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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/26/2024 11:38 AM PG: 1 OF 4

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,) Plaintiff,) v.) Rachel Thomas) Defendants.)

Docket Number: 23WD05257A

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, Goldman and Grant, 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.

PIN#: 17-21-408-029-1047

Name: Rachel Thomas

Address: 1812 S. Federal St. Unit 47

City: Chicago

State: IL

Zip: 60616

Legal Description: Unit H-47 IN DEARBORN VILLAGE II CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2,3,4,5,6 AND 7 IN BLOCK 16 IN CANAL TRUSTEE'S NEW SUBDIVISION OF THE EAST FRACTION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THE EAST 1/2 OF VACATED 2ND FEDERAL STREET WHICH LIES SOUTH OF THE NORTH LINE OF SAID LOT 2 EXTENDED WEST AND NORTH OF THE SOUTH LINE OF SAID LOT 7 EXTENDED WEST (THE SOUTH LINE OF SAID LOT 7 ALSO BEING THE NORTH LINE OF WEST 19TH STREET) ALSO THAT PART OF THE WEST 1/2 OF VACATED SOUTH DEARBORN STREET WHICH LIES SOUTH OF THE NORTH LINE OF SAID LOT 2 EXTENDED AND NORTH OF THE SOUTH LINE OF SAID LOT 7 EXTENDED EAST (THE SOUTH LINE OF SAID LOT 7 ALSO BEING THE NORTH LINE OF WEST 19TH STREET, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT

Handwritten notations: S N, P 4, S 4-1, SC, INT JP

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NUMBER 98876220 TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**Goldman and Grant #36689
205 W. Randolph St, Suite 1100
Chicago, Illinois 60606
(312) 781-8700**

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

| | |
|--|---|
| CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Thomas, Rachel) 1812 S FEDERAL ST) CHICAGO, IL 60616) , Respondent.) | Address of Violation: 8127-8129 S Michigan Avenue Docket #: 23WD05257A Issuing City Department: Finance |
|--|---|

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>NOI#</u> | <u>Count(s)</u> | <u>Municipal Code Violated</u> | <u>Penalties</u> |
|------------------------------|-------------|-----------------|--|------------------|
| Default - Liable by prove-up | BSW01347618 | 1 | 1-20-090 Failure to pay debt due and owing the city. | \$1,081.90 |
| Default - Liable by prove-up | BSW01-04718 | 1 | 1-20-090 Failure to pay debt due and owing the city. | \$2,435.94 |

Sanction(s):

| | |
|---|----------|
| Restitution to City or cost of recovery | \$350.00 |
| Storage Fee | |
| Tow Fee | |

Admin Costs: \$25.00

JUDGMENT TOTAL: \$3,542.84 plus \$350.00 Restitution

Balance Due: \$3,892.84

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.

| | |
|---|------------|
| 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. | |
| | 12/11/2023 |
| Authorized Clerk | Date |
| Above must bear an original signature to be accepted as a Certified Copy | |



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: Mark Boyle 19 Oct 21, 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.

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