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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/07/2014 08:38 AM Pg: 1 of 9

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

CITY OF CHICAGO, a municipal corporation,)
Plaintiff,)
v.)
GARFIELD RATTRAY, et al.)
Defendant(s))

CASE NO: 13 M1 403442
Property Address: **6422 S. MAY**
CHICAGO, IL
Room: 1105, Richard J. Daley Center
Lien Amount: \$ 4,548.41

CLAIM FOR RECEIVER'S LIEN

The claimant, City of Chicago, a municipal corporation, by the authority granted by Illinois Compiled Statutes, Chapter 65, Section 5/11-31-2, hereby files its claim for lien against the following described property.

Legal: LOT 39 IN BLOCK 5 IN WEDDELL AND COX'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, ENDORSEMENT.

Commonly Known as: 6422 S MAY, CHICAGO, IL 60621

P.I.N.: 20-20-208-032-0000

The aforesaid lien arises out of City of Chicago vs. GARFIELD RATTRAY, et al., Case No. 13M1403442 filed in the Circuit Court of Cook County, in which a receiver was appointed for said property by Court Order dated 12/12/2013. The receiver incurred expenses approved by the Court, pursuant to an order entered 03/13/2014. Pursuant thereto, the receiver issues a certificate in the amount of \$4,548.41 and bearing interest at 10% annum for costs and fees, which was transferred and assigned to the City of Chicago.

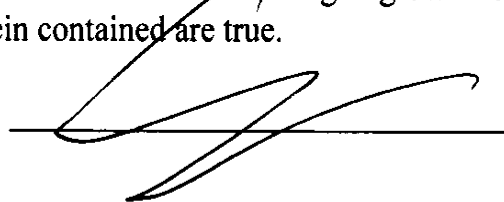
Claimant, City of Chicago, by an Assignment dated 03/14/2014 claims a lien on the above cited

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real estate for the amount of \$4,548.41 plus statutory interest of 10%. The City hereby reserves the right to amend this lien from time to time to include additional costs and fees. Pursuant to 35 ILCS 200/22-35 the advances made by the City to this property must be paid by tax purchaser prior to obtaining a tax deed for this property.

City of Chicago, a Municipal Corporation
Stephen R. Patton, Corporation Counsel

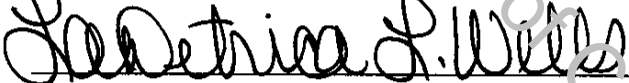
Steven Q. McKenzie, Assistant Corporation Counsel, being first duly sworn on oath, deposes and says that he is the authorized agent for the City of Chicago, that he has read the foregoing Claim for Lien, knows the content thereof, and that all statements therein contained are true.



SUBSCRIBED AND SWORN TO BEFORE ME

BY Steven Q. McKenzie

This 26 day of June 2014



STEPHEN R. PATTON, CORPORATION COUNSEL #90909
30 North LaSalle, Suite 700 Chicago, IL 60602 (312) 744-8790



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

CITY OF CHICAGO, a municipal corporation,	)	Case No: 13-M1-403442
)	
Plaintiff,	)	Property Address:
	)	6422 South May
v.	)	<u>CHICAGO, IL. 60621</u>
Garfield Rattray, et al)	
)	
Defendant (s)	)	Courtroom: <u>1105</u>
	)	Richard J. Daley Center

RECEIVER'S CERTIFICATE

The undersigned Globetrotters Engineering Corporation was appointed heat receiver by the court on December 12, 2013 and ordered to restore heat and hot water to the premises. For value received, the receiver in his official capacity and not individually promises to pay to bearer the sum of \$4,548.41 on or before ninety (90) days after the date this certificate, with interest accruing at the rate of ten percent (10%) per annum until this receiver's certificate is fully paid, both principal and interest payable in such banking house or trust company in the City of Chicago, Illinois, as the legal holder of this receiver's certificate may appoint in writing or in the absence of such appointment, at the office of the Building and Housing Division of the City of Chicago's Law Department.

This receiver's certificate is issued under and by virtue of an order of the Circuit Court of Cook County, Illinois, entered on March 13, 2014 in the above-entitled cause, and pursuant to Illinois Compiled Statutes, chapter 5/11-31-2. This receiver's certificate is freely transferable and shall constitute a first lien in accordance with Illinois Compiled Statutes, chapter 65, section 5/21-31-2 and the foregoing order, upon the premises legally described as follows:

SEE ATTACHED

Permanent Index Number: 20-20-208-032-0000

This receiver's certificate, together with the interest thereon, in no manner constitutes a personal obligation or liability of the receiver.

The holder of the receiver's certificate shall release the same receiver's certificate and the lien thereof by proper instrument, upon full and final payment of the underlying indebtedness evidenced by this receiver's certificate, either before or after maturity thereof. In the event the holder refuses to execute and deliver a release, the receiver may petition the court to order the holder to issue a release.

ASSIGNMENT

For the sum of one dollar (\$1.00) and for other good and valuable consideration, David Feller does hereby sell, assign and transfer to the City of Chicago, the foregoing receiver's certificate.

Dated: 3/14/14


David Feller, Agent for Globetrotters Engineering Corporation

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The undersigned, an Assistant Corporation Counsel, is the authorized agent of the City of Chicago in this transaction.

Stephen R. Patton No. 90909, Corporate Counsel

By: 
Assistant Corporation Counsel

Globetrotters Engineering Corporation, the Limited Heat Receiver
David Feller, Agent
300 S. Wacker Drive - Suite 400
Chicago, IL 60606
(312) 697-3550

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

CITY OF CHICAGO, a municipal corporation,	)	Case No: 13 - M1 - 403442
)	
Plaintiff,	)	Address: 6422 South May Street
)	
V.	)	Chicago, IL. 60621
)	
Garfield Rattray, et al)	
)	
Defendant(s).	)	Courtroom: 1105 Richard J. Daley Center

ORDER FOR RECEIVER'S CERTIFICATE

This cause coming on to be heard on the receiver's petition for the court's approval of his final accounting and for authorization to issue a receiver's certificate, with due notice being given to all parties and, with the court being fully advised in the premises:

THE COURT FINDS:

1. That on December 12, 2013, Globetrotters Engineering Corporation was appointed limited receiver for the purpose of restoring heat and hot water.
2. The receiver performed services as detailed in the accounting for fees and expenses from December 12, 2013 through and including March 13, 2014.
3. The receiver's accounting states that in the course of fulfilling its duties it incurred out of pocket costs totaling \$1,538.36 and \$3,423.75 in fees were billed for a combined total of \$4,972.11.
4. ~~Defense council~~ was in court and has no objections to the receivers accounting.
5. After thorough consideration of the Motion and attached exhibits, \$1,548.96 in out of pocket costs and \$3,000.00 in fees for a total of \$4,548.96 is reasonable compensation for work completed.

IT IS ORDERED:

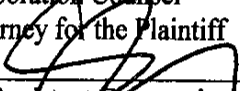
- A. Globetrotters Engineering Corporation's costs and fees of \$4,548.96 are hereby approved and the request to issue a receiver's certificate in that amount. Interest shall accrue on unpaid amounts from the date of this order is entered at 10% per annum.
- B. The certificate issues pursuant to the provisions of the Illinois Compiled Statutes, Chapter 65, Section 5/11-31-2.

Hearing Date: March 13, 2014

Entered:

Stephen R. Patton No. 90909

Corporation Counsel
Attorney for the Plaintiff

By: 
Assistant Corporation Counsel
30 N. LaSalle Street, Suite 700
Chicago, IL 60602
(312) 744-8791

Associate Judge Pamela Hughes Gillespie

MAK 13 2014

Judge Gillespie, Circuit Court - 1953

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

13M1 403442

CITY OF CHICAGO, a municipal corporation,
Plaintiff
V.

GARFIELD RATTRAY
T BROWN

Unknown owners and non-record claimants
Defendants

) Case No. _____
) Amount claimed per day 3,500.00
) Address:
) 6422 - 6422 S MAY ST CHICAGO IL 60621-
)
)

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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:

20-20-208-032-0000

LOT 39 IN BLOCK 5 IN WEDDELL AND COX'S SUBDIVISION OF THE WEST 1/2 OF THE
NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, ENDORSEMENT.

Commonly known as

6422 - 6422 S MAY ST CHICAGO IL 60621-

and that located thereon is a

2 Story(s) Building

0 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.

GARFIELD RATTRAY , OWNER

T BROWN , LAST TAXPAYER OF RECORD

Unknown owners and non-record claimants

3. That on 11/14/2013 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)

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2nd room temperature 62degree, room 2-64 degree. Heating system is off at of inspection., no heat provided.

Location: OTHER : :

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)

2nd furance out of service at time of inspection.

Location: OTHER : :

SEQ #: 002

3 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

2nd missing carbon monoxide detector.

Location: OTHER : :

SEQ #: 003

4 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.

2nd missing smoke detector.

Location: OTHER : :

SEQ #: 004

5 PL154027

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

2nd hot water supplied at only 60 degree.

Location: OTHER : :

SEQ #: 005

6 CN046013

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

2nd using stove for heating unit.

Location: OTHER : :

SEQ #: 006

7 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))

2nd broken windows panes thru-out unit.

Location: OTHER : :

SEQ #: 007

*** 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

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