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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 01/29/2010 12:45 PM Pg: 1 of 7

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT-FIRST DISTRICT

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v. One West Bank, FSB
et al.,
Defendant(s).

No: 09 MI 401020
Re: 206-08 N. Waller
Courtroom 1107, Richard J. Daley Center

ORDER OF PERMANENT INJUNCTION

This cause coming to be heard on the set call and on motion of Plaintiff, the Court having jurisdiction over the defendant(s) and the subject matter, and being fully advised in the premises:

IT IS HEREBY ORDERED THAT:

1. Defendant(s) One West Bank FSB as Successor to IndyM&C and his / her / their / its agents, heirs, legatees, successors, and assigns shall be permanently enjoined and restrained from renting, using, leasing, or occupying the: subject premises until the same have established full compliance with the Municipal Code of the City of Chicago as stated in this cause and further order of court. Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall maintain the subject property in a sanitary, boarded, and secure condition while it remains subject to this injunction.
2. The court reserves jurisdiction of this matter for the purposes of modification, enforcement, or termination of this permanent injunction.
3. This order is final, appealable, and enforceable, the court finding no just cause or reason to delay its enforcement or appeal.

HEARING DATE: 12/8/09 Assoc. Judge ANN HOUSER

DEC 08 2009

Circuit Court - 227

By: [Signature]
Assistant Corporation Counsel
Mara S. Georges, Corporation Counsel #90909
30 N. LaSalle, Room 700
Chicago, IL 60602 (312) 744-8791

[Signature]
Judge HOUSER Courtroom 1107
Dad or

1/2

Pink Copy for Defendant(s) (photocopy if required)

Yellow Copy for City of Chicago Department of Law

White Original for Court Records

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CASE 09 M1 401020
ADDRESS 206-208 North Waller

PIN 16-08-409-021-0000

LEGAL

LOT 21 IN CARTER'S SUBDIVISION OF BLOCK 5 IN FRANK'S SUBDIVISION OF THE NORTH 36 1/4 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 AND THE NORTH 36 1/4 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO, COOK COUNTY, IL

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2. That at all times pertinent thereto on information and belief the following named defendants owned, maintained, operated, collected rents for, or had an interest in the said property on the date(s) herein set forth.

ONEWEST BANK, FSB SUCCESSOR TO INDYMAC BANK FSB , OWNER
 MABEL KENNEDY A/K/A THE ESTATE OF , TAX PAYER
 Unknown owners and non-record claimants

3. That on 03/23/2009 and on each succeeding day thereafter and on numerous other occasions, the defendant(s) failed to comply with the Municipal Code of City of Chicago as follows:

1 CN070034

Failed to rebuild or replace dilapidated and dangerous porch. (13-196-570, 13-196-641)
 EAST - (1). FRONT PORCH WITH CRACKED STRINGERS AT THE CONCRETE STARTER STEP, FULLY DISCONNECTED WOOD STAIR TREAD, DANGEROUS AND HAZARDOUS CONDITION. (2). CRACKED AND SPALLING CONCRETE STEP. (3). RUSTED AND DISCONNECTED AT BASE ARE THE HANDRAILS GRADE TO 1ST FLOOR, ALL RAILS UNDER THE REQUIRED HEIGHT. (4). FLIGHT OF STAIRS IS COVERED BY A DETERIORATED CARPET, SEE RIPPED SECTIONS. (5). LANDING FLOOR JOISTS WITHOUT HANGERS AT RIM JOISTS SPAN NOT ADEQUATELY SUPPORTED AT CENTER, SEE TEMPORARY POST.

2 CN065014

Failed to maintain lintel in good repair and free from cracks and defects. (13-196-530(e), 13-196-641)
 EAST - 2ND FLOOR SOUTH WINDOW WITH A LOOSE ARCH LINTEL BRICK

3 CN061014

Failed to maintain the exterior walls of a building or structure free from holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the walls. (13-196-530(b), 13-196-641)
 NORTH AND SOUTH COMMON BRICK ELEVATIONS WITH ERODED MORTAR JOINTS AT THE PARAPETS AND SECTION OF WALL

4 CN197019

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.

BASEMENT AND ALL APARTMENTS WITHOUT SMOKE DETECTORS OR DEFECTIVE,
 INCLUDE ENCLOSED PORCH AND STAIRWELL

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5 CN197087

Install carbon monoxide detector within 40 feet of every sleeping room in residential structure. (13-64-190, 13-64-210) A carbon monoxide detector is needed whenever there is a heating appliance on the premises that burns fossil fuel such as gas, oil, or coal, or air that is circulated through a heat exchanger. Install according to manufacturer instructions. A hard wired model requires an electrical wiring permit. In a single family residence, be sure the detector is on or below the lowest floor with a place to sleep. In a multiple dwelling residence heated by a boiler, install a detector in the same room as the boiler. Otherwise, each apartment follows single family guidelines. The owner is responsible for installation and written instructions, the tenant for testing, maintenance, and batteries.

BASEMENT AND 1ST FLOOR UNIT ABOVE BOILER - NO CARBON MONOXIDE DETECTORS.

6 CN106015

Failed to maintain interior stairway system in safe condition and sound repair. (13-196-570)
INTERIOR STAIRWELL WITH HANDRAIL, BALLUSTERS DISCONNECTED AT TREADS.

7 CN133016

Repair or replace defective and dangerous carpeting. (13-196-630, 13-196-540)
INTERIOR STAIRWELL WITH A DINGY AND TORN CARPETING.

8 CN105085

Failed to provide and install building entrance door with deadlock latch with at least a 1/2 inch latch bolt projection for multi-unit residential buildings without an attendant being continuously on duty. (13-164-040)

INTERIOR STAIRWELL ENTRANCE VESTIBULE DOOR WITHOUT A DOOR KNOB, DEFECTIVE LATCH.

9 CN101015

Failed to maintain interior walls and ceilings free from holes or cracks. (13-19-540(c))
INTERIOR STAIRWELL AND ALL APARTMENTS ENTERED WITH HOLES ON WALLS, FLAKING PAINT AND PLASTER SURFACES, MOLD AT EXTERIOR WALLS.

10 CN132016

Heat dwelling unit adequately from September 15th to June 1st. (13-196-410)
ALL APARTMENTS - NO HEAT EITHER DUE TO A DEFECTIVE BOILER AND/OR NO GAS ACCOUNT.

11 CN103015

Failed to maintain floor free from holes and wide cracks and free from loose, warped, protruding or rotting floor boards. (13-196-540(a) and (b))

ALL APARTMENTS - MISSING, LOOSE OR WORN KITCHEN FLOOR TILES.

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- 12 NC4012
Failed to enclose interior stairwell in building not exceeding three stories in height with partitions with at least one hour fire resistance. (15-8-140)
WEST - (1). REAR PORCH HAS BEEN ENCLOSED BUT NOT FIRE PROTECTED, SEE EXPOSED WALL FRAMING INSIDE OF FLIGHT OF STAIRS AND LANDING DECKS. (2). WALL PARTITIONS ERECTED TO SEPARATE THE FLIGHT OF STAIRS AND THE DECKS. (3). EXTERIOR WALL SHEATHING IS UNRATED PLYWOOD COVERED WITH VINYL SIDING.
- 13 CN070024
Failed to repair or replace defective or missing members of porch system. (13-196-570, 13-196-641)
WEST REAR PORCH WITH THE FOLLOWING DEFECTS AND DEFICIENT CONDITIONS. (1). EXPOSED FOOTINGS ARE CRACKED AND ALL OTHERS COVERED AND FAILING, SEE OUT OF LEVEL DECKS. (2). COLUMNS WITHOUT PROPER LAP JOINTS, MOSTLY COVERED. (3). PEAMS WITHOUT TIE STRAPS AT COLUMNS FIRE CUT & BRICK WALL ANCHOR AREAS. (4). STRINGERS FROM MID LANDING 1ST TO 2ND FLOOR SCABBED REPAIRED, ROTTED AND ALL WITHOUT BOLTS. (5). LANDING BOARDS WITH ROTTED SECTIONS DUE TO WATER DAMAGE. (6). ARCHITECTURAL PLAN IS NOW REQUIRED.
- 14 CN069074
Failed to maintain foundation in sound condition and repair and so it adequately supports the building at all points. (13-196-530, 13-196-530(a), 13-196-641)
BASEMENT - ERODED MORTAR JOINTS ON FOUNDATION WALLS, SEE ACCUMULATION OF DIRT AT FLOOR.
- 15 CN079014
Failed to maintain garage in sound condition and repair. (13-196-530, 13-196-641)
GARAGE - (1). SEVERELY ERODED MORTAR JOINTS, SPALLED BRICK WALL SECTIONS. (2). ROTTED SERVICE DOOR FRAMES, CASINGS AND DOORS (OPEN SOUTH AREA). (3). ROTTED WINDOW FRAMES AND CASINGS, BOARDED PANES. (4). MISSING DOWNSPOUTS. (5). SOUTH PARKING AREA WITH COLLAPSING DRYWALL CEILING. (6). BROKEN AND MISSING SECTION OF CONCRETE APRON.
- 16 CN062024
Failed to maintain parapet wall in good repair and free from cracks and defects. (13-196-530 and 13-196-641)
ALL ELEVATIONS GRADE TO PARAPETS - ERODED MORTAR JOINTS AND SPALLED BRICK WALL SECTIONS.
- 17 CN070014
Failed to maintain exterior stairways in safe condition and in sound repair. (13-196-570, 13-196-641)
SOUTH - (1). CONCRETE STEPS GRADE TO BASEMENT WITHOUT HANDRAILS. (2). SOUTH EAST SYSTEM WITH THE RETAINING WALL OUT OF PLUMB AND SEVERELY ERODED AT TREADS.

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- 18 CN138056
Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)
BASEMENT AND EMPTY APARTMENTS INCLUDING REAR YARD WITH ACCUMULATION
OF HOUSEHOLD DEBRIS AND JUNK.
- 19 CN074014
Failed to maintain exterior service walks, passage and areaways in clean, sanitary and safe
condition. (13-196-630, 13-196-641)
SOUTH - CRACKED AND BUCKLED CONCRETE SERVICE WALK SECTIONS, MISSING BY
WEST (REAR) GATE.
- 20 CN077014
Failed to maintain fence in good condition and repair. (7-28-060, 13-196-630, 13-196-641)
WEST - CHAIN LINK FENCE GATE TILTED AND RUBBING AT GRADE.
- 21 PL151057
Provide kitchen sink within family unit. (13-196-390)
1ST FLOOR KITCHEN SINK MISSING, OPEN WASTE LINE SOUTH UNIT.
- 22 PL155017
Provide kitchen sink, bathroom sink, and/or bath tub or shower with cold water supply line,
installed and connected. (13-196-420)
BASEMENT - WATER SERVICE METER CONNECTION BROKE, NO WATER TO BUILDING.
- 23 PL154027
Supply adequate hot water with minimum temperature of 120 degrees F. (13-196-430)
NO HOT WATER TO BUILDING; NO GAS ON TO BUILDING.
- 24 PL151057
Provide kitchen sink within family unit. (13-196-390)
1ST FLOOR NORTH UNIT - KITCHEN SINK MISSING, OPEN WASTE LINE.
- 25 EL0018
Replace broken, inoperable, or painted over receptacle or switch. (18-27-200.1, 18-27-200.10(b))
DEFECTIVE SWITCH AND RECEPTACLE GARAGE AREA
- 26 EL0017
Provide ground continuity for electrical cable, raceway, and enclosure. (18-27-300.10,
18-27-300.13)
PROVIDE GROUND CONTINUITY FOR REAR EXTERIOR LIGHT AT REAR OF BUILDING.
- 27 EL0019
Replace defective light fixture. (18-27-410.22, 18-27-410.23, 18-27-410.24, 18-27-240.27,
18-27-410.36, 18-27-410.37, 18-27-410.38, 18-27-410.39)
FRONT CORRIDORS AND GARAGE AREA - AND 1ST FLOOR DWELLING UNIT

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- 28 EL0024
Illuminate hall, corridor, stair, accessible attic, closet, basement storeroom, utility room, and/or garage. (18-27-700.6, 18-27-560.7, 18-27-700.8, 18-27-700.9, 18-27-700.10)
PROVIDE ILLUMINATION THROUGHOUT ALL BASEMENT AREAS
- 29 EL0086
REPLACE ALL DETERIORATED CONDUCTORS THROUGHOUT BASEMENT AREAS AND DWELLING UNITS (18-27-110.7)
- 30 EL0086
PROVIDE PUBLIC METER AND PANEL FOR SEPARATE LIVING SPACE (18-27-210.25)
- 31 EL0030
Remove defective armored cable. (18-27-110.2, 18-27-110.3, 18-27-333.2, 18-27-333.3)
REPLACE ALL DEFECTIVE ARMoured CABLE THROUGHOUT BASEMENT AREAS
- 32 EL0086
ALL BOXES SHALL BE ACCESSIBLE, COVERED AND COMPLY WITH THE DIMENSION REQUIREMENTS OF ARTICLE 370 - PANCAKE BOXES THROUGHOUT DWELLING UNITS (18-27-370)
- 33 EL0086
PROVIDE THE REQUIRED DIAGRAM AND LOAD CALCULATION FOR FEEDERS SERVICES AND REQUIRED EQUIPMENT (18-27-215.5, 18-27-220)
- 34 EL0086
PROVIDE GFCI PROTECTION FOR ALL BATHROOMS AND KITCHEN COUNTERTOP AREAS (18-27-210.8)
- 35 EL0086
REPLACE ALL DETERIORATED WIRING THROUGHOUT ALL BASEMENT AREAS AND DWELLING UNITS (18-27-110.7)

*** End of Violations ***