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KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 09/28/2023 11:31 AM PG: 1 OF 3

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)
Plaintiff,)

Docket Number:
22WD03631A

Kingsguard Properties, LLC)

Defendants.)

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, **Goldman and Grant**, 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.

PIN#: 25-28-328-019

Name: *Kingsguard Properties, LLC*

Address: 445 W. 125th St.

City: *Chicago*

State: *IL*

Zip: 60628

Legal Description: *LOT 3 IN BLOCK 3 IN FRANK R. IVES RESUBDIVISION OF LOTS 15, 16, 17 NAD 18 IN ANDREWS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 28 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

Goldman and Grant #36689
205 W. Randolph St, Suite 1100
Chicago, Illinois 60606
(312) 781-8700

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

| | |
|---|---|
| CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.)) Kingsguard Properties Llc) C/O JAMES PITTACORA 200 W ADAMS ST, STE 2500) CHICAGO, IL 60606) , Respondent.) | Address of Violation: 9750 S Wallace Street Docket #: 22WD03631A Issuing City Department: Finance |
|---|---|

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 | BSW01233272 | 1 | 1-20-090 Failure to pay debt due and owing the city. | \$665.72 |
| Default - Liable by prove-up | BSW01284485 | 1 | 1-20-090 Failure to pay debt due and owing the city. | \$1,024.24 |
| Default - Liable by prove-up | BSW01315471 | 1 | 1-20-090 Failure to pay debt due and owing the city. | \$1,117.73 |
| Default - Liable by prove-up | BSW01362265 | 1 | 1-20-090 Failure to pay debt due and owing the city. | \$1,013.58 |
| Default - Liable by prove-up | BSW01419969 | 1 | 1-20-090 Failure to pay debt due and owing the city. | \$1,076.56 |

Sanction(s):
 Restitution to City or cost of recovery \$350.00
 Storage Fee
 Tow Fee
 Restitution to City represents attorney fees.
 Admin Costs: \$25.00
JUDGMENT TOTAL: \$4,922.83 plus \$350.00 Restitution
Balance Due: \$5,272.83

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.C. 5/5/2023

Authorized Clerk 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.

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.



IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

UNOFFICIAL COPY

Handwritten signature

ENTERED:

Administrative Law Judge

22

Sep 17, 2022

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

22WD03631A

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Date Printed: Dec 12, 2022 11:18 am