

UNOFFICIAL COPY



2405845059

Space reserved for Recorder's Office only

Doc# 2405845059 Fee \$55.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/27/2024 03:57 PM PG: 1 OF 3

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

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

Docket Number:
23WD05576A

v.)

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#: 25-03-114-040

Name: *Kingsguard Properties, LLC.*

Address: 8845 S. Calumet

City: *Chicago*

State: *IL*

Zip: *60619*

Legal Description: *LOT 16 AND THE SOUTH 13 FEET OF LOT 15 IN BLOCK 2 IN W.K. GORES SUBDIVISION OF THE SE ¼ OF THE NE ¼ OF THE NW ¼ OF SECTION 3, 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

2 1/3
3 1
SC y
INT k

UNOFFICIAL COPY

(1/00)

DOAH - Order



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.) Kingsguard Properties Llc C/O James Pittacora) 200 W ADAMS ST, STE 2500) CHICAGO, IL 60606) and) Kingsguard Properties Llc) 910 W VAN BUREN, STE 100-180) CHICAGO, IL 60607) , Respondents.)</p>	<p>Address of Violation: 7237 S Fairfield Avenue</p> <p>Docket #: 23WD05576A</p> <p>Issuing City Department: Finance</p>
---	--

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	BSW01403499AA	1	1-20-090 Failure to pay debt due and owing the city.	\$52.34
Default - Liable by prove-up	BSW01460429AA	1	1-20-090 Failure to pay debt due and owing the city.	\$1,094.79
Default - Liable by prove-up	BSW01520879A	1	1-20-090 Failure to pay debt due and owing the city.	\$1,162.07

Sanction(s):

Restitution to City or cost of recovery \$350.00
Storage Fee
Tow Fee

Restitution to City represents attorney's fees awarded.

Admin Costs: \$25.00

JUDGMENT TOTAL: \$2,334.20 plus \$350.00 Restitution

Balance Due: \$2,684.20

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.

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.

12/19/2023

Authorized Clerk
Date

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

23WD05576A

Page 1 of 2

UNOFFICIAL COPY

(1/00)

DOAH - Order



IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED:

Administrative Law Judge

26

ALO#

Nov 4, 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

23WD05576A

Page 2 of 2