

Doc# 2136249063 Fee \$88.00

C4- 166836, 166809, 168193, 169354, 169280, 169261

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 12/28/2021 02:00 PM PG: 1 OF 1

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARING

| CITY OF CHICAGO, a Municipal Corporation, | - Company of the Comp | |
|---|--|----|
| Plaintiff, | Case/Docket Number: 20DS81878L, 20DS92052L, 21DS03549 | M, |
| vs. | 21DS20139M, 21DS20150M, 21DS1842 | 8M |
| TRIPLE A PROPERTY MANAGEMENT LLC | | |
| c/o: ANDRE LITTLE | Issuing City Department: | |
| Defendant | FINANCE | |
| Defendant. | FINANCE | |

RECORDING OF FINDINGS, DECISIONS & ORDER

- 1. The plaintiff, THE CITY OF CHICAGO, a municipal corporation, by and through its attorney the special Assistant Corporation Counsel, failin & Ktsanes, hereby files the attached and incorporated certified Findings, Decisions and Order emered by Administrative Law Officer pursuant to an administrative hearing in the above captioned nation. 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#:

16-10-310-013-0000

Owner Name:

TRIPLE A PROPERTY MANAGEMENT LLC

ADR:

4526-32 W FULTON

City, State, Zip:

CHICAGO, JL 60624

Legal Description:

LOTS 33, 34, 35, 36, 37, 38, AND 39 IN THE RESUBDIVISION OF BLOCK 11 IN THE SUBDIVISION BY THE WEST CHICAGO LAND CGM, ANY OF THE SOUTH ½ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Law Office of Talan & Ktsanes 223 W. Jackson Blvd., Suite 512 Chicago, IL 60606 Attorney for Plaintiff Atty. #91821 (312) 629-7550 Ph. (312) 629-3603 Fx.

STINT

(1/00)



UNOFFICIAL COPY IN THE CITY OF CHICAGO, ILLINOIS

DEPARTMENT OF ADMINISTRATIVE HEARINGS

| CITY OF CHICAGO, a Municipal Corporation, Petitioner, v. |))) | Address of Violation: 4526-4532 W Fulton Street |
|--|-------------|--|
| Triple A Property Management L.L.C. C/O Andre Little 4248 W WEST END AVE CHICAGO, IL 60624 |) | Docket #: 20DS81878L Issuing City |
| , Respondent | t.) | Department: Streets and Sanitation |

FINDINGS, DECISIONS & ORDER

This matter coming for Hyaring, 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

Default - Liable by prove-u

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$640.00

Balance Due: \$640.00

Date Printed: Oct 20, 2021 12:30 pm

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 Ser. 12, 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 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.

20DS81878L

(1/00)



DEPARTMENT OF ADMINISTRATIVE HEARINGS

| CITY OF CHICAGO, a Municipal Corporation, Petitioner, | Address of Violation: 4526-4532 W Fulton Street |
|---|---|
| v. |) |
| Little, Andre 4248 W WEST END AVE |) Docket #: 20DS92052L |
| CHICAGO, IL 60624 and |) Issuing City) Department: Streets and Sanitation |
| Triple A Property Management L.L.C. C/O Andre Little 4248 W WEST EN'L AVE |) |
| CHICAGO, IL 60624 and |).) |
| Little, Andre 1351 S KOMENSKY AVE |) |
| CHICAGO, IL 60623 , Respondents. |)) .) |

FINDI'(GS, 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 Pe | enalties |
|-----------------------------------|-------------|---|----------|
| Default - Liable by prove-up | 292052L | 1 7 28-720 Accumulation of \$\text{muterials or junk - potential rat} | 900.00 |
| | | harbo age. | |
| • | | 2 7-28-710 Du nping or saccumulation of garbage or trash - potential rat harborage. | \$600.00 |
| Sanction(s): | | TÍ | |
| Admin Costs: \$40.00 | | | |
| JUDGMENT TOTAL: \$1,540.00 | | 1/5. | |
| Balance Due: \$1,540.00 | | Co | • |
| Domondont is addened to some into | | a military multiple and a second in a Co. As a significant | |

Sanction(s):

Date Printed: Oct 20, 2021 12:31 pm

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.

20DS92052L

Page 1 of 2



Date Printed: Oct 20, 2021 12:31 pm

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

ENTERED: 19 Sep 14, 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 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 paint prior to being referred for collection.

20DS92052L



Address of Violation: CITY OF CHICAGO, a Municipal Corporation, Petitioner, 4526-4532 W Fulton Street

Little, Andre Docket #: 21DS03549M 4248 W WEST END AVE CHICAGO, IL 60624 **Issuing City** and Department: Streets and Sanitation Little, Andre 1351 S KOMENSKY AVE CHICAGO, IL 6%(23) Triple A Property Management L.L.C. C/O Andre Little 4248 W WEST END AY ? CHICAGO, IL 60624 , 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 CRDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

| Finding Default - Liable by prove-up Not liable - City failed to meet burden of proof | <u>NOV#</u> QTT274L QTT274L | 2 7-28-720 | Open lot - nuisance. Accumulation of or junk - potential rat | <u>Penalties</u> \$600.00 \$0.00 |
|---|-----------------------------------|------------|--|--|
| Sanction(s): Storage Fee Tow Fee | | | lort, | |
| 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.

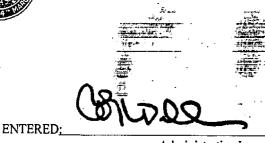
21DS03549M

Page 1 of 2

Date Printed: Oct 20, 2021 12:31 pm

IN THE COPY

DEPARTMENT OF ADMINISTRATIVE HEARINGS





22

Mar 11, 2021

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.

21DS03549M~

2136249063 Page: 7 of 12 (1/00)



DEPARTMENT OF ADMINISTRATIVE HEARINGS

| | ** ** ** ** ** ** ** ** ** ** ** ** ** |
|------------------------------|---|
| - 168 | Address of Violation: |
| l Corporation; Petitioner,) | 4526-4532 W Fulton Street |
|) ¥ | - Angered |
| .C. C/O Andre Little) | Docket #: 21DS20139M |
| .) | Issuing City |
|) | Department: Streets and Sanitation |
|) | |
| ý | |
| .) | l e e e e e e e e e e e e e e e e e e e |
| , Respondents.) | 1 |
| | C. C/O Andre Little |

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 Code Violated Penalties Default - Liable by prove-up 1 7-28-720 Accumulation of \$600.00 materials or junk - potential rat harborage. -OUNT CLONA

Sanction(s): Storage Fee Tow Fee

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.

21DS20139M

Date Printed: Oct 20, 2021 12:31 pm

Page 1 of 2



IN THE CITY OF CHICAGO CLINOL COPY

DEPARTMENT OF ADMINISTRATIVE HEARINGS



48

Jul 13, 2021

ENTERED:

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 Mur en all 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.

21DS20139M

Date Printed: Oct 20, 2021 12:31 pm

DOAH - Order

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DEPARTMENT OF ADMINISTRATIVE HEARINGS

| To the second state of the | 430 | · · · · · · · · · · · · · · · · · · · |
|--|---------------|---------------------------------------|
| 4. TE | A | ddress of Violation: |
| CITY OF CHICAGO, a Municipal Corporation, Petit | ioner, 🚎) 4: | 526-4532 W Fulton Street |
| V | <u></u>) | en eve |
| |) | |
| Little, Andre |) D | ocket #: 21DS20150M |
| 1351 S Komensky Ave. |) | |
| CHICAGO, IL 60623 |) Is | suing City |
| and | | epartment: Streets and Sanitation |
| Triple A Property Management L.L.C. C/O Andre Little | :) | |
| 4248 W West End Ave. | j | |
| CHICAGO, IL 65624 | j j | |
| and · |) | |
| Little, Andre |) | |
| 4248 W West End Ave. | ý | • |
| CHICAGO, IL 60624 |) | |
| , Respo | ndents.) | • |
| | | |

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 CRDERED: 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#
QTUF2IL

Out (s) Municipal Code Violated
T-28-450(a) Nuisance abatement - \$5,000.00

Clarks

Sanction(s):

Storage Fee Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$5,040.00

Balance Due: \$5,040.00

Date Printed: Oct 20, 2021 12:32 pm

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.

21DS20150M

Page 1 of 2

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DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: Cavis

48

Jul 13, 2021

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.

21DS20150M

Date Printed: Oct 20, 2021 12:32 pm

IN THE GIVE OF PRICES COPY DEPARTMENT OF ADMINISTRATIVE HEARINGS

| CITY OF CHICAGO, a Municipal Corporation, Petitioner, v. |) | Address of Violation: 4532 W Fulton Street | The second secon |
|---|---|---|--|
| Little, Andre 1351 S Komensky Ave CHICAGO, IL 60623 and Triple A Property Management, L.L.C. C/O Andre Little 4248 W West End Ave CHICAGO, IL 60624 and |) | Docket #: 21DS18428M Issuing City Department: Streets and | |
| Little, Andre 4248 W West End Ave CHICAGO, IL 60624 , Respondents. |) | | |

F NDINGS, DECISIONS & ORDER

This matter coming for Hearing, notice giver 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>

QTUEGDL

Count(s) Municipal Code Violated

Penalties \$600.00

7-28-720 Accumulation of materials or junk - potential rat

harborage.

Sanction(s):

Storage Fee

Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$640.00

Default - Liable by prove-up

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.

-21DS18428M

Page 1 of 2

Date Printed: Oct 20, 2021 12:32 pm



IN THE CITY OF CHICAGO JULIARIES COPY DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: Administrative Law Judge

83

Jul 1, 2021

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.

21DS18428M