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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,

Paintiff.

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

1. The plaintiff, THE CITY OF CHICAGO, a municipal corporation, by and through its attorney the special Assistant Corporation Counsel, Talan & Ktsatter, 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 #:

20-09-417-067-0000

Owner Name:

W J HOLDINGS LLC

ADR:

5424 S WELLS

City, State, Zip: CHICAGO, IL 60609

Legal Description:

SUBLOT 1 IN DIVISION 30 IN BLOCK 1 IN CARR'S RESUBDIVISION OF KEDZIE DIVISION 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 Atty. #91821 (312) 629-7550 Ph. (312) 629-3603 Fx.

Doc# 2225613013 Fee \$113.00

KAREN 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 , Responde) nt.)	Issuing City Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for Irea ing, notice given and the Administrative Body advised in the premises, having considered the motions, evidence and argur con's 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>	NOV4	Count(s) Municipal Code Violated	Penalties
Default - Liable by prove-up	QTUOFKL	1 7-28-750(a) No Noncombustibl	s600.00
		Fence Around Open Lot	
		2 7-28-120(a) Uncut weeds.	\$1,200.00
Sanction(s):			
Storage Fee			
Tow Fee			
Admin Costs: \$40.00		^y / _x	
HIDOMORIA ALOGO		· (/_	
JUDGMENT TOTAL: \$1,840.00			
Balance Due: \$1,840.00		C '	
		0	
Respondent is ordered to come into in	nmediate compliance	with any/all 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 Chic ago., 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 first file a motion to set-aside with the Dept. of Administrative Hearings.

Sep 23, 2021 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.

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 Corporation, v.	Petitioner,)	Address of Violation: 6823-6827 S State Street
W J Holdings Llc)	Docket #: 21DS31200M
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:

Count(s) Municipal Code Violated Penalties Finding Default - Liable by prove-up 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): Storage Fee

Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,840.00

Balance Due: \$1,840.00

Date Printed: Jun 1, 2022 4:36 pm

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

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

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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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 Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for tearing, 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>	N/) [#	Count(s)	Municipal Code Violated	Penalties
Default - Liable by prove-up	QTUPTCL	1	7-28-120(a) Uncut weeds.	\$1,200.00
	00/	2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
Sanction(s):	1			
Storage Fee		C',		
Tow Fee		0,		
Admin Costs: \$40.00		Ç	78	
JUDGMENT TOTAL: \$1,840.00				
Balance Due: \$1,840.00			C/2	
Respondent is ordered to come into in	nmediate compliance v	vith anv/all	outstanding Code vic'ations.	

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

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 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.

19 Oct 1, 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.

21DS33238M Date Printed: Jun 1, 2022 4:37 pm Page 1 of 1



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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

	Address of Violation:
CITY OF CHICAGO, a Municipal Corporation, Peti	tioner,) 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)
, Resp	ondents.)

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	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):		40x.	
Storage Fee		9	
Tow Fee		C	
Admin Costs: \$40.00		Q _a ,	
JUDGMENT TOTAL: \$1,840.00		4	
Balance Due: \$1,840.00		3,	
		(),	

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 (vold) 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 4:37 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 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,)	12921-12963 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)	
, Respondent	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:

Finding	<u>NOV#</u>	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			
Tow Fee			
10.110			
Admin Costs: \$40.00		· O _A ,	
JUDGMENT TOTAL: \$1,840.00		4	
Balance Due: \$1,840.00		' &	
24141100 2 401 \$ 130 10100			

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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Date

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Oct 6, 2021 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 posing 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 Of Cook County Clark's Office 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,)	12921-12963 S Halsted Street
v.)	
W J Holdings Llc)	Docket #: 21DS33314M
6313 Garden View Lane)	
MATTESON, IL 60443)	Issuing City
and)	Department: Streets and Sanitation
W J Holdings Llc)	
12963 S Halsted St)	
CHICAGO, IL 60628)	
, 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	Penalties
Default - Liable by prove-up	QTUQJFL	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			
Tow Fee			
Admin Costs: \$40.00			
JUDGMENT TOTAL: \$1,840.00		~/_,	
•		0.0	
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 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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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Date Printed: Jun 1, 2022 4:38 pm

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 paying the appropriate State mandated filing fees.

e Ch. prior to Cook Colling 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.

21DS33314M

2225613013 Page: 11 of 12

DOAH - Order

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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	í	
CHICAGO, IL 60628)	Issuing City
and)	Department: Streets and Sanitation
W J Holdings Llc)	
6313 Garden View Lane	Ó	
MATTESON, IL 66445)	
, 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 Default - Liable by prove-up	<u>NOV#</u> QTUQJHL	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):		My,	
Storage Fee Tow Fee			
Admin Costs: \$40.00			
JUDGMENT TOTAL: \$1,840.00		4	
Balance Due: \$1,840.00		0. 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

DOAH - Order

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 O

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 prying 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 poid prior to being referred for collection.

21DS33316M