



Doc#: 1030910030 Fee: \$50.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 11/05/2010 12:47 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: 09 M1 403419
Plaintiff,	)	
	)	Property Address: 5125-29 W Madison/4-12 S Leamington
v.	)	Chicago, IL
	)	Room: 1105, Richard J. Daley Center
Truth and Deliverance International Ministries, et al.	)	
Defendant(s)	)	Lien Amount: \$ 9,598.50

**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:** Lots 15 and 16 in Britigan's Madison Street Subdivision of Lots 63, 64, and 65 in school trustees subdivision of the North part of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

**Commonly Known as:** 4-12 S Leamington/ 5125 W Madison Chicago, IL 60644

**P.I.N.:** 16-16-200-007

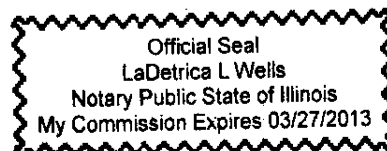
The aforesaid lien arises out of City of Chicago vs. Truth and Deliverance International Ministries, et al., Case Number 09 M1 403419 filed in the Circuit Court of Cook County, in which a receiver was appointed for said property by Court Order dated 12/22/2009. The receiver incurred expenses approved by the Court, pursuant to an order entered 08/18/2010. Pursuant thereto, the receiver issues a certificate in the amount of \$ 9,598.50 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 10/27/2010, claims a lien on the above cited real estate for the amount of \$ 9,598.50 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 5 day of NOV 2010  
LaDetrica L. Wells  
MARA S. GEORGES CORPORATION COUNSEL #90909  
30 North LaSalle, Suite 700 Chicago, IL 60602 (312) 744-8791

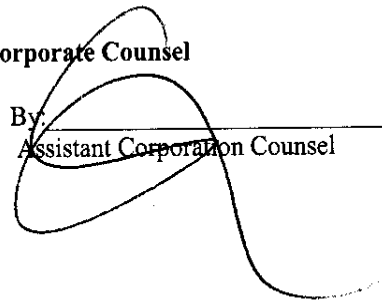




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The undersigned, an Assistant Corporation Counsel, is the authorized agent of the City of Chicago in this transaction.

**Mara S. Georges, Corporate Counsel**

By   
Assistant Corporation Counsel

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

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

<b>CITY OF CHICAGO, a municipal corporation,</b>	)	<b>Case No: 09 - M1 - 403419</b>
	)	
<b>Plaintiff,</b>	)	<b>Address: 5125-29 S Madison/</b>
	)	<b>4-12 S Leamington</b>
<b>V.</b>	)	<b>Chicago, IL</b>
	)	
<b>Truth and Deliverance International Ministries, et al)</b>	)	
	)	<b>Courtroom: 1105</b>
<b>Defendant(s).</b>	)	<b>Richard J. Daley Center</b>

**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 December 22, 2009, 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 net fees in the amount of \$15,023.50 for services provided to the court.
4. The receiver received rent and owner payments in the amount of \$5,425.00.
5. A net fee of \$9,598.50 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 net fee of \$9,598.50 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 \$9,598.50. 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: August 17, 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

Judge Clojz/APL, Room 1105

RECORDED & INDEXED

AUG 17 2010

Circuit Court 1043

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

CITY OF CHICAGO,  
a municipal corporation

Plaintiff

v.

TRUTH AND DELIVERANCE INTERNATIONAL  
MINISTRIES f/k/a TRUTH AND DELIVERANCE  
CHRISTIAN CENTER,  
AUSTIN BANK OF CHICAGO,  
SHOREBANK,  
THE PRIVATE BANK AND TRUST COMPANY,  
Unknown owners and non-record claimants,

Defendants

)  
) **09M1 403419**  
) Case No.  
) Amount claimed: \$1,000.00 per day  
) Address: 5125-29 W MADISON/  
) 4-12 S LEAMINGTON  
) CHICAGO IL 60644  
) Courtroom 1105  
) Richard J. Daley Center

**COMPLAINT FOR EQUITABLE AND OTHER RELIEF**

Plaintiff, City of Chicago ("City"), a municipal corporation, by Mara S. Georges, Corporation 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:

16-16-200-007-0000

LOTS 15 AND 16 IN BRITIGAN'S MADISON STREET SUBDIVISION OF LOTS 63, 64 AND 65 IN SCHOOL TRUSTEES SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as

**4-12 S LEAMINGTON / 5125-29 W MADISON CHICAGO IL 60644**

and that located thereon is a

- 3 Story(s) Building
- 15 Dwelling Units
- 1 Non-Residential Units

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.

TRUTH AND DELIVERANCE CHRISTIAN CENTER NOW KNOWN AS TRUTH AND DELIVERANCE INTERNATIONAL MINISTRIES.....	OWNER
SHOREBANK.....	MORTGAGE HOLDER
THE PRIVATE BANK AND TRUST COMPANY.....	MORTGAGE HOLDER
AUSTIN BANK OF CHICAGO.....	MORTGAGE HOLDER

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3. That on 12/21/2009 and on each succeeding day thereafter and on numerous other occasions, the defendant(s) failed to comply with the Municipal Code of the City of Chicago as follows:

1 CN 132016

Failed to adequately heat dwelling unit adequately from September 15<sup>th</sup> to June 1<sup>st</sup>.  
(Municipal Code of Chicago, § 13-196-410)  
GAS DISCONNECTED TO THE BUILDING; NO LEGAL SUPPLY OF GAS TO HEATING PLANT ON PROPERTY.

2 CN100203

Failure to provide hot water at a minimum temperature of 120 degrees Fahrenheit (13-196-420, 13-196-430, 11-8-690, 11-8-500 A)  
GAS DISCONNECTED TO THE BUILDING; NO LEGAL SUPPLY OF GAS TO HOT WATER FOR PROPERTY.

\*\*\* 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 Codes of the City of Chicago, caused inspections(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 13-20-020 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, re-alleges 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 afore stated 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.
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 the 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 a 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 the City of Chicago a judicial deed to the property if declared abandoned.

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- 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.
- 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

MARA S. GEORGES  
 Corporation Counsel of the City of Chicago  
 Attorney for Plaintiff  
 By: SARAH M. ANDREW  
 Assistant Corporation Counsel  
 Building and License Enforcement Division  
 30 North La Salle Street, Suite 700, Chicago, Illinois 60602  
 Atty. No 90909  
 (312) 742-0336

### VERIFICATION

The undersigned, being 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.

  
 ASSISTANT CORPORATION COUNSEL