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Prepared by and Return Document To:

> Markoff Law LLC 29 N. Wacker Dr. Suite #1010 Chicago, IL 60606 312-698-7300

Doc# 1834504080 Fee ≇60.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/11/2018 12:20 PM PG: 1 OF 12

JUDGMENT

BOX 95

CERTIFIED COPY

17BT05103A, 18DS91164L, 17BT01456A, 18CP029306, DAH CASE #:

18DS06681L, 18DS06741L, 18DS06689L

CLUY OF CHICAGO **PLAINTIFF:**

JSA VENTURES, LLC C/O BENNET SCHWARTZ **DEFENDANT:**

JSA VENTURES, LLC C/O BENNET SCHWARTZ LAST KNOWN ADDRESS:

> 853 N ELSTON AVE CHICAGO, IL 606+2-4102

AMOUNT: \$12,215.00

EXECUTION DATE: JANUARY 11, 2018

MULTIPLE PROPERTIES

PROPERTY: PIN #:

-7614'S OFFICE 7116 S INDIANA AVE, CHICAGO, IL 60619 20-27-102-026-0000

LEGAL DESCRIPTION:

LOT 7 IN BLOCK 1 OF D.B. SCULLY'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #:

PROPERTY:

1029 W 103RD PLACE, CHICAGO, IL 60643 25-17-203-012-0000

LEGAL DESCRIPTION:

336038 CCCJ1A / MND

UNOFFICIAL COPY

The East 5 feet of Lot 13 and all of Lot 12 in Block 4 in the Baker Subdivision of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PIN #:

PROPERTY:

25-04-118-040-0000

8944 S LOWE AVE, CHICAGO, IL 60620

LEGAL DESCRIPTION:

LOT 19 IN BLOCK 22 IN SOUTH ENGLEWOOD SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #:

PROPERTY:

25-03-411-003-0000

705 E 92ND ST, CHICAGO, IL 60619

LEGAL DESCRIPTION:

LOT 3, IN BLOCK 56, IN S.E. GROSS 3RD ADDITION TO DAUPHIN PARK, BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #:

PROPLRTY:

25-04-101-007-0000

8710 S UNION AVE, CHICAGO, IL 60620

LEGAL DESCRIPTION:

THAT PARTS OF LOTS I AND 2 IN BLOCK 7 IN SISSON AND NIWMAN'S SOUTH ENGLEWOOD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN SAID BLOCK 7; THENCE WEST 125 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AND (15) SAID BLOCK 7; THENCE NORTH 37 FEET PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE EAST 125 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AND LOT 2; THENCE SOUTH 37 FEET ALONG THE EAST LINE OF SAID LOT. I TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN #:

PROPERTY:

25-12-102-070-0000

9549 S BENNETT AVE, CHICAGO, IL 60617

LEGAL DESCRIPTION:

LOT 21 (EXCEPT THE NORTH 12 FEET THEREOF) AND THE NORTH 21 FEET OF LOT 22 IN BLGC'S 17 IN VAN VLISSINGEN HEIGHTS SUBDIVISION A SUBDIVISION OF PARTS OF THE EAST 2/3 OF THE NORT'S PAST 1/4 OF THE WEST 1/2 OF THE NORTHEAST 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 12, TOWNS'S P 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN #:

PROPERTY:

19-24-219-020-0000

6504 S ROCKWELL ST, CHICAGO, IL 60629

LEGAL DESCRIPTION:

LOT 2 IN CHARLES HULL EWING'S RESUBDIVISION OF LOTS 1 TO 48 IN BLOCK 3 IN AVONDALE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



336038 CCCJ1A / MND

1834504080 Page: 3 of 12

UNOFFICIAL COPY

PIN #:

PROPERTY:

25-16-115-007-0000

10546 S UNION AVE, CHICAGO, IL 60628

Legal Description: LOT 17 IN TENINGA BROTHERS AND COMPANY'S SEVENTH BELEVUE ADDITION TO ROSELAND, BEING A SUBDIVISION OF THE SOUTH 1/2 OF LOT 21 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN#:

PROPERTY:

25-15-413-064-0000

11021 S EBERHART AVE, CHICAGO, IL 60628

LEGAL DESCRIPTION:

Lot 22 (except the North 4 feet 6 inches and except the South 6 feet 4 inches) in Maple Laine Subdivision of part of the Southeast 1/4 of Section 15, Township 37 North, Range 14, East of the Third Principal Meridian, lying West of and adjoining the I.C.R.R. Right of Way, in Cook County, Illinois.



(1/00)

CITY OF CHICAGO, a Municipal Corporatio v.	n, Petitioner,)	Address of Violation: 11417 S Carpenter Street
Jsa Ventures, Llc C/O Bennet Schwartz)	Docket #: 17BT05103A
853 N ELSTON AVE CHICAGO, IL 60642)	Issuing City
and)	Department: Buildings
Jsa Ventures, Llc C/O Roy L Bernstein)	-
161 NORTH CLAPA ST, STE 4200)	
CHICAGO, IL 60601)	
	Respondents.)	

FINDINGS, DECISIONS & ORDER

This matter coming for Hearing, no ice given and the Administrative Body advised in the premises, having considered the motions, evidence and arguments preserce, IT IS ORDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

Finding	NOV#	Count(s)	Municipal Code Violated	Penalties
City non-suit	17HS538968	2	132046 Provide and maintain every	\$0.00
			facility, piece of equipment, or	
		6	utility in safe and sound working	
Liebe Deceler	12110720070		condition. (13-196-400, 13-196-440)	0000 00
Liable - By plea	17HS538968	4	197079 Repair or replace defective or one of service smoke detectors	\$200.00
			and operate continuously. (13-196-	
			130, 13-120-140)	
Sanction(s):			0.	
Admin Costs: \$40.00			~/ <i>L</i> ,	
Aunim Costs: \$40.00			0.1	
JUDGMENT TOTAL: \$240.00			0.	
Balance Due: \$240.00			O_{x}	
			1/5.	
Respondent is ordered to come into imi	nediate compliance w	ith any/all	outstanding Code violations.	

76 Jan 11, 2018 ENTERED; Administrative Law Judge 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.

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.

Page 1 of 1

17BT05103A

Authorized Clerk

Above must beer an original signature to be accepted as a Certified Copy

Date

Date Printed: Nov 16, 2018 8:15 am



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

. - - -

(1/00)

343597

CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.)	Address of Violation: 8306 S Morgan Street
Jsa Ventures Lic C/O Bennet Schwartz 853 N. ELSTON AVE CHICAGO, IL 60642 and)))	Docket #: 18DS91164L Issuing City Department: Streets and Sanitation
Jsa Ventures Llc C/O Roy L Bernstein 161 NORTH CLAPA ST STE 4200 CHICAGO, IL 60601 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:

Finding
Default - Liable by prove-up

NOV#
Default

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 vi plations,

You have 21 days from the above mailing date to file a motion to set-aside (void) this default o.der for good cause with the Dept. of Administrative Hearings (400 W. Superior). You may have more than 21 days if you car. s'low you were not properly served with the violation notice. Your right to appeal this order to the Circuit Court of Cook Courty (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: 19 Apr 13, 2018

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.

Date Printed: Nov 16, 2018 8:17 am

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.

18DS91164L Page 1 of 1

Authorized Clerk

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DEPARTMENT OF ADMINISTRATIVE HEARINGS

344621

Address of Violation: CITY OF CHICAGO, a Municipal Corporation, Petitioner, 8306 S Morgan Street ٧. Jsa Ventures Llc C/O Bennet Schwartz Docket #: 17BT01456A 853 N ELSTON AVE CHICAGO, IL 60642 Issuing City and Department: Buildings Jsa Ventures Llc C/O Roy Bernstein 120 S RIVERSIDF r. Z, STE 120 CHICAGO, IL 60606 and *Shaw, Rommel 9026 S CORNELL AVE CHICAGO, IL 60617

FINDINGS, DECISIONS & ORDER

Respondents.

This matter coming for Hearing, notice given an atte Administrative Body advised in the premises, having considered the motions, evidence and arguments presented, IT IS UKLEPED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

<u>Finding</u>	<u>NOV</u> #	Co.int's) Municipal Code Violated	Penalties
City non-suit	17T0510514	2 002022 Description of work:	\$0.00
Previously liable - No subsequent compliance with building code	17T0510514	1 002011 Submit plans prepared, sign -2, and sealed by a licensed architect or registered structural engineer for approval and obtain permit. (13-3 4-010, 13-32-040, 13-40-010, 13-40-020)	\$1,000.00
Sanction(s):			
Admin Costs: \$75.00		150.	
JUDGMENT TOTAL: \$1,075.00			
Balance Due: \$1,075.00			

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

Petitioner is granted leave to re-inspect the premises or business as it relates to the above found violation(s).

* Respondent has been dismissed from the case.

Date Printed: Nov 16, 2018 8:30 am

I hereby certify the foregoing to be a true and correct copy of an Order entered by an Administrative Law Indge of the Chicago Department of Administrative Hearings.

Authorized Clerk

Date

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17BT01456A Page 1 of 2

ENTERED: 46 Apr 26, 2018

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 given to being referred for collection.

^{*} Respondent has been dismissed from the case. Date Printed: Nov 16, 2018 8:30 am

DEPARTMENT OF ADMINISTRATIVE HEARINGS

(1/00)

CITY OF CHICAGO, a Municipal Corporation, I	Address of Violation: Petitioner,) 10058 S Oglesby
v.) ·
Jsa Ventures Llc) Docket #: 18CP029306
853 N ELSTON AV)
CHICAGO, IL 60642) Issuing City
, F	Respondent.) Department: Police

FINDINGS, DECISIONS & ORDER

This matter coming for Fearing, notice given and the Administrative Body advised in the premises, having considered the motions, evidence and argur ents 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>	NOV#	Count(s)	Municipal Code Violated	Penalties
City non-suit	P 305306260	8	10 10 1-0 17 10 11 11 11 11 11 11 11 11 11 11 11 11	\$0.00
City non-suit	P005306261	6	maintain vacant building. 13-12-125 Duty to secure and maintain vacant building.	\$0.00
City non-suit	P005306262	11	13-12-125 Duty to secure and maintain vacant building.	\$0.00
City non-suit	P005593505	10	13-12-140 Watchman required	\$0.00
City non-suit	P005593506		13-12-140 Watchman required	\$0.00
City non-suit	P005593507	12	13-12-140 Watchman required	\$0.00
Default - Liable by prove-up	P005306257	3	13-12-125 Duty to secure and maintain vacant building.	\$1,000.00
Default - Liable by prove-up	P005306258	2	13-12-125 Luty to secure and maintain vacant building.	\$1,000.00
Default - Liable by prove-up	P005306259	5	13-12-125 Duty to secure and maintain vacant building.	\$1,000.00
Default - Liable by prove-up	P005593502	4	13-12-140 Watchman required	\$1,000.00
Default - Liable by prove-up	P005593503	9	13-12-140 Watchman required	\$1,000.00
Default - Liable by prove-up	P005593504	7	13-12-140 Watchman required	\$1,000.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$6,040.00

Balance Due: \$6,040.00

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.

Date Printed: Nov 16, 2018 8:32 am

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. Above must bear an original signature to be accopted as a Certified Copy

18CP029306 Page 1 of 2

Date Printed: Nov 16, 2018 8:32 am



ENTERED: 31 May 4, 2018

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 Munisipal 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.

(1/00)

355811

CITY OF CHICAGO, a Municipal Corporation, Petit v.	Address of Violation: ioner,) 7116 S Indiana Avenue)	
Jsa Ventures Llc C/O Roy L Bernstein 161 NORTH CLARK ST STE 4200) Docket #: 18DS06681L	
CHICAGO, IL 60601) Issuing City Ondent) Department: Streets and Sani	itation

FINDINGS, DECISIONS & ORDER

This matter coming fc. Fearing, 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 follow:

<u>Finding</u>	NOV#	Count(s)	Municipa	l Code Violated	<u>Penalties</u>
Default - Liable by prove-up	200631L	1	7-28-680	Maintenance of rat	\$500.00
			abatement	measures.	
		2	7-28-720	Accumulation of	\$600.00
			materials of	or junk - potential rat	
	0/		harborage.		

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,140.00

Balance Due: \$1,140.00

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 distant 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 Admicistrative Hearings.

ENTERED: 19 Aug 29, 2018

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.

Date Printed: Nov 16, 2018 8:34 am

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.

Authorized Clerk

Date

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18DS06681L Page 1 of 1

(1/00)

35582**3**

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation: 7116 S Indiana Avenue
v.)	*
Jsa Ventures Llc C/O Roy L Bernstein 161 NORTH CLARK ST STE 4200)	Docket #: 18DS06741L
CHICAGO, IL 60601, Respondent) :.)	Issuing City Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for F earing, 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:

Finding
Default - Liable by prove-up

NOV#
Count(s)
Municipal Code Violated
Penalties
7-28-720 Accumulation of materials or junk - potential rat harborage.

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 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: 19 Alg 29, 2018

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.

Date Printed: Nov 16, 2018 8:37 am

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.

Authorized Clerk

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18DS06741L

Page 1 of 1



DEPARTMENT OF ADMINISTRATIVE HEARINGS

355851

CITY OF CHICAGO, a Municipal Corporation, Petitioner, v.)	Address of Violation: 7116 S Indiana Avenue
Jsa Ventures Llc C/O Roy L Bernstein 161 NORTH CLARK ST STE 4200)	Docket #: 18DS06689L
CHICAGO, IL 60601)	Issuing City
, Respondent	.)	Department: Streets and Sanitation

FINDINGS, DECISIONS & ORDER

This matter coming for Fearing, 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>	NOV#	Count(s)	Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	206689L	1	7-28-120(a) Uncut weeds.	\$1,200.00
	Co	2	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$600.00
	4	C 3	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$600.00
Sanction(s):		4	/ 5-	
Admin Costs: \$40.00			11-	
JUDGMENT TOTAL: \$2,440	0.00			
Balance Due: \$2,440.00			C/C/	

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 crde, 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 Courty (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 Administ cat.ve Hearings.

Administrative Law Judge

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.

Authorized Clerk

Date Printed: Nov 16, 2018 8:38 am

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.

18DS06689L Page 1 of 1

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