

HEAT

Duplicate Original



Doc#: 1217204135 Fee: \$46.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 06/20/2012 01:27 PM Pg: 1 of 5

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. Anthony James

et al.,
Defendant(s).

No: 12 MI 400605

Re: 52 W 107th St.

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) Anthony James and Cynthia James-Wines his/her/their agents, heirs, successor or assigns, be permanently enjoined and restrained from renting, using, leasing, or occupying the Entire Premise 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 matter is off call

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

HEARING DATE: 06 / 12 / 2012

Judge Daniel B. Malone

Judge McGinnis
McGinnis

Courtroom 1105

JUN 12 2012

Circuit Court-2012

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

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

Yellow Copy for City of Chicago Department of Law

White Original for Court Records

UNOFFICIAL COPY

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

1211 000305

CITY OF CHICAGO, a municipal corporation,) Case No. _____
Plaintiff) Amount claimed per day 2,500.00
V.) Address:
ANTHONY JAMES) 52 - 52 W 107TH ST CHICAGO IL 60628-
LARRY JOHNSON JR.)
JPMORGAN CHASE BANK,NA)
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:

25-16-220-007

LOT 3 (EXCEPT THE WEST 6 FEET AND 3 INCHES) AND THE WEST 1/2 OF LOT 4 IN BLOCK 3 IN SAVIDGE'S SUBDIVISION OF THE SOUTH 1/2 OF LOT 32 AND ALL OF LOT 33 IN THE SCHOOL TRUSTEE SUBDIVISION IN SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as

52 - 52 W 107TH ST CHICAGO IL 60628-

and that located thereon is a

2 Story(s) Building

1 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.

ANTHONY JAMES , OWNER

LARRY JOHNSON JR. , OWNER

JPMORGAN CHASE BANK,NA , MORTGAGE HOLDER

Unknown owners and non-record claimants

UNOFFICIAL COPY

3. That on 02/07/2012 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 PL154027

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

Apt. 2 / kitchen and bathroom - hot water temperatures only 50F at the time of inspection. No hot water supplied to the fixtures - gas shut off.

Location: INTERIOR:002 :2nd floor: SEQ #: 001

2 CN132016

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

Apt. 2: living room and dining room temperatures only - 42F; bedroom temperature only - 40F. Heating system is off at the time of inspection, no heat provided - gas service shut off.

Location: INTERIOR:002 :2nd floor: SEQ #: 002

3 CN104075

Failed to maintain windows in relation to the adjacent wall construction as to completely exclude rain and substantially exclude wind from entering the premises. (13-196-550(f))

Apt. 2 / living room and bedroom - drafty windows thru out, with air seepage.

Location: INTERIOR:002 :2nd floor: 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.

Boiler room - missing carbon monoxide detector.

Location: INTERIOR:-1 :Basement: SEQ #: 004

5 CN197019

Install and maintain approved smoke detectors. (13-196-100 thru 13-196-160) Install a smoke detector in every dwelling unit. Install one on any living level with a habitable room or unenclosed heating plant, on the uppermost ceiling of enclosed porch stairwell, and within 15 feet of every sleeping room. Be sure the detector is at least 4 inches from the wall, 4 to 12 inches from the ceiling, and not above door or window.

Boiler room - missing smoke detector.

Location: INTERIOR:-1 :Basement: SEQ #: 005

*** End of Violations ***

UNOFFICIAL COPY

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

UNOFFICIAL COPY

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

Property of Cook County Clerk's Office