



Doc# 2136249063 Fee \$88.00

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

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 12/29/2021 02:00 PM PG: 1 OF 12

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARING

CITY OF CHICAGO, a Municipal Corporation,)

Plaintiff,)

vs.)

TRIPLE A PROPERTY MANAGEMENT LLC)

c/o: ANDRE LITTLE)

Defendant.)

Case/Docket Number:

20DS81878L, 20DS92052L, 21DS03549M,
21DS20139M, 21DS20150M, 21DS18428M

Issuing City Department:

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, Talan & Ktsanes, hereby files the attached and incorporated certified Findings, Decisions and Order entered by 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 #: 16-10-310-013-0000	Owner Name: TRIPLE A PROPERTY MANAGEMENT LLC
ADR: 4526-32 W FULTON	City, State, Zip: CHICAGO, IL 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 COMPANY OF THE SOUTH 1/2 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.

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

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Triple A Property Management L.L.C. C/O Andre Little) 4248 W WEST END AVE) CHICAGO, IL 60624) , Respondent.)</p>	<p>Address of Violation: 4526-4532 W Fulton Street Docket #: 20DS81878L 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>
Default - Liable by prove-up	281878L	1	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$600.00

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: Mark Boyle 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 paid prior to being referred for collection.



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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Little, Andre) 4248 W WEST END AVE) CHICAGO, IL 60624) and) Triple A Property Management L.L.C. C/O Andre Little) 4248 W WEST END AVE) CHICAGO, IL 60624) and) Little, Andre) 1351 S KOMENSKY AVE) CHICAGO, IL 60623) , Respondents.)</p>	<p>Address of Violation: 4526-4532 W Fulton Street</p> <p>Docket #: 20DS92052L</p> <p>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>
Default - Liable by prove-up	292052L	1 7-28-720 Accumulation of materials or junk - potential rat harborage.	\$900.00
		2 7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$600.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,540.00

Balance Due: \$1,540.00

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.



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

Mark Boyle

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 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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.)) Little, Andre) 4248 W WEST END AVE) CHICAGO, IL 60624) and) 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)) , Respondents.)	Address of Violation: 4526-4532 W Fulton Street)) Docket #: 21DS03549M) 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	QTT274L	1	7-28-740 Open lot - nuisance.	\$600.00
Not liable - City failed to meet burden of proof	QTT274L	2	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$0.00

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.



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

Boyd

ENTERED:

Administrative Law Judge

22

ALO#

Mar 11, 2021

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:
4526-4532 W Fulton Street

v.

Triple A Property Management L.L.C. C/O Andre Little
4248 W West End Ave
CHICAGO, IL 60624
and
Little, Andre
4248 W West End Ave
CHICAGO, IL 60624

Docket #: 21DS20139M
Issuing City
Department: Streets and Sanitation

, 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:

Table with 4 columns: Finding, NOV#, Count(s), Municipal Code Violated, Penalties. Row 1: Default - Liable by prove-up, QTUF2FL, 1, 7-28-720 Accumulation of materials or junk - potential rat harborage, \$600.00

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.



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

Davis

ENTERED:

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.

Property of Cook County Clerk's Office



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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)

v.)

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)

Little, Andre)
4248 W West End Ave.)
CHICAGO, IL 60624)

, Respondents.)

Address of Violation:

4526-4532 W Fulton Street

Docket #: 21DS20150M

Issuing City

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	QTUF2IL	1	7-28-450(a) Nuisance abatement - Lot	\$5,000.00

Sanction(s):

Storage Fee

Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$5,040.00

Balance Due: \$5,040.00

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.



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

Davis

ENTERED:

Administrative Law Judge

48

ALO#

Jul 13, 2021

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



IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

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CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
v.)
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)
Little, Andre)
4248 W West End Ave)
CHICAGO, IL 60624)
, Respondents.)

Address of Violation:
4532 W Fulton Street
Docket #: 21DS18428M
Issuing City
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	QTUEGDL	1	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$600.00

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.



IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

UNOFFICIAL COPY

ENTERED:

Administrative Law Judge

83

ALO#

Jul 1, 2021

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