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KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 11/30/2023 03:44 PM PG: 1 OF 8

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

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

Docket Numbers:

19DS52859L 22DS15322M
20DS002747L
21DS06437M
21DS41270M
21DS42459M

DOVER I, LLC

) Issuing City Department:
) Respondent.) Streets and Sanitation

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 8
S Y-2
SC Y
INTEK

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{ATTACHED}

Owner Name: DOVER I, LLC

PIN: 25-16-419-032-0000 Address: 355 W 109TH 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

Owner Name: DOVER I, LLC

PIN: 25-09-424-060-0000 Address: 340 W 103RD 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 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. Baker 11/20/2023
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 #: 19DS52859L
309 W WASHINGTON ST STE 1200)
CHICAGO, IL 60606) Issuing City
, Respondent.) Department: Streets and Sanitation

Address of Violation:
355 W 109th Place

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	252859L	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 Aug 23, 2019, is hereby vacated.

Chas. J. Small

ENTERED: _____ 76 Oct 29, 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.



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. Boyle 11/28/2023
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:
2516 WAUKEGAN RD #339) 355 W 109th Place
GLENVIEW, IL 60025)
and)
Dover I, Llc C/O Discount Inn Inc) Docket #: 20DS002747L
309 W WASHINGTON, #1200)
CHICAGO, IL 60606) Issuing City
, Respondents.) 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	QTTX16L	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). 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 Dec 17, 2020
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.
[Signature] 11/28/2013
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 #: 21DS06437M
2516 Waukegan Rd #339)
GLENVIEW, IL 60025) Issuing City
, Respondent.) Department: Streets and Sanitation

Address of Violation:

355 W 109th Place

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	QT1515L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		2	7-28-740 Open lot - nuisance.	\$600.00
		3	7-28-120(a) Uncut weeds.	\$1,200.00

Sanction(s):

Storage Fee
Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$2,440.00

Balance Due: \$2,440.00

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.

Alfred Lujan

ENTERED: _____ 93 Apr 8, 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

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. Boyle 11/28/2023
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 #: 21DS41270M
2516 Waukegan Rd #339)
GLENVIEW, IL 60025) Issuing City
, Respondent.) Department: Streets and Sanitation

Address of Violation:

355 W 109th Place

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	QTUV5IL	1	7-28-120(a) Uncut weeds.	\$1,200.00
		2	7-28-740 Open lot - nuisance.	\$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. 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 Dec 3, 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.

21DS41270M



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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'Neil 11/28/2021
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)
2516 Waukegan Rd #339)
GLENVIEW, IL 60025)

, Respondent.)

Address of Violation:

355 W 109th Place

Docket #: 21DS42459M

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>NCV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	QTUXHYL	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.

Administrative Law Judge Signature

ENTERED:

Administrative Law Judge

24

Dec 13, 2021

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

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] 11/28/2023
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 #: 22DS15322M
2516 Waukegan Rd #339)
GLENVIEW, IL 60025) Issuing City
, Respondent.) Department: Streets and Sanitation

Address of Violation:
355 W 109th Place

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	QTVDWXL	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 Aug 19, 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.