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KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 07/23/2021 01:58 PM PG: 1 OF 4

IN THE CITY OF CHICAGO, ILLI
DEPARTMENT OF ADMINISTRATIVE H

CITY OF CHICAGO, a Municipal Corporation,)
Plaintiff,)
)
)
v.)
)
63 Management LLC)
)
)
Defendants.)

Docket Number:
19BT07447A

RECORDING OF FINDINGS, DECISION AND ORDER

- 1. The petitioner, THE CITY OF CHICAGO, a municipal corporation, by and through its attorney the Corporation Counsel, by and through Special Assistant Corporation Counsel, Goldman and Grant, 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 is being recorded with the Cook County Recorder of Deeds as provided for by law.

PIN#: 19-13-431-025

Name: 63 Management LLC

Address: 6228 S. Western Ave.

City: Chicago

State: IL

Zip: 60636

Legal Description: LOTS 11 AND 12, IN BLOCK 8, IN COBE AND MCMINNON'S 63RD STREET SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Goldman and Grant #36689
205 W. Randolph St, Suite 1100
Chicago, Illinois 60606
(312) 781-8700

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

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.)) 63 Management Llc C/O Tony Cayuela) 3744 S. KEDZIE AVE) CHICAGO, IL 60632) and) Muhammed Sabih Db a 63 Management Llc) 230 W DIVISION ST., SPT 703) CHICAGO, IL 60610) and) Muhammed Sabih Db a 63 Management Llc) 910 W HURON ST., UNIT 1011) CHICAGO, IL 60642) and) Tony J Cayuel Aka Tony Cayuela Db a 63 Management Llc) 2022 S. LOOMIS ST.) CHICAGO, IL 60608) and) Tony J Cayuel Aka Tony Cayuela Db a 63 Management Llc) 3744 S. KEDZIE AVE) CHICAGO, IL 60632)</p>	<p>Address of Violation: 6226-6228 S Western Avenue Docket #: 19BT07447A Issuing City Department: Buildings</p>
), Respondents)	

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

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>
City non-suit	19WO606813	4	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
		7	196029 Post name, address, and telephone of owner, owner's agent for managing, controlling or collecting rents, and any other person managing or controlling building conspicuously where accessible or visible to public way. (13-12-030)	\$0.00
Default - Liable by prove-up	19WO606813	1	062034 Repair or replace coping. (13-196-530)	\$100.00
		2	065034 Replace defective window sills. (13-196-550)	\$100.00
		3	064014 Remove cornice or repair and securely fasten to wall or structural frame of building. (13-196-530 E)	\$100.00

19BT07447A

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

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	19WO606813	5	135016 Exterminate rodents in building and seal openings through which they gain access. (13-196-530 D, 13-196-630 C, 7-28-660)	\$100.00
		6	107035 Repair and maintain exit signs and illuminate when building occupied. (13-196-090, 13-160-700 thru 13-160-770)	\$100.00
		8	196019 Post address of building in conspicuous place on or near entrance with figures at least 3 inches long for residential, or 6 inches long for commercial building. (10-4-050, 10-4-090, 10-4-100)	\$100.00
		9	063014 Repair or rebuild chimney. (13-196-530, 13-196-590)	\$100.00
		10	131026 Repair or replace defective screen. (13-196-560 B)	\$100.00
		11	155027 Supply enough cold water for plumbing fixtures to keep them sanitary. (11-8-500)	\$100.00
		12	155017 Provide kitchen sink, bathroom sink, and/or bath tub or shower with cold water supply line, installed and connected. (13-196-420)	\$100.00
		13	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$100.00

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 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

Rafel Reyna

ENTERED:

Administrative Law Judge

98

ALO#

Dec 18, 2019

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