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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 12/09/2011 01:40 PM Pg: 1 of 3

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

CITY OF CHICAGO, a Municipal Corporation, )  
Plaintiff, )  
v. )  
*Fast Property Solutions Inc.* )  
Defendants. )

Docket Number:  
**11BS05457A**

Issuing City Department:  
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, **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#: 16-25-211-031

Name: *Fast Property Solutions Inc.*

Address: 2646 W. 24<sup>th</sup> Street

City: *Chicago*

State: *IL*

Zip: 60608

Legal description: **LOT NUMBER: 81; SUBDIVISION: C H & L J MCCORMICKS  
SUBDIVISION; SEC/TWN/RNG/MER: NE4 S25T39NR13E 3P**

**Goldman and Grant #36689  
205 W. Randolph Street, Suite 1100  
Chicago, IL 60606  
312-781-8700**

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

<p><b>CITY OF CHICAGO</b>, a Municipal Corporation, Petitioner, ) v. ) Chicago Title Land Trust Co. Tr# 800234838 ) 171 N CLARK ST 5TH FL ) CHGO, IL 60601 ) and ) Fast Property Solutions Inc C/O Jbs &amp; Associates ) 3700 W DEVON ST E ) LINCOLNWOOD, IL 60712 ) and ) Fast Property Solutions Inc C/O Lee Scott Perres ) 19 S LA SALLE ST #1500 ) CHGO, IL 60603 )</p>	<p>Address of Violation: 2646 W 24th Street</p> <p>Docket #: 11BS05457A</p> <p>Issuing City Department: Buildings</p>
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, Respondents. )

**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</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	11WO301395	1	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		2	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$500.00
		3	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$500.00
		4	067024 Repair or replace defective eaves. (13-196-530)	\$500.00
		5	077014 Repair, replace, or remove defective fence creating dangerous condition. (7-28-060, 13-96-120)	\$500.00
		6	069034 Repair and maintain areaway walls. (13-196-530)	\$500.00
		7	138106 Remove and stop nuisance. (7-28-060)	\$500.00

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.  
**B Taylor** 11.15.2011  
 Authorized clerk Date  
 Above must bear an original signature to be accepted as an Certified Copy

**Sanction(s):**

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$3,540.00**

**Balance Due: \$3,540.00**

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DOAH - Order

(1/00)



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

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

Respondent being found liable by default has 21 days from the above stamped mailing date to file a petition to vacate (void) this default for good cause, with the Department of Administrative Hearings.

*E. Denger Mance*

ENTERED:

Administrative Law Judge

59

ALO#

Aug 31, 2011

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.

*Cook County Clerk's Office*