



Doc#: 1134741024 Fee: \$50.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 12/13/2011 09:47 AM Pg: 1 of 8

Box space reserved for Recorder's Office only

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

CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

DANIEL CHRISTOPHER, et al.  
Defendant(s)

CASE NO: 11 M1 400273

Property Address: 667-69 W. 66<sup>TH</sup> STREET  
Chicago, IL

Room: 1105, Richard J. Daley Center

Lien Amount: \$ 29,396.77

**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 20 AND 21 IN DANIEL STAUFFERS SUBDIVISION OF LOTS 1 TO 4 INCLUSIVE IN BLOCK 17 IN LINDEN GROVE, A SUBDIVISION OF THE SOUTH 90 ACRES AND THE NORTH 70 ACRES OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Commonly Known as:** 667-69 W. 66<sup>TH</sup> STREET, CHICAGO, IL 60621

**P.I.N.:** 20-21-125-049

The aforesaid lien arises out of City of Chicago vs. DANIEL CHRISTOPHER, et al., Case Number 11M1400273 filed in the Circuit Court of Cook County, in which a receiver was appointed for said property by Court Order dated 01/25/2011. The receiver incurred expenses approved by the Court, pursuant to an order entered 10/18/2011. Pursuant thereto, the receiver issues a certificate in the amount of \$ 29,396.77 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 10/20/2011 claims a lien on the above cited real estate for the amount of \$ 29,396.77 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  
STEPHEN R. PATTON, CORPORATION COUNSEL

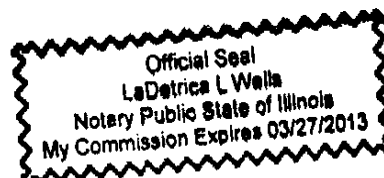
Steven Q. McKenzie, Assistant Corporation Counsel, being first duly sworn on oath, deposes and says that he is the authorized agent for the City of Chicago, that he has read the foregoing Claim for Lien, knows the content thereof, and that all statements therein contained are true.

SUBSCRIBED AND SWORN TO BEFORE ME

BY Steven Q. McKenzie

This 8 day of Dec 2011

LaDetricia L. Wells  
STEPHEN R. PATTON, CORPORATION COUNSEL #90909  
30 North LaSalle, Suite 700 Chicago, IL 60602 (312) 744-8791



**UNOFFICIAL COPY**

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

CITY OF CHICAGO, a municipal corporation,	)	Case No: 11-M1-400273
	)	
Plaintiff,	)	Property Address:
	)	667-69 West 66 <sup>th</sup> Street
v.	)	<u>CHICAGO, IL.</u>
Daniel Christopher, 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 utility service, heat and hot water and make repairs, if necessary, up to \$500.00 at the above premises on January 25, 2011. For value received, the receiver in his official capacity and not individually promises to pay to bearer the sum of \$29,396.77 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 October 18, 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: 20-21-125-049-0000

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: 10/20/2011

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

# UNOFFICIAL COPY

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

Stephen R. Patton No. 90909, Corporate Counsel

By:   
Assistant Corporation Counsel

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

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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

CITY OF CHICAGO, a municipal corporation,	)	Case No: 11 - M1 - 400273
	)	
Plaintiff,	)	Address: 667-69 West 66 <sup>th</sup> Street
	)	
V.	)	Chicago, IL. 60621
	)	
Daniel Christopher, 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 January 25, 2011, the receiver was appointed for the purpose of restoring utilities and heat and hot water and making repairs up to \$500.00, if necessary, to the building.
2. The receiver performed services as detailed in the final accounting.
3. The receiver presented a petition for fees and costs in the amount of \$30,638.34 for services provided to the court.
4. The fee and cost of \$30,638.34 is reasonable compensation for the receiver's performance of his duties and for services provided to the court.

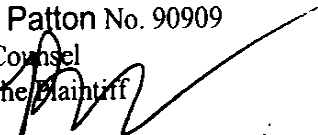
#### IT IS ORDERED:

- A. That the receiver's petition for fees and costs is granted;
- B. That the receiver's fee and cost of \$30,638.34 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 \$30,638.34. The certificate includes the costs and fees of restoring heat and hot water and vacating and securing and providing relocation assistance to tenants. 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: October 18, 2011

Entered:

Stephen R. Patton No. 90909  
 Corporation Counsel  
 Attorney for the Plaintiff

By:   
 Assistant Corporation Counsel Agency Judge Malone Room 1105  
 30 N. LaSalle Street, Suite 700  
 Chicago, IL 60602  
 (312) 744-8791  
 for the City

Judge Daniel B. Malone  
 OCT 18 2011  
 Circuit Court-2012

# UNOFFICIAL COPY

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

CITY OF CHICAGO,  
a municipal corporation

Plaintiff

v.

DANIEL CHRISTOPHER  
DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR BCAPB LLC TRUST 2007-AB1

Unknown owners and non-record claimants,  
Defendants

)  
)  
) Case No. **11M1 400273**  
)  
) Amount claimed: \$1,500.00 per day  
)  
) Address: **667-669 W 66TH ST.**  
) **CHICAGO IL 60621**  
)  
)  
) 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 1**

1. Within the corporate limits of said city there is a parcel of real estate legally described as follows:  
20-21-125-049-0000

LOTS 20 AND 21 IN DANIEL STAUFFERS SUBDIVISION OF LOTS 1 TO 4 INCLUSIVE IN BLOCK 17 IN LINDEN GROVE, A SUBDIVISION OF THE SOUTH 90 ACRES AND THE NORTH 70 ACRES OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as

**667-669 W 66TH ST. CHICAGO, IL 60621**

and that located thereon is a

- 2 Story(s) Building
- 4 Dwelling Units
- 0 Non-Residential Units

# UNOFFICIAL COPY

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.

DANIEL CHRISTOPHER, OWNER AND TAXPAYER OF RECORD

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR BCAPB LLC  
TRUST 2007-AB1, MORTGAGE HOLDER

UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

3. Upon information and belief, on 1/19/2011 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 SERVICE SCHEDULED FOR DISCONNECTION DUE TO ILLEGAL OCCUPANT USAGE. IF NOT FOR INTERVENTION OF CORPORATION COUNSEL, PEOPLE'S GAS WOULD HAVE TERMINATED GAS SERVICE FOR HEAT ON 1/19/2011.

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 SERVICE SCHEDULED FOR DISCONNECTION DUE TO ILLEGAL OCCUPANT USAGE. IF NOT FOR INTERVENTION OF CORPORATION COUNSEL, PEOPLE'S GAS WOULD HAVE TERMINATED GAS SERVICE FOR HOT WATER ON 1/19/2011.

3 CN 132046

Failure to provide and maintain every facility, piece of equipment or utility in safe and sound working condition. (13-196-400, 13-196-410)

GAS SERVICE SCHEDULED FOR DISCONNECTION DUE TO ILLEGAL OCCUPANT USAGE. IF NOT FOR INTERVENTION OF CORPORATION COUNSEL, PEOPLE'S GAS WOULD HAVE TERMINATED GAS SERVICE FOR HEAT AND HOT WATER ON 1/19/2011.

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

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

# UNOFFICIAL COPY

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 Manocchio, 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.
- 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

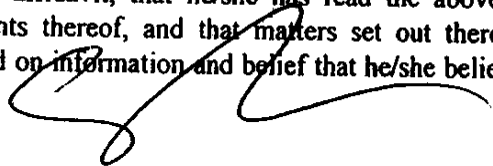
By:   
 ASSISTANT CORPORATION COUNSEL

# UNOFFICIAL COPY

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

Property of Cook County Clerk's Office