



Doc#: 112212334 Fee: \$50.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 05/02/2011 11:34 AM 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,)
Plaintiff,)
)
)
)
)
JULENE V. RICHARDS, et. al.)
Defendant(s))

CASE NO: 10 M1 400540
Property Address: 6408 S. SANGAMON
Chicago, IL
Room: 1105, Richard J. Daley Center
Lien Amount: \$6,534.01

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: LOT 4 IN BLOCK 5 IN LUCY M GREEN ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 6408 S. SANGAMON, CHICAGO, IL

P.I.N.: 20-20-212-024-0000

The aforesaid lien arises out of City of Chicago vs. JULENE V. RICHARDS et al., Case Number 101M1400540 filed in the Circuit Court of Cook County, in which a receiver was appointed for said property by Court Order dated 06/10/2010. The receiver incurred expenses approved by the Court, pursuant to an order entered 03/10/2011. Pursuant thereto, the receiver issues a certificate in the amount of \$6,534.01 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 03/11/2011 claims a lien on the above cited real estate for the amount of \$6,534.01 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 a 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.

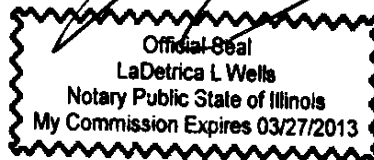
SUBSCRIBED AND SWORN TO BEFORE ME

BY Steven Q. McKenzie

This 26 day of April 2011

LaDetricia 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-M1-400540
)	
Plaintiff,	)	Property Address:
	)	6408 South Sangamon
v.	)	<u>CHICAGO, IL.</u>
Julene V Richards, 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 June 10, 2010. For value received, the receiver in his official capacity and not individually promises to pay to bearer the sum of \$6,534.01 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 March 10, 2011 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 ATTACHED

Permanent Index Number: 20-20-212-024

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: 3/11/2011



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 - 400540
)	
Plaintiff,	)	Address: 6408 South Sangamon
V.	)	Chicago, IL. 60621
)	
Julene V Richards, 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 June 10, 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 net fees in the amount of \$6,776.07 for services provided to the court. *6534.01*
4. The receiver received rent payments in the amount of \$00.00.
5. A net fee of ~~\$6,776.07~~ *6534.01* 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 ~~\$6,776.07~~ *6534.01* 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 ~~\$6,776.07~~. 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: March 10, 2011

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

Entered: *6534.01*
 Judge Laretta H. Wolfson

MAR 10 2011
 Circuit Court-1938

Judge Higgins Wolfson Room 1105

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

CITY OF CHICAGO, a municipal corporation,

Plaintiff

V.

JULENE V RICHARDS

BAC GP,LLC DOC # 0927833011 CASE #
09CH33676BAC HOME LOANS SERVICING,LP F/K/A
COUNTRYWIDE HOME LOANS SERVICING LP,
AS

Unknown owners and non-record claimants

Defendants

) Case No.

10M1 400540

) Amount claimed per day

2,500.00

) Address:

) 6408 - 6408 S SANGAMON ST CHICAGO IL

) 60621-

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:

20-20-212-024

LOT 4 IN BLOCK 5 IN LUCY M GREEN ADDITION TO CHICAGO, A SUBDIVISION OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as

6408 - 6408 S SANGAMON ST CHICAGO IL 60621-

and that located thereon is a

2 Story(s) Building

2 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.

JULENE V RICHARDS , OWNER

BAC GP,LLC DOC # 0927833011 CASE # 09CH33676 , MORTGAGE HOLDER

BAC HOME LOANS SERVICING,LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP, AS
, MORTGAGE HOLDER

Unknown owners and non-record claimants

3. That on 01/29/2010 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)
using heater to heat or it

Location: INTERIOR:001 :

SEQ #: 001

2 CN132015

Heat dwelling unit adequately from September 15th to June 1st. (13-196-410)
temp livingrm 51,dinnerarea 50 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)

hot water tank and boiler not working at of inspection

Location: INTERIOR:001 :

SEQ #: 003

4 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.

carbon monoxide detector no battery

Location: INTERIOR:001 :

SEQ #: 004

5 PL154027

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

no hot water temp 35 degree

Location: INTERIOR:001 :

SEQ #: 005

*** 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 receiver's 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