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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/05/2013 04:31 PM Pg: 1 of 3

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

CITY OF CHICAGO, a Municipal Corporation, )  
Plaintiff, )  
v. )  
*Bpt South Side Properties, LLC* )  
Defendant )

Docket Number:  
**13DS67476L**  
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#: 20-17-409-033

Name: *Bpt South Side Properties, LLC*

Address: 6036 S Aberdeen St

City: Chicago

State: IL

Zip: 60621

Legal Description: DISTRICT: 72; CITY/MUNI/TWNSP: LAKE;  
SEC/TWN/RNG/MER: SEC 17 TWN 38N RNG 14E; MAP: 20-17-SE (G&H)

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

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DOAH - Order

(1/00)



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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>CITY OF CHICAGO</b>, a Municipal Corporation, Petitioner, )<br/>v. )<br/>Bpt South Side Properties, Llc C/O Patrick Girondi )<br/>200 W JACKSON BLVD STE 2400 )<br/>CHICAGO, IL 60606 )<br/>and )<br/>The Chicago Trust Company As Trustee, Trust # 1206-B Dated )<br/>1/19/2008 Successor To First Chicago Bank And Trust )<br/>10258 S WESTERN AVE )<br/>CHICAGO, IL 60643 )<br/>and )<br/>Bpt South Side Properties, Llc C/O Steven Petrosky )<br/>141 W. JACKSON BLVD. SUITE 300 )<br/>CHICAGO, IL 60604 )<br/>, Respondents. )</p> | <p>Address of Violation:<br/>6441 S Racine Avenue<br/><br/>Docket #: 13DS67476L<br/><br/>Issuing City<br/>Department: Streets and Sanitation</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|

### 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: A) 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 | 67476L      | 1               | 7-28-750(a) No Noncombustible Fence Around Open Lot | \$600.00         |
|                              |             | 2               | 7-28-750(b) Owner Information Not Posted On Fence   | \$600.00         |
|                              |             | 3               | 7-28-120(a) Uncut Weeds.                            | \$1,200.00       |
|                              |             | 4               | 7-28-740 Open lot - nuisance.                       | \$500.00         |

**Sanction(s):**

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$2,940.00**

**Balance Due: \$2,940.00**

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.**

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.

*Blaylock* 8.9.2013  
\_\_\_\_\_  
Authorized clerk Date

Above must bear an original signature to be accepted as an Certified Copy

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(1/00)



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

ENTERED:

Administrative Law Judge

64

ALO#

May 22, 2013

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.**

Property of Cook County Clerk's Office