



Doc#: 1417541113 Fee: \$46.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/24/2014 02:50 PM Pg: 1 of 6

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. Jeff BV Commercial, LLC

et al.,  
Defendant(s).

No: 14 MI 400374  
1402-08 W 83rd St / 8256-68  
Re: 5600ms Blvd

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) Jeff BV Commercial, LLC 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.

IT IS FURTHER ORDERED THAT this cause be continued to 6/17/2014 at 1:30 p.m., Courtroom 1105, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 3/25/2014

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

[Signature]  
Judge Me...  
Courtroom 1105  
Pamela Hughes Gillespie

G-1105  
MAN 25 2014  
Circuit Court-1953

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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

JEFF BV COMMERCIAL, LLC,  
UNKNOWN OWNERS and  
NONRECORD CLAIMANTS,

Defendants.

Case No.

**14M1 400374**

Address:

1402-08 W 83RD ST / 8256-68 S  
LOOMIS BLVD  
CHICAGO, IL 60620

Amount claimed per day: \$3,500.00

Courtroom 1105

**COMPLAINT FOR EQUITABLE AND OTHER RELIEF**

Plaintiff, THE CITY OF CHICAGO, a municipal corporation, by and through Stephen R. Patton, Corporation Counsel, complains of the defendants as follows:

**COUNT I**

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

PIN(s): 20-32-127-035-0000

X

commonly known as 1402-08 W 83RD ST / 8256-68 S LOOMIS BLVD CHICAGO, IL 60620, (the "subject property") and located thereon is a 4 STORY BUILDING WITH 19 DWELLING UNIT(S) AND X NON-RESIDENTIAL UNIT(S).

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 subject property on the date(s) herein set forth:

JEFF BV COMMERCIAL, LLC, RECORD OWNER

UNKNOWN OWNERS and NONRECORD CLAIMANTS

3. On JANUARY 29, 2014, and on each succeeding day, and on numerous other occasions, Defendants have failed to comply with the Municipal Code of Chicago as follows:

- 1) CN 132016

Failure to adequately heat dwelling unit adequately from September 15th to June 1st at a minimum temperature of 68 degrees at 8:30 a.m. and thereafter until 10:30 p.m. and 66 degrees at 10:30 p.m. and thereafter until 8:30 a.m. averaged throughout the family unit or rooming unit. (Municipal Code of Chicago, § 13-196-410)

8256 1ST FLOOR UNIT - ROOM TEMPERATURE 60F. 8258 1S, 2S - ROOM TEMPERATURE 47F. HEATING PIPES FROZEN AND BUSTED. NO HEAT PROVIDED.

- 2) 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)

BOILER OUT OF SERVICE AT TIME OF INSPECTION.

FILED  
FD-1-24  
Clerk of Cook County  
CIVIL DIVISION  
COURT

# UNOFFICIAL COPY

- 3) CN 046013  
Failure to provide adequate heating facilities and allowing usage of portable heating equipment and gas appliances for heat by occupants. (13-196-400)  
8256 1N, 8258 1S - USING COOKING STOVE AS HEATING DEVICE.
- PL154027
- 4) Supply adequate hot water with minimum temperature of 120 degrees F. (13-196-430)  
HOT WATER PIPES FROZEN AND BUSTED. NO HOT WATER FURNISHED.
- 5) PL155017  
Provide kitchen sink, bathroom sink, and/or bath tub or shower with cold water supply line, installed and connected. (13-196-420)  
COLD WATER PIPES FROZEN AND BUSTED.
- 6) CN 137087  
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 residences, 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 to the tenants, the tenant is responsible for testing, maintenance and batteries.  
8258 1S, 2S - MISSING SMOKE DETECTORS.
- CN 197019
- 7) 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 stair, and within 15 feet of all sleeping rooms. Be sure detectors are installed at least 4 inches from the wall, 4-12 inches from the ceiling and not above doors or windows.  
8258 1S, 2S - MISSING CARBON MONOXIDE DETECTORS.

4. That Felicia Davis is the Acting Commissioner of Buildings of the City of Chicago and as such and pursuant to the Municipal Code of Chicago caused inspection(s) to be conducted by City inspectors 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:

- A. For a judgment against the defendants, as provided under 13-12-020 of the Municipal Code of Chicago, in the amount of \$4,500.00 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.
- B. For a personal judgment against each defendant in an amount equal to the costs incurred by the City, including litigation costs, inspection costs, and attorneys' fees, in providing services reasonably related to defendants' violation(s) of the Municipal Code of Chicago pursuant to Section 1-20-020 of the Municipal Code of Chicago.

# UNOFFICIAL COPY

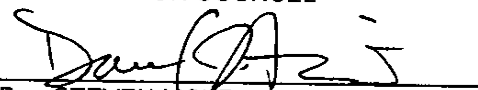
## COUNT II

6. Plaintiff, THE CITY OF CHICAGO, a municipal corporation, realleges each allegation set forth in each paragraph of Count I as if fully set forth herein and further alleges:
7. That the levying of a fine is not an adequate remedy to secure the abatement of the municipal code violations set forth above 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.
8. That Felicia Davis, Acting Commissioner of Buildings of the City of Chicago, has determined said building(s) and property do not comply with the minimum standards of health and safety set forth in the Building Code of the City of Chicago.

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 Section 13-12-070 of the Municipal Code of Chicago.
- 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.

Respectfully Submitted,  
STEPHEN R. PATTON  
CORPORATION COUNSEL

  
By: STEVEN MCKENZIE  
Assistant Corporation Counsel


City of Chicago  
Corporation Counsel #90909

Building and License Enforcement Division  
30 North LaSalle Street, Room 700  
Chicago, Illinois 60602  
(312) 744-8791

# UNOFFICIAL COPY


## CERTIFICATION

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements forth in this instrument are true and correct, except as to matters therein states to be on information and belief and as to such matters the undersigned certifies as a foresaid the he verily believes the same to be true.



---

Stephen R Patton  
Corporation Counsel  
Attorney for Plaintiff

BY:   
Assistant Corporation Counsel  
30 North LaSalle #700  
Chicago IL 60602  
Aty No 90909  
(312) 744-8791

Property of Cook County Clerk's Office