

HEAT



Doc#: 1210041074 Fee: \$50.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 04/09/2012 12:35 PM Pg: 1 of 7

This space reserved for the Recorder of Deeds

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.
Lavell Meeky
et al.,
Defendant(s).

No: 12 M1 400376

Re: 8619 S. Calfax

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:

1. Defendant(s) Lavell Meeky and Shawnita Meeky
his/her/their agents, heirs, successor or assigns, be permanently enjoined and restrained from renting, using, leasing, or occupying the rear coach house
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.
2. The court reserves jurisdiction of this matter for the purposes of modification, enforcement, or termination of this permanent injunction.
3. This order is final, appealable, and enforceable, the court finding no just cause or reason to delay its enforcement or appeal.

IT IS FURTHER ORDERED THAT this cause be continued to off-call at p.m., Courtroom 1105, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 3 / 1 / 12

By:
Assistant Corporation Counsel
Mara B. Georges, Corporation Counsel #90909
30 N. LaSalle, Room 700
Chicago, IL 60602 (312) 744-8791
FORM HEAT.4004 rev. 11/2008

Honorable Judge Pamela Hughes Gillespie
Judge Pamela Gillespie
MAR 01 2012
Chicago / Pileggi
Courtroom 1105

2/2
Circuit Court 1953
Duplicate Original

Pink Copy for Defendant(s) (photocopy if required)

Yellow Copy for City of Chicago Department of Law

White Original for Court Records

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

12M1 400376

CITY OF CHICAGO, a municipal corporation,	) Case No. _____
Plaintiff	) Amount claimed per day 3,000.00
V.	) Address:
LAVELL G MEEKY	) 8619 - 8619 S COLFAX AVE CHICAGO IL
SHAWNITA MEEKY	) 60617-
ELLIE STEWART)
Unknown owners and non-record claimants	
Defendants	

COMPLAINT FOR EQUITABLE AND OTHER RELIEF

Plaintiff, City of Chicago, a municipal corporation, by Stephen Patton, 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:

21-31-328-007

THE NORTH 10 FEET OF LOT 40 AND SOUTH 20 FEET OF LOT 41 IN BLOCK 61 IN HILL'S ADDITION TO NORTH CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as

8619 - 8619 S COLFAX AVE CHICAGO IL 60617-

and that located thereon is a

- 2 Story(s) Building
- 5 Dwelling Units
- 0 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.

- LAVELL G MEEKY , OWNER
- SHAWNITA MEEKY , OWNER
- ELLIE STEWART , LAST TAXPAYER OF RECORD
- Unknown owners and non-record claimants

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3. That on 01/04/2012 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 CN132016

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

Heating system off at time of inspection, no heat provided.

Location: OTHER : :Coach house

SEQ #: 001

2 CN132046

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

Boiler - Out of service at time of inspection . Basement door kicked-in , copper theft.

Location: OTHER : :Coach house

SEQ #: 002

3 CN046013

Stop using cooking or water heating device as heating device. (13-196-400)

Using cooking stove as heating device.

Location: OTHER : :Coach house

SEQ #: 003

4 CN197079

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

Smoke detector out of service , no battery.

Location: OTHER : :Coach house

SEQ #: 004

5 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 - Missing.

Location: OTHER : :Coach house

SEQ #: 005

6 PL154027

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

Hot water supplied at only 103F.

Location: OTHER : :Coach house

SEQ #: 006

*** End of Violations ***

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4. That Michael Merchant 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 Michael Merchant, 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.
- 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

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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

Stephen Patton
Corporation Counsel
Attorney for Plaintiff

By: _____

Assistant Corporation Counsel
30 N LaSalle St. 7th floor
Chicago, Illinois 60602
Atty. No 90909
(312) 744-8791

CITY OF CHICAGO, a municipal corporation,	) Case Number:	_____
Plaintiff	) Address:	
V.	) 8619 - 8619 S COLFAX AVE CHICAGO IL 60617-	
LAVELL G MEEKY)	
SHAWNITA MEEKY	) Court Room:	1105
ELLIE STEWART	) Richard J Daley Center	
Unknown owners and non-record claimants) Amount Claimed per day:	\$3,000.00

SERVE

SUMMONS

TO EACH DEFENDANT:

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YOU ARE HEREBY SUMMONED and required to file an appearance, answer or otherwise plead to the Complaint, a copy of which is attached. If you fail to answer or appear, a judgment by default may be entered against you for the relief sought in the complaint.

This case will be heard in Courtroom 1105 of the Richard J Daley Center on at 1:30 PM

TO THE OFFICER:

This summons must be returned by the officer or other person whom it was given for service, with endorsement of service and fees, if any, immediately after service, and not less than 3 days before the day of appearance. If service cannot be made, this summons shall be returned so endorsed.

Date Summons issued: _____

Clerk of the Court

By: _____

Deputy Clerk

Stephen Patton
Corporation Counsel
Attorney for Plaintiff

By: _____

Assistant Corporation Counsel
30 N LaSalle St. 7th floor
Chicago, Illinois 60602
Atty. No 90909
(312) 744-8791

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

Case Number: _____

Address:

8619 - 8619 S COLFAX AVE CHICAGO IL 60617-

ELLIE STEWART

8619 S COLFAX
CHICAGO IL 60617

LAVELL G MEEKY

4509 ODESSA DR
MATTESON IL 60443

SHAWNITA MEEKY

4509 ODESSA DR
MATTESON IL 60443

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