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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/15/2023 02:22 PM PG: 1 OF 5

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

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

Docket Number:
23BT01856A

EP ASSETS 2, LLC)

Respondent.)

Issuing City Department:
Buildings

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]

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{ATTACHED}

Owner Name: EP ASSETS 2, LLC

PIN: 25-17-427-024-0000 **Address:** 10800 S SANGAMON ST, CHICAGO, IL 60643

Legal Description: LOT 204 IN SHELDON HEIGHTS NORTHWEST THIRD ADDITION, A SUBDIVISION OF THE WEST 5/8 OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17 (EXCEPT THE SOUTH 174 FEET THEREOF) IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Owner Name: EP ASSETS 2, LLC

PIN: 25-20-265-013-0000 **Address:** 11129 S GREEN ST, CHICAGO, IL 60643

Legal Description: LOT NINE (9) IN BLOCK 13 IN FIRST ADDITION TO SHELDON HEIGHTS WEST, A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Owner Name: EP ASSETS 2, LLC

PIN: 25-21-117-061-0000 **Address:** 11353 S EMERALD AVE, CHICAGO, IL 60628

Legal Description: LOT 19 (EXCEPT THE SOUTH 4 FEET THEREOF) AND THE SOUTH 8 FEET OF LOT 20 IN BLOCK 23 IN THE 5TH ADDITION TO SHELDON HEIGHTS, A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Owner Name: EP ASSETS 2, LLC

PIN: 20-32-221-025-0000 **Address:** 8126 S GREEN ST UNITS 1-2 CHICAGO, IL 60620

Legal Description: LOT 8 IN BLOCK 10 IN CHESTER HIGHLANDS THIRD ADDITION TO AUBURN PARK, BEING A SUBDIVISION OF THE EAST 7/8 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Owner Name: EP ASSETS 2, LLC

PIN: 20-34-223-010-0000 **Address:** 8135 S EVANS AVE UNITS 1-3, CHICAGO, IL 60619

Legal Description: LOT 32 IN BLOCK 17 IN CHATHAM FIELDS, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Owner Name: EP ASSETS 2, LLC

PIN: 20-32-120-014-0000 **Address:** 8145 S LOOMIS BLVD, CHICAGO, IL 60620

Legal Description: LOT 23 AND THE SOUTH 16 FEET OF LOT 22 IN BLOCK 12 IN FIRST ADDITION TO AUBURN HIGHLANDS BEING HARTS SUBDIVISION OF THE EAST 1/2 OF BLOCKS 3, 6 AND 10 AND ALL OF BLOCKS 11 AND 12 IN CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Owner Name: EP ASSETS 2, LLC

PIN: 20-31-231-007-0000 **Address:** 8223 S MARSHFIELD AVE UNITS 1-2 CHICAGO, IL 60620

Legal Description: LOT 75 IN BRITIGAN'S WESTFIELD SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Owner Name: EP ASSETS 2, LLC

PIN: 25-01-315-043-0000 **Address:** 9225 S EUCLID AVE, CHICAGO, IL 60617

Legal Description: LOT 38 (EXCEPT THE NORTH 19 FEET THEREOF) AND LOT 39 (EXCEPT THE SOUTH 1 FOOT THEREOF) IN BLOCK 23 IN STONY ISLAND HEIGHTS, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 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]



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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 (1/00)
 of an Order entered by an Administrative Law Judge of
 the Chicago Department of Administrative Hearings.

 Authorized Clerk Date
 12/5/2013
 Above must bear an original signature to be accepted as a Certified Copy

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 Ep Assets Llc, C/O Dorian Cartwright)
 2130 THE ALAMEDA #310)
 SAN JOSE, CA 95126)
 and)
 Ep Assets Llc, C/O Dorian Cartwright)
 8204 S. GREEN ST UNIT B)
 CHICAGO, IL 60625)
 , Respondents.)

Address of Violation:
 7432 S Oglesby Avenue
 Docket #: 23BT01856A
 Issuing City
 Department: Buildings

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	23S0684568	1	070014 Repair or replace defective or missing members of exterior stair system. (13-196-570)	\$500.00
		2	074014 Repair or rebuild exterior service walks, passage and stairways. (13-196-630, 7-28-060)	\$500.00
		3	074024 Provide guard rail at least 3 ft high. (13-124-330)	\$500.00
		4	103015 Repair or rebuild defective floor. (13-196-340 A, B)	\$500.00
		5	157047 Stop leaking water. (13-168-120, 13-168-1480)	\$500.00
		6	152047 Replace defective trap. (13-168-120, 13-168-1140)	\$500.00
		7	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.	\$500.00
		8	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$500.00

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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>
Default - Liable by prove-up	23S0684568	9	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$500.00

Sanction(s):

Storage Fee
Tow Fee

Respondent did not appear.


Admin Costs: \$40.00

JUDGMENT TOTAL: \$4,540.00

Balance Due: \$4,540.00

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.

ENTERED:  _____ 29 Aug 7, 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.