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C4- 170226, 170234, 170346, 170422, 170420, 170421, 170423

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a municipal corporation,

Pailitiff,

VS.

W I HOLDINGS LLA

Case/Docket Number:

21DS31106M, 21DS31200M, 21DS33238M, 21DS33311M, 21DS33312M, 21DS33314M,

21DS33316M

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 Auranistrative 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 add ess or other) is as follows:

PIN #:

20-09-417-050-0000

Owner Name:

W J HOLDINGS LLC

ADR:

5338 S WELLS

City, State, Zip: CHICAGO, IL 60609

Legal Description:

LOT 4 (EXCEPT STREET) IN LOT 11 IN BLOCK 1 IN CARR'S RESUBDIVISION OF KEDZIE SUBDIVISION OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 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 Attv. #91821 (312) 629-7550 Ph. (312) 629-3603 Fx.



Doc# 2225613010 Fee \$113.00

KAREH A. YARBROUGH COOK COUNTY CLERK

DATE: 09/13/2022 09:24 AM PG: 1 OF 12



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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.)	Address of Violation: 6823-6827 S State Street
W J Holdings Llc 6313 Garden View Lane)	Docket #: 21DS31106M
MATTESON, IL 60443 , Responden) t.)	Issuing City Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for Meering, 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>	NOTE:	Count(s)	Municipal Code Violated	<u>P</u> enalties
Default - Liable by prove-up	QTUCPKL	1	7-28-750(a) No Noncombustible	\$600.00
			Fence Around Open Lot	
	0/	2	7-28-120(a) Uncut weeds.	\$1,200.00
Sanction(s):	7			
Storage Fee		C		
Tow Fee				
Admin Costs: \$40.00			1/,	
JUDGMENT TOTAL: \$1,840.00				
Balance Due: \$1,840.00			C /	
			104	
Respondent is ordered to come into in-	mediate compliance v	vith any/all	outstanding Code vick tions.	

You have 21 days from the above mailing date to file a motion to set-aside (void) this default orac: for good cause with the Dept. of Administrative Hearings (400 W. Superior) or via email with completed form located at Chicago. ov/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 circuit file a motion to set-aside with the Dept. of Administrative Hearings.

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.

21DS31106M Date Printed: Jun 1, 2022 4:36 pm Page 1 of 1

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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corp	poration, Petitioner,	Address of V 6823-6827 S	
V.)		
W J Holdings Llc)	Docket #: 21	DS31200M
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 arguments presented, IT IS ORDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

Finding	<u>NC V#</u>	Count(s)	Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	QTUC PLL	1	7-28-120(a) Uncut weeds.	\$1,200.00
	~O-	2	7-28-750(a) No Noncombustible	\$600.00
	0/	•	Fence Around Open Lot	
Sanction(s):	7			
Sanction(s):		()		
Storage Fee		0		
Tow Fee			15	
Admin Costs: \$40.00		Ì		
• • • • • • • • • • • • • • • • • • • •				
JUDGMENT TOTAL: \$1,840.00				
Balance Due: \$1,840.00	•			
•			0	
Respondent is ordered to come into im	mediate compliance v	vith any/all	outstanding Code viol mous.	

Date Printed: Jun 1, 2022 4:36 pm

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

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.

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.

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.

21DS31200M

Page 1 of 1



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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.	Address of Violation:) 58 W 119th Street)
W J Holdings Llc 6313 Garden View Ln) Docket #: 21DS33238M
MATTESON, IL 60443) Issuing City t.) Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for Hering, 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>	NOT #	Count(s)	Municipal Code Violated	Penalties
Default - Liable by prove-up	QTUP\CL	1	7-28-120(a) Uncut weeds.	\$1,200.00
		2	7-28-750(a) No Noncombustible	\$600.00
	90/	*	Fence Around Open Lot	
Sanction(s):	7			
Storage Fee		C,		
Tow Fee		0		
Admin Costs: \$40.00		9	Dx.	
JUDGMENT TOTAL: \$1,840.00			2	
Balance Due: \$1,840.00			()	
Respondent is ordered to come into im-	mediate compliance s	vith any/all	outstanding Code visitations	

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

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 Chi ago. 30v/ah. You may have more than 21 days if you can show you were not properly served with the violation notice. Your right is 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.

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.

21DS33238M



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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,)	12921-12963 S Halsted Street
v.)	
W J Holdings Llc)	Docket #: 21DS33311M
6313 Garden View Lane)	
MATTESON, IL 60443)	Issuing City
and)	Department: Streets and Sanitation
W J Holdings Llc)	
12925 S Halsted 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 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	Penalties
Default - Liable by prove-up	QTUQJJL	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):		$\mathcal{A}_{\mathcal{F}_{i}}$	
Storage Fee		4	
Tow Fee			
Admin Costs: \$40.00		(O ₁ ,	
JUDGMENT TOTAL: \$1,840.00		4	
Balance Due: \$1,840.00		0,	
		$\mathcal{O}_{\mathcal{C}_{\mathcal{C}_{\mathcal{C}}}}$	

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/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.

Page 1 of 2 Date Printed: Jun 1, 2022 4:37 pm



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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: 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 pering 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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Date Printed: Jun 1, 2022 4:37 pm Page 2 of 2

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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,)	12921-12963 S Halsted Street
v.)	
W J Holdings Llc)	Docket #: 21DS33312M
12921 S Halsted St)	
CHICAGO, IL 60628)	Issuing City
and)	Department: Streets and Sanitation
W J Holdings Llc)	
6313 Garden View Lane)	
MATTESON, IL 60445)	
, 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>	NOV#	Count(s) Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	QTUQJKL	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):		40x.	
Storage Fee		9	
Tow Fee		C,	
Admin Costs: \$40.00		Q _r ,	
JUDGMENT TOTAL: \$1,840.00		4	
Balance Due: \$1,840.00		3,	
		O_{c}	

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.

Page 1 of 2 Date Printed: Jun 1, 2022 4:37 pm

Date Printed: Jun 1, 2022 4:37 pm

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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: Mark Boyle	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 pring 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.

21DS33312M

Page 2 of 2

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(1/00)

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

	Address of	f Violation:
CITY OF CHICAGO, a Municipal Corporation, Petitione	,) 12921-129	63 S Halsted Street
v.)	
W J Holdings Llc) Docket #:	21DS33314M
6313 Garden View Lane)	
MATTESON, IL 60443) Issuing Cit	ty
and	` _	nt: Streets and Sanitation
W J Holdings Llc)	
12963 S Halsteu St)	
CHICAGO, IL 60628)	
, Responde	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, 1T 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	<u>NOV#</u> QTUQJFL	Count(s) Municipal Code Violated 7-28-120(a) Uncut weeds.	Penalties \$1,200.00
	4.042	2 7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		r cite Around Open Lot	
Sanction(s):		Y/)×	
Storage Fee			
Tow Fee		C	
Admin Costs: \$40.00		· Car	
JUDGMENT TOTAL: \$1,840.00		4	
Balance Due: \$1,840.00		'S _	
		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.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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Date Printed: Jun 1, 2022 4:38 pm

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: Mark Boyle

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.

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 part prior to being referred for collection.

21DS33314M

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2225613010 Page: 11 of 12

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

		Address of Violation:
CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	12921-12963 S Halsted Street
v.)	
W J Holdings Llc)	Docket #: 21DS33316M
12927 S Halsted St)	
CHICAGO, IL 60628)	Issuing City
and)	Department: Streets and Sanitation
W J Holdings Llc)	
6313 Garden View Lane)	
MATTESON, IL 604/5)	
, Respondent	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, IT IS ORDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

Finding .	NOV# Count(s) Municipal Code Violated	Penalties
Default - Liable by prove-up	QTUQJHL 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):	7)×	
Storage Fee	4	
Tow Fee	C	
Admin Costs: \$40.00	Q _n ,	
JUDGMENT TOTAL: \$1,840.00	4	
Balance Due: \$1,840.00	· S _	
	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.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 4:38 pm Page 1 of 2

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

19 **ENTERED**

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.

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Chapter County Clerk'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.

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