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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/4/2024 11:38 AM

PAGE: 1 OF 4

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

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

Docket Number:

23DS28499M

FORECLOSURE BUYING GROUP, LLC)
NORTHERN ILLINOIS PROPERTY)
INCORPORATED)
LASALLE STREET INVESTORS, LTD.)
Respondents.)

Issuing City Department:
Streets and Sanitation

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 4
S V-2
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INT EK

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{ATTACHED}

Owner Name: FORECLOSURE BUYING GROUP LLC.

PIN: 21-31-306-017-0000 Address: 8304 SOUTH MANISTEE AVENUE, CHICAGO, IL 60617

Legal Description: LOT 2 (EXCEPT THE NORTH ¼ THEREOF) AND THE NORTH ½ OF LOT 3 IN BLOCK 34 IN HILL'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Owner Name: FORECLOSURE BUYING GROUP LLC.

PIN: 29-07-416-650-0000 Address: 14919 WINCHESTER AVENUE, HARVEY, IL 60426

Legal Description: LOT 35 (EXCEPT THE SOUTH 1/3 THEREOF) AND LOT 36 (EXCEPT THE NORTH 1/3 THEREOF) IN BLOCK 161 IN HARVEY, A SUBDIVISION IN SECTIONS 7 AND 18, TOWNSHIP 36 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]

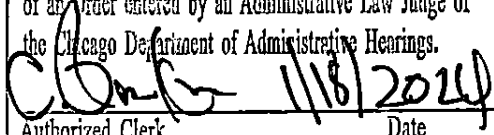


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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 Foreclosure Buying Group, Llc C/O Northern Illinois Property)
 105 W Madison St Ste 2100)
 CHICAGO, IL 60602)
 and)
 Northern Illinois Property Incorporated C/O Donald Kindwald)
 105 W Madison #2100)
 CHICAGO, IL 60602)
 and)
 *Stewart, Eric)
 960 W Meadows Dr Apt 1)
 FREEPORT, IL 61032)
 and)
 Foreclosure Buying Group, Llc C/O Lasalle Street Investors)
 105 W Madison St Ste 2100)
 CHICAGO, IL 60602)
 and)
 Lasalle Street Investors, Ltd. C/O Eric Stewart)
 244 S Randall Rd)
 ELGIN, IL 60123)
 and)
 *Stewart, Eric)
 910 S State Ave)
 FREEPORT, IL 61032)
 and)
 *Kindwald, Donald)
 2626 N Lakeview Ave Apt 2703)
 CHICAGO, IL 60614)
 and)
 *Kindwald, Donald)
 105 W Madison St Ste 603)
 CHICAGO, IL 60602)
 , Respondents.)

Address of Violation:
 8304 S Manistee Avenue
 Docket #: 23DS28499M
 Issuing City
 Department: Streets and Sanitation

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.


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

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	QTV9DHL	1	7-28-120(a) Uncut weeds.	\$1,200.00

Sanction(s):

Storage Fee

* Respondent has been dismissed from the case.



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

Sanction(s):

Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,240.00

Balance Due: \$1,240.00

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: _____

Administrative Law Judge

83

ALO#

Oct 26, 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 fee.

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.

* Respondent has been dismissed from the case.