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

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

Docket Number:
23BT03013A

DELVISION SB1 PROPERTIES LLC -)
1152 W. 64TH)
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: DELVISION SB1 PROPERTIES SERIES LLC-1152 W. 64TH

PIN: 20-20-200-024-0000 AND 20-20-200-025-0000

Address: 1150-58 W. 64TH ST CHICAGO, IL 60636

Legal Description: LOTS 26, 27 AND 28 IN BLOCK 4 IN WEDDELL AND COX'S SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 20, 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]



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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 of an Order entered by an Administrative Law Judge of the Chicago Department of Administrative Hearings.
Carlo Probo 6/10/24
 Authorized Clerk Date
 Above must bear an original signature to be accepted as a Certified Copy

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
 Address of Violation: 1150-1158 W 64th Street
 Delvision Sb1 Properties Series Llc- 1152 W. 64th, C/O) Docket #: 23BT03013A
 Hosanna Mahaley)
 17139 PAXTON) Issuing City
 SOUTH HOLLAND, IL 60473) Department: Buildings
 and)
 Delvision Sb1 Properties Series Llc- 1152 W. 64th, C/O)
 Hasanna Mahaley)
 1600 EUCLID AVE, STE 3008)
 CLEVELAND, OH 44115)
 , Respondents.

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	23S0692246	1	062024 Repair and maintain parapet. (13-196-530)	\$500.00
		2	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$500.00
		3	134026 Install rat stopping around exterior walls. (7-28-660)	\$500.00
		4	073014 Repair or replace defective door. (13-196-550 D, E)	\$500.00
		5	041063 Cut or remove high weeds that present a fire hazard. (15-4-970)	\$500.00
		6	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$500.00
		7	063014 Repair or rebuild chimney. (13-196-530, 13-196-590)	\$500.00

Sanction(s):

Storage Fee
 Tow Fee

Admin Costs: \$40.00

JUDGMENT TOTAL: \$3,540.00

Balance Due: \$3,540.00



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

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:	<i>Harriet Parker</i>	58	Jan 17, 2024
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.

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