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KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 01/24/2023 12:27 PM PG: 1 OF 5

## JUDGMENT

BOX 95

CERTIFIED COPY

DAH CASE #: 20BT00414A

PLAINTIFF: CITY OF CHICAGO

DEFENDANT: OGLESBY CONDOMINIUM

LAST KNOWN ADDRESS: OGLESBY CONDOMINIUM  
C/O GREGORY BLAIR AND KIMBERLY A. BLAIR  
735-37 SOUTH OGLESBY AVENUE  
CHICAGO, IL 60649

AMOUNT: \$5,540.00

EXECUTION DATE: NOVEMBER 5, 2021

MULTIPLE PROPERTIES

S Y

P 5

S Y-1

SC    

INT RY

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**PIN #:**  
20-24-406-028-1001

**PROPERTY:**  
6735 S OGELSBY UNIT 1N, CHICAGO, IL 60649

**LEGAL DESCRIPTION:**

THE SOUTH 18 FEET OF LOT 6 ALL OF LOT 7 AND THE NORTH 9 FEET OF LOT 8 IN WEST'S RESUBDIVISION OF LOTS 13 TO 24 INCLUSIVE, IN STUART'S SUBDIVISION OF THE EAST 1/3 OF THAT PART NORTH OF 68TH STREET OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY GUARANTY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 9949 RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 19716679 TOGETHER WITH AN UNDIVIDED 16 2/3% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS

**PIN #:**  
20-24-406-028-1002

**PROPERTY:**  
6735 S OGELSBY UNIT 2N, CHICAGO, IL 60649

**LEGAL DESCRIPTION:**

Cook, State of Illinois, to have and to hold forever: UNITS 102, 102A, 102B TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN OGELSBY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 19716679, IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 20-24-406-028-1002 Commonly known as 6735 S. Oglesby Avenue, #2N Chicago, IL 60649.

**PIN #:**  
20-24-406-028-1003

**PROPERTY:**  
6735 S OGELSBY UNIT 3N, CHICAGO, IL 60649

**LEGAL DESCRIPTION:**

UNIT 103, 103-A AND 103-B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN OGELSBY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 19716679, IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN #:**  
20-24-406-028-1004

**PROPERTY:**  
6735 S OGELSBY UNIT 201, 201A, 201B, CHICAGO, IL 60649

**LEGAL DESCRIPTION:**

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS UNIT NO. 201 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE THE SOUTH 18 FEET OF LOT 6 ALL OF LOT 7 AND THE NORTH 9 FEET OF LOT 8 IN WEST'S RESUBDIVISION OF LOTS 13-24 INCLUSIVE, IN STUART'S SUBDIVISION OF THE EAST 1/3 OF THAT PART NORTH OF 68TH STREET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE 3RD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY GUARANTY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 9949 RECORDED AS DOCUMENT NO. 19716679, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, COOK COUNTY RECORDS.

**PIN #:**  
20-24-406-028-1005

**PROPERTY:**  
6737 S OGELSBY UNIT 202, CHICAGO, IL 60649

**LEGAL DESCRIPTION:**

UNITS 202, 202-A AND 202 B TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN OGELSBY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 19716679, IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN #:**  
20-24-406-028-1006

**PROPERTY:**  
6737 S OGELSBY UNIT 203, 203A & 203B, CHICAGO, IL 60649

**LEGAL DESCRIPTION:**

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THE SOUTH 18 FEET OF LOT 6, ALL OF LOT 7 AND THE NORTH 9 FEET OF LOT 8 IN WEST'S RESUBDIVISION OF LOTS 13 TO 24 INCLUSIVE, IN STUART'S SUBDIVISION OF THE EAST 1/3 OF THAT PART NORTH OF 68<sup>TH</sup> STREET OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY GUARANTY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 9949 RECORDED JANUARY 20, 1966 AS DOCUMENT 19716679 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PIN #:**  
20-24-406-028-1007

**PROPERTY:**  
6737 S OGELSBY UNIT 2B, CHICAGO, IL 60649

## LEGAL DESCRIPTION:

UNIT 2B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN OGELSBY CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 19716679 AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

DOAH - Order

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



CITY OF CHICAGO, a Municipal Corporation, Petitioner, ) ) v. ) ) Oglesby Condominium C/O Gregory Blair And Kimberly A. ) Blair ) 735-37 S OGLESBY AVE ) CHICAGO, IL 60649 )	Address of Violation: 6735-6737 S Oglesby Avenue  Docket #: 20BT00414A  Issuing City Department: Buildings
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Respondent.

### 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>NOI#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
City non-suit	19SO60990	1	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
		13	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
Default - Liable by prove-up	19SO609990	2	104035 Repair or replace defective window frame. (13-196-550 B, F)	\$500.00
		3	104025 Repair or replace defective window sash. (13-196-550 B)	\$500.00
		4	104045 Adjust window to be easily opened and held in desired position. (13-196-550)	\$500.00
		5	063014 Repair or rebuild chimney. (13-196-530, 13-196-590)	\$500.00
		6	061034 Remove loose, peeling, or flaking paint. (13-196-540 D)	\$500.00
		7	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$500.00
		8	159027 Reset loose plumbing fixture. (13-168-120)	\$500.00
		9	220018 Replace defective switch and receptacle outlet devices. (18-27-110.2, 18-27-110.3)	\$500.00
		10	105015 Repair or replace defective door. (13-196-550)	\$500.00
		11	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$500.00
		12	005012 Provide stairwell opening	\$500.00

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.

*[Signature]* 5/20/22

Authorized Clerk Date

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

20BT00414A

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Date Printed: May 11, 2022 2:44 pm

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

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	19SO609990		with self-closing, framed, 1 1/2 hour Class B door. (15-8-180)	

**Sanction(s):**

Storage Fee

Tow Fee

Assistant Corporation Counsel Ian Mills, for the City, moved for Default Judgment on all remaining counts with a \$500.00 fine on each count plus \$40.00 in court costs. City's motion for Default Judgment is granted.

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$5,540.00**

**Balance Due: \$5,540.00**

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) 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.

ENTERED:

*Linda C. Chastman*

Administrative Law Judge

115

Nov 5, 2021

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.