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KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 10/27/2023 12:12 PM PG: 1 OF 6

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

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

Docket Numbers:

22WD00862A
23WD01523A

XANDER HOLDINGS LLC)
Respondent.)

Issuing City Department:
Finance

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}

[Prepared by:
Adam T. Pellizzari
ATTORNEY AT LAW]
[Heller and Frisone, LTD.]
[200 W. MONROE, STE 660
Chicago, IL 60606]
[ATTORNEY NUMBER 90859]
[312-236-3644]

S Y
P G
S V-2
SC V
INT ETK

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{ATTACHED}

Owner Name: XANDER HOLDINGS, LLC

PIN: 20-10-310-052-0000 Address: 5430-32 S. INDIANA AVE, CHICAGO, IL 60615

Legal Description: LOT 5, IN BLOCK 1, SIDNEY A. KENT'S SUBDIVISION OF LOTS 1 TO 19, INCLUSIVE, IN KENT AND WILLOUGHBY'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Owner Name: XANDER HOLDINGS, LLC

PIN: 20-22-210-024-0000 AND 20-22-210-025-0000

Address: 6400 S RHODES AVE CHICAGO, IL 60637, 6402 S RHODES AVE, CHICAGO, IL 60637

Legal Description: LOTS 1 AND 2 IN BLOCK 2 OF THE E.S. DREYER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

[Prepared by:

Adam T. Pellizzari

ATTORNEY AT LAW]

[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

(1700)
 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.G. 4/24/2023
 Authorized Clerk Date
 Above must bear an original signature to be accepted as a Certified Copy

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 Xander Holdings, Llc)
 C/O MARCIN KROL 12924 S 82ND, CT)
 PALOS PARK, IL 60464)
 , Respondent.)

Address of Violation:
 5430-5432 S Indiana Avenue
 Docket #: 22WD00862A
 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	BSW01309427	1	1-20-090 Failure to pay debt due and owing the city.	\$849.49
Default - Liable by prove-up	BSW01341970	1	1-20-090 Failure to pay debt due and owing the city.	\$1,151.14
Default - Liable by prove-up	BSW01385043	1	1-20-090 Failure to pay debt due and owing the city.	\$1,036.10

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: \$3,061.73 plus \$350.00 Restitution

Balance Due: \$3,411.73

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.



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED;

Administrative Law Judge

48

ALO#

Apr 2, 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



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.
 C. J. 4/24/2023
 Authorized Clerk Date
 Above must bear an original signature to be accepted as a Certified Copy

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 Xander Holdings Llc) Address of Violation:
 C/O MARCIN KROL 12924 S 82ND CT) 5430-5432 S Indiana Avenue
 PALOS PARK, IL 60615)
 , Respondent.) Docket #: 23WD01523A
 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	BSW01444007	1	1-20-090 Failure to pay debt due and owing the city.	\$1,350.16
Default - Liable by prove-up	BSW01494234	1	1-20-090 Failure to pay debt due and owing the city.	\$1,183.04

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: \$2,558.20 plus \$350.00 Restitution

Balance Due: \$2,908.20

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.



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:

Administrative Law Judge

48

ALO#

Apr 8, 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.

Property of Cook County Clerk's Office