



Doc# 2218234154 Fee \$28.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/01/2022 09:46 PM Pg: 1 OF 16

C4- 164801, 162086, 164603, 164891, 165400, 160669, 160867, 164804

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,
Plaintiff,

vs.

YERUSHA LLC c/o: SOEL D. TEIBLOOM
&
CHICAGO TITLE LAND TRUST CO.
A/T/U/T #133936 DTD 2/18/2003
&
MICHAEL STERN
Defendant.

Case/Docket Number:
19DS60703L, 19DS36637L, 19DS59298L,
19DS62332L, 19DS67394L, 18DS23793L,
18DS25530L, 19DS60932L

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 #: 20-20-303-014-0000 Owner Name: CHICAGO TITLE LAND TRUST CO #133936

ADR: 6725 S BISHOP City, State, Zip: CHICAGO, IL 60636

Legal

Description: LOT 42 IN ENGLEWOOD ON THE HILL, A SUBDIVISION OF THE EAST 1/2 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, 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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**IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS**

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)) v.)) Stern, Michael) 1000 SKOKIE BLVD STE 430) WILMETTE, IL 60091) and) Yerusha, L.L.C. A/K/A Yerusha, Llc C/O Joel D. Teibloom) 33 N. LASALLE ST #2700) CHICAGO, IL 60602) and) Stern, Michael) 619 W OAKDALE AVE) CHICAGO, IL 60657) and) Chicago Title Land Trust Co. A/T/U/T# 133736, Dtd 2-18-) 2005) 10 S LA SALLE ST STE 2750) CHICAGO, IL 60603) , Respondents.	Address of Violation: 6725 S Bishop Street Docket #: 19DS60703L 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	260703L	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.

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DOAH - Order

(1/00)



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:

24

Oct 28, 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.

Property of Cook County Clerk's Office

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DOAH - Order



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Stern, Michael) 619 W OAKDALE AVE) CHICAGO, IL 60657) and) Yerusha, L.L.C. C/O Joel D. Teibloom) 33 N. LASALLE ST #2700) CHICAGO, IL 60602) and) Stern, Michael) 1000 SKOKIE BLVD STE 430) WILMETTE, IL 60091) and) Chicago Title Land Trust Co. A/T/U/T #133736, Dated) 02/18/2005) 10 S LASALLE ST, STE. 2750) CHICAGO, IL 60603) , Respondents.)	Address of Violation: 1446 W 62nd Street Docket #: 19DS36637L 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>
City non-suit	236637L	2	7-28-750(b) Owner Information Not Posted On Fence	\$0.00
		3	7-28-740 Open lot - nuisance.	\$0.00
		4	7-28-750(a) No Noncombustible Fence Around Open Lot	\$0.00
		1	7-28-120(a) Uncut weeds.	\$600.00
Liable - By plea	236637L			

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.

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:

24

Apr 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.

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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.	)	6235 S Morgan Street
Yerusha, L.L.C. C/O Joel D. Teibloom	)	Docket #: 19DS59298L
33 N. LASALLE ST #2700	)	Issuing City
CHICAGO, IL 60602	)	Department: Streets and Sanitation
and)	
Stern, Michael)	
302 E PROSPECT TER)	
FREEPORT, IL 61032)	
and)	
Stern, Michael)	
619 W. OAKDALE)	
CHICAGO, IL 60657)	
and)	
Chicago Title Land Trust, A/T/U/T #133936 Dtd 2/18/2005,)	
Successor To Lasalle Bank, N.A.)	
10 S. LASALLE ST., STE 2750)	
CHICAGO, IL 60603)	

, 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	259298L	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.

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:

Administrative Law Judge

24

ALO#

Oct 15, 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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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation:
v.	)	910 W Marquette Road
Yerusha, L.L.C. C/O Joel D. Teibloom	)	Docket #: 19DS62332L
33 N. LASALLE ST #2700	)	Issuing City
CHICAGO, IL 60602	)	Department: Streets and Sanitation
and)	
Stern, Michael)	
PO BOX 2225)	
PALATINE, IL 60077)	
and)	
Chicago Title Land Trust Co. A/T/U/T #133936 Dtd 2/18/05)	
10 S LA SALLE ST STE 2750)	
CHICAGO, IL 60603)	
, 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>
Liable - By plea	262332L	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: _____	83	Oct 31, 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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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation:
v.	)	6235 S Morgan Street
Stern, Michael)	
619 W OAKDALE AVE	)	Docket #: 19DS67394L
CHICAGO, IL 60657)	
and	)	Issuing City
Yerusha, L.L.C. C/O Joel D. Teibloom	)	Department: Streets and Sanitation
33 N. LASALLE ST #2700)	
CHICAGO, IL 60607)	
and)	
Chicago Title Land Trust Co. A/T/U/T# 133936, Dtd)	
2/18/2005, S/T Lasalle Bank N.A.)	
10 S LA SALLE ST STE 2750)	
CHICAGO, IL 60603)	
and)	
Stern, Michael)	
302 E PROSPECT TER)	
FREEPOR, IL 61032)	
, 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>
City's motion to amend the charge(s) - Granted	267394L	1	7-28-120(a) Uncult weeds.	\$0.00
Liabe - By plea	267394L	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.

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Chas. E. Smith

ENTERED:

76

Dec 17, 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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(1/00)

DOAH - Order



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

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Stern, Michael) 302 E PROSPECT TER) FREEPORT, IL 61032) and) Yerusha, Llc C/O Joel D. Teibloom) 33 N. LASALLE ST #2700) CHICAGO, IL 60602) and) Stern, Michael) 619 W OAKDALE AVE) CHICAGO, IL 60657) and) Chicago Title Land Trust Co. A/T/U/T#133736, Dtd 2/18/05,) Successor To Lasalle Bank) 10 S LA SALLE ST STE 2750) CHICAGO, IL 60603) , Respondents</p>	<p>Address of Violation: 6231 S Morgan Street Docket #: 18DS23793L 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>
City non-suit	223793L	2	7-28-740 Open lot - nuisance.	\$0.00
Liabe - By plea	223793L	1	7-28-120(a) Uncut weeds.	\$1,100.00

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.

18DS23793L

Page 1 of 2

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: _____

83

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

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation:
v.	)	6150 S Throop Street
)	
Stern, Michael	)	Docket #: 18DS25530L
619 W OAKDALE AVE)	
CHICAGO, IL 60657	)	Issuing City
and	)	Department: Streets and Sanitation
Yerusha, Llc C/O Joel D. Teibloom)	
33 N. LASALLE ST #2700)	
CHICAGO, IL 60602)	
and)	
Stern, Michael)	
302 E PROSPECT TER)	
FREEPORT, IL 61032)	
and)	
Chicago Title Land Trust Company T/U/T/A Dtd 2/18/2005,)	
Tr #133936)	
10 S LA SALLE ST STE 2750)	
CHICAGO, IL 60603)	
)	
, 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>
City non-suit	225530L	1	7-28-740 Open lot - nuisance.	\$0.00
		4	7-28-750(b) Owner Information Not Posted On Fence	\$0.00
Liable - By plea	225530L	2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$300.00
		3	7-28-120(a) Uncut weeds.	\$600.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$940.00

Balance Due: \$940.00

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

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(1/00)

DOAH - Order



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: _____	83	Jan 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.

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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,)	Address of Violation:
v.	)	6231 S Morgan Street
)	
Stern, Michael	)	Docket #: 19DS60932L
302 E PROSPECT TER)	
FREEPORT, IL 61032	)	Issuing City
and	)	Department: Streets and Sanitation
Yerusha, Llc C/O Joel D. Teibloom)	
33 N. LASALLE ST #2700)	
CHICAGO, IL 60602)	
and)	
Chicago Title Land Trust Co. A/T/U/T#133936, Dtd 2/18/05,)	
Successor To Lasalle Bank)	
10 S LA SALLE ST STE 2750)	
CHICAGO, IL 60603)	
and)	
Stern, Michael)	
619 W OAKDALE AVE)	
CHICAGO, IL 60657)	
, 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	260932L	1	7-28-120(a) Unlaw. 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.



UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:	24	Oct 28, 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.

Property of Cook County Clerk's Office