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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/09/2023 10:57 AM PG: 1 OF 9

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

CITY OF CHICAGO, a Municipal Corporation, )

Docket Numbers:

Petitioner, )

16DS42182L 17DS76393L

18DS93542L 19DS54989L

19DS64172L 19DS31196L

DISCOUNT REALTY SERVICES, LTD )

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}

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

S y  
P q  
S y-1  
SC      
INT Av

# UNOFFICIAL COPY

{ATTACHED}

**Owner Name: DISCOUNT REALTY SERVICES, LTD**

**PIN: 20-10-123-027-0000      Address: 5050 S KING DRIVE, CHICAGO, IL 60615**

**Legal Description: THE SOUTH 100.40 FEET OF THAT PART OF BLOCK 8, C. BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4, NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOW: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LAND HERETOFORE CONVEYED TO CHARLES BUSBY TO SOUTH PARK COMMISSIONERS FOR BOULEVARD, WITH NORTH LINE OF 51<sup>ST</sup> STREET; THENCE NORTH ALONG THE WEST LINE OF LAND SO CONVEYED TO THE NORTH LINE OF SAID BLOCK 8; THENCE WEST 150 FEET MORE OR LESS TO AN ALLEY, THENCE SOUTH ALONG THE EAST LINE SAID ALLEY TO SOUTH LINE OF SAID BLOCK 8, BEING ALSO THE NORTH LINE OF 51<sup>ST</sup> STREET; THENCE IN DIRECT LINE EAST TO THE POINT OF BEGINNING, ALL 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

(1/00)

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.

Taren Orpison 11/18/22  
 Authorized Clerk Date

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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )

v. )

Discount Realty Services, Ltd. C/O Peter Burdi )

431 S DEARBORN #203 )

CHICAGO, IL 60605 )

, Respondent. )

Address of Violation:

2439 W 59th Street

Docket #: 16DS42182L

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>CV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	142182L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		2	7-28-060 Unsafe or unsanitary premises	\$500.00

**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.

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

Administrative Law Judge

19

ALO#

May 25, 2016

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.

16DS42182L



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

(1/00)

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.

*Karen Simpson* 11/18/22  
 Authorized Clerk Date

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )

v. )

Discount Realty Services, Ltd C/O Peter Burdi )  
 22 W 1ST ST STE 200 )  
 HINSDALE, IL 60521 )

, Respondent. )

Address of Violation:

642 N Lockwood Avenue

Docket #: 17DS76393L

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	176393L	1	7-28-120(a) Uncut weeds.	\$1,200.00

**Sanction(s):**

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.

ENTERED:

*Mark Boyle*

Administrative Law Judge

19

Nov 30, 2017

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.

17DS76393L



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

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.  
*Karen Simpson* 11/18/22  
 Authorized Clerk Date  
 Above must bear an original signature to be accepted as a Certified Copy

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )

v. )

Discount Realty Services, Ltd. C/O Peter Burdi )  
 22 W 1ST ST STE 200 )  
 HINSDALE, IL 60521 )

Address of Violation:

2435 W 59th Street

Docket #: 18DS93542L

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>
Default - Liable by prove-up	197542L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$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:

'19

May 4, 2018

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.

18DS93542L



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

(1/00)

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.

*Haren Simpson* 11/18/22  
 Authorized Clerk Date

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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )

v. )

Discount Realty Services, Ltd. C/O Peter Burdi )  
 22 W 1ST ST STE 200 )  
 HINSDALE, IL 60521 )

, Respondent. )

Address of Violation:

2439 W 59th Street

Docket #: 19DS54989L

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	254989L	1	7-28-120(a) Uncut weeds.	\$1,200.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00

**Sanction(s):**

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.

ENTERED: *[Signature]*

Administrative Law Judge

24

Sep 12, 2019

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.**

19DS54989L



UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

**CERTIFIED COPY** (1/00)  
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.  
Taren Simpson 11/18/22  
Authorized Clerk Date  
Above must bear an original signature to be accepted as a Certified Copy

**CITY OF CHICAGO**, a Municipal Corporation, Petitioner,  
v.

Discount Realty Services, Ltd. C/O Peter Burdi  
22 W 1ST ST STE 200  
HINSDALE, IL 60521

Address of Violation:

2433-2439 W 59th Street

Docket #: 19DS64172L

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	264172L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		2	7-28-120(a) Uncut weeds.	\$1,200.00

**Sanction(s):**

**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 Dep. of Administrative Hearings.

ENTERED:

Administrative Law Judge

24

Nov 25, 2019

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.

19DS64172L

Page 1 of 1





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(1/00)

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

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.

*Karen Simpson* 11/18/22  
Authorized Clerk Date

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )

v. )

Discount Realty Services, Ltd. C/O Peter Burdi  
22 W 1ST ST STE 200  
HINSDALE, IL 60521

, Respondent. )

Address of Violation: must bear an original signature to be accepted as a Certified Copy

2435 W 59th Street

Docket #: 19DS31196L

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	231196L	1	10-32-050 Care of parkway.	\$500.00
		2	7-28-750(b) Owner Information Not Posted On Fence	\$600.00
		3	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		4	7-28-740 Open lot - nuisance.	\$600.00
		5	7-28-720 Accumulation of materials or junk - potential rat haborage.	\$600.00
		6	7-28-120(a) Uncut weeds.	\$1,200.00

#### Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$4,140.00

Balance Due: \$4,140.00

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.

19DS31196L



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

ENTERED: Mark Boyle 19 Mar 7, 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