



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

CITY OF CHICAGO, a municipal corporation,

Plaintiff,

vs.

**WENDELL WILKINS
&
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 5 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 ¼ OF THE NORTHEAST ¼ 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.

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) 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) , Respondents.)	Address of Violation: 8050-8052 S May Street Docket #: 19BT00252A Issuing City Department: Buildings
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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	18S0578670	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	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

19BT00252A

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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>
City non-suit	18S0578670		540 C, D)	
		8	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$0.00
		9	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$0.00
		10	105045 Install in dwelling entrance door dead-bolt lock with at least 1 inch saw-resistant bolt projection or with rim mounted dead-bolt lock or vertical drop dead-bolt lock providing equivalent security. (13-164-030)	\$0.00
		11	157047 Stop leaking water. (13-168-120, 13-168-1480)	\$0.00
Liabe - By plea	18S0578670	6	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$540.00**Balance Due: \$540.00**

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

ENTERED: _____

Administrative Law Judge

31

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.

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.)) Wilkins, Bernice) 2310 S CANAL ST) CHICAGO, IL 60616) and) Wilkins, Wendell) 15735 MADISON AVE) DOLTON, IL 60419) and) Wilkins, Bernice) 15735 MADISON AVE) DOLTON, IL 60419) and) Wilkins, Wendell) 7027 S KING DR # 1) CHICAGO, IL 60637) , Respondents.)</p>	<p>Address of Violation: 8720 S Vincennes Avenue</p> <p>Docket #: 19DS27944L</p> <p>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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	227944L	1	7-28-120(a) Uncut weeds.	\$1,200.00

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.

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Mark Boyle

ENTERED:

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 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

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Wilkins, Wendell) 7027 S KING DR) CHICAGO, IL 60637) and) Wilkins, Bernice) 2310 S CANAL ST UNIT 318) CHICAGO, IL 60616) and) Wilkins, Bernice) 15735 MADISON AVE) DOLTON, IL 60419) and) Wilkins, Wendell) 15735 MADISON AVE) DOLTON, IL 60419) , Respondents.)</p>	<p>Address of Violation: 7753-7755 S Morgan Street</p> <p>Docket #: 19DS31446L</p> <p>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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	231446L	1	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$600.00
		2	7-28-270 Unauthorized items in refuse containers or compactor.	\$500.00

Sanction(s):

Admin Costs: \$40.00

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.

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Mark Boyle

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 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

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Wilkins, Bernice) 15735 MADISON AVE) DOLTON, IL 60419) and) 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) , Respondents.)</p>	<p>Address of Violation: 7753-7755 S Morgan Street</p> <p>Docket #: 19DS31457L</p> <p>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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	231457L	1	7-28-261(b) Over accumulation of refuse in refuse container.	\$500.00

Sanction(s):

Admin Costs: \$40.00

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.

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Mark Boyle

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 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

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) 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) and) Wilkins, Bernice) 2310 S CANAL ST UNIT 318) CHICAGO, IL 60616) , Respondents.)</p>	<p>Address of Violation: 7753-7755 S Morgan Street</p> <p>Docket #: 19DS31614L</p> <p>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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	231614L	1	7-28-261(b) Over accumulation of refuse in refuse container.	\$500.00

Sanction(s):

Admin Costs: \$40.00

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.

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Mark Boyle

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 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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) 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 60419) and) Wilkins, Wendell) 7027 S. KING DR) CHICAGO, IL 60637) , Respondents.)	Address of Violation: 8050-8052 S May Street Docket #: 20BT02631A Issuing City Department: Buildings
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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	20S0616724	3	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Default - Liable by prove-up	20S0616724	1	065014 Repair or replace defective lintels. (13-196-530 E)	\$500.00
		2	065034 Replace defective window 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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(1/00)

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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.

ENTERED:

26

Nov 23, 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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.)) Wilkins, Wendell) 15735 MADISON AVE) DOLTON, IL 60419) and) Wilkins, Bernice) 15735 MADISON) DOLTON, IL 60419) and) Wilkins, Bernice) 7753 S MORGAN) CHICAGO, IL 60620) , Respondents.)	Address of Violation: 7753-7755 S Morgan Street Docket #: 20BT03784A Issuing City Department: Buildings
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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>
Default - Liable by prove-up	20LO623566	1	221.095 Use branch circuit conductor to supply only 1 apartment or dwelling unit. (14E-2-210.25(a)&(b))	\$500.00

Sanction(s):

Storage Fee
Tow Fee

Admin Costs: \$40.00

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.

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DOAH - Order



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:

26

Nov 23, 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

CITY OF CHICAGO , a Municipal Corporation, Petitioner,)	Address of Violation:
v.)	8050-8052 S May Street
Wilkins, Wendell)	Docket #: 21DS18485M
15735 Madison Ave)	Issuing City
DOLTON, IL 60419)	Department: Streets and Sanitation
and)	
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)	
, 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	QTUETGL	1	7-28-261(b) Over accumulation of refuse in refuse container.	\$500.00

Sanction(s):

Storage Fee
Tow Fee

Admin Costs: \$40.00

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.

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Mark Boyle

ENTERED:

19

Jun 18, 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.

Property of Cook County Clerk's Office