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Doc# 2311806092 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/28/2023 11:09 AM PG: 1 OF 10

C4- 171566, 173504, 173538, 170097, 170417, 170530, 171591, 172858

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a municipal corporation,

Plaintiff,

vs.

W J HOLDINGS LLC

Defendant.

Case/Docket Number:

21DS43594M, 22DS16274M, 22DS16375M,  
21DS29829M, 21DS33319M, 21DS33977M,  
21DS44568M, 22DS10840M

Issuing City Department: Finance

RECORDING OF FINDINGS, DECISIONS & ORDER

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.

- 1. 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 #: 25-08-207-020-0000  
25-08-207-021-0000

Owner Name: W J HOLDINGS LLC

ADR: 9624-26 S VINCENNES

City, State, Zip: CHICAGO, IL 60643

**Legal Description:** LOTS 9 AND 10 IN BLOCK 3 IN H. HETT, J.E. LYNCH, AND H. WELP'S VINCENNES AVENUE ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THATPART OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, 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.

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

<p><b>CITY OF CHICAGO</b>, a Municipal Corporation, Petitioner, )                  v. )                  )                  W J Holdings Llc )                  6313 Garden View Lane )                  MATTESON, IL 60443 )                  , Respondent. )</p>	<p>Address of Violation:                  1843-1847 S Sawyer Avenue                    Docket #: 21DS43594M                    Issuing City                  Department: Streets and Sanitation</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>NOI #</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	QTUYD8L	1	7-28-120(a) Uncut weeds.	\$1,200.00

**Sanction(s):**

Storage Fee  
 Tow Fee

**Admin Costs: \$40.00**

**JUDGMENT TOTAL: \$1,240.00**

**Balance Due: \$1,240.00**

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](http://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:	24	Dec 22, 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**

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner,	)	Address of Violation:
	)	6823-6827 S State Street
v.	)	
	)	
W J Holdings Llc	)	Docket #: 22DS16274M
6827 S State St	)	
CHICAGO, IL 60637	)	Issuing City
and	)	Department: Streets and Sanitation
W J Holdings Llc	)	
6313 Garden View Ln	)	
MATTESON, IL 60443	)	
	)	
, 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>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	QTVEMZL	1	7-28-120(a) Uncut weeds.	\$1,200.00

**Sanction(s):**

Storage Fee

Tow Fee

**Admin Costs: \$40.00**

**JUDGMENT TOTAL: \$1,240.00**

**Balance Due: \$1,240.00**

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

*Mark Boyle*

ENTERED:

19

Sep 2, 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.**

Property of Cook County Clerk's Office

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

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner, ) v. ) W J Holdings Llc ) 6313 Garden View Lane ) MATTESON, IL 60443 ) , Respondent. )</p>	<p>Address of Violation: 12911 S Halsted Street  Docket #: 22DS16375M  Issuing City Department: Streets and Sanitation</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>NOI #</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	QTVE10L	1	7-28-120(a) Uncut weeds.	\$1,200.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00

**Sanction(s):**

Storage Fee  
Tow Fee

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$1,840.00**

**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.

ENTERED: Mark Boyle 19 Sep 7, 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.

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

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner, )	Address of Violation:
v. )	8627 S Racine Avenue
W J Holdings, Llc )	
6313 Garden View Ln )	Docket #: 21DS29829M
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:

<u>Finding</u>	<u>NOI#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	QTUNJ8L	1	7-28-120(a) Uncut weeds.	\$1,200.00

**Sanction(s):**

Storage Fee

Tow Fee

**Admin Costs: \$40.00**

**JUDGMENT TOTAL: \$1,240.00**

**Balance Due: \$1,240.00**

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](http://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: \_\_\_\_\_

*Mark Boyle*

Administrative Law Judge

19

Sep 15, 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.**

21DS29829M

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

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner, )	Address of Violation:
v. )	12915 S Halsted Street
W J Holdings, Llc )	
6313 Garden View Ln )	Docket #: 21DS33319M
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:

<u>Finding</u>	<u>NOI#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	QTUCJOL	1	7-28-120(a) Uncut weeds.	\$1,200.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00

**Sanction(s):**

Storage Fee

Tow Fee

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$1,840.00**

**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](http://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: \_\_\_\_\_

*Mark Boyle*

Administrative Law Judge

19

Oct 6, 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.**

21DS33319M

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

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner, )	Address of Violation:
v. )	8627 S Racine Avenue
W J Holdings, Llc )	
6313 Garden View Ln )	Docket #: 21DS33977M
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:

<u>Finding</u>	<u>NOI #</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	QTUCNM	1	7-28-120(a) Uncut weeds.	\$1,200.00

**Sanction(s):**

Storage Fee  
Tow Fee

**Admin Costs: \$40.00**

**JUDGMENT TOTAL: \$1,240.00**

**Balance Due: \$1,240.00**

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](http://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: \_\_\_\_\_

*Mark Boyle*

Administrative Law Judge

19

Oct 13, 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.**

21DS33977M



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

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner, )	Address of Violation:
v. )	5904 S Princeton Avenue
W J Holdings, Llc )	Docket #: 21DS44568M
6313 Garden View Ln )	Issuing City
MATTESON, IL 60443 )	Department: Streets and Sanitation
, 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>
Default - Liable by prove-up	QTUY4OL	1	7-28-120(a) Uncut weeds.	\$1,200.00

**Sanction(s):**

Storage Fee  
Tow Fee

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$1,240.00**

**Balance Due: \$1,240.00**

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:	24	Dec 27, 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.

**UNOFFICIAL COPY**

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

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner, )	Address of Violation:
v. )	9018-22 S Cottage Grove Avenue
W J Holdings, Llc )	
6313 Garden View Ln )	Docket #: 22DS10840M
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:

<u>Finding</u>	<u>NOI #</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	QTU978L	1	7-28-120(a) Uncut weeds.	\$1,200.00

**Sanction(s):**

Storage Fee  
Tow Fee

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$1,240.00**

**Balance Due: \$1,240.00**

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](http://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: \_\_\_\_\_

*Mark Boyle*

19

Jun 24, 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.**

22DS10840M