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KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 04/24/2023 03:19 PM PG: 1 OF 3

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, )  
Plaintiff, )  
v. )  
Rachel Thomas )  
Defendants. )

Docket Number:  
20WD01334A

RECORDING OF FINDINGS, DECISION AND ORDER

- 1. The petitioner, THE CITY OF CHICAGO, a municipal corporation, by and through its attorney the Corporation Counsel, by and through Special Assistant Corporation Counsel, Goldman and Grant, hereby files the attached and incorporated certified Findings, Decisions 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.

PIN#: 17-21-408-029-1047

Name: Rachel Thomas

Address: 1812 S. Federal St Unit #47

City: Chicago

State: IL

Zip: 60616

Legal Description:  
PARCEL 1:

UNIT H-47 IN DEARBORN VILLAGE II CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2, 3, 4, 5, 6, AND 7 IN BLOCK 16 IN CANAL TRUSTEE'S NEW SUBDIVISION OF THE EAST FRACTION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THE EAST 1/2 OF VACATED 2<sup>ND</sup> FEDERAL STREET WHICH LIES SOUTH OF THE NORTH LINE OF SAID LOT 2 EXTENDED WEST AND NORTH OF THE SOUTH LINE OF SAID LOT 7 EXTENDED WEST (THE SOUTH LINE OF SAID LOT 7 ALSO BEING THE NORTH LINE OF WEST 19<sup>TH</sup> STREET) ALSO THAT PART OF THE WEST 1/2 OF VACATED SOUTHDEARBORN STREET WHICH LIES SOUTH OF THE NORTH LINE OF SAID LOT 2 EXTENDED AND NORTH OF THE SOUTH LINE OF SAID LOT 7 EXTENDED EAST (THE SOUTH LINE OF SAID LOT 7

S N  
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S Y-1  
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# UNOFFICIAL COPY

***ALSO BEING THE NORTH LINE OF WEST 19<sup>TH</sup> STREET, ALL IN COOK COUNTY ILLINOIS;  
WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM  
RECORDED AS DOCUMENT NUMBER 98876220 TOGETHER WITH IT UNDIVDED  
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.***

**PARCEL 2:**

***THE RIGHT TO THE USE OF HP-47 A LIMITED COMMON ELEMENT, AS DELINEATED ON  
THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT  
NUMBER 98876220.***

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**Goldman and Grant #36689  
205 W. Randolph St, Suite 1100  
Chicago, Illinois 60606  
(312) 781-8750**

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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
 v. )  
 Thomas, Rachel ) Address of Violation:  
 1812 S FEDERAL ST, UNIT 47 ) 8127-8129 S Michigan Avenue  
 CHICAGO, IL 60616 )  
 , Respondent. ) Docket #: 20WD01334A  
 ) Issuing City  
 ) Department: Finance

### 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>
Liable - By contested finding	BSW01223377	1	1-20-090 Failure to pay debt due and owing the city:	\$3,729.94
Liable - By contested finding	BSW01243116	1	1-20-090 Failure to pay debt due and owing the city.	\$661.36
Liable - By contested finding	BSW01254550	1	1-20-090 Failure to pay debt due and owing the city.	\$3,059.86

#### Sanction(s):

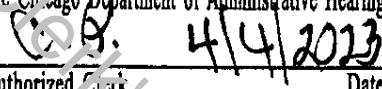
Restitution to City or cost of recovery \$350.00  
 Storage Fee  
 Tow Fee

THE RESPONDENT SHALL PAY \$350.00 FOR ATTORNEY FEES.

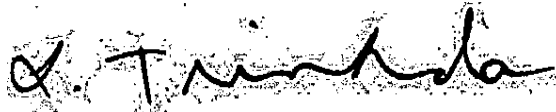
Admin Costs: \$25.00

JUDGMENT TOTAL: \$7,476.16 plus \$350.00 Restitution

Balance Due: \$7,826.16

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.  
  
 Authorized Clerk Date  
 Above must bear an original signature to be accepted as a Certified Copy

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

ENTERED:  69 Apr 1, 2022  
 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.