



Doc# 2327013022 Fee \$113.00

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 09/27/2023 10:10 AM PG: 1 OF 12

C4- 174093, 174104, 174101, 174103, 175484, 174187, 174682

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:

22DS21307M, 22DS21513M, 22DS21523M,  
22DS21526M, 22DS21929M, 22DS26706M,  
23DS03263M

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 #: 20-16-400-027-0000

Owner Name: W J HOLDINGS LLC

ADR: 5904 S PRINCETON

City, State, Zip: CHICAGO, IL 60621

**Legal Description:** LOT 2 IN COUNTY CLERK'S DIVISION OF LOT 1 OF BLOCK 2 OF ASSESSOR'S DIVISION OF OUTLOTS 17 TO 21, INCLUSIVE IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, 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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UNOFFICIAL COPY  
 IN THE CITY OF CHICAGO, ILLINOIS  
 DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner, ) v. ) W J Holdings Llc C/O Woodie Johnson ) 6313 Garden View Ln ) MATTESON, IL 60443 ) and ) Johnson, Woodie ) 6313 Garden View Ln ) MATTESON, IL 60443 ) and ) *Johnson, Woodie ) 2901 141st St ) BLUE ISLAND, IL 60406 ) , Respondents. )	Address of Violation: 1101 E 95th Street Docket #: 22DS21307M Issuing City Department: Streets and Sanitation
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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><b>Finding</b></u>	<u><b>NOV#</b></u>	<u><b>Count(s)</b></u>	<u><b>Municipal Code Violated</b></u>	<u><b>Penalties</b></u>
Default - Liable by prove-up	QTVIHTL	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.



IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

UNOFFICIAL COPY

ENTERED: Mark Boyle 19 Nov 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

\* Respondent has been dismissed from the case.



IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

UNOFFICIAL COPY

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	9018-9022 S Cottage Grove Avenue
W J Holdings, Llc	)	
6313 Garden View Lane	)	Docket #: 22DS21513M
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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	QTVIQQL	1	7-28-120(a) Uncut weeds.	\$1,200.00

**Sanction(s):**

Storage Fee  
Tow Fee

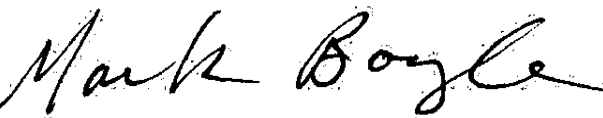
Admin Costs: \$40.00

**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:  19 Nov 4, 2022

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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.



IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

UNOFFICIAL COPY

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	9018-9022 S Cottage Grove Avenue
	)	
W J Holdings, Llc	)	Docket #: 22DS21523M
6313 Garden View Lane	)	
MATTESON, IL 60443	)	Issuing City
	)	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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	QTVIQRL	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: Mark Boyle 19 Nov 4, 2022

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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.



IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

UNOFFICIAL COPY

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )
v. )
Address of Violation: 9018-9022 S Cottage Grove Avenue
W J Holdings, Llc ) Docket #: 22DS21526M
6313 Garden View Lane )
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:

Table with 5 columns: Finding, NOV#, Count(s), Municipal Code Violated, Penalties. Row 1: Default - Liable by prove-up, QTVIQT, 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: Mark Boyle 19 Nov 4, 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.



IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

UNOFFICIAL COPY

CITY OF CHICAGO, a Municipal Corporation, Petitioner,
v.
W J Holdings Llc C/O Woodie Johnson
6313 Garden View Ln
MATTESON, IL 60443
and
Johnson, Woodie
6313 Garden View Ln
MATTESON, IL 60443
, Respondents.
Address of Violation:
58 W 119th Street
Docket #: 22DS21929M
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:

Table with 4 columns: Finding, NOV#, Count(s), Municipal Code Violated, Penalties. Row 1: Default - Liable by prove-up, QTVI3OL, 1, 7-28-120(a) Uncut weeds, \$1,200.00. Row 2: 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/h. 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.



IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

UNOFFICIAL COPY

ENTERED: Mark Boyle 19 Nov 9, 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





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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, ) v. ) *Johnson, Woodie ) 6313 Garden View Ln ) MATTESON, IL 60443 ) and ) W J Holdings Llc C/O Woodie Johnson ) 6313 Garden View Ln ) MATTESON, IL 60443 ) , Respondents. )	Address of Violation: 5014 S Union Avenue  Docket #: 22DS26706M  Issuing City Department: Streets and Sanitation
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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	QTVMSPL	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.

\* Respondent has been dismissed from the case.

Date Printed: Aug 16, 2023 12:55 pm

22DS26706M

Page 1 of 2



IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

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*[Handwritten signature]*

ENTERED:

22

Jan 5, 2023

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

\* Respondent has been dismissed from the case.



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, ) v. ) *W J Holdings Llc ) 58 W 119th St ) CHICAGO, IL 60628 ) and ) W J Holdings Llc ) 6313 Garden View Ln ) MATTESON, IL 60443 ) , Respondents. )	Address of Violation: 58 W 119th Street  Docket #: 23DS03263M  Issuing City Department: Streets and Sanitation
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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	QTVPWBL	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.

\* Respondent has been dismissed from the case.

Date Printed: Aug 16, 2023 12:56 pm

23DS03263M

Page 1 of 2



IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

UNOFFICIAL COPY

ENTERED: Mark Boyle 19 Mar 10, 2023  
 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