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C4-171279

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a municipal corporation,

Plaintiff,

vs.

VISIONS COMPLEX III LLC
c/o: HERRON PROPERTIES II LLC
&
VISIONS COMPLEX III LLC
c/o: NICHOLAS J. BRUNICK

Defendant.

Case/Docket Number:
19BT06291A

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 #: 16-23-219-001-0000

Owner Name: VISIONS COMPLEX III LLC

ADR: 3323-25 W DOUGLAS

City, State, Zip: CHICAGO, IL 60623

Legal Description: LOTS 9 AND 10 IN BLOCK 1 IN PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO BEING A SUBDIVISION OF BLOCK 5 IN CIRCUIT COURT PARTITION OF THE EAST ½ OF THE NORTHEAST ¼ AND THAT PART OF THE EAST ½ OF THE SOUTHEAST ¼ LYING NORTH OF THE CENTER LINE OF OGDEN AVENUE IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Law Office of Talan & Ktsanes
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Chicago, IL 60606
Attorney for Plaintiff
Atty. #91821
(312) 629-7550 Ph.
(312) 629-3603 Fx.



Doc# 2230447017 Fee \$55.00

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 10/31/2022 10:18 AM PG: 1 OF 3

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

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Visions Complex Iii, Llc C/O Herron Properties Ii, Llc) 141 S CENTRAL AVENUE, STE 600) CHICAGO, IL 60644) and) Visions Complex Iii, Llc C/O Nicholas J Brunick) 6296 WEST JACKSON, STE 400) CHICAGO, IL 60666) , Respondents.)</p>	<p>Address of Violation: 1405 S Christiana Avenue;3323 W Douglas Boulevard</p> <p>Docket #: 19BT06291A</p> <p>Issuing City Department: Buildings</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>
City Non suit - Motion to set-aside default - Granted	19WO603318	1	196029 Post name, address, and telephone of owner, owner's agent for managing, controlling or collecting rents, and any other person managing or controlling building conspicuously where accessible or visible to public way. (13-12-030)	\$0.00
		2	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$0.00
		3	139016 Remove lid or door of abandoned refrigerator, ice box, or ice chest or remove from place accessible to children. (7-28-040)	\$0.00
		4	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$0.00
		6	169017 Remove sewage and stagnant water from basement and correct cause. (13-196-580 A, 7-28-060)	\$0.00
Not liable - City failed to establish prima facie case	19WO603318	7	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Previously liable - No subsequent compliance with building code - Motion to set aside default Granted	19WO603318	5	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$1,000.00

Sanction(s):

Storage Fee

19BT06291A

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Sanction(s):

Tow Fee

Admin Costs: \$100.00

JUDGMENT TOTAL: \$1,100.00

Balance Due: \$1,100.00

Prior default order(s) of Oct 19, 2021, is hereby vacated.

ENTERED:

Administrative Law Judge

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ALO#

Dec 6, 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.