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Prepared by and
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Markoff Law LLC
29 N. Wacker Dr.
Suite #1010
Chicago, IL 60606
312-698-7300



Doc# 2327046047 Fee \$88.00

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 09/27/2023 01:40 PM PG: 1 OF 14

JUDGMENT

BOX 95

CERTIFIED COPY

DAH CASE #: 20BT03503A, 20BT02788A, 22BT01848A, 23BT00111A,
23DS04418M, 23DS01987M

PLAINTIFF: CITY OF CHICAGO

DEFENDANT: KING'S LEGACY PROPERTIES LLC

LAST KNOWN ADDRESS: KING'S LEGACY PROPERTIES LLC
R/A ADRIAN P ZENO
401 S LA SALLE ST STE 801P
CHICAGO, IL 60605

AMOUNT: \$9,480.00

EXECUTION DATE: JUNE 10, 2022

MULTIPLE PROPERTIES

S Y
P 14
S Y4
SC Y
INT EK

14

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PIN #:
20-35-110-002-0000

PROPERTY:
8007 S INGLESIDE, CHICAGO, IL 60619

LEGAL DESCRIPTION:

Lots 66 in E. B. Shogren and Company's Avalon Highlands Subdivision, being a Subdivision of Lot 6, 7 and 8 in Block 116, Lots 1 to 48 inclusive in Block 117, Lots 1 to 23 both inclusive in Lots 38 to 46, both inclusive in Block 118, Lots 1 to 21 both inclusive and Lots 24 to 48 both inclusive in Block 119, Lots 2 to 23 both inclusive and Lots 26 to 46 both inclusive in Block 120, Lots 11 to 18 both inclusive in Block 121, Lots 2 to 13 both inclusive in Block 122, Lots 28 to 88 both inclusive and Lots 38, 39, 40, 42, 43, 44 and 45 in Block 130, Lots 8, 9, 10, 11, 12 and 24 and 25 in Block 131, Lots 3 to 12 both inclusive in Block 132, Lots 2 to 23 both inclusive and Lots 26 to 35 both inclusive in Block 137, Lots 2 to 34 both inclusive, Lots 39 40 41 42 45 and 46 in Block 138 and Lots 11 to 17 both inclusive in Block 140 in Corners in the Northwest 1/4 of Section 35, Township 38 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded in the Recorder's Office in Book 168 of Plats 34 as document 6751064, in Cook County, Illinois.

PIN #:
20-29-219-032-0000

PROPERTY:
7350 S MORGAN, CHICAGO, IL 60621

LEGAL DESCRIPTION:

LOT 9 IN BLOCK 1 IN STAPLES SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #:
20-29-229-020-0000
20-29-229-019-0000

PROPERTY:
7406 S GREEN, CHICAGO, IL 60621

LEGAL DESCRIPTION:

Lots 192 and 193 in Downing and Phillip's Normal Park Addition, a Subdivision of the East 1/2 of the Northeast 1/4 of Section 29, Township 38 North, Range 14 East of the Third Principal Meridian (Except the south 149 feet thereof), in Cook County, Illinois.

PIN #:
21-31-117-010-0000

PROPERTY:
8135 - 8137 S PHILLIPS AVE, CHICAGO, IL 60617

LEGAL DESCRIPTION:

The North 15 feet of Lot 32, all of Lots 33 and 34, and Lot 35 (except the North 20 feet), in Block 1 in McCartney's Subdivision of the West Half of the Southwest Quarter of the Northwest Quarter of Section 31, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PIN #:
20-29-229-022-0000

PROPERTY:
7410 S GREEN ST, CHICAGO, IL 60621

LEGAL DESCRIPTION:

Lot 190 in Downing and Phillip's Normal Park Addition, a Subdivision of the East 1/2 of the Northeast 1/4 of Section 29, Township 38 North, Range 14 East of the Third Principal Meridian, 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,) v.) Kings Legacy Properties Llc C/O April C Troope) 1525 W GARFIELD BLVD) CHICAGO, IL 60636) and) Kings Legacy Properties Llc C/O Jemal King) 5015 S WABASH) CHICAGO, IL 60615) , Respondents.)	Address of Violation: 7636-7638 S Peoria Street Docket #: 20BT03503A Issuing City Department: Buildings
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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	20SO620762	1	064014 Remove cornice or repair and securely fasten to wall or structural frame of building. (13-196-530 E)	\$0.00
		3	061014 Repair exterior wall. (13-196-010, 13-196-530 B)	\$0.00
		4	064074 Replace defective window sills. (13-196-550)	\$0.00
		7	136016 Exterminate roaches and keep dwelling insect-free. (13-196-630 C)	\$0.00
		9	079014 Repair or rebuild defective members of garage or shed. (13-96-380, 13-96-250)	\$0.00
		10	197019 Install and maintain approved smoke detectors. (13-196-100 thru 13-196-160) Install a smoke detector in every dwelling unit. Install one on any living level with a habitable room or unenclosed heating plant, on the uppermost ceiling of enclosed porch stairwell, and within 15 feet of every sleeping room. Be sure the detector is at least 4 inches from the wall, 4 to 12 inches from the ceiling, and not above door or window.	\$0.00
		11	197087 Install carbon monoxide detector within 40 feet of every sleeping room in residential	\$0.00

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.

C.D. 5/10/2023
 Authorized Clerk Date

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

20BT03503A

Page 1 of 3

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DOAH - Order



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
City non-suit	20SO620762		structure. (13-64-190, 13-64-210) A carbon monoxide detector is needed whenever there is a heating appliance on the premises that burns fossil fuel such as gas, oil, or coal, or air that is circulated through a heat exchanger. Install according to manufacturer instructions. A hard wired model requires an electrical wiring permit. In a single family residence, be sure the detector is on or below the lowest floor with a place to sleep. In a multiple dwelling residence heated by a boiler, install a detector in the same room as the boiler. Otherwise, each apartment follows single family guidelines. The owner is responsible for installation and written instructions, the tenant for testing, maintenance, and batteries.	
		13	073014 Repair or replace defective door. (13-196-550 D, E)	\$0.00
		14	105035 Repair or replace door hardware. (13-196-550)	\$0.00
		15	150019 Arrange for inspection of premises. (13-12-100)	\$0.00
Previously liable - No subsequent compliance with building code	20SO620762	2	070014 Repair or replace defective or missing members of exterior stair system. (13-196-570)	\$500.00
		5	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$500.00
		6	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$500.00
		8	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$500.00
		12	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00

Sanction(s):
Storage Fee
Tow Fee

ASSISTANT CORPORATION COUNSEL SUPERVISOR JUDITH GORSKE FOR THE CITY, MOVED FOR DEFAULT JUDGMENT ON ALL REMAINING COUNTS WITH A \$500.00 FINE ON EACH COUNT PLUS \$100.00 IN COURT COSTS. AS RESPONDENT PLED LIABLE ON THE REMAINING COUNTS ON THE LAST COURT DATE,

20BT03503A
Page 2 of 3

483133

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

MOTION CITY FOR DEFAULT JUDGMENT WILL BE DENIED. AS THIS MATTER WAS CONTINUED TO TODAY FOR A HEARING ON THE PENALTIES, AND RESPONDENT FAILED TO APPEAR, CITY'S MOTION FOR A \$500.00 FINE PER EACH OPEN COURT, PLUS \$100.00 IN COURT COSTS WILL BE GRANTED.

Admin Costs: \$100.00

JUDGMENT TOTAL: \$2,600.00

Balance Due: \$2,600.00

Petitioner is granted leave to re-inspect the premises or business as it relates to the above found violation(s).

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

ENTERED:	<i>Harriet Parker</i>	58	Jun 10, 2022
	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

483133

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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, v: King's Legacy Properties, Llc C/O Jemal King 5015 S WABASH AVE CHICAGO, IL 60615 and King's Legacy Properties, Llc C/O April C Troope 1525 W GARFIELD BLVD CHICAGO, IL 60636 Respondents.	Address of Violation: 8135-8137 S Phillips Avenue Docket #: 20BT02788A Issuing City Department: Buildings
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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	20SO618002	8	190029 Arrange for reinspection regarding pending notice of violation. (13-12-100)	\$0.00
Previously liable - No subsequent compliance with building code	20SO618002	1	065034 Replace defective window sills. (13-196-550)	\$500.00
		2	061014 Repair exterior wall. (13-196-530 B)	\$500.00
		3	073024 Repair or replace defective door frame. (13-196-550)	\$500.00
		4	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$500.00
		5	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00
		6	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$500.00
		7	13-9-020 Dangerous Garage Demolition	\$500.00

Sanction(s):

Storage Fee

Tow Fee

Agreed order.

Admin Costs: \$100.00

JUDGMENT TOTAL: \$3,600.00

Balance Due: \$3,600.00

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.
C.B. 5/10/2023
 Authenticated Clerk Date
 Above must bear an original signature to be accepted as a Certified Copy

20BT02788A
Page 1 of 2

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

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

Petitioner is granted leave to re-inspect the premises or business as it relates to the above found violation(s).

 ENTERED: _____	29	Jun 29, 2022
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

485837

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(1/00)

DOAH - Order



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

CITY OF CHICAGO , a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	8135-8137 S Phillips Avenue
King's Legacy Properties, Llc C/O April C Troope	)	Docket #: 22BT01848A
1525 W GARFIELD BLVD	)	Issuing City
CHICAGO, IL 60636	)	Department: Buildings
and)	
King's Legacy Properties, Llc C/O Jemal King)	
5015 S WABASH)	
CHICAGO, IL 60617)	
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	22LO663017	1	221891 Obtain permit for electrical wiring and equipment installed without permits. (13-12-360)	\$500.00

Sanction(s):

Storage Fee

Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$540.00**Balance Due: \$540.00**

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) or via email with completed form located at Chicago.gov/ah. 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.

Date Printed: Jul 24, 2023 12:55 pm

486154

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.	
<i>Haven Simpson</i> Authorized Clerk	7/28/23 Date
Above must bear an original signature to be accepted as a Certified Copy	

22BT01848A

Page 1 of 2

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(1/00)

DOAH - Order



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:

Administrative Law Judge

26

ALO#

Jul 12, 2022

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

DOAH - Officer



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**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.
[Signature] 7/28/23
 Authorized Clerk Date
 Above must bear an original signature to be accepted as a Certified Copy

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 King's Legacy Properties Llc C/O April C. Troope) Address of Violation:
 1525 W GARFIELD) 8135-8137 S Phillips Avenue
 CHICAGO, IL 60636) Docket #: 23BT00111A
 and) Issuing City
 King's Legacy Properties Llc C/O Jemal King) Department: Buildings
 5015 S WABASH)
 CHICAGO, IL 60615)
 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	22T0675198	1	002022 Description of work:	\$0.00
Default - Liable by prove-up	22T0675198	2	002011 Submit plans prepared, signed, and sealed by a licensed architect or registered structural engineer for approval and obtain permit. (13-32-010, 13-32-040, 13-40-010, 13-40-020)	\$500.00

Sanction(s):

Storage Fee
Tow Fee

Assistant Corporation Counsel Ian Mills for the City. City moved to non-suit Count One as it is a Advisory Count. City's motion to non-suit Count One is granted. The City further moved for Default Judgment on all remaining counts with a \$500.00 fine on each count plus \$40.00 in court costs. Respondent did not appear. City's motion for Default Judgment is granted.

Admin Costs: \$40.00

JUDGMENT TOTAL: \$540.00

Balance Due: \$540.00

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) or via email with completed form located at Chicago.gov/ah. 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.

23BT00111A

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Date Printed: Jul 24, 2023 12:56 pm

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(1/00)

DOAH - Order



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:  119 Feb 15, 2023
 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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(1/00)

DOAH - Order



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 King's Legacy Properties, Llc, 7406 S. Green Series C/O April) Docket #: 23DS04418M
 C. Troope)
 1525 W Garfield Blvd) Issuing City
 CHICAGO, IL 60636) Department: Streets and Sanitation
 and
 King's Legacy Properties, Llc, 7406 S. Green Series C/O Jemal)
 King)
 5015 S Wabash)
 CHICAGO, IL 60615)
 , 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	QTVQP9L	1	7-28-120(a) Uncut weeds.	\$1,200.00
		2	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$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) or via email with completed form located at Chicago.gov/ah. 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.

Date Printed: Aug 2, 2023 8:59 am

519082

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.

Theresa Simpson 8/03/23
 Authorized Clerk Date

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

23DS04418M

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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.	)	7350 S Morgan Street
King's Legacy Properties, Llc C/O April C. Troope	)	Docket #: 23DS01987M
1525 W Garfield Blvd	)	Issuing City
CHICAGO, IL 60636	)	Department: Streets and Sanitation
and)	
King's Legacy Properties, Llc C/O Jemal King)	
5015 S Wabash)	
CHICAGO, IL 60617)	
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 - Motion to set-aside default granted	QTVORWL	1	7-28-710 Dumping or accumulation of garbage or trash - potential rat harborage.	\$300.00

Sanction(s):

Storage Fee

Tow Fee

Admin Costs: \$60.00

JUDGMENT TOTAL: \$360.00

Balance Due: \$360.00

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.

Michael J. Dadek 7/28/23
 Authorized Sign: _____ Date: _____

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

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

Prior default order(s) of Feb 22, 2023, is hereby vacated.

ENTERED: _____

Administrative Law Judge

17

ALO#

Apr 18, 2023

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.

23DS01987M

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