

HEAT



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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 12/23/2011 12:04 PM Pg: 1 of 6

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v. Anthony George

et al.,
Defendant(s).

No: 08 MI 400769
Re: 7341 S. Perry
Courtroom 1105, Richard J. Daley Center

ORDER OF PERMANENT INJUNCTION

This cause coming to be heard on the set call, the Court having jurisdiction over the defendant(s) and the subject matter, and being fully advised in the premises and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT:

- Defendant(s) Federal National Mortgage Association
his/her/their agents, heirs, successor or assigns, be permanently enjoined and restrained from renting, using, leasing, or occupying the Entire premises
until full compliance with the City of Chicago codes as stated in this cause and further order of court. Defendant(s) shall keep the subject property boarded and secured while it is subject to this injunction.
- The court reserves jurisdiction of this matter for the purposes of modification, enforcement, or termination of this permanent injunction.
- This order is final, appealable, and enforceable, the court finding no just cause or reason to delay its enforcement or appeal.
- The City withdraws any outstanding Petitions for Rule to Show Cause.
- Over the objection of Federal National Mortgage Association, Federal National Mortgage Association shall register the property as vacant pursuant to MCC 13-12-125 within 60 days and shall maintain the

IT IS FURTHER ORDERED THAT this cause be continued to OFF CALL 6:00 p.m., Courtroom 1105, registration, Richard J. Daley Center, 50 W. Washington St, Chicago, without further notice.

HEARING DATE: 12, 13, 2011

By: [Signature]
Assistant Corporation Counsel Attorney for the
Mara S. Georges, Corporation Counsel #90909
30 N. LaSalle, Room 700 City
Chicago, IL 60602 (312) 744-8791

[Signature]
Judge McGing / Pileggi
Malone
DEC 13 2011
Courtroom 1105

Circuit Court-7022

Pink Copy for Defendant(s) (photocopy if required)
Yellow Copy for City of Chicago Department of Law
White Original for Courtroom 1105

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

08 M1 400769

| | | | |
|---|---|---|----------|
| CITY OF CHICAGO, a municipal corporation, |) | Case No. | _____ |
| Plaintiff |) | Amount claimed per day | 4,500.00 |
| V. |) | Address: | |
| ANTHONY GEORGE |) | 7341 - 7341 S PERRY AVE CHICAGO IL 60621- | |
| SHOREBANK |) | | |
| 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:

20-28-221-012

LOT 18 IN BLOCK 2 IN ERWIN AND VEDDER'S SUBDIVISION OF BLOCKS 1, 2, AND 3 IN TABOR'S ADDITION TO EGGLESTON, A SUBDIVISION OF THE EAST 25 ACRES OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as

7341 - 7341 S PERRY AVE CHICAGO IL 60621-

and that located thereon is a

1 Story(s) Building

21 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.

ANTHONY GEORGE , OWNER
 SHOREBANK , MORTGAGE HOLDER
 ANTHONY GEORGE , LAST TAXPAYER OF RECORD
 Unknown owners and non-record claimants

3. That on 10/10/2007 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 CN196029

Post name, address, and telephone of owner, owner's agent for managing, controlling or collecting rents, and any other person managing or controlling building conspicuously where accessible or visible to public way. (13-12-030)

07 01951363/ post ownership

2 CN132016

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

no heat 66 degrees/ owners responsibility

3 PL154037

Provide approved pressure, temperature, or relief valve for domestic heated water storage tank or heater. (18-29-504)

no hot water/ ignited by electric

4 EL0001

Replace defective lighting service. (18-27-230.2)

no electric/ service line out

5 CN062024

Failed to maintain parapet wall in good repair and free from cracks and defects. (13-196-530 and 13-196-641)

north and south parapet/spalling bricks and open mortar joint

6 CN111015

Stop using basement dwelling unit and restore space to original use and layout in building where occupancy has changed to residential or comply with code requirements. (13-196-740, 13-200-120, 13-200-210 thru 13-200-240)

basement discontinue use as apt single house

7 NC2021

Performed or allowed work to be performed erecting, enlarging, altering, repairing, removing or demolishing a building or part of a building without a permit. (13-12-050, 13-32-010, 13-32-130)

basement deconvert permit

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8 CN111095

Locate minimum window area entirely above ground. (13-172-010 thru 13-172-150, 13-200-230 C, 13-200-370, 13-200-380)

basement natural light all glass block

9 NC2011

Performed or allowed work to be performed without submitting plans prepared, signed and sealed by a licensed architect or registered structural engineer for approval and without obtaining a permit to perform the work. (13-32-010, 13-32-040, 13-40-020, 13-12-050)

basement plans and permit erecting of walls plumbing and new electrical

*** End of 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 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
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Chicago, Illinois 60602
Atty. No 90909
(312) 744-8791