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,	# 1
Plaintiff,	Case/Docket Number: 11DS21619L, 12DS38988L, 12DS50245L, 12DS54020L, 13DS77243L, 13DS83659L
UNIVERSAL DEVELOPMENT CORPORATION, SPIRO KOUVELIS, Defendant.	Issuing City Department: STREET'S & 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 & Kisanes, 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 Coun v 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 DEVELOPMEN' CORPORATION

ADR:

8112 S JUSTINE ST

CITY, STATE, ZIP:

CHICAGO, IL 60620

LEGAL

LOT 4 IN BLOCK 20 IN THIRD ADDITION TO AUBURN HIGHLANDS, BEING HART'S SUEDIVISION OF

DESCRIPTION:

BLOCKS 5 AND 9 IN CIRCUIT PARTITION OF THE NORTHWEST 1/2 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.

ECEIVED IN BAD CONDITION

UNOFFICIAL COPY



(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitio	Address of Violation:
orporation, Petitio	oner,) 5952 S Sangamon Street
v.)
)
Kouvelis, Spiro) Docket #: 11DS21619L
655 W MARY CT) Docker#: 11D821619L
ELMHURST, IL 60126)
and) Issuing City
Kouvelis, Spiro) Department: Streets and Sanitation
643 W MARY CT)
ELMHURST, IL 60120)
)
and)
Universal Development Corner tion C/O Lance Kupisch)
201 N CHURCH RD	í
BENSENVILLE, IL 60106	
, Respond	lents.)

FIND NGS, 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 ORDETED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

Finding Default - Liable by prove-up	<u>NOV#</u> 21619L	Counts Municipal Code Violated 1 /-28-080 Nuisance in connection with buriness.	Penalties \$1,000.00
		2 7-28-050 Unsafe or unsanitary premises	\$500.00
* 		3 7-28-710 Dumping or accumulation of garbage or trash - notential 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.

Date Printed: May 15, 2014 12:45 pm

11DS2161**\$**1. Page 1 of 2

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(1/0€



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

TERED: Q. Trinhola

Administrative Law Judge

69

Apr 21, 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.

Date Printed: May 15, 2014 12:45 pm

11DS21619L Page 2 of

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(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

		Address of Violation:
CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	8940 S Morgan Street
ν.)	
••)	
Kouvelis, Spiro)	Docket #: 12DS38988L
880 N ADDISON AVENUE)	
ELMHURST, IL 60126)	Issuing City
and)	Department: Streets and Sanitation
Universal Develor, ment Corporation C/O Lance W Kupisch)	•
201 N CHURCH RD	ĺ	
BENSENVILLE, IL 6/1(6)	
and)	
Kouvelis, Spiro)	
655 W. MARY COURT	Ĺ	
ELMHURST, IL 60126)	A Company
, Respondents.)	· · · · · · · · · · · · · · · · · · ·

FIND NGS, 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 ORDETED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

Finding	<u>NOV</u> #	Coun:(3) Municipal Code Violated	Penalties
Default - Liable by prove-up	38988L	1 /-28 750(a) No Noncombustible Fence, Around Open Lot	\$500.00
.		2 7-28-126(a) Uncut weeds.	\$1,000.00
Sanction(s):			
Admin Costs: \$40.00			
JUDGMENT TOTAL: \$1,540.00		τ_{c}	
Balance Due: \$1,540.00			

Sanction(s):

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

Date Printed: May 15, 2014 12:47 pm

12DS3898

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

(1/00)

Martin Kennelly

ENTERED:

Date Printed: May 15, 2014 12:47 pm

Administrative Law Judge

67

Mar 9, 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.

COOK COUNTY

RECORD

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(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

		Audress of V	noiation:
CITY OF CHICAGO, a Municipal	Corporation, Petitioner,	8940 S Morg	tan Street
v.)		,
Kouvelis, Spiro	,	Docket #: 12	D\$502451
880 N ADDISON AVE, STE 2N	,	Docket #, 12	D530243L
ELMHURST, IL 60126)	Issuing City	
and)	Department:	Streets and Sanitation
Universal Develorment Corporation (C/O Lance W. Kupisch)	- }	
201 N CHRUCH RD)	· 	
BENSENVILLE, IL 60 105	,)		
and	,)	, I	
Kouvelis, Spiro	·	ı	
655 W MARY CT	·		
ELMHURST, IL 60126	,		· •
	, Respondents.)		e e la companya de la companya del companya de la companya del companya de la com

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 ORDEPED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

Finding Liable - By Plea - Motion to set-aside	<u>NOV#</u> 50245L	<u>Coun(2)</u> 1	Municipal (Code Violated Uncut weeds.	Penalties \$600.00
default granted		2	7-26-750(a)	No Noncombustible	\$300.00
			Fence / Loun	d Open Lot	
Sanction(s):				4/2	
Admin Costs: \$60.00				0/1	
JUDGMENT TOTAL: \$960.00				τ_{\circ}	
Balance Due: \$960.00	·			0.	
Respondent is ordered to come into imi	mediate compliance	with any/all	outstanding C	Code violations.	
Prior default order(s) of Aug 8, 2012, is	s hereby vacated.				C.O

Sanction(s):

Date Printed: May 15, 2014 12:48 pm

12DS5024:

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS (1/0

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.

Date Printed: May 15, 2014 12:48 pm

12DS50245L

Page 2 of 2

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(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Address of Violation: CITY OF CHICAGO, a Municipal Corporation, Petitioner, 8940 S Morgan Street Kouvelis, Spiro Docket #: 12DS54020L 655 W. MARY CT. ELMHURST, IL 60126 Issuing City and Department: Streets and Sanitation 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.)

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 ORDEPED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

<u>Finding</u>	<u>NOV</u> #	Counits Municipal Code Violated Penalties
Default - Liable by prove-up	54020L	1 5-20-750(a) No Noncombustible \$600.00
4.4		Fence Around Open Lot
to the state of th		2 7-28-1°C(a) Uncut weeds. \$1,200.00
Sanction(s):		
Admin Costs: \$40.00		
JUDGMENT TOTAL: \$1,840.00		7
Balance Due: \$1,840.00		0,

Sanction(s):

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

12DS54020L

Page 1 of 2

Date Printed: May 15, 2014 12:48 pm

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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Jarya Apriaga

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 Municiped 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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Date Printed: May 15, 2014 12:48 pm

12DS5402**6**L Page 2 of 2

1414242144 Page: 10 of 13-

DOAH - Order

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(1/00)

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

	Address of Violation:
CITY OF CHICAGO. a Municipal Corporation. Petitioner.) 2011 W 70th Street
٧.))
Universal Development Corporation C/O Spiro Kouvelis 30W327 FORSYTHIA LN) Docket #: 13DS772431.
WAYNE, IL 60184) Issuing City
and) Department: Streets and Sanitation
Kouvelis, Spiro 30W327 FORSY/15/2, 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 ORDELED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

<u>Finding</u>	<u>NOV</u> #	Count(s) Municipal Code Violated	Penalties
Default - Liable by prove-up	772431.	1 7 28 750(a) No Noncombustible Fency Around Open Lot	\$600.00
• •		2 7-28-120(2) Uncut weeds.	\$1,200,00
Sanction(s):		C/	
Admin Costs: \$40,00		· O	
JUDGMENT TOTAL: \$1.840.00		4	
Balance Due: \$1,840.00		0,	
		() _x	

Date Printed: May 15, 2014 8:18 am

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.

13DS77243L

1414242144 Page: 11 of 13

DOAH - Order



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. (1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Martin Kennelly

Administrative Law Judge

ENTERED:

67

Jan 15, 2014

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 COLLEGE

13DS77243L

Page 2 of 2

Date Printed: May 15, 2014 8:18 am

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

(1/00)

Address of Violation: CITY OF CHICAGO, a Municipal Corporation, Petitioner, 8940 S Morgan Street Universal Development Corporation C/O Spiro Kouvelis Docket #: 13DS83659L 655 W MARY CT ELMHURST, IL 60126 **Issuing City** and Department: Streets and Sanitation Universal Develorment Corporation C/O Lance W Kupisch 201 N CHURCH RE BENSENVILLE, IL 60:106 and Kouvelis, Spiro JON CC 643 W MARY CT ELMHURST, IL 60126 and Kouvelis, Spiro 30W327 FORSYTHIA LN **WAYNE, IL 60184** and Kouvelis, Spiro 880 NADDISON AVE STE 2N ELMHURST, IL 60126 , Respondents.

FINDINGS, DECISIONS & ORPE'S

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:

Posoula Links	<u>NOV</u> #	Count(s) Municipal Code Violated	Penalties
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	XC.

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 Ft) may be prohibited by the Court if you fail to first file a motion to set-aside with the Dept. of Administrative Hearings.

Date Printed: May 15, 2014 12:48 pm

13DS83659L

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(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: Mark Boyle
Administrative Law Judge

19

Jan 10, 2014

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 copropriate 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 p for to being referred for collection.

COOK COOTY
RECORDS
SCANNED BY