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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# 2036334022 Fee \$88.00

CAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 12/28/2020 11:03 AM PG: 1 OF 14

JUDGMENT

BOX 95

CERTIFIED COPY

DAH CASE #:

19DS48755L, 19DS49573L, 19DS59428L, 19DS59386L,

19DS5/421L, 19DS70225L

PLAINTIFF:

CITY OF CHICAGO

DEFENDANT:

H & M PROPERTY FENTAL LLP C/O GINTARAS P

CEPENAS

LAST KNOWN ADDRESS:

H & M PROPERTY RENTAL LLP C/O GINTARAS P

CEPENAS 760 94TH ST

BURR RIDGE, IL 60527

AMOUNT:

\$10,440.00

EXECUTION DATE:

JULY 25, 2019

MULTIPLE PROPERTIES

PIN #:

PROPERTY:

20-20-220-025-0000

6500 S SANGAMON, CHICAGO, IL 60621

LEGAL DESCRIPTION:

LOT 145 IN HART AND FRANK'S SUBDIVISION OF THE NORTH LOF THE SOUTHEAST 14 OF THE NORTHEAST 14 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNT, ILLINOIS.

394519 CCCJIA/MND

5 <u>14</u> 5 <u>1-4</u> 160 E

2036334022 Page: 2 of 14

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PIN #:

PROPERTY:

16-27-102-031-0000

2323 S KENNETH, CHICAGO, IL 60623

LEGAL DESCRIPTION:

LOT 30 IN SUBDIVISION OF THE WEST 5 ACRES OF THE EAST 10 ACRES OF THAT PART LYING NORTH OF THE CENTERLINE OF OGDEN AVENUE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNT, ILLINOIS.

PIN #:

PROPERTY:

26-30-306-030-0000

12637 S EXCHANGE, CHICAGO, IL 60633

LEGAL DESCRIPTION:

LOTS 17, 18 AND 19 TO ELOCK 2 IN FORD HEGEWISCH SECOND ADDITION TO CHICAGE, BEING A SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 (EXCEPT THE RIGHT OF WAY OF THE CALUMET WESTERN RAIL TO AD COMPANY) IN SUBDIVISION OF THE NORTHEAST 1/2 OF THE SOUTHWEST 1/2 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNT, ILLINOIS.

PIN #:

PROPERTY:

20-30-426-010-0000

7727 S PAULEVA, CHICAGO, IL 60620

LEGAL DESCRIPTION:

LOT 31 IN BLOCK 20 IN ENGLEFIELD BEING A SUBDIVISION IN THE SOUTHEAST WOF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNT, ILLINOIS.



394519 CCCJ1A / MND

2036334022 Page: 3 of 14

DOAH - Order

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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CIMIL OR CIVICA CO. N	5 .4.4	Address of Violation:
CITY OF CHICAGO, a Municipal Corporation	n, Petitioner,	6612 S Aberdeen Street
v.)	
H & M Property Rental Llp C/O Gintaras P Cepo 760 94TH ST	enas)	Docket #: 19DS48755L
BURR RIDGE, IL 60527	ý	Issuing City
and)	Department: Streets and Sanitation
H & M Property Rental Llp C/O Gintaras P Cepe	enas)	
6436 S PULASKI POAD	j	
CHICAGO, IL 60627)	
70-	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>	Count(s) Municipal Code Violated	<u>Penalties</u>
Default - Liable by prove-up	248755L	1 7-28-120(a) Uncut weeds.	\$1,200.00
		2 7-28-740 Open lot - nuisance.	\$600.00
	•	3 7-28-750(a) No Noncombustible	\$600.00
		Fence Around Open Lot	
Sanction(s):		The state of the s	
Admin Costs: \$40.00			
JUDGMENT TOTAL: \$2,440.00			
Balance Due: \$2,440.00		C/A	
		174	

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 Cock County (Daley Center 6th Fl.) may be prohibited by the Court if you fail to first file a motion to set-aside with the D. ot, of Administrative Hearings.

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

Aboyo wast bear on original signature to be accepted as a Certified Copy

19DS48755L

Page 1 of 2

Date Printed: Nov 3, 2020 1:36 pm

2036334022 Page: 4 of 14

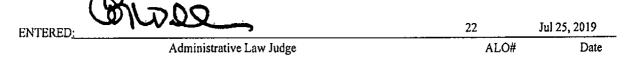
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Date Printed: Nov 3, 2020 1:36 pm

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

(1/00)



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 vaying 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.

19DS48755L

2036334022 Page: 5 of 14

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DOAH - Order

(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Address of Violation: 6500 S Sangamon Street CITY OF CHICAGO, a Municipal Corporation, Petitioner, ٧. Docket #: 19DS49573L Shujauddin, Huneza 1140 JAMES PETER CT. DARIEN, IL 60561 Issuing City Department: Streets and Sanitation and H &M Property Rer tal, L.L.P. C/O Hussain Shujauddin 1140 JAMES PETER CT Sty Ox Cook Sound C DARIEN, IL 60561 and Karimi, Banoo 2558 W. 63RD ST. CHICAGO, IL 60629 and Shujauddin, Huneza 8523 THISTLEWOOD CT. DARIEN, IL 60561 and Shujauddin, Hussain 1140 JAMES PETER CT. DARIEN, IL 60561 Karimi, Banoo 36 S. CASS AVE., UNIT 4H WESTMONT, IL 60559

FINDINGS, DECISIONS & ORDER

This matter coming for Hearing, notice given and the Administrative Body advised in the tremises, 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:

NOV# <u>Penalties</u> Finding Count(s) Municipal Code Violated 1 7-28-740 Open lot - nuisance. Default - Liable by prove-up 249573L \$600.00 1,200.00 م 2 7-28-120(a) Uncut weeds.

Sanction(s):

Respondent failed to appear as of 03:52 p.m.

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.

19DS49573L

Page 1 of 2

394853

Date Printed: Nov 3, 2020 1:34 pm

2036334022 Page: 6 of 14

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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

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.

	Ann Anno	•	
ENTERED:		14	Jul 31, 2019
21112102	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 appl or ciate State mandated filing fees.

Pursuant to Municipal Code Chapter 1- 9 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.

Authorized Clerk

Date Printed: Nov 3, 2020 1:34 pm

Date

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19DS49573L

2036334022 Page: 7 of 14

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,)	6500 S Sangamon Street
٧.)	
)	
H & M Property Rental, L.L.P. A/K/A H & M Property Rental)	Docket #: 19DS59428L
Llp C/O Gintaras P Cepenas)	
6436 S PULASKI ROAD)	Issuing City
CHICAGO, IL 60629)	Department: Streets and Sanitation
and		•
Karimi, Shabbir)	
1835 ELMORE A√F)	
DOWNERS GROVE, id 60515)	
and)	·
Karimi, Shabbir)	
412 S WELLS ST STE 9R)	
CHICAGO, IL 60607)	
and)	
Karimi, Shabbir)	
13530 SAINT MARY CIR)	
ORLAND PARK, IL 60462)	
, 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 Count(s) Municipal Cod Violated NOV# Penalties 1 7-28-120(a) Unce, weeds. Default - Liable by prove-up 259428L \$1,200.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,240.00

Balance Due: \$1,240.00

SOFFICE 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 3, 2020 1:40 pm

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

Aboye must bear an original signature to be accepted as a Certified Copy

19DS59428L

Page 1 of 2

DOAH - Order

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(1/00)



Date Printed: Nov 3, 2020 1:40 pm

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: Mark Boyle	- 19	Oct 11, 2019
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 'aying 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.

19DS59428L

DOAH - Order

UNOFFICIAL C

(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Address of Violation: CITY OF CHICAGO, a Municipal Corporation, Petitioner, 6500 S Sangamon Street ٧. Karimi, Shabbir Docket #: 19DS59386L 13530 SAINT MARY CIR ORLAND PARK, IL 60462 **Issuing City** Department: Streets and Sanitation H & M Property Rental, L.L.P. A/K/A H & M Property Rental) Lip C/O Gintaras P Copenas 6436 S PULASKI ROAD CHICAGO, IL 60629 and Karimi, Shabbir 1835 ELMORE AVE **DOWNERS GROVE, IL 60515** Karimi, Shabbir 412 S WELLS ST STE 9R CHICAGO, IL 60607

FINDINGS, DECISIONS & ORDER

This matter coming for Hearing, notice given and the Administrative Pody 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 Count(s) Municipal Cod Violated **Penalties** Default - Liable by prove-up 259386L 1 7-28-120(a) Uncar weeds. \$1,200.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,240.00

Balance Due: \$1,240.00

SOME CO 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 Hearing's (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 3, 2020 1:40 pm

403886

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.

Anthorized Clerk

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

19DS59386L

Page 1 of 2

2036334022 Page: 10 of 14

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DOAH - Order

(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: Mark Boyle	: 19	Oct 11, 2019
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 vaying 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 yake a prior to being referred for collection.

19DS59386L

Page 2 of 2

Date Printed: Nov 3, 2020 1:40 pm

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DOAH - Order 🦸

(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Address of Violation: 6500 S Sangamon Street CITY OF CHICAGO, a Municipal Corporation, Petitioner, ٧. Docket #: 19DS59422L Karimi, Shabbir 1835 ELMORE AVE **DOWNERS GROVE, IL 60515** Issuing City Department: Streets and Sanitation H & M Property, Per tal, L.L.P. A/K/A H & M Property Rental) Llp C/O Gintaras P Copenas 6436 S PULASKI ROAD CHICAGO, IL 60629 and Karimi, Shabbir 13530 SAINT MARY CIR ORLAND PARK, IL 60462 and Karimi, Shabbir 412 S WELLS ST STE 9R CHICAGO, IL 60607

FINDINGS, DECISIONS & ORDER

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

<u>Finding</u>	· <u>NOV#</u>	Count(s)	Municipal Cod Violated	<u>Penalties</u>
Default - Liable by prove-up	259422L	1	7-28-120(a) U.C.: weeds.	\$1,200.00
		2	7-28-750(a) No Nor combustible	\$600.00
			Fence Around Open Lot	
Sanction(s):			Ox	
Admin Costs: \$40.00				
JUDGMENT TOTAL: \$1,840.00			"	
Balance Due: \$1,840.00				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 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 3, 2020 1:39 pm

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. bove must bear an original signature to be accepted as a Certified Copy

19DS59422L Page 1 of 2

2036334022 Page: 12 of 14

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Date Printed: Nov 3, 2020 1:39 pm

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

(1/00)

ENTERED: 19 Oct 11, 2019

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 vaying 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.

19DS59422L

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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,)	6500 S Sangamon Street
ν.)	
Karimi, Shabbir)	Docket #: 19DS70225L
13530 SAIN'T MARY CIR)	
ORLAND PARK, IL 60462)	Issuing City
and)	Department: Streets and Sanitation
Karimi, Shabbi)	
412 S WELLS ST 5/12 9R)	
CHICAGO, IL 6060')	
and)	
Karimi, Shabbir)	
1835 ELMORE AVE)	
DOWNERS GROVE, IL 60515)	
and)	
H & M Property Rental, L.L.P. A/K/A H P. M Property Renta	1)	
Llp C/O Gintaras P Cepenas)	
6436 S PULASKI ROAD)	
CHICAGO, IL 60629)	
, Respondents		

FINDINGS, DECISIONS & ORDER

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

<u>Finding</u>	<u>NOV#</u>	Count(s)	Municipal Cod Violated	<u>Penalties</u>
Default - Liable by prove-up	270225L	1	7-28-750(a) 1(c) Ioncombustible	\$600.00
			Fence Around Open Lat	
		2	7-28-120(a) Uncut weeds	\$1,200.00
			0,	
Sanction(s):		•		
			$\mathcal{O}_{\mathcal{F}_{\mathcal{G}}}$	
Admin Costs: \$40.00				
JUDGMENT TOTAL: \$1,840.00				
Balance Due: \$1,840.00				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 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 3, 2020 1:43 pm

417286

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

19DS70225L Page 1 of 2 DOAH - Order

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(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: Mark Boyle	19	Jan 10, 2020
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 aying 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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Date Printed: Nov 3, 2020 1:43 pm