAGO, IL 60621 and)) Issuing City) Department: Streets and Sanitation
W J Holdings Llc)
6313 Garden View Ln	`
MATTESON, IL 60413)
, Responde	ents.)

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

JUNE CLONE Respondent is ordered to come into immediate compliance with any/all outstanding Code violatio is

You have 21 days from the above mailing date to file a motion to set-aside (void) this default order fo good cause with the Dept. of Administrative Hearings (400 W. Superior) or via email with completed form located at Chicabonge vieb. 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 lile a motion to set-aside with the Dept. of Administrative Hearings.

Date Printed: Jun 1, 2022 4:45 pm

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Page 1 of 2

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(1/00)



Date Printed: Jun 1, 2022 4:45 pm

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:	Clivs	48	Dec 27, 2021
<u>-</u>	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 oa ing the appropriate State mandated filing fees.

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prior to t.

Or Cook Column Clark's Offica 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 prior to being referred for collection.

21DS44574M

2225513021 Page: 11 of 12

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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, I 60623)	Issuing City
and)	Department: Streets and Sanitation
W J Holdings Lic)	
6313 Garden Vie v J a)	
MATTESON, IL 6°-43)	•
, 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 presented (fi) ORDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

Penalties 1 4 1 Count(s) Municipal Code Violated **Finding** \$1,200.00 1 7-28-120(a) Uncut weeds. 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

Cons. 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 cruse with the Dept. of Administrative Hearings (400 W. Superior) or via email with completed form located at Chicago. 50 V/ ... You may have more than 21 days if you can show you were not properly served with the violation notice. Your right to special this order to the Circuit Court of Cook County (Daley Center 6th Fl.) may be prohibited by the Court if you fail to first tile a motion to set-aside with the Dept. of Administrative Hearings.

21DS46688M Page 1 of 2 Date Printed: Jun 1, 2022 4:45 pm

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(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:	CO ARKAO	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 oy paying the appropriate State mandated filing fees.

Pursuant to Nunricipal 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