



Doc# 2218234151 Fee \$38.00

C4- 163483, 163285, 163295, 164168, 164169, 164517, 164514, 165030, 166276, 166293

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 07/01/2022 03:43 PM PG: 1 OF 11

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,

Plaintiff,

vs.

YERUSHA LLC c/o: JOEL D. TEIBLOOM

Defendant.

Case/Docket Number:

19DS46961L, 19DS48125L, 19DS48540L,  
19DS55395L, 19DS55453L, 19DS58339L,  
19DS58430L, 19DS62638L, 19DS70889L,  
20DS75360L

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 #:** 20-17-428-014-0000      **Owner Name:** CHICAGO TITLE LAND TRUST CO #133936

**ADR:** 6235 S MORGAN      **City, State, Zip:** CHICAGO, IL 60621

**Legal**

**Description:** LOT 35 IN BLOCK 2 OF CROCKER'S RESUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, 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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DOAH - Order



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	6345 S Langley Avenue
	)	
Yerusha, L.L.C. C/O Joel D. Teibloom	)	Docket #: 19DS46961L
33 N. LASALLE ST #2700	)	
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 - Motion to set-aside default - Granted	246961L	2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$0.00
Liabe - By Plea - Motion to set-aside default granted	246961L	1	7-28-120(a) Uncut weeds.	\$600.00

**Sanction(s):**


Admin Costs: \$60.00

**JUDGMENT TOTAL: \$660.00**

Balance Due: \$660.00

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

Prior default order(s) of Jul 11, 2019, is hereby vacated.

ENTERED:  \_\_\_\_\_ 24 Jul 22, 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 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.

19DS46961L

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DOAH - Order



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	7159 S Wood Street
Yerusha, L.L.C. C/O Joel D. Teibloom	)	Docket #: 19DS48125L
33 N. LASALLE ST #2700	)	Issuing City
CHICAGO, IL 60602	)	Department: Streets and Sanitation
, Respondent.	)	

### 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>
Liable - By plea	248125L	1	7-28-120(a) Uncut weeds.	\$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.

ENTERED: Mark Boyle 19 Jul 10, 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 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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DOAH - Order



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )	Address of Violation:
v. )	7014 S Stewart Avenue
Yerusha, L.L.C. C/O Joel D. Teibloom )	
33 N. LASALLE ST #2700 )	Docket #: 19DS48540L
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	248540L	1	7-28-740 Open lot - nuisance.	\$0.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$0.00
		4	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$0.00
Liable - By plea	248540L	3	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$300.00

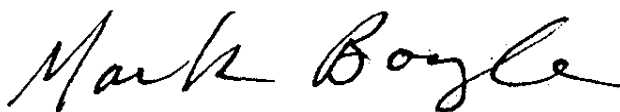
Sanction(s):

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:  19 Jul 10, 2019

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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.

19DS48540L

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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, ) v. ) Yerusha, L.L.C. C/O Joel D. Teibloom ) 33 N. LASALLE ST #2700 ) CHICAGO, IL 60602 )	) ) ) ) ) ) )	Address of Violation: 6435-6437 S Champlain Avenue  Docket #: 19DS55395L Issuing City Department: Streets and Sanitation
, Respondent. )		

**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	255395L	1	7-28-120(a) Uncut weeds.	\$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.

ENTERED: \_\_\_\_\_ 24 Sep 16, 2019  
 Administrative Law Judge AL# \_\_\_\_\_ 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:
v. )	6435-6437 S Champlain Avenue
Yerusha, L.L.C. C/O Joel D. Teibloom )	Docket #: 19DSS5453L
33 N. LASALLE ST #2700 )	
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	255453L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$0.00
Liable - By plea	255453L	2	7-28-120(a) Uncut weeds.	\$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.

ENTERED:	24	Sep 16, 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 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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DOAH - Order



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	6347 S Langley Avenue
Yerusha, L.L.C. C/O Joel D. Teibloom	)	Docket #: 19DS58339L
33 N LASALLE ST STE 2700	)	Issuing City
CHICAGO, IL 60602	)	Department: Streets and Sanitation
, Respondent.	)	

### 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	258339L	1	7-28-120(a) Uncut weeds.	\$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.

ENTERED:

Administrative Law Judge

19

ALC#

Oct 4, 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.

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DOAH - Order



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, ) ) v. ) ) Yerusha, L.L.C. C/O Joel D. Teibloom ) 33 N. LASALLE ST #2700 ) CHICAGO, IL 60602 ) ) , Respondent. )	Address of Violation: 8647 S Colfax Avenue ) ) ) Docket #: 19DS58430L ) ) 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>
Liabile - By plea	258430L	1	7-28-120(a) Uncut weeds.	\$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.

ENTERED:

*Mark Boyle*

Administrative Law Judge

19

Oct 4, 2019

ALC#

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.

19DS58430L



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DOAH - Order



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )	Address of Violation:
v. )	924 W 54th Street
Yerusha, L.L.C. C/O Joel D. Teibloom )	Docket #: 19DS62638L
33 N. LASALLE ST., #2700 )	
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's motion to amend the charge(s) - Granted	262638L	1	7-28-120(a) Uncut weeds.	\$0.00
Liable - By plea	262638L	2	10-32-050 Care of parkway.	\$300.00

Sanction(s):

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

83

ALO#

Nov 14, 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.

19DS62638L

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DOAH - Order



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	7159 S Wood Street
Yerusha, L.L.C. C/O Joel D. Teibloom	)	Docket #: 19DS70889L
33 N LASALLE ST #2700	)	Issuing City
CHICAGO, IL 60602	)	Department: Streets and Sanitation
, Respondent.	)	

### 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>
Liabile - By plea	270889L	1	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$300.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$340.00

Balance Due: \$340.00

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

ENTERED: _____	24	Jan 13, 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**

CITY OF CHICAGO, a Municipal Corporation, Petitioner, ) v. ) Yerusha, L.L.C. C/O Joel D. Teibloom ) 33 N LASALLE ST #2700 ) CHICAGO, IL 60602 ) , Respondent. )	) ) ) ) ) ) ) ) ) )	Address of Violation: 7159 S Wood Street  Docket #: 20DS75360L  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>
Liable - By plea	275360L	1	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$300.00

**Sanction(s):**

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: Mark Boyle 19 Feb 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.