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

CITY OF CHICAGO,
a municipal corporation.

Plaintiff.

Jaber, et al

Defendant(s).

No.: 08 M1403904 ~~8011~~

Re: 3300 W. 63rd / 62485 ⁹²⁰⁸
Spunking

Courtroom 1105, Daley Center

AGREED ORDER OF JUDGMENT AND ENFORCEMENT WITH SETTLEMENT

THIS CAUSE coming on to be heard by the Court, the Court having heard evidence and testimony and having made a finding of ~~DD~~ ^{Violation} Compliance ~~DD~~ ^{Violation} of the violations listed in the Plaintiff's complaint: *Violation no. 5 still open and not complied,* nos. 1-4

IT IS HEREBY ORDERED THAT:

- The judgment entered on the date of 1-15-09 in the amount of \$ 440.00 plus \$60.00 court costs for a total of \$ 500.00 against Defendants Adnan Jaber shall stand as final judgment on Count I of Plaintiff's complaint. Leave to enforce said judgment is stayed until 2-15-09. Executive is to issue on the judgment thereafter. Count I is dismissed as to all other defendants not named in this paragraph 1.
- Plaintiff agrees to accept \$ 440.00 plus \$60.00 court costs for a total of \$ 500.00 in full settlement of the judgment if payment is made to the City of Chicago by 2-15-09 if payment is mailed it must be postmarked within the aforesaid time limit and mailed to the attention of Kim Miller at 30 N. LaSalle St., Room 700, Chicago, IL 60602.
- If this case is dismissed subject to reinspection, Defendant must call the assigned City inspector at (312) 744-8791 within 7 days to arrange for an interior inspection of the subject premises.
- This order is final and appealable, there being no just reason to delay its enforcement or appeal.
- Defendant agrees to comply violation no 5 of the complaint by 5-15-09.*

HEARING DATE: 1-15-09

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

Judge James W. McGinnis
Room 1105
Defendant: Adnan Jaber
By (Counsel): Adnan Jaber
Circuit Court-1926
Phone: 773-284-7477
DAJID M STEINMAN

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

08M1 403004

CITY OF CHICAGO, a municipal corporation,
Plaintiff
v.

ADNAN A JABER
ADNAN JABER
INBANK
Unknown owners and non-record claimants
Defendants

) Case No. _____
) Amount claimed per day ~~28000~~ 00
) Address:
) 3300 - 3306 W 63RD ST CHICAGO IL 60629-
) 6248 - 6252 S SPAULDING AVE CHICAGO IL
) 60629-
)
)

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 locally described as follows:

19-14-430-038

LOTS 46, 47 AND 48 IN SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 15 IN WEBB'S
SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as

3300 - 3306 W 63RD ST CHICAGO IL 60629-

6248 - 6252 S SPAULDING AVE CHICAGO IL 60629-

and that located thereon is a

3 Story(s) Building

20 Dwelling Units

6 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.

ADNAN A JABER , OWNER

ADNAN JABER , OWNER

INBANK , MORTGAGE HOLDER

Unknown owners and non-record claimants

3. Than on 12/05/2008 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

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

Room 207 is at 65 degrees with electrical baseboard heat; Room 306 is at 62 degrees with Furnace.

2. CN 132046

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

Furnace is broken in 306. Upon information and belief, heating systems installed in units 304 and 303 improperly installed.

3. CN 197039

Failure to relocate improperly installed smoke detectors. (13-196-110)

Stairwell is missing smoke detector

4. 197079

Failure to repair or replace defective or out of service smoke detectors and operate continuously. (13-196-130, 13-196-140)

Unit 308 broken smoke detector

5. VT 2010

Failure to submit plans and obtain ventilating system permits. (13-32-010, 13-32-020, 13-32-040, 13-32-130, 13-176-240; 13-32-270-13-40-140)

No plans and no permits issued for installation of heating system in property. Upon information and belief Renovation Permit Application #100238404-Install New Heating Units in Each Apartment and Correct Various Code Violations- was never completed after being rejected by the Department of Zoning.

**** End Violations ****

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4. That R.L. Rodriguez 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 R.L. Rodriguez, 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.

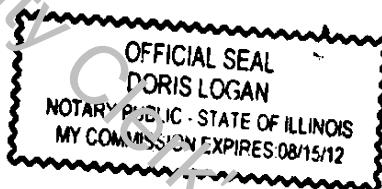
Rosalyn Moore

Subscribed and sworn to before me this 18th Day

of Dec 20 08

By: *Doris Logan*

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