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KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 01/04/2018 03:15 PM PG: 1 OF 13

C4-146085, 146383, 149112, 149561, 149552, 150291, 149793, 149828; 149824, 149795, 149969, 150071

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
)
Vs.)
)
SAVALA CONSTRUCTION C/O ARLON F. SAVALA)
)
Defendant.)

Case/Docket Number:
16DS44504L; 17DS54464L; 17DS55871L; 17DS55914L;
17DS56317L; 17DS56441L; 17DS56702L; 17DS56798L;
17DS56842L; 17DS56914L; 17DS57502L;
Issuing City Department:
STREETS AND 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 #: 20-17-300-027-0000 OWNER NAME: SAVALA CONSTRUCTION, INC.
ADR: 5928 SOUTH JUSTINE STREET CITY, STATE, ZIP: CHICAGO, IL 60636
LEGAL DESCRIPTION: LOT 11 IN BLOCK 2 IN B.F. JACOBS SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 17, 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,)	Address of Violation:
v.)	6419 S Damen Avenue
Savala Construction, Inc. C/O Arlon F Savala)	Docket #: 17DS54464L
6315 N HERMITAGE)	Issuing City
CHICAGO, IL 60660)	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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	154/54L	1	7-28-120(a) Uncut weeds.	\$1,200.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,240.00

Balance Due: \$1,240.00

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.

ENTERED: Mark Boyle 19 Feb 17, 2017
 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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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation:
v.	)	12145 S Eggleston Avenue
)	
Savala Construction, Inc. C/O Arlon F Savala	)	Docket #: 17DS55871L
6315 N HERMITAGE)	
CHICAGO, IL 60660	)	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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	15971L	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.

ENTERED: Mark Boyle 19 Mar 15, 2017
 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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 IN THE CITY OF CHICAGO, ILLINOIS
 DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Savala Construction, Inc. C/O Arlon F Savala) 6315 N HERMITAGE) CHICAGO, IL 60660) , Respondent.)	Address of Violation: 12145 S Eggleston Avenue Docket #: 17DS55914L Issuing City Department: Streets and Sanitation
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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	155914L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		2	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$600.00
		3	7-28-740 Open lot - nuisance.	\$600.00
		4	7-28-750(b) Owner Information Not Posted On Fence	\$600.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$2,440.00

Balance Due: \$2,440.00

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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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

Mark Boyle

ENTERED:

Administrative Law Judge

19

ALO#

Mar 15, 2017

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



UNOFFICIAL COPY
IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Savala Construction, Inc. C/O Arlon F Savala) 6315 N HERMITAGE) CHICAGO, IL 60660) , Respondent.)</p>	<p>Address of Violation: 5928 S Justine Street Docket #: 17DS56317L Issuing City Department: Streets and Sanitation</p>
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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	15/317L	1	7-28-120(a) Uncut weeds.	\$600.00

Sanction(s):

Admin Costs: \$60.00

JUDGMENT TOTAL: \$660.00

Balance Due: \$660.00

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

ENTERED: Mark Boyle 19 Apr 21, 2017
 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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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation:
v.	)	5716 S Carpenter Street
)	
Savala Construction, Inc. C/O Arlon F Savala	)	Docket #: 17DS56441L
6315 N HERMITAGE)	
CHICAGO, IL 60660	)	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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	156441L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		2	10-32-050 Care of parkway.	\$500.00
		3	7-28-750(b) Owner Information Not Posted On Fence	\$600.00
		4	7-28-740 Open lot - nuisance.	\$600.00
		5	7-28-120(a) Uncut weeds.	\$1,200.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$3,540.00

Balance Due: \$3,540.00

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.

ENTERED: Mark Boyle 19 Mar 29, 2017

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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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation:
v.	)	2119 W 70th Street
)	
Savala Construction, Inc. C/O Arlon F Savala	)	Docket #: 17DS56702L
6315 N HERMITAGE AVE,)	
CHICAGO,, IL 60660	)	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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	156702L	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.

ENTERED: Mark Boyle 19 Mar 31, 2017
 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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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation:
v.)	333 W 105th Street
)	
Savala Construction, Inc. C/O Arlon F. Savala)	Docket #: 17DS56798L
6315 N. HERMITAGE)	
CHICAGO, IL 60660)	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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	156798L	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.

ENTERED: Mark Boyle 19 Mar 31, 2017

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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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,) Address of Violation:
 v.) 5755 S May Street
)
)
 Savala Construction, Inc. C/O Arlon F Savala) Docket #: 17DS56842L
 6315 N HERMITAGE)
 CHICAGO, IL 60660) 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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	150842L	1	7-28-740 Open lot - nuisance.	\$600.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		3	10-32-050 Care of parkway.	\$500.00
		4	7-28-750(b) Owner Information Not Posted On Fence	\$600.00
		5	7-28-120(a) Uncut weeds.	\$1,200.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$3,540.00

Balance Due: \$3,540.00

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.

ENTERED: Mark Boyle 19 Mar 31, 2017
 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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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,) Address of Violation:
 v.) 7441 S Morgan Street
)
)
 Savala Construction, Inc. C/O Arlon F Savala) Docket #: 17DS56914L
 6315 N HERMITAGE AVE)
 CHICAGO, IL 60660) 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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	156914L	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.

ENTERED: Mark Boyle 19 Dec 5, 2017
 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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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation:
v.	)	5928 S Justine Street
)	
Savala Construction, Inc C/O Arlon F Savala	)	Docket #: 17DS57502L
6315 N HERMITAGE)	
CHICAGO, IL 60660	)	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>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	157502L	1	7-28-740 Open lot - nuisance.	\$600.00
		2	7-28-750(b) Owner Information Not Posted On Fence	\$600.00
		3	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		4	7-28-120(a) Uncut weeds.	\$1,200.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$3,040.00

Balance Due: \$3,040.00

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.

ENTERED: Mark Boyle 19 Apr 12, 2017
 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.