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1313519096

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Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/15/2013 04:24 PM Pg: 1 of 4

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IN THE CIRCUIT COURT OF COOK, ILLINOIS

**CERTIFIED COPY OF JUDGMENT**

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**COURT CASE #:** 12 M 152308

**PLAINTIFF:** CITY OF CHICAGO, A MUNICIPAL CORPORATION

**DEFENDANT:** AMERICAN UNITED FINANCIAL SERVICES, INC. C/O MAZHAR H. TABREZI

**LAST KNOWN ADDRESS:** AMERICAN UNITED FINANCIAL SERVICES, INC. C/O MAZHAR H. TABRE C/O PRES. MAZHARR TABREZSI 1358 TALL OAKS DR. CAROL STREAM, IL 60188

**PIN: 16-15-208-017-0000**

**ADDRESS COMMONLY KNOWN AS: 4317 W WILCOX STREET, CHICAGO, IL 60624**

**LOT 1 IN BLOCK 3 IN MADISON STREET ADDITION TO CHICAGO SAID ADDITION BEING A SUBDIVISION OF LOTS 2 AND 5 IN EACH OF BLOCKS 1, 2, 3 AND 4 AND LOTS 3 AND 4 IN EACH OF BLOCKS 5, 6, 7, AND 8 AND LOTS 2, 3, 4 AND 5 IN EACH OF BLOCKS 9 AND 10 ALL IN PARTITION OF THE WEST ½ OF THE WEST ½ OF THE NORTHEAST ¼ AND THAT PART OF THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ LYING NORTH OF BARRY POINT ROAD OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.**



\* Q 8 8 3 6 2 - C C C J 1 - \*

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
MUNICIPAL DEPARTMENT, FIRST DISTRICT

CITY OF CHICAGO,  
A Municipal Corporation,

Plaintiff,

v.

AMERICAN UNITED FINANCIAL SERVICES, INC.  
C/O MAZHAR H. TABREZI

Defendant(s).

Case No. **12M1 652308**

DAH Docket No. 11LP00161A  
Date of DAH Judgment: 10/18/2011  
DAH Judgment Amount \$8,040.00

Violation Type: Department of Health

CITY OF CHICAGO'S NOTICE OF  
REGISTRATION OF ADMINISTRATIVE JUDGMENT

PLEASE TAKE NOTICE that the judgment creditor, CITY OF CHICAGO, through its attorneys, MARKOFF KRASNY LLC, has registered an administrative judgment with the Circuit Court of Cook County, Illinois, as follows:

On 10/18/2011, an administrative money judgment was rendered in the City of Chicago, Department of Administrative Hearings ("DAH"), in favor of the plaintiff, CITY OF CHICAGO, and against the Defendant(s), AMERICAN UNITED FINANCIAL SERVICES, INC. C/O MAZHAR H. TABREZI. Pursuant to Illinois law, 65 ILCS 5/1-2.1-7 and 5/1-2.1-8, the Defendant(s) either: (a) failed to seek administrative review within thirty-five (35) days of the administrative judgment; (b) sought administrative review and failed to overturn the administrative judgment; or (c) sought administrative review but failed to seek or obtain a stay of the administrative money judgment. Accordingly, pursuant to 65 ILCS 5/1-2.1-8(c), the DAH judgment may be enforced in the same manner as a money judgment entered by a court of competent jurisdiction. The DAH judgment against the Defendant(s), AMERICAN UNITED FINANCIAL SERVICES, INC. C/O MAZHAR H. TABREZI, is in the amount of \$8,040.00 and Defendant has not paid all amounts due City of Chicago. Interest accrues on the administrative judgment at the rate of nine (9) percent per annum from 11/22/2011, the thirty-fifth (35th) day after the City of Chicago - Department of Administrative Hearings rendered its administrative judgment.

Under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters, the undersigned certifies that he/she verily believes the same to be true.

Atty. No. 44957  
**MARKOFF KRASNY LLC**  
Special Assistant Corporation Counsel  
29 North Wacker Drive #550  
Chicago, IL 60606  
312/698-7300

MARKOFF KRASNY LLC  
Special Assistant Corporation Counsel  
For the CITY OF CHICAGO

By: \_\_\_\_\_

88362 NAJ

**ATTESTED:**

**DOROTHY BROWN MAY 15 2013**

CLERK OF THE CIRCUIT COURT

BY \_\_\_\_\_



FILED  
2012 FEB -9 AM 9:35  
CLERK OF THE CIRCUIT COURT  
CIVIL DIVISION  
DOROTHY BROWN  
CLERK

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(1/00)

DOAH - Order



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
 v. )  
 )  
 \*Duwarren Dukes )  
 4317 W. WILCOX )  
 CHICAGO, IL 60624 )  
 and )  
 American United Financial Services, Inc. C/O Mazhar H. )  
 Tabrezi )  
 1358 TALL OAKS DR )  
 CAROL STREAM, IL 60158 )  
 , Respondents.

Address of Violation:  
 4317 W Wilcox Street  
**12M1 652308**  
 Docket #: 11LP00161A  
 Issuing City  
 Department: Health

### 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	11LP10121	1	7-4-030 Maintenance of residential buildings - lead abatement.	\$500.00
		2	7-4-030 Maintenance of residential buildings - lead abatement.	\$500.00
		3	7-4-030 Maintenance of residential buildings - lead abatement.	\$500.00
		4	7-4-030 Maintenance of residential buildings - lead abatement.	\$500.00
		5	7-4-030 Maintenance of residential buildings - lead abatement.	\$500.00
		6	7-4-030 Maintenance of residential buildings - lead abatement.	\$500.00
		7	7-4-030 Maintenance of residential buildings - lead abatement.	\$500.00
		8	7-4-030 Maintenance of residential buildings - lead abatement.	\$500.00
		9	7-4-030 Maintenance of residential buildings - lead abatement.	\$500.00
		10	7-4-030 Maintenance of residential buildings - lead abatement.	\$500.00
		11	7-4-030 Maintenance of residential buildings - lead abatement.	\$500.00
		12	7-4-030 Maintenance of residential buildings - lead abatement.	\$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* 1-20-2012  
 Authorized clerk Date  
 Above must bear an original signature to be accepted as an Certified Copy

11LP00161A  
 Page 1 of 2

\* Respondent has been dismissed from the case.  
 Date Printed: Jan 13, 2012 4:11 pm

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(1/00)

DOAH - Order



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

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	11LP10121	15	7-4-030 Maintenance of residential buildings - lead abatement.	\$500.00
		16	7-4-030 Maintenance of residential buildings - lead abatement.	\$500.00

**Sanction(s):**

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$8,040.00****Balance Due: \$8,040.00**

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.

ENTERED:  \_\_\_\_\_

Administrative Law Judge	29	Oct 18, 2011
	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.