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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, )
)
) Petitioner, )

Docket Numbers:

- 18DS13033L 18DS18103L
18DS16367L 18DS18126L
18DS18017L
18DS18038L
18DS18072L

DOVER I, LLC

) Issuing City Departments:
) Streets and Sanitation, Buildings
Respondent. )

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 [Heller and Frisone LTD.], 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.
2. Additional identification information (i.e. social security number, tax identification number, property index number, property legal description and common address or other) is as follows:

{SEE ATTACHED}

[Heller and Frisone, LTD.]
[200 W. MONROE, STE 660
Chicago, IL 60606]
[ATTORNEY NUMBER 90859]
[312-236-3644]

# UNOFFICIAL COPY

{ATTACHED}

**Owner Name: DOVER I, LLC**

**PIN: 25-09-424-060-0000      Address: 340 W 103<sup>RD</sup> ST, CHICAGO, IL 60628**

**Legal Description: THE SOUTH 125 FEET OF BLOCK 22 (EXCEPT THE EAST 300 FEET AND EXCEPT THE WEST 42 FEET THEREOF) IN FERNWOOD, BEING A RESUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN SAID COOK COUNTY AND STATE OF ILLINOIS.**

[Heller and Frisone, LTD.]  
[200 W. MONROE, STE 660  
Chicago, IL 60606]  
[ATTORNEY NUMBER 90859]  
[312-236-3644]

Property of Cook County Clerk's Office



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

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.  
*C. Omlor* 9/22/2023  
 Authorized Clerk Date  
 Above must bear an original signature to be accepted as a Certified Copy

**CITY OF CHICAGO**, a Municipal Corporation, Petitioner, )  
 v. )  
 Dover I, Llc C/O Suzie B Wilson )  
 309 WEST WASHINGTON ST 1200 )  
 CHICAGO, IL 60606 )

Address of Violation: 227 S Cicero Avenue  
 Docket #: 18DS13033L  
 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>
City Non suit - Motion to set-aside default - Granted	213033L	2	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$0.00
		3	7-28-750(b) Owner Information Not Posted On Fence	\$0.00
		4	7-28-450(a) Nuisance abatement - Lot	\$0.00
		5	7-28-750(a) No Noncombustible Fence Around Open Lot	\$0.00
Liabe - By Plea - Motion to set-aside default granted	213033L	1	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$300.00

**Sanction(s):**

**Admin Costs:** \$60.00

**JUDGMENT TOTAL:** \$360.00

**Balance Due:** \$360.00

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

Prior default order(s) of Sep 25, 2018, is hereby vacated.



# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:

24

Dec 20, 2018

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

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.  
*[Signature]* 9/22/2023  
Authorized Clerk Date  
Above must bear an original signature to be accepted as a Certified Copy

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
v. )  
Dover I, Llc C/O Suzie B. Wilson ) Docket #: 18DS16367L  
309 W WASHINGTON ST STE 1200 )  
CHICAGO, IL 60606 ) 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>
Liabe - By Plea - Motion to set-aside default granted	216367L	1	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$300.00

**Sanction(s):**

Admin Costs: \$60.00

JUDGMENT TOTAL: \$360.00

Balance Due: \$360.00

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

Prior default order(s) of Oct 22, 2018, is hereby vacated.

*[Signature]*

ENTERED: \_\_\_\_\_ 83 Jan 10, 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

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.  
*C. O. [Signature]* 9/22/2019  
Authorized Clerk Date  
Above must bear an original signature to be accepted as a Certified Copy

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
v. )  
Dover I, Llc C/O Suzie B Wilson )  
309 WEST WASHINGTON ST 1200 )  
CHICAGO, IL 60606 )  
, Respondent. )

Address of Violation: 7056 S Perry Avenue  
Docket #: 18DS18017L  
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>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
City non-suit	218017L	1	7-28-750(b) Owner Information Not Posted On Fence	\$0.00
Liabe - By Plea - Motion to set-aside default granted	218017L	2	7-28-120(a) Uncut weeds.	\$600.00

**Sanction(s):**

Admin Costs: \$60.00  
JUDGMENT TOTAL: \$660.00  
Balance Due: \$660.00

Respondent is ordered to come into immediate compliance with any/all outstanding Code violations.  
Prior default order(s) of Dec 7, 2018, is hereby vacated.

ENTERED:   
Administrative Law Judge

41 ALO# Apr 4, 2019 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

(1700)  
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.  
*C. Omlor* 9/22/2023  
Authorized Clerk Date  
Above must bear an original signature to be accepted as a Certified Copy

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
v. )  
Dover I, Llc C/O Suzie B Wilson ) Docket #: 18DS18038L  
309 WEST WASHINGTON ST 1200 )  
CHICAGO, IL 60606 ) Issuing City  
, Respondent. ) Department: Streets and Sanitation

Address of Violation:

7056 S Perry Avenue

**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	218038L	1	7-28-740 Open lot - nuisance.	\$0.00
		2	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$0.00
Liablc - By Plea - Motion to set-aside default granted	218038L	3	7-28-750(a) No Noncombustible Fence Around Open Lot	\$300.00

**Sanction(s):**

Admin Costs: \$60.00

**JUDGMENT TOTAL: \$360.00**

**Balance Due: \$360.00**

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

Prior default order(s) of Dec 7, 2018, is hereby vacated.

ENTERED: 

Administrative Law Judge

41

ALO#

Apr 4, 2019

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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*C. O. [Signature]* 9/22/2023  
Authorized Clerk Date  
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CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
v. )  
Dover I, Llc C/O Suzie B Wilson ) Docket #: 18DS18072L  
309 WEST WASHINGTON ST 1200 )  
CHICAGO, ID 60606 ) 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>
Liable - By Plea - Motion to set-aside default granted	2180721	1	7-28-120(a) Uncut weeds.	\$600.00

**Sanction(s):**

Admin Costs: \$60.00

**JUDGMENT TOTAL: \$660.00**

**Balance Due: \$660.00**

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

Prior default order(s) of Dec 12, 2018, is hereby vacated.

ENTERED: \_\_\_\_\_ 83 Apr 11, 2019  
Administrative Law Judge ALC# 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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*C. [Signature]* 9/22/2013  
Authorized Clerk | Date  
Above must bear an original signature to be accepted as a Certified Copy

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
v. )  
Dover I, Llc C/O Suzie B Wilson ) Docket #: 18DS18103L  
309 WEST WASHINGTON ST 1200 )  
CHICAGO, IL 60606 ) Issuing City  
, Respondent. ) Department: Streets and Sanitation

Address of Violation:  
7056 S Perry Avenue

**FINDINGS, DECISIONS & ORDER**

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<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Liabe - By Plea - Motion to set-aside default granted	218103L	1	7-28-120(a) Uncut weeds.	\$600.00

**Sanction(s):**

Admin Costs: \$60.00

**JUDGMENT TOTAL: \$660.00**

**Balance Due: \$660.00**

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

Prior default order(s) of Dec 12, 2018, is hereby vacated.

ENTERED:

Administrative Law Judge

83

ALC#

Apr 11, 2019

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.

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*C. O. [Signature]* 9/22/2023  
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CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
v. ) Address of Violation:  
 ) 7056 S Perry Avenue  
 )  
 )  
Dover I, Llc C/O Suzie B Wilson ) Docket #: 18DS18126L  
309 WEST WASHINGTON ST 1200 )  
CHICAGO, IL 60606 ) 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>
City Non suit - Motion to set-aside default - Granted	218126L	1	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$0.00
Liable - By Plea - Motion to set-aside default granted	218126L	2	7-28-740 Open lot - nuisance.	\$0.00
		3	7-28-750(a) No Noncombustible Fence Around Open Lot	\$300.00

**Sanction(s):**

Admin Costs: \$60.00

**JUDGMENT TOTAL: \$360.00**

**Balance Due: \$360.00**

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

Prior default order(s) of Dec 12, 2018, is hereby vacated.

ENTERED: \_\_\_\_\_ 83 \_\_\_\_\_ Apr 11, 2019  
Administrative Law Judge ALO# Date

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