

# UNOFFICIAL COPY



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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/30/2023 03:43 PM PG: 1 OF 10

## 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 Department:  
Respondent. ) Streets and Sanitation, Buildings

### 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}

[Prepared by:  
Adam T. Pellizzari  
ATTORNEY AT LAW]  
[Heller and Frisone, LTD.]  
[200 W. MONROE, STE 660  
Chicago, IL 60606]  
[ATTORNEY NUMBER 90859]  
[312-236-3644]

S Y  
P 10  
S Y-1  
SC Y  
INTEK

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{ATTACHED}

**Owner Name: DOVER I, LLC**

**PIN: 25-16-419-032-0000      Address: 355 W 109<sup>TH</sup> PL, CHICAGO, IL 60628**

**Legal Description: LOT 1 IN BLOCK 2 IN RESUBDIVISION OF THE WEST 9 FEET OF LOT 18 AND ALL OF LOTS 19, 20, 21, 22 AND 25 IN BLOCK 2 AND LOT 22 IN BLOCK 3 IN HORTON'S SUBDIVISION OF THE NORTH 1/2 OF LOT 58 AND ALL OF LOT 55 IN SCHOOL TRUSTEES' SUBDIVISION AND LOT 45 IN O. H. HORTON'S SUBDIVISION OF THE SOUTH 1/2 OF LOT 58 IN SCHOOL TRUSTEES' SUBDIVISION AND LOTS 2, 3, 4, 5, 6 & 7 IN RESUBDIVISION IN RESUBDIVISION OF LOTS 44 TO 51, INCLUSIVE, IN SUBDIVISION OF LOT 63 ETC., WITH VACTATED ALLEY WEST OF & ADJ LOTS 47 & 48 AND VACATED ALLEY NORTH OF LOTS 48 & 49 & 50 AND THE WEST 7 FEET OF LOT 51 IN O. H. HORTON'S SUBDIVISION OF THE SOUTH 1/2 OF LOT 58 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN SAID COOK COUNTY AND STATE OF ILLINOIS**

[Prepared by:

Adam T. Pellizzari

ATTORNEY AT LAW]

[Heller and Frisone, LTD.]

[200 W. MONROE, STE 660

Chicago, IL 60606]

[ATTORNEY NUMBER 90859]

[312-236-3644]



**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

Address of Violation: *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. )	227 S Cicero Avenue ) ) Docket #: 18DS13033L ) ) 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 - 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.



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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



**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.  
*[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

Address of Violation

800 S Pulaski Road

**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. Baker* 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 #: 18DS18017L  
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	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 Apr 4, 2019  
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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DEPARTMENT OF ADMINISTRATIVE HEARINGS

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*C. Omlor* 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 #: 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
Liabe - 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#  
Ad. 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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DEPARTMENT OF ADMINISTRATIVE HEARINGS

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*[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>NQV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Liabe - By Plea - Motion to set-aside default granted	218072L	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.

*[Signature]*

ENTERED: \_\_\_\_\_ 83 Apr 11, 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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*C. [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 ) Address of Violation:  
309 WEST WASHINGTON ST 1200 ) 7056 S Perry Avenue  
CHICAGO, IL 60606 )  
, Respondent. ) Docket #: 18DS18103L  
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>
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: \_\_\_\_\_ 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. 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 )  
309 WEST WASHINGTON ST 1200 )  
CHICAGO, IL 60606 )  
, Respondent. )  
Address of Violation:  
7056 S Perry Avenue  
Docket #: 18DS18126L  
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 - 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: *May Jo [Signature]*  
Administrative Law Judge

83  
Date: Apr 11, 2019  
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.

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.