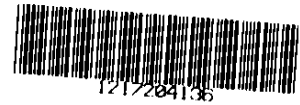


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HEAT

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Doc#: 1217204136 Fee: \$46.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 06/20/2012 01:28 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,

No: 11 MI 400226

v.

Re: 1230-32 E. 75th St.

S.O. Morgan

et al.,
Defendant(s).

Courtroom 1105, Richard J. Daley Center

Agreed 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) S.O. Morgan - S.O. Morgan Living Trust, Perry Morgan and any unknown ones and not 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.
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.
4. *This matter is at call*

Judge Daniel B. Malone

MAY 24 2012

Circuit Court-2012

IT IS FURTHER ORDERED THAT this cause be continued to _____ at _____ p.m., Courtroom 1105, Richard J. Daley Center, 60 W. Washington St., Chicago, without further notice.

HEARING DATE: 05/24/12

By: *[Signature]*
Assistant Corporation Counsel
Marc S. Georges, Corporation Counsel #90909
30 N. LaSalle, Room 700
Chicago, IL 60602 (312) 744-8791
FORM HEAT.4004 rev. 11/2008

FILED
MAY 24 2012
Judge McGing / Pileggi
McLone
2012
Courtroom 1105

DOROTHY BROWN
CLERK OF CIRCUIT COURT

Duplicate Original

Pink Copy for Defendants (photocopy if required)

Yellow Copy for City of Chicago Department of Law

White Original for Court Records

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

CITY OF CHICAGO,
a municipal corporation

Plaintiff

v.

SID MORGAN
SID MORGAN LIVING TRUST
Unknown owners and non-record claimants,
Defendants

)
)
) Case No. **11M1 400226**
) Amount claimed: \$1500.00 per day
)
) Address: **1230-32 E. 75TH ST. CHICAGO IL,**
) **60619**
)
)
) 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 I

1. Within the corporate limits of said city there is a parcel of real estate legally described as follows:

20-26-224-006-0000

LOT 23, 24, AND 25 IN BLOCK 2 IN CORNELL AND HIBBARD'S RE-SUBDIVISION OF BLOCKS 3, 4, 5 AND THE WEST 1/2 OF BLOCK 6 IN GARY'S ADDITION TO CORNELL, TOGETHER WITH BLOCK 43 OF CORNELL AND THAT PART OF CHAUCEY AVENUE LYING NORTH LINE OF SOUTH CHICAGO AVENUE IN CORNELL IN SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as

1230-32 E. 75TH ST. CHICAGO IL, 60619

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.

SID MORGAN LIVING TRUST.....OWNER OF RECORD

SID MORGAN.....TAXPAYER OF RECORD

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3. That on 1/18/2011 and 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

Failed to adequately heat dwelling unit adequately from September 15th to June 1st.
(Municipal Code of Chicago, § 13-196-410)

GAS DISCONNECTED TO THE BUILDING FOR FAILURE TO PAY THE GAS BILL TO THE UTILITY COMPANY AND SUBSEQUENT UNAUTHORIZED USAGE OF GAS; NO LEGAL SUPPLY OF GAS TO HEATING PLANT ON PROPERTY.

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 DISCONNECTED TO THE BUILDING FOR FAILURE TO PAY THE GAS BILL TO THE UTILITY COMPANY AND SUBSEQUENT UNAUTHORIZED USAGE OF GAS; NO LEGAL SUPPLY OF GAS TO HOT WATER FOR PROPERTY.

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 DISCONNECTED TO THE BUILDING FOR FAILURE TO PAY THE GAS BILL TO THE UTILITY COMPANY AND SUBSEQUENT UNAUTHORIZED USAGE OF GAS; NO LEGAL SUPPLY OF GAS TO HOT WATER FOR PROPERTY.

*** 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 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:

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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 reviewer be appointed, to bring the subject property into compliance with the Municipal Code.
7. That Richard Monocchio, 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

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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 foregoing 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