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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/02/2023 10:21 AM PG: 1 OF 4

C4- 167922

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a municipal corporation,

Plaintiff,

vs.

THE GRAND AUGUSTA MANAGEMENT LLC
c/o: CORPORATIONS USA LLC

&

THE GRAND AUGUSTA LLC
c/o: CORPORATIONS USA LLC

Defendant.

Case/Docket Number:

21DS00431M

Issuing City Department: Finance

RECORDING OF FINDINGS, DECISIONS & ORDER

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.

1. 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 #: 16-02-428-007-0000
16-02-428-008-0000
16-02-428-009-0000
16-02-428-041-0000

Owner Name: THE GRAND AUGUSTA LLC

ADR: 3301-69 W GRAND

City, State, Zip: CHICAGO, IL 60651

Legal Description: SEE ATTACHED

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.

S W
P 4
S Y-3
SC Y
INT JP

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Legal Description:

16-02-428-007-0000

PARCEL 1:

LOT 1 IN BLOCK 1 IN WILSON AND GOULD'S SUBDIVISION OF THE WEST ½ OF LOT 5 IN SUPERIOR COURT PARTITION OF THE EAST ½ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS

16-02-428-008-0000

PARCEL 2:

THAT PART OF LOT 1 IN CHRISTIANA, BEING A SUBDIVISION OF THE EAST ½ OF LOT 5 IN SUPERIOR COURT PARTITION OF THE EAST ½ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTLY ALONG THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY LINE OF GRAND AVENUE, 100 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 1 TO THE SOUTHERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TO THE SOUTHWESTERLY CORNER THEREOF THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 72.5 FEET MORE OR LESS TO THE POINT OF BEGINNING (EXCEPT FROM ABOVE DESCRIBED PREMISES THAT PART THEREOF IF ANY TAKEN FOR OPENING OR WIDENING AUGUSTA STREET), IN COOK COUNTY, ILLINOIS

16-02-428-009-0000

PARCEL 3:

THAT PART OF LOT 1 LYING SOUTH OF AUGUSTA BOULEVARD IN CHRISTIANA, A SUBDIVISION OF THE EAST ½ OF LOT 5 IN SUPERIOR COURT PARTITION OF THE EAST ½ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

16-02-428-009-0000

PARCEL 4:

LOT 1 IN CHRISTIANA BEING A SUBDIVISION OF THE EAST ½ OF LOT 5 IN SUPERIOR COURT PARTITION OF THE EAST ½ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY LINE OF GRAND AVENUE, 100 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 1 TO THE SOUTHERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 72.5 FEET MORE OR LESS TO THE POINT OF BEGINNING) AND (EXCEPT THAT PART OF LOT 1 LYING SOUTH OF THE NORTH LINE OF AUGUSTA BOULEVARD) IN COOK COUNTY, ILLINOIS

16-02-428-041-0000

PARCEL 5:

LOT 1 IN MORTIMER STEECES AUGUSTA GRAND SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 10654439, ALL SITUATED IN COOK COUNTY, ILLINOIS

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

CITY OF CHICAGO , a Municipal Corporation, Petitioner,)	Address of Violation:
)	3301-3369 W Grand Avenue
v.)	
)	
The Grand Augusta Management, Llc C/O Corporations Usa,)	Docket #: 21DS00431M
Llc)	
4034 WILLOW GROVE ROAD)	Issuing City
CAMDEN, DE 19934)	Department: Streets and Sanitation
and)	
The Grand Augusta Llc C/O Corporations Usa, Llc)	
4034 WILLOW GROVE ROAD)	
CAMDEN, DE 19934)	
)	
, 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>
Default - Liable by prove-up	QTT0LEL	1	7-28-120(a) Uncut weeds.	\$1,200.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		3	7-28-750(b) Owner Information Not Posted On Fence	\$600.00

Sanction(s):

Storage Fee

Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$2,440.00

Balance Due: \$2,440.00

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.

21DS00431M



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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: Mark Boyle 19 Feb 3, 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.