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Doc#: 1414242144 Fee: \$62.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/22/2014 11:15 AM Pg: 1 of 13

C4- 91146;99118;103271;103655;112236;112071

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,

Plaintiff,

Vs.

UNIVERSAL DEVELOPMENT CORPORATION,
SPIRO KOUVELIS,

Defendant.

Case/Docket Number:

11DS21619L, 12DS38988L, 12DS50245L,
12DS54020L, 13DS77243L, 13DS83659L

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 #: 20-32-116-022-0000

OWNER NAME: UNIVERSAL DEVELOPMENT CORPORATION

ADR: 8112 S JUSTINE ST

CITY, STATE, ZIP: CHICAGO, IL 60620

LEGAL DESCRIPTION: LOT 4 IN BLOCK 20 IN THIRD ADDITION TO AUBURN HIGHLANDS, BEING HART'S SUBDIVISION OF BLOCKS 5 AND 9 IN CIRCUIT PARTITION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 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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**IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS**

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 Kouvelis, Spiro)
 655 W MARY CT)
 ELMHURST, IL 60126)
 and)
 Kouvelis, Spiro)
 643 W MARY CT)
 ELMHURST, IL 60126)
 and)
 Universal Development Corporation C/O Lance Kupisch)
 201 N CHURCH RD)
 BENSENVILLE, IL 60106)
 Respondents.)

Address of Violation:
 5952 S Sangamon Street

 Docket #: 11DS21619L

 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	21619L	1	7-28-080 Nuisance in connection with business.	\$1,000.00
		2	7-28-050 Unsafe or unsanitary premises	\$500.00
		3	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$500.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$2,040.00

Balance Due: \$2,040.00

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.

DOAH - Order

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(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

A. Trinidad

ENTERED:

Administrative Law Judge

69

ALO#

Apr 21, 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.

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

CITY OF CHICAGO , a Municipal Corporation, Petitioner,)	Address of Violation:
v.)	8940 S Morgan Street
)	
Kouvelis, Spiro)	Docket #: 12DS38988L
880 N ADDISON AVENUE)	
ELMHURST, IL 60126)	Issuing City
and)	Department: Streets and Sanitation
Universal Development Corporation C/O Lance W Kupisch)	
201 N CHURCH RD)	
BENSENVILLE, IL 60106)	
and)	
Kouvelis, Spiro)	
655 W. MARY COURT)	
ELMHURST, IL 60126)	
), 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(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	38988L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$500.00
		2	7-28-120(a) Uncut weeds.	\$1,000.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,540.00

Balance Due: \$1,540.00

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.

DOAH - Order

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(1/0)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Martin Kennelly

ENTERED:

Administrative Law Judge

67

ALO#

Mar 9, 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.

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

CITY OF CHICAGO , a Municipal Corporation, Petitioner,)	Address of Violation:
v.)	8940 S Morgan Street
)	
Kouvelis, Spiro)	Docket #: 12DS50245L
880 N ADDISON AVE, STE 2N)	
ELMHURST, IL 60126)	Issuing City
and)	Department: Streets and Sanitation
Universal Development Corporation C/O Lance W. Kupisch)	
201 N CHRUCH RD)	
BENSENVILLE, IL 60105)	
and)	
Kouvelis, Spiro)	
655 W MARY CT)	
ELMHURST, IL 60126)	
)	
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(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Liabe - By Plea - Motion to set-aside default granted	50245L	1	7-26-120(a) Uncut weeds.	\$600.00
		2	7-26-750(a) No Noncombustible Fence Around Open Lot	\$300.00

Sanction(s):

Admin Costs: \$60.00

JUDGMENT TOTAL: \$960.00

Balance Due: \$960.00

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

Prior default order(s) of Aug 8, 2012, is hereby vacated.

DOAH - Order

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(1/0)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: *Mark Boyle*
Administrative Law Judge

19
ALO#

Oct 1, 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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COOK COUNTY CLERK'S OFFICE
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**IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS**

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 Kouvelis, Spiro)
 655 W. MARY CT.)
 ELMHURST, IL 60126)
 and)
 Kouvelis, Spiro)
 880 N. ADDISON AVE. STE. 2N)
 ELMHURST, IL 60126)
 and)
 Universal Development Corporation C/O Lance W. Kupisch)
 201 N. CHURCH RD)
 BENSENVILLE, IL 60106)
 Respondents.)

Address of Violation:
 8940 S Morgan Street

 Docket #: 12DS54020L

 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	54020L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		2	7-28-120(a) Uncut weeds.	\$1,200.00

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.

DOAH - Order



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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Gary Springs

ENTERED:

Administrative Law Judge

14

ALO#

Oct 19, 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.

COOK COUNTY

RECORDS & CLERK'S OFFICE

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(1-00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO , a Municipal Corporation, Petitioner.)	Address of Violation:
v.)	2011 W 70th Street
)	
Universal Development Corporation C/O Spiro Kouvelis)	Docket #: 13DS77243L
30W327 FORSYTHIA LN)	
WAYNE, IL 60184)	Issuing City
and)	Department: Streets and Sanitation
Kouvelis, Spiro)	
30W327 FORSYTHIA LN)	
WAYNE, IL 60184)	
and)	
Kouvelis, Spiro)	
655 W MARY CT)	
ELMHURST, IL 60126)	
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(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	77243L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		2	7-28-120(a) Uncut weeds.	\$1,200.00

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.

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.

DOAH - Order

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(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Martin Kennelly

ENTERED:

Administrative Law Judge

67

A.O.#

Jan 15, 2014

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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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 Universal Development Corporation C/O Spiro Kouvelis)
 655 W MARY CT)
 ELMHURST, IL 60126)
 and)
 Universal Development Corporation C/O Lance W Kupisch)
 201 N CHURCH RD)
 BENSENVILLE, IL 60106)
 and)
 Kouvelis, Spiro)
 643 W MARY CT)
 ELMHURST, IL 60126)
 and)
 Kouvelis, Spiro)
 30W327 FORSYTHIA LN)
 WAYNE, IL 60184)
 and)
 Kouvelis, Spiro)
 880 N ADDISON AVE STE 2N)
 ELMHURST, IL 60126)
 , Respondents.)

Address of Violation:
 8940 S Morgan Street

 Docket #: 13DS83659L

 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	83659L	1	7-28-120(a) Uncut weeds.	\$1,200.00
		2	7-28-750(a) No-Noncombustible Fence Around Open Lot	\$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.

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.

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(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: *Mark Boyle*
Administrative Law Judge

19
ALO#

Jan 10, 2014
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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SCANNED BY _____