

# UNOFFICIAL COPY



\*2408823007\*

Space reserved for Recorder's Office only

Doc# 2408823007 Fee \$58.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/28/2024 9:33 AM

PAGE: 1 OF 5

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

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

Docket Numbers:

23DS19538M

23DS19545M

23DS19562M

F.T.C.O.C., LLC

)  
) Respondent. )

Issuing City Department:

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]

# UNOFFICIAL COPY

{ATTACHED}

**Owner Name: F.T.C.O.C.**

**PIN: 16-23-125-004-0000      Address: 1511 S. AVERS, CHICAGO, IL 60623**

**Legal Description: LOT 20 IN BLOCK 8 IN DOUGLAS PARK BOULEVARD BOHEMIAN LAND ASSOCIATION SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Owner Name: F.T.C.O.C.**

**PIN: 25-02-104-036-0000      Address: 8800 S. DAUPHIN, CHICAGO, IL 60619**

**Legal Description: LOT 1 IN BLOCK 3 IN DAUPHIN PARK, A SUBDIVISION OF THAT PART OF THE NORTH ¼ OF THE WEST ½ OF SECTION 2, TOWNSHIP, 37 NORTH, RANGE 14, (WEST OF THE I.C.R.R. RIGHT OF WAY) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Owner Name: F.T.C.O.C., LLC**

**PIN: 21-30-400-027-0000      Address: 7728 S EXCHANGE AVENUE, CHICAGO, IL 60649**

**Legal Description: THE SOUTH 25 FEET OF LOT 126 IN DIVISION 2 IN WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST ½ OF THE SOUTHWEST ¼ AND THE FRACTIONAL ¼ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 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. Boyle* 1/9/2024  
Authorized Clerk Date  
Above must bear an original signature to be accepted as a Certified Copy

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
v. )  
F.T.C.O.C., Llc )  
141 E Michigan Ave Suite 602 )  
KALAMAZOO, MI 49007 )  
, Respondent. )

Address of Violation:  
8800 S Dauphin Avenue  
Docket #: 23DS19538M  
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>
Default - Liable by prove-up	Q1V2BJL	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 23, 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.



# 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]* 1/5/2024  
Authorized Clerk Date  
Above must bear an original signature to be accepted as a Certified Copy

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
v. )  
F.T.C.O.C., Llc )  
141 E Michigan Ave Ste 602 )  
KALAMAZOO, MI 49007 )  
, Respondent. )

Address of Violation:  
8800 S Dauphin Avenue  
Docket #: 23DS19545M  
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>
Default - Liable by prove-up	Q1V2BKLL	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 23, 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.**



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

(1/00)  
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]* 1/5/2024  
Authorized Clerk Date  
Above must bear an original signature to be accepted as a Certified Copy

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
v. )  
F.T.C.O.C., Llc )  
141 E Michigan Ave Suite 602 )  
KALAMAZOO, MI 49007 )  
, Respondent. )  
Address of Violation: 8800 S Dauphin Avenue  
Docket #: 23DS19562M  
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>
Default - Liable by prove-up	Q1V2BOL	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 23, 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.