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Doc# 2312140059 Fee \$133.00

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 05/01/2023 01:46 PM PG: 1 OF 17

C4-164611, 161153, 161420, 161444, 161443, 171464, 171482, 169136

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a municipal corporation,

Plantiff,

VS.

WENDELL WILKIN BERNICE WILKINS

Defendant.

Case/Docket Number: 19BT00252A, 19DS27944L,19DS31446L, 19DS31457L, 19DS31614L, 20BT02631A, 20BT03784A, 21DS18485M

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 #: 20-32-208-039-0000

Owner Name:

WENDELL WILKINS

BERNICE WILKINS

ADR: 8050-52 S MAY

City, State, Zip: CHICAGO, IL 60620

Legal Description:

LOT 17 AND THE SOUTH 18 FEET OF LOT 15 IN THE BLOCK S IN HANSEN AND RAYMOND'S SUBDIVISION OF BLOCKS 3, 5, AND 6 IN THE HIGH RIDGE ADDITION TO AUBURN, BEING A SUBDIVISION OF THE NORTH-WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 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.

2312140059 Page: 2 of 17

DOAH - Order

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(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.)	8050-8052 S May Street
Wilkins, Bernice 15735 MADISON AVE DOLTON, IL 60419 and Wilkins, Bernice 2310 S. CANAL ST CHICAGO, IL 60616 and Wilkins, Wendell 15735 MADISON AVE DOLTON, IL 606419 and Wilkins, Wendell 7027 S. KING DR CHICAGO, IL 60637 , Resjon levit)	Docket #: 19BT00252A Issuing City Department: Buildings

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>	Count(s)	Municipa! Code Violated	Penalties
City non-suít	18S0578670	ĵ	196029 Post name address, and telephone of owner, owner's agent for managing, controlling or collecting rents, and any other person managing or control ing building conspicuously where accessible or visible to public way. (13-12-030)	\$0.00
		2	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$0.00
		3	076044 Repair or replace downspout. (13-168-600)	\$0.00
		4	074014 Repair or rebuild exterior service walks, passage and areaways. (13-196-630, 7-28-060)	\$0.00
		5	070014 Repair or replace defective or missing members of exterior stair system. (13-196-570)	\$0.00
		7	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-	\$0.00

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

<u>Finding</u>	<u>NOV#</u>	Count(s)	Municipal Code Violated	Penalties
City non-suit	18S0578670		540 C, D)	
•		8	103015 Repair or rebuild defective	\$0.00
			floor. (13-196-540 A, B)	
		9	101015 Repair holes and large	\$0.00
			cracks in interior walls or ceilings.	
			(13-196-540 C)	
		10	105045 Install in dwelling entrance	\$0.00
			door dead-bolt lock with at least 1	
90			inch saw-resistant bolt projection or with rim mounted dead-bolt lock or	
			vertical drop dead-bolt lock	
~/x,			providing equivalent security. (13-	
4			164-030)	
	0.0	11	157047 Stop leaking water. (13-	\$0.00
			168-120, 13-168-1480)	
Liable - By plea	18\$05' 867)	6	061014 Repair exterior wall. (13-	\$500.00
• •	0_		196-010, 13-196-530 B)	
Sanction(s):	0/			
•	*			
Admin Costs: \$40.00		C		
JUDGMENT TOTAL: \$540.00		0,	A	
Balance Due: \$540.00		Ç	D -	
			11-	
Respondent is ordered to come into imi	mediate compliance v	vith any/all	outstanding Code violations.	

ENTERED:

Administrative Law Judge

Oct 11, 2019

A LO#

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.

Date Printed: Oct 28, 2022 11:54 am

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

		Address of Violation:
CITY OF CHICAGO, a Municipal Corporation, Petitione	er,)	8720 S Vincennes Avenue
ν.)	
Wilkins, Bernice)	Docket #: 19DS27944L
2310 S CANAL ST)	
CHICAGO, IL 60616)	Issuing City
and)	Department: Streets and Sanitation
Wilkins, Wendell)	
15735 MADISON AVE)	
DOLTON, IL 60419)	
and)	
Wilkins, Bernice)	
15735 MADISON AVE)	
DOLTON, IL 60419)	
and Ox)	
Wilkins, Wendell)	
7027 S KING DR # 1)	
CHICAGO, IL 60637)	
, Rest on le	erits.)	

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:

Count(s) Municipal Code Violated **Penalties Finding** NOV# 1 7-28-120(a) Uncut weeds. 227944L \$1,200.00 Default - Liable by prove-up SOM CO

Sanction(s):

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). 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.

Page 1 of 2 Date Printed: Oct 28, 2022 11:53 am

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Date Printed: Oct 28, 2022 11:53 am

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: Mark Boyle	19	Feb 6, 2019
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 propriate 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.

19DS27944L.

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(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

)	7753-7755 S Morgan Street
)	
)	Docket #: 19DS31446L
)	
)	Issuing City
)	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>	Count(s)	Municipa	Co se Violated	<u>Penalties</u>
Default - Liable by prove-up	231446L	1	7-28-720 materials of harborage	Accumulation of or junk - r otential rat	\$600.00
		2	7-28-270 refuse con	Unauthorized items in tainers or compactor.	\$500.00
Sanction(s):					
Admin Costs: \$40.00				0	

Sanction(s):

JUDGMENT TOTAL: \$1,140.00

Balance Due: \$1,140.00

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.

Page 1 of 2 Date Printed: Oct 28, 2022 11:52 am

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: Mark Boyle	19	Mar 6, 2019
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 $p_2 \sin g$ 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 arior to being referred for collection.

19DS31446L

Page 2 of 2

Date Printed: Oct 28, 2022 11:52 am

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

		Address of Violation:
CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	7753-7755 S Morgan Street
v.)	
Wilkins, Bernice)	Docket #: 19DS31457L
15735 MADISON AVE)	
DOLTON, IL 60419)	Issuing City
and)	Department: Streets and Sanitation
Wilkins, Wendell)	•
15735 MADISON AVE)	
DOLTON, IL 60419)	
and)	
Wilkins, Wendell)	
7027 S KING DR)	
CHICAGO, IL 60637)	
and)	
Wilkins, Bernice)	
2310 S CANAL ST UNIT 318)	
CHICAGO, IL 60616)	
, Res _l on lents	s.)	

FINDINGS, DECISIONS & ORDER

This matter coming for Hearing, notice given and the Administractive 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:

NOV#	Count(s)	Municipa! Co le Violated	Penalties
231457L	1	7-28-261(b) Over accumulation of refuse in refuse container.	\$500.00
		3,0	
		Visc.	
		0	
			231457L 1 7-28-261(b) Over accumulation of

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.

Page 1 of 2 Date Printed: Oct 28, 2022 11:52 am

Date Printed: Oct 28, 2022 11:52 am

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED; 19 Mar 6, 2019

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 p₂ in 3 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 pata prior to being referred for collection.

19DS31457L

2312140059 Page: 10 of 17

Address of Violation:



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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

		riddiess of violation.
CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	7753-7755 S Morgan Street
v.)	
Wilkins, Wendell 15735 MADISON AVE DOLTON, IL 60419 and Wilkins, Wendell 7027 S KING DR CHICAGO, IL 60637 and Wilkins, Bernice 15735 MADISON AVE DOLTON, IL 60419)))))))))	Docket #: 19DS31614L Issuing City Department: Streets and Sanitation
and Wilkins, Bernice 2310 S CANAL ST UNIT 318 CHICAGO, IL 60616 , Resi on lerits)))) s.)	

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>	Count(s)	Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	231614L	1	7-28-261(b) Over accumulation of	\$500.00
			refuse in refuse container.	
			',0	
Sanction(s):				
Admin Costs: \$40.00			U _j ç _c	
JUDGMENT TOTAL: \$540.00				
Balance Due: \$540.00			C	,

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.

Page 1 of 2 Date Printed: Oct 28, 2022 11:51 am

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

	1	K		1 · · · · · · · · · · · · · · · · · · ·		
ENTERED:	///		Je		19	Mar 6, 2019
	Administr	rative La	w 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 pering the appropriate State mandated filing fees.

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Sign to beh.

Column Co 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.

19DS31614L

Page 2 of 2

Date Printed: Oct 28, 2022 11:51 am

2312140059 Page: 12 of 17

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Address of Violation: CITY OF CHICAGO, a Municipal Corporation, Petitioner, 8050-8052 S May Street ٧.) Docket #: 20BT02631A Wilkins, Bernice 15735 MADISON AVE DOLTON, IL 60419 Issuing City Department: Buildings and Wilkins, Bernice 2310 S. CANAL ST CHICAGO, IL 60616 and Or Or Wilkins, Wendell 15735 MADISON AVE DOLTON, IL 60419 and Wilkins, Wendell 7027 S. KING DR CHICAGO, IL 60637 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>	Count(s)	Municipa! Cr.1e Violated	Penalties
City non-suit	20S0616724	3	190019 Arrange for inspection of premises. (13-12-10.1)	\$0.00
Default - Liable by prove-up	2080616724	1	065014 Repair or replace defective lintels. (13-196-530 E)	\$500.00
		2	065034 Replace defective vindow sills. (13-196-550)	\$500.00

Sanction(s):

Storage Fee Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,040.00

Balance Due: \$1,040.00

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

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Date Printed: Oct 28, 2022 11:51 am

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

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.

Nov 23, 2021 ENTERED: Administrative Law Judge ALO#

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.

of Cook County Clark's Office 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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20BT02631A

2312140059 Page: 14 of 17

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

		Address of Violation:
CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	7753-7755 S Morgan Street
v.)	
)	
Wilkins, Wendell)	Docket #: 20BT03784A
15735 MADISON AVE)	
DOLTON, IL 60419)	Issuing City
and)	Department: Buildings
Wilkins, Bernice)	
15735 MADISON)	
DOLTON, IL 60419)	
and)	
Wilkins, Bernice)	
7753 S MORGAN)	
CHICAGO, IL 60620)	
, 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:

Finding	<u>NOV#</u>	Countys) Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	20LO623566	1 221395 Use branch circuit	\$500.00
		conductor to supply only 1 apartmen, or viwelling unit. (14E-2-	
		210.25(a)&(b),	
		(Q _A ,	
Sanction(s):		4	
Storage Fee		2,	
Tow Fee			
Admin Costs: \$40.00		9/5c.	
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) 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.

Page 1 of 2 Date Printed: Oct 28, 2022 11:50 am

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Date Printed: Oct 28, 2022 11:50 am

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Nov 23, 2021 26 ENTERED: 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 paring the appropriate State mandated filing fees.

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ior to be.

County Clark's Office 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.

20BT03784A

2312140059 Page: 16 of 17

DOAH - Order

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

	Address of Violation:
CITY OF CHICAGO, a Municipal Corporation,	Petitioner,) 8050-8052 S May Street
V)
Wilkins, Wendell) Docket #: 21DS18485M
15735 Madison Ave)
DOLTON, IL 60419) Issuing City
and) Department: Streets and Sanitation
Wilkins, Wendell)
7027 S King Dr #1)
CHICAGO, IL 60637)
and)
Wilkins, Bernice) .
15735 Madison Ave)
DOLTON, IL 60419)
and)
*Wilkins, Bernice)
2310 S Canal St	
CHICAGO, IL 60616	0)
, I	Resion lents.)

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>	Count(s) Municipa! Code Violated Penalties
Default - Liable by prove-up	QTUETGL	1 7-28-261(b) Over accumulation of \$500.00
		refuse in refuse container.
Sanction(s):		0,
Storage Fee		$O_{\mathcal{K}_{\alpha}}$
Tow Fee		
Admin Costs: \$40.00		.00
HIDOMENIT TOTAL - \$540.00		C4

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.

* Respondent has been dismissed from the case. Date Printed: Oct 28, 2022 11:49 am

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Administrative Law Judge	ALO#	Date
ENTERED: Man L Boole	19	Jun 18, 2021

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 $p_2 \sin g$ 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 path prior to being referred for collection.

* Respondent has been dismissed from the case. Date Printed: Oct 28, 2022 11:49 am