

# UNOFFICIAL COPY

C4- 171027, 171308

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a municipal corporation,

Plaintiff,

vs.

W J HOLDINGS LLC

&

W J HOLDINGS LLC

c/o: A REGISTERED AGENT INC

Defendant.

Case/Docket Number:  
21DS39109M, 21DS41900M

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 #: 20-09-408-015-0000  
20-09-408-016-0000

Owner Name: W J HOLDINGS LLC

ADR: 5202-04 S PRINCETON

City, State, Zip: CHICAGO, IL 60609

**Legal Description:** LOTS 8 AND 9 IN LARNED AND PLUMBE'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST 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  
Attorney for Plaintiff  
Atty. #91821  
(312) 629-7550 Ph.  
(312) 629-3603 Fx.



Doc# 2225613003 Fee \$85.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/13/2022 09:19 AM PG: 1 OF 5

S Y  
P 5  
S YH  
SC Y  
INTEK

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

<p><b>CITY OF CHICAGO</b>, a Municipal Corporation, Petitioner, ) v. ) W J Holdings Llc ) 6313 Garden View Ln ) MATTESON, IL 60443 ) and ) Wj Holdings Llc C.C.A Registered Agent, Inc. ) 8 The Green Ste A ) DOVER, DE 19901 ) , Respondents. )</p>	<p>Address of Violation: 4646 S Ellis Avenue  Docket #: 21DS39109M  Issuing City Department: Streets and Sanitation</p>
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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>
Default - Liable by prove-up	QTUUSLL	1	7-28-120(a) Uncut weeds.	\$1,200.00
		3	7-28-740 Open lot - nuisance.	\$600.00
		4	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		5	7-28-750(b) Owner Information Not Posted On Fence	\$0.00
		2	7-28-680 Maintenance of rat abatement measures.	\$0.00
Not liable - City failed to establish prima facie case	QTUUSLL			

**Sanction(s):**

Storage Fee

Tow Fee

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$2,440.00**

**Balance Due: \$2,440.00**

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.

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(1/00)

DOAH - Order



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

ENTERED:

Administrative Law Judge

83

ALO#

Nov 18, 2021

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.

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	4646 S Ellis Avenue
	)	
Wj Holdings Llc C/O A Registered Agent, Inc.	)	Docket #: 21DS41900M
8 The Green Ste A	)	
DOVER, DE 19901	)	Issuing City
and	)	Department: Streets and Sanitation
W J Holdings Llc	)	
6313 Garden View Ln	)	
MATTESON, IL 60444	)	
	)	
, 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>
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		2	7-28-740 Open lot - nuisance.	\$600.00
		3	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		4	7-28-750(b) Owner Information Not Posted On Fence	\$600.00

### Sanction(s):

Storage Fee

Tow Fee

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$3,040.00**

**Balance Due: \$3,040.00**

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.



**UNOFFICIAL COPY**  
IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

(1/00)

ENTERED:

Administrative Law Judge

83

ALO#

Dec 9, 2021

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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