



\*2214315016\*

Doc# 2214315016 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/23/2022 03:27 PM PG: 1 OF 12

Space reserved for Recorder's Office only

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

<b>CITY OF CHICAGO</b> , a Municipal Corporation,	)	Docket Numbers:
	)	
Petitioner,	)	21DS04108M 21DS11994M
	)	21DS26363M 21DS36246M
	)	21DS36812M 21DS36825M
<b>GARFIELD RENAISSANCE PARTNERS, LLC</b>	)	21DS36828M 21DS43548M
	)	
Respondent.	)	Issuing City Department:
	)	STREETS AND SANITATION

**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 [**Heller and Frisone LTD.**], 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.
2. Additional identification information (i.e. social security number, tax identification number, property index number, property legal description and common address or other) is as follows:

**SEE ATTACHED LEGAL DESCRIPTIONS:**

# UNOFFICIAL COPY

## LEGAL DESCRIPTIONS:

Owner Name: GARFIELD RENAISSANCE PARTNERS, LLC

PIN: 20-16-213-014-0000 AND 20-16-213-016-0000

Address: 5700-24 S PERRY AVE, CHICAGO, IL 60621

Legal Description:

PARCEL 1:

LOTS 13, 14 AND 15 (EXCEPT THE WEST 5 ½ FEET) OF PERIOLAT'S SUBDIVISION OF THE SOUTH 147-11/12 FEET OF LOT 4 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1,2,3,4,5 AND 6 (EXCEPT THE WEST 5 ½ FEET OF SAID LOTS IN BLOCK 3 IN HENRY BOTSFOED'S SUBDIVISION OF THAT PART OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF CHICAGO ROCK ISLAND AND PACIFIC RAILROAD (EXCEPT THE SOUTH 218 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

Owner Name: GARFIELD RENAISSANCE PARTNERS, LLC

PIN: 20-16-221-033-0000 Address: 5756-60 S STATE ST, CHICAGO, IL 60621

Legal Description: LOTS 3 AND 4 OF BLOCK 1 IN JAMES BOLTON'S SUBDIVISION OF THE NORTH ½ (EXCEPT THE SOUTH 8 FEET) OF THAT PART OF EAST OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD OF LOT 6 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Owner Name: GARFIELD RENAISSANCE PARTNERS, LLC

PIN: 20-16-204-026-0000 Address: 5608 SOUTH LASALLE, CHICAGO, IL 60621

Legal Description: LOTS 1 AND 2 (EXCEPT THE SOUTH 10 FEET OF LOT 2) IN BLOCK 5 IN GEORGE SCHWEINFURTH'S SUBDIVISION OF LOT 1 IN SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

[Heller and Frisone, LTD.]  
[200 W. MONROE, STE 660  
Chicago, IL 60606]  
[ATTORNEY NUMBER 90859]  
[312-236-3644]



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,
v.
Malkin, Jason
1273 BRISTOL LN #L151
BUFFALO GROVE, IL 60089
and
Garfield Renaissance Partners, Llc C/O Jason Malkin
77 W WASHINGTON ST STE 1115
CHICAGO, IL 60602
and
J Curve Management, Llc C/O Jason Malkin
332 SOUTH MICHIGAN AVENUE 1032
CHICAGO, IL 60604
and
Malkin, Jason
332 S MICHIGAN AVE STE 1032
CHICAGO, IL 60604
, Respondents.

Address of Violation:
5657 S Perry Avenue
Docket #: 21DS04108M
Issuing City
Department: Streets and Sanitation

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.
Cassandra Wilson 5-17-22
Authorized Clerk Date
Above must bear an original signature to be accepted as a 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:

Table with 5 columns: Finding, NOV#, Count(s), Municipal Code Violated, Penalties. Row 1: Default - Liable by prove-up, QTT3JHL, 1, 7-28-120(a) (Tr cut weeds), \$1,200.00

Sanction(s):

Storage Fee
Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,240.00

Balance Due: \$1,240.00

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.



# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

*Mark Boyle*

ENTERED:

19

Mar 17, 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



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,
v.
Garfield Renaissance Partners, Llc C/O Jason Malkin
77 W Washington St Ste 1115
CHICAGO, IL 60602
and
Garfield Renaissance Partners, Llc C/O J Curve Management,
Llc
332 S Michigan Ave 1032
CHICAGO, IL 60604
and
\*J Curve Management, Llc C/O Jason Malkin
332 S Michigan Ave 1020
CHICAGO, IL 60604
, Respondents.

Address of Violation:
5954-5956 S La Salle Street

Docket #: 21DS11994M

Issuing City
Department: Streets and Sanitation

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.
Cassandra Wilson 5-17-22
Authorized Clerk Date
Above must bear an original signature to be accepted as a 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:

Table with 5 columns: Finding, NOV#, Count(s), Municipal Code Violated, Penalties. Row 1: Default - Liable by prove-up, QTT908L, 1, 7-28-120(a) Uncut weeds, \$1,200.00. Row 2: 2, 7-28-750(a) No Noncombustible Fence around Open Lot, \$600.00.

Sanction(s):

Storage Fee
Tow Fee

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.

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.



# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

*Chas. E. Jensen*

ENTERED: \_\_\_\_\_ 76 Apr 22, 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



# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	5640 S Lafayette Avenue
	)	
Garfield Renaissance Partners, Llc C/O Jason Malkin	)	Docket #: 21DS26363M
77 W Washington St Ste 1115	)	
CHICAGO, IL 60602	)	Issuing City
, Respondent.	)	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>NOI#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
City non-suit	QTUK8KL	2	7-28-120(a) Uncut weeds.	\$0.00
Liabe - By plea	QTUK8KL	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$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.

ENTERED:

Administrative Law Judge

115

Nov 4, 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.

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.

*Casey...* 5-17-22  
Authorized Clerk Date

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



# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	5819 S Lafayette Avenue
	)	
Garfield Renaissance Partners, Llc C/O Jason Malkin	)	Docket #: 21DS36246M
77 W Washington St Ste 1115	)	
CHICAGO, IL 60602	)	Issuing City
, Respondent.	)	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>
City non-suit	QTUSR9L	1	7-28-120(a) Uncut weeds.	\$0.00
Liabe - By plea	QTUSR9L	2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$300.00

**Sanction(s):**

Storage Fee

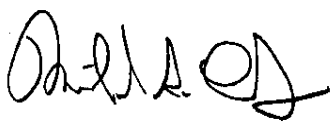
Tow Fee

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$340.00**

**Balance Due: \$340.00**

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

ENTERED: 

Administrative Law Judge

24

Oct 25, 2021

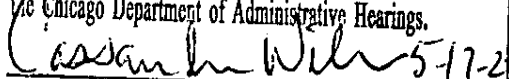
ALO#

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.

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.

 5-17-22

Authorized Clerk Date

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# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner, )	Address of Violation:
v. )	5720 S Perry Avenue
)	
Garfield Renaissance Partners, Llc C/O Jason Malkin )	Docket #: 21DS36812M
77 W Washington St Ste 1115 )	
CHICAGO, IL 60602 )	Issuing City
, Respondent. )	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>
City non-suit	QTUSWQL	2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$0.00
Liabe - By plea	QTUSWQL	1	7-28-120(a) Uncut weeds.	\$600.00

**Sanction(s):**

Storage Fee

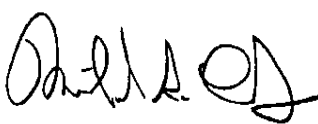
Tow Fee

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.

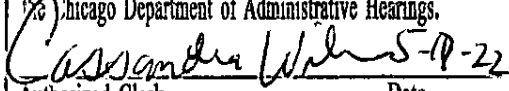
ENTERED:  \_\_\_\_\_ 24 Nov 1, 2021

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.**

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.

 5-19-22

Authorized Clerk Date

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# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	5939-5941 S La Salle Street
	)	
Garfield Renaissance Partners, Llc C/O Jason Malkin	)	Docket #: 21DS36825M
77 W Washington St Ste 1115	)	
CHICAGO, IL 60602	)	Issuing City
, Respondent.	)	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>
City non-suit	QTUSUGL	2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$0.00
Liabe - By plea	QTUSUGL	1	7-28-120(a) Uncut weeds.	\$700.00

**Sanction(s):**

Storage Fee

Tow Fee

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$740.00**

**Balance Due: \$740.00**

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

ENTERED: \_\_\_\_\_

Administrative Law Judge

24

Nov 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.

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.	
	5-17-22
Authorized Clerk	Date
Above must bear an original signature to be accepted as a Certified Copy	



# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	5954-5956 S La Salle Street
	)	
Garfield Renaissance Partners, Llc C/O Jason Malkin	)	Docket #: 21DS36828M
77 W Washington St Ste 1115	)	
CHICAGO, IL 60602	)	Issuing City
and	)	Department: Streets and Sanitation
*Garfield Renaissance Partners, Llc	)	
333 S Michigar Ave #1032	)	
CHICAGO, IL 60604	)	
, 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>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Liabe - By plea	QTUSUML	1	7-28-120(a) Uncut weeds.	\$600.00

**Sanction(s):**

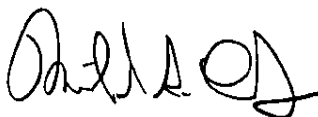
Storage Fee  
Tow Fee

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.


ENTERED:  \_\_\_\_\_ 24 Nov 1, 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.

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.

 11-1-22  
 Authorized Clerk Date

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



# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner, )	Address of Violation:
v. )	5649 S Perry Avenue
)	
Garfield Renaissance Partners, Llc C/O Jason Malkin )	Docket #: 21DS43548M
77 W Washington St Ste 1115 )	
CHICAGO, IL 6062 )	Issuing City
, Respondent. )	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>NOI#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
City's motion to amend the charge(s) - Granted	QTUX71L	1	7-28-120(a) Uncut weeds.	\$0.00
Liabe - By plea	QTUX71L	2	10-32-050 Care of parkway.	\$300.00

**Sanction(s):**

Storage Fee

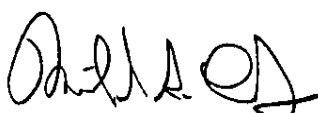
Tow Fee

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$340.00**

**Balance Due: \$340.00**

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

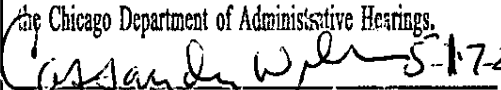
ENTERED:  \_\_\_\_\_ 24 Dec 20, 2021

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.

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.

 5-17-22

Authorized Clerk Date

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