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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/17/2022 09:59 AM PG: 1 OF 3

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

The City of Chicago, A Muni Corp.

Plaintiff,

VS

PIORUN PROPERTIES, LLC

Defendants,

Docket Number: 18DS19322L

**Issuing City Department:
STREETS AND SANITATION**

RECORDING OF FINDINGS, DECISION AND ORDER

The Petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through Special Assistant Corporation Counsel, **ROBERTS & WEDDLE, LLC**, hereby files the attached and incorporated certified Findings, Decision and Order entered by an Administrative Law Officer pursuant to an administrative hearing in the above captioned matter. This certified copy is being recorded with the Cook County Recorder of Deeds as provided for by law.

PIORUN PROPERTIES, LLC
816 W. LAKE ST
CHICAGO, IL 60607

PIN #: 17-08-426-013-0000 & 17-08-426-014-0000
Legal Description: SEE ATTACHED

ROBERTS & WEDDLE, LLC
309 W. Washington St. Suite 500
Chicago, IL 60606
312-589-5800
File#: 99.101303



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation:
v.)	6500 S Drexel Avenue
)	
Piorun Properties, Llc C/O Robert M Kowalski)	Docket #: 18DS19322L
2013 W 19TH STREET #3R)	
CHICAGO, IL 60608)	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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	219322L	1	7-28-261(b) Over accumulation of refuse in refuse container.	\$500.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$540.00

Balance Due: \$540.00

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). 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.

ENTERED: _____	21	Nov 26, 2018
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.

I hereby certify the foregoing to be a true and correct copy of an Order entered by an Administrative Law Judge of the Chicago Department of Administrative Hearings.

[Handwritten Signature] 2-16-19

Authorized Clerk Date

Above must bear an original signature to be accepted as a Certified Copy

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LEGAL DESCRIPTION

PIN#: 17-08-426-013-0000 & 17-08-426-014-0000

PROPERTY ADDRESS: 816 W. LAKE ST, CHICAGO, IL 60607

PARCEL 1:

THAT PART OF BLOCK 10 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 10; THENCE NORTH 89 DEGREES 42 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE THEREOF 30.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 42 MINUTES 16 SECONDS EAST ALONG SAID SOUTH LINE 24.98 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 21 SECONDS WEST 105.20 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 33 SECONDS WEST 24.98 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 21 SECONDS EAST 105.21 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PRO FORMA EASEMENT PARCEL, NOT YET APPROVED:

A PROPOSED NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PROPOSED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND GRANT OF EASEMENTS FOR PRIVATE DRIVE ACCESS, COMMON FACILITIES, MAINTENANCE, REPAIR AND RECONSTRUCTION AND RELATED MATTERS DATED OCTOBER 13, 2004 MADE BY FOUNDERS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 30, 2004 AND KNOWN AS TRUST NO. 6520 (OWNER/DECLARANT), RECORDED OCTOBER 15, 2004 AS DOCUMENT 0428933194, AND AS CREATED BY DEED FROM FOUNDERS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 30, 2004 AND KNOWN AS TRUST NO. 6520 TO FLORUN PROPERTIES, LLC RECORDED _____ AS DOCUMENT _____ FOR THE PURPOSE OF EGRESS AND ACCESS UPON, OVER, ACROSS AND THROUGH AND THE USE OF THE PRIVATE DRIVE AND THE ONGOING MAINTENANCE, REPAIR AND REPLACEMENT THEREOF, WITHIN THE COMMON AREAS SHOWN ON THE SITE PLAN ATTACHED TO SAID DECLARATION.