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Doc#: 1411542146 Fee: \$84.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/25/2014 10:42 AM Pg: 1 of 14

C4- 89522;89458;84692;100238;85018;111183;103803;104925;107290;90140;90141

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,

Plaintiff,

Vs.

YERUSHA LLC AND MICHAEL STERN,

Defendant.

Case/Docket Number: 11DS18979L, 11DS18977L,
10DS09453L, 11DS37852L, 10DS09844L,
13DS75711L, 12DS003022, 12DS003773,
13DS66189L, 11DS20083L, 11DS20090L

Issuing City Department:
STREETS & SANITATION

RECORDING OF FINDINGS, DECISIONS & ORDER

1. The petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through the special Assistant Corporation Counsel, Talan & Ktsanes, 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 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, property index number, property legal description and common address or other) is as follows:

PIN #: 25-16-408-011-0000

OWNER NAME: PARK NATIONAL BANK Tr# 7605

ADR: 229 W 108 ST

CITY, STATE, ZIP: CHICAGO, IL 60628

LEGAL DESCRIPTION: LOT 36 IN BLOCK 1 IN BARTLETT'S ROSELAND SUBDIVISION OF LOT 42 AND THE NORTH 1/2 OF LOT 47 (EXCEPT THE WEST 67 FEET OF SAID LOTS) IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Law Offices of Talan & Ktsanes
223 West Jackson Boulevard, Suite 512
Chicago, Illinois 60606
Attorney for Plaintiff
Atty. No. 91821
312-629-7550 Ph.
312-629-3603 Fx.

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DOAH Order

(100)



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

CITY OF CHICAGO , a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	918 W 54th Street
)	
Stern, Michael	)	Docket #: 11DS18979I
20 N CLARK ST)	
CHICAGO, IL 60602	)	Issuing City
and	)	Department: Streets and Sanitation
Stern, Michael)	
619 W OAKDALE AV)	
CHICAGO, IL 60657)	
and)	
Yerusha, L.L.C.)	
20 N CLARK ST)	
CHICAGO, IL 60602)	
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>NOI#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Liabe - By plea	18979I	1	7-28-750 A) No Noncombustible Fence Around Open Lot	\$250.00
Not liable - City failed to meet burden of proof	18979I	2	7-28-740 Open lot - nuisance.	\$0.00
		3	7-28-120(a) Uncw weeds	\$0.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$290.00

Balance Due: \$290.00

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

ENTERED: Administrative Law Judge

26
AEO
Jan 24, 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.

UNOFFICIAL COPY

DOAH - Order

(100)



IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)

Address of Violation:

924 W 54th Street

v.)

)

)

Yerusha, L.L.C.)
20 N CLARK ST)
CHICAGO, IL 60602)
and)

Docket #: HDS18977L

Issuing City

Department: Streets and Sanitation

Michael Stern)
650 W HILL RD)
PALATINE, IL 60067)
and)

Yerusha, L.L.C.)
20 N CLARK ST)
CHICAGO, IL 60602)

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>NOI#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	18977L	1	7-28-700(A) No Noncombustible Fence Around Open Lot	\$500.00
		2	7-28-740 Open lot - nuisance.	\$500.00
		3	7-28-120(a) Uncut weeds.	\$300.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,340.00

Balance Due: \$1,340.00

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.

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DOAH - Order

(1:00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: *Mark Boyle*
Administrative Law Judge

19 Jan 26, 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.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

UNOFFICIAL COPY

DOAH - Order

(1.00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:

Administrative Law Judge

26

AJO#

Aug 6, 2010

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
RECORDER OF DEEDS
SCANNED BY _____

UNOFFICIAL COPY

DOAH - Order

(100)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
)
)
)
 Stern, Michael)
 619 W OAKDALE AVE)
 CHICAGO, IL 60657)
 and)
 Yerusha, L.L.C.)
 20 N CLARK ST STE 2200)
 CHICAGO, IL 60602)
 Respondents.)

Address of Violation:
 5929 S Loomis Boulevard
)
)
)
 Docket #: 11DS37852L
)
)
 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>
Liabe - By Plea - Motion to set-aside default granted	37852L	3	7-28-750(a) No Noncombustible Fence Around Open Lot	\$250.00
Not liabe - City failed to meet Burden of proof - Motion to set-aside default granted	37852L	1	7-28-120(a) Trunk weeds	\$0.00
		2	10-12-750 Care of parkway.	\$0.00

Sanction(s):

Admin Costs: \$60.00

JUDGMENT TOTAL: \$310.00

Balance Due: \$310.00

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

Prior default order(s) of Feb 22, 2012, is hereby vacated.

ENTERED:

Administrative Law Judge

19

ALO#

Apr 12, 2012

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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DOAH - Order

(100)



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

CITY OF CHICAGO , a Municipal Corporation, Petitioner,	)	Address of Violation:
	)	6331 S Aberdeen Street
)	
Yerusha, I.L.C.	)	Docket #: 10DS09844I
20 N CLARK ST)	
CHICAGO, IL 60602	)	Issuing City
and	)	Department: Streets and Sanitation
Stern, Michael)	
619 W OAKDALE AV)	
CHICAGO, IL 60657)	
and)	
Stern, Michael)	
5341 S WOLCOTT AVE)	
CHICAGO, IL 60609)	
)	
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 counts, 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>
Liable - By plea	9844I	1	7-28-170(C) Uncut weeds	\$100.00
		2	7-28-730(A) No Noncombustible Fence Around Open Lot	\$250.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$390.00

Balance Due: \$390.00

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

ENTERED:

Administrative Law Judge

19

AI O#

Aug 20, 2010

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

DOAH Order

(100)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
	)	6431 S Champlain Avenue
)	
Stern, Michael	)	Docket #: 13DS757111
20 N CLARK STREET, SUITE 2200)	
CHICAGO, IL 60602	)	Issuing City
and	)	Department: Streets and Sanitation
Yerusha, L.L.C. C/O Joe D. Teibloom)	
20 N CLARK ST STE 2200)	
CHICAGO, IL 60602)	
and)	
Yerusha, L.L.C. C/O Matthew A Flanagan)	
20 N CLARK STREET, SUITE 2200)	
CHICAGO, IL 60602)	
)	
, 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>NOI#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Liable - By plea	757111	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$300.00
		2	7-28-120(a) Uncut weeds.	\$600.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$940.00

Balance Due: \$940.00

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

ENTERED:

Administrative Law Judge

19

Nov 22, 2013

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

DOAH Order

(100)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,) Address of Violation:
) 6727 S Bishop
)
)
 Yerusha LLC) Docket #: 12DS003022
 20 N CLARK ST)
 CHICAGO, IL 60602) Issuing City
) Department: Streets and Sanitation
 Respondent)

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>
Liability - By Plea - Motion to set-aside default granted	S000348150	1	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$300.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$300.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$640.00

Balance Due: \$640.00

Respondent is ordered to come into immediate compliance with any all outstanding Code violation(s).

Prior default order(s) of Sep 14, 2012, is hereby vacated.

Mark Boyle

ENTERED: Administrative Law Judge

19 Oct 29, 2012
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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DOAH - Order

(100)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO , a Municipal Corporation, Petitioner,	)	Address of Violation:
	)	7159 S Wood Street
)	
Yerusha L.L.C.	)	Docket #: 12DS003773
20 N CLARK ST)	
CHICAGO, IL 60602	)	Issuing City
Respondent,	)	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>NOI #</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	S000353126	1	7-28-120(a) Uncut weeds.	\$1,200.00
		2	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$600.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,840.00

Balance Due: \$1,840.00

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 with the Department of Administrative Hearings, to vacate (void) this default for good cause.

ENTERED:

Administrative Law Judge

04

A.L.O.#

Nov 30, 2012

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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DOAH - Order

(1.00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO , a Municipal Corporation, Petitioner,	)	Address of Violation:
	)	6431 S Champlain Avenue
)	
Yerusha, L.L.C. C/O Matthew A Flamm	)	Docket #: 13DS66189I
20 N. CLARK ST., SUITE 2200)	
CHICAGO, IL 60602	)	Issuing City
and	)	Department: Streets and Sanitation
Yerusha, L.L.C. C/O Jo. D. Feibloom)	
20 N CLARK ST STE 2200)	
CHICAGO, IL 60602)	
)	
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>NOI #</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
City non-suit	66189I	1	7-28-120(a) Uncut weeds.	\$0.00
Liability - By plea	66189I	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$300.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$340.00

Balance Due: \$340.00

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

ENTERED: *Hilane M. Willkumb* 78 Apr 24, 2013
 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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DOAH - Order

(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 Yerusha, L.L.C.)
 20 N CLARK ST)
 CHICAGO, IL 60602)
 and)
 Stern, Michael)
 20 N CLARK ST)
 CHICAGO, IL 60602)
 , Respondents.)

Address of Violation:
 918 W 54th Street

 Docket #: 11DS20083L
 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>
Liabe - By plea	20083L	1	7-28-750(A) No Noncombustible Fence Around Open Lot	\$250.00
		2	7-28-120(a) Uncut weeds.	\$100.00

Sanction(s):

Per agreed order
 Admin Costs: \$40.00
JUDGMENT TOTAL: \$390.00
Balance Due: \$390.00

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

ENTERED: 
 Administrative Law Judge

13 Feb 22, 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.

UNOFFICIAL COPY

DOAH Order

(100)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation. Petitioner.)
 v.)
 Yerusha, L.L.C.)
 20 N CLARK ST)
 CHICAGO, IL 60602)
 Respondent.)

Address of Violation:
 6725 S Bishop Street
 Docket #: 11DS200901
 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>NOI #</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Liability - By plea	20090L	1	7-28-750(A) No Noncombustible Fence Around Open Lot	\$250.00
		2	7-28-120(a) Uncut weeds	\$100.00

Sanction(s):

Per agreed order

Admin Costs: \$40.00

JUDGMENT TOTAL: \$390.00

Balance Due: \$390.00

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

ENTERED: 
 Administrative Law Judge

13
 ALO#
 Feb 22, 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.