



Doc#: 1026629052 Fee: \$50.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 09/23/2010 12:11 PM Pg: 1 of 8

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

CITY OF CHICAGO, a municipal corporation,	)	CASE NO: 10 M1 400659
Plaintiff,	)	
	)	Property Address: 6225-27 NORTH HERMITAGE
v.	)	Chicago, IL
	)	Room: 1105, Richard J. Daley Center
REF, INC. et al.,	)	
Defendant(s)	)	Lien Amount: \$ 3,268.86

**CLAIM FOR RECEIVER'S LIEN**

The claimant, City of Chicago, a municipal corporation, by the authority granted by Illinois Compiled Statutes, Chapter 65, Section 5/11-31-2, hereby files its claim for lien against the following described property

**Legal:** The 6225 N. Hermitage Condominium as delineated on the plat of survey of the following described parcel of real estate: Lot 6 in Block 14 in Highrise, being a subdivision in the North 1/2 of the Northeast 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as exhibit "D" to the Declaration of Condominium recorded December 29, 2008 as document no. 0830431028 together with its undivided percentage interest in the common elements in Cook County, Illinois.

**Commonly Known as:** 6225-27 NORTH HERMITAGE, CHICAGO, IL 60661

**P.I.N.:** 14-06-210-056-1001

The aforesaid lien arises out of City of Chicago vs. REF, INC., et al., Case Number 10M1400659 filed in the Circuit Court of Cook County, in which a receiver was appointed for said property by Court Order dated 03/16/2010. The receiver incurred expenses approved by the Court, pursuant to an order entered 06/01/2010. Pursuant thereto, the receiver issues a certificate in the amount of \$ 3,268.86 and bearing interest at 9% annum for costs and fees, which was transferred and assigned to the City of Chicago.

Claimant, City of Chicago, by an Assignment dated 08/27/2010 claims a lien on the above cited real estate for the amount of \$ 3,268.86 plus statutory interest of 9%. The City hereby reserves the right to amend this lien from time to time to include additional costs and fees. Pursuant to 35 ILCS 200/22-25 the advances made by the City to this property must be paid by tax purchaser prior to obtaining a tax deed for this property.

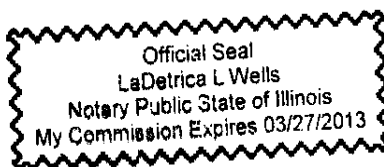
City of Chicago, a Municipal Corporation  
MARA S. GEORGES CORPORATION COUNSEL

Steven Q. McKenzie, Assistant Corporation Counsel, being first duly sworn on oath, deposes and says that he is the authorized agent for the City of Chicago, that he has read the foregoing Claim for Lien, knows the content thereof and that all statements therein contained are true.

SUBSCRIBED AND SWORN TO BEFORE ME

BY Steven Q. McKenzie  
This 23 day of Sept. 2010  
LaDetrica L. Wells

MARA S. GEORGES CORPORATION COUNSEL #90909  
30 North LaSalle, Suite 700 Chicago, IL 60602 (312) 744-8791



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**HEAT**  
**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS**  
**MUNICIPAL DEPARTMENT – FIRST DISTRICT**

CITY OF CHICAGO, a municipal corporation,	)	Case No: 10-M1-400659
	)	
Plaintiff,	)	Property Address:
	)	6225-27 North Hermitage
v.	)	<u>CHICAGO, IL.</u>
REF, Inc, et al.,	)	Courtroom: <u>1105</u>
	)	Richard J. Daley Center
Defendant (s)	)	

RECEIVER'S CERTIFICATE

The undersigned, David Feller was appointed heat receiver by the court to restore and maintain heat to the above premises on March 16, 2010. For value received, the receiver in his official capacity and not individually promises to pay to bearer the sum of \$3,268.86 on or before ninety (90) days after the date this certificate, with interest accruing at the rate of nine percent (9%) per annum until this receiver's certificate is fully paid, both principal and interest payable in such banking house or trust company in the City of Chicago, Illinois, as the legal holder of this receiver's certificate may appoint in writing or in the absence of such appointment, at the office of the Building and Housing Division of the City of Chicago's Law Department.

This receiver's certificate is issued under and by virtue of an order of the Circuit Court of Cook County, Illinois, entered on June 1, 2010 in the above-entitled cause, and pursuant to Illinois Compiled Statutes, chapter 5/11-31-2. This receiver's certificate is freely transferable and shall constitute a first lien in accordance with Illinois Compiled Statutes, chapter 65, section 5/21-31-2 and the foregoing order, upon the premises legally described as follows:

**SEE ATTACHEE**

Permanent Index Number: 14-06-210-056-1001

This receiver's certificate, together with the interest thereon, in no manner constitutes a personal obligation or liability of the receiver.

The holder of the receiver's certificate shall release the same receiver's certificate and the lien thereof by proper instrument, upon full and final payment of the underlying indebtedness evidenced by this receiver's certificate, either before or after maturity thereof. In the event the holder refuses to execute and deliver a release, the receiver may petition the court to order the holder to issue a release.

**ASSIGNMENT**

For the sum of one dollar (\$1.00) and for other good and valuable consideration, David Feller does hereby sell, assign and transfer to the City of Chicago, the foregoing receiver's certificate.

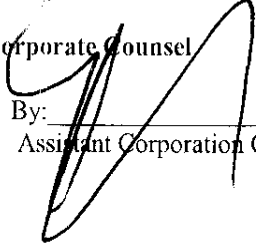
Dated: 8/27/20

  
 \_\_\_\_\_  
**David Feller, Heat Receiver**

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The undersigned, an Assistant Corporation Counsel, is the authorized agent of the City of Chicago in this transaction.

Mara S. Georges, Corporate Counsel

By:   
Assistant Corporation Counsel

David Feller, Receiver  
C/o Globetrotters  
300 S. Wacker Drive  
Suite 400  
Chicago, IL 60606  
(312) 697-3556

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

CITY OF CHICAGO, a municipal corporation,	)	Case No: 10 - M1 - 400659
	)	
Plaintiff,	)	Address: 6225-27 North Hermitage
	)	
V.	)	Chicago, IL
	)	
REF, Inc, et al	)	Courtroom: 1105
Defendant(s).	)	Richard J. Daley Center

### ORDER FOR RECEIVER'S CERTIFICATE

This cause coming on to be heard on the receiver's petition for the court's approval of his final accounting and for authorization to issue a receiver's certificate, with due notice being given to all parties and, with the court being fully advised in the premises;

#### **THE COURT FINDS:**

1. That on March 16, 2010, the receiver was appointed for the purpose of restoring and maintaining heat and/or hot water and, if necessary, to make repairs to the premises.
2. The receiver performed services on the following days: See attached.
3. The receiver presented a petition for fees in the amount of \$3,268.86 for services provided to the court.
4. The receiver received rent payments in the amount of \$.00.
5. A fee of \$3,268.86 is reasonable compensation for the receiver's performance of his duties and for services provided to the court.

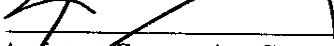
#### **IT IS ORDERED:**

- A. That the receiver's petition for fees is granted;
- B. That the receiver's fee of \$3,268.86 is hereby approved by the court;
- C. That the receiver is hereby authorized to issue and to assign to the City of Chicago for valuable consideration a receiver's certificate in the amount of \$3,268.86. The certificate includes the cost of restoring and maintaining heat and making repairs, plus all receiver's fees, less rent receipts. Interest shall accrue on unpaid amounts from the date this order is entered at **(9%) per annum**. The certificate is to issue against the real estate and constitute a first lien thereon in accordance with provisions of Illinois Compiled Statutes, Chapter 65, Section 5/11-31-2.

Hearing Date: June 1, 2010

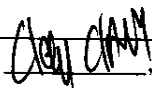
Entered:

Mara S. Georges No. 90909  
Corporation Counsel  
Attorney for the Plaintiff

By:   
Assistant Corporation Counsel  
30 N. LaSalle Street, Suite 700  
Chicago, IL 60602  
(312) 744-8791

Associate Judge LaGuina Clay-Ciark

JUN 01 2010

Judge  Room 1105 Circuit Court 1943

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

CITY OF CHICAGO, a municipal corporation,	) Case No.	<b>10M1 400659</b>
Plaintiff	) Amount claimed per day	2,000.00
V.	) Address:	
REF INC	) 6225 - 6227 N HERMITAGE AVE CHICAGO IL	
CHICAGO TITLE LAND TRUST COMPANY	) 60660-	
6225 N. HERMITAGE CONDOMINIUM ASSOCIATION	)	
Unknown owners and non-record claimants		
Defendants		

**COMPLAINT FOR EQUITABLE AND OTHER RELIEF**

Plaintiff, City of Chicago, a municipal corporation, by Mara S. Georges, Corporate Counsel, by the undersigned Assistant(s) Corporation Counsel, complains of Defendants as follows:

**Count I**

1. Within the corporate limits of said city there is a parcel of real estate legally described as follows:

14-06-210-056-1001

THE 6225 N. HERMITAGE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 6 IN BLOCK 14 IN HIGHRISE, BEING A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2008 AS DOCUMENT NO. 0836431028 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Commonly known as

6225 - 6227 N HERMITAGE AVE CHICAGO IL 60660-

and that located thereon is a

3 Story(s) Building

12 Dwelling Units

0 Non-Residential Units

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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.

REF INC , OWNER

CHICAGO TITLE LAND TRUST COMPANY , MORTGAGE HOLDER

6225 N. HERMITAGE CONDOMINIUM ASSOCIATION , REGISTERED AGENT

Unknown owners and non-record claimants

3. That on 02/24/2010 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 CN046013

Stop using cooking or water heating device as heating device. (13-196-400)

6227 apt 1w using electrical heater to heat unit

Location: INTERIOR:001 :

SEQ #: 001

2 CN132016

Heat dwelling unit adequately from September 15th to June 1st. (13-196-410)

6227 apt 1w temp 52,and 55 degree

Location: INTERIOR:001 :

SEQ #: 002

3 CN132046

Provide and maintain every facility, piece of equipment, or utility in safe and sound working condition. (13-196-400, 13-196-440)

whole building gas shut off

Location: INTERIOR:001 :

SEQ #: 003

4 PL154027

Supply adequate hot water with minimum temperature of 120 degrees F. (13-196-430)

6227 apt 2 no hot water temp 52degree

Location: INTERIOR:001 :

SEQ #: 004

\*\*\* End of Violations \*\*\*

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4. That Richard Monocchio is the Commissioner of the Department of Buildings of City of Chicago, and as such and pursuant to the Building Code of City of Chicago, caused inspection(s) to be conducted by inspectors of the Department of Buildings of City of Chicago, who have knowledge of the facts stated in this complaint.

5. That this proceeding is brought pursuant to the provisions of the Municipal Code of Chicago, and Chapter 65, Section 5/11-31-1, 5/11-31-2, and 5/11-13-15 of the Illinois Compiled Statutes, as amended.

Wherefore, plaintiff prays for a fine against the defendants, as provided under 13-12-020 of the Municipal Code of Chicago, in the amount indicated on the heading of the Complaint for each day said violations have existed and/or exist, said fine computed in accordance with Section 13-12-040 of the Municipal Code of Chicago.

## Count II

Plaintiff, City of Chicago, a municipal corporation, realleges the allegations of paragraphs one through five of Count I as paragraphs one through five of Count II and further alleges:

6. That the levying of a fine is not an adequate remedy to secure the abatement of the aforesaid municipal code violations and the public nuisance which they constitute, and that it is necessary that a temporary and permanent injunction issue and, if necessary, that a receiver be appointed, to bring the subject property into compliance with the Municipal Code of Chicago.

7. That Richard Monocchio, the Commissioner of the Department of Buildings, City of Chicago, has determined said building does not comply with the minimum standards of health and safety set forth in the Building Code.

### WHEREFORE, PLAINTIFF PRAYS:

- a. For a temporary and permanent injunction requiring the defendants to correct the violations alleged in the complaint and to restrain future violations permanently, pursuant to 65 ILCS 5/11-31-1 (a), 5/11-31-2 and 5/11-13-15 and 13-12-070 of the Municipal Code.
- b. For the appointment of receiver, if necessary, to correct the conditions alleged in the Complaint with the full powers of receivership including the right to issue and sell receivers certificates in accordance with Section 5/11-31-2 of Chapter 65 of the Illinois Compiled Statutes, as amended.
- c. For an order authorizing the plaintiff to demolish, repair, enclose or clean up said premises, if necessary, and a judgment against defendants and a lien on the subject property for these costs in accordance with Section 5/11-31-1 (a) of Chapter 65 of the Illinois Compiled Statutes, as amended.
- d. If appropriate and under proper petition, for an order declaring the property abandoned under Section 5/11-31-1 (d) of Chapter 65 of the Illinois Compiled Statutes as amended and for an order granting City of Chicago a judicial deed to the property if declared abandoned.
- e. If a statutory lien is obtained in this proceeding under Section 5/11-31-1 or 5/11-31-2 of Chapter 65 of the Illinois Compiled Statutes, as amended, for an order permitting foreclosure of said lien in this proceeding.
- f. For reasonable attorney fees and litigation and court costs.

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g. For such other and further relief as may be necessary in the premises and which the court shall deem necessary.

CITY OF CHICAGO, a municipal corporation

By: \_\_\_\_\_

ASSISTANT CORPORATION COUNSEL

## VERIFICATION

The undersigned, being first duly sworn on oath, deposes and says that he/she is the duly authorized agent of the plaintiff for the purpose of making this affidavit; that he/she has read the above and forgoing complaint, and has knowledge of the contents thereof, and that matters set out therein are true in substance and in fact, and as to matters alleged on information and belief that he/she believes them to be true.

\_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ Day  
of \_\_\_\_\_ 20\_\_\_\_\_.

By: \_\_\_\_\_

\_\_\_\_\_  
Deputy Circuit Court Clerk or Notary Public

For further information Contact: Department of Buildings  
Public Information Desk (312) 744 3400

**Mara S. Georges**  
Corporation Counsel  
Attorney for Plaintiff

By: \_\_\_\_\_

Assistant Corporation Counsel  
30 N LaSalle St. 7th floor  
Chicago, Illinois 60602  
Atty. No 90909  
(312) 744-8791

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