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Doc#: 1420401158 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/23/2014 02:35 PM Pg: 1 of 3

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v. Deutsche Bank National Trust
et al.,
Defendant(s).

No: 12 MI 400118
Re: 10955 S State St
Courtroom 11 05, Richard J. Daley Center

ORDER OF PERMANENT INJUNCTION

This cause coming to be heard on the set call and on motion of Plaintiff, the Court having jurisdiction over the defendant(s) and the subject matter, and being fully advised in the premises:

IT IS HEREBY ORDERED THAT:

- Defendant(s) James Holiday, based on publication,
and his / her / their / its agents, heirs, legatees, successors, and assigns shall be permanently enjoined and restrained from renting, using, leasing, or occupying the: entire premises
until the same have established full compliance with the Municipal Code of the City of Chicago as stated in this cause and further order of court. Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall maintain the subject property in a sanitary, boarded, and secure condition while it remains subject to this injunction.
 - The court reserves jurisdiction of this matter for the purposes of modification, enforcement, or termination of this injunction.
- The above-named Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall put and keep the subject property in compliance with the vacant building requirements in the Municipal Code of Chicago (Sections 13-12-125 through 13-12-150), including the requirements that the property be insured and registered with the City (information at www.cityofchicago.org/buildings) and keep the exterior of the premises clean and free of debris and weeds.

This matter is off call.

Associate Judge Pamela Hughes Gillespie

Pursuant to Ill. S.Ct. Rule 304(a), this order is final and appealable, there being no just reason for delaying enforcement or appeal.

HEARING DATE: 7, 9, 14

JUL 09 2014

By: [Signature]
Attorney for Plaintiff
Corporation Counsel #90909
30 N. LaSalle, Room 700
Chicago, IL 60602 (312) 744-8791

Circuit Court-1953

Pamela Gillespie
Judge Gillespie Courtroom 11 05

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
MUNICIPAL DEPARTMENT – FIRST DISTRICT**

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

DEUTSCHE BANK NATIONAL TRUST CO., AS
TRUSTEE FOR SOUNDVIEW HOME LOAN
TRUST 2006-OPT4, ASSET-BACKED
CERTIFICATES, SERIES 2006-OPT4,

JAMES MYRA JACKSON,

AMERICAN HOME MORTGAGE SERVICING,
INC.,

FIELD ASSETS,

UNKNOWN OWNERS, and
NONRECORD CLAIMANTS

Defendants.

12M1 400118

Case Number:

Re: 10955 S. STATE STREET
CHICAGO, IL

Courtroom 1111

**PLAINTIFF CITY OF CHICAGO'S
COMPLAINT FOR EQUITABLE AND OTHER RELIEF**

Plaintiff, THE CITY OF CHICAGO ("the City"), by and through its attorney, Stephen R. Patton, Corporation Counsel, and the undersigned attorney, complains of the defendants as follows:

GENERAL ALLEGATIONS

Nature of the Case

1. The City brings this action pursuant to its police power as a home rule unit under Article VII of the Illinois Constitution, which includes "the power to regulate for the protection of the public health, safety, morals and welfare." Ill. Const. art. VII, § 6(a). As a further grant of authority, the City brings this action pursuant to the Unsafe Property Statute, 65 Ill. Comp. Stat. 5/11-11-1(a) et seq. (West 2010), and the Injunction Statute for Building and Zoning Violations, 65 Ill. Comp. Stat. 5/11-13-15 (West 2010). In addition, the City brings this action under its Improperly Maintained Buildings and Structures Subject to Nuisance Abatement Proceedings ("Slum Nuisance") Ordinance, Municipal Code of Chicago § 13-12-145 (2010). By bringing this action, the City seeks to abate dangerous and unsafe conditions at the property in question and obtain equitable relief, civil penalties, attorney's fees, and costs.

The Parties and the Property at Issue

2. The City is a municipal corporation organized and existing under the laws of the State of Illinois.
3. Within the corporate limits of Chicago, there is a parcel of real estate legally described as:

LOTS 10 AND 11 IN BLOCK 1 IN THE SUBDIVISION OF THAT PART LYING
WEST OF THORTON ROAD OF LOT 17 AND THE ASSESSOR'S DIVISION

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OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel is commonly known as 10955 S. STATE STREET, Chicago, Cook County, Illinois ("subject property"), and has a permanent index number of 25-15-316-018.

4. Located on the subject property is a GARAGE AND TWO STORY FRAME building. The last known use of the building was RESIDENTIAL.
5. At all times relevant to this complaint, the defendants owned, managed, controlled, collected rents from, contributed to the ongoing violations at, or had a legal or equitable interest in the subject property.

More specifically:

a. Defendant DEUTSCHE BANK NATIONAL TRUST CO., AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT4 has the following interest in the subject property: RECORD OWNER.

b. Defendant JAMES MYRA JACKSON has the following interest in the subject property: LAST TAXPAYER OF RECORD.

c. Defendant AMERICAN HOME MORTGAGE SERVICING, INC. has the following interest in the subject property: VACANT BUILDING REGISTRANT.

d. Defendant FIELD ASSETS has the following interest in the subject property: VACANT BUILDING REGISTRANT.

e. Defendants also include UNKNOWN OWNERS and NON-RECORD CLAIMANTS.

Dangerous and Unsafe Conditions

6. On July 28, 2011, and continuing to the present, dangerous and unsafe conditions have existed at the subject premises, including but not limited to:
 - a. The building is vacant and open.
 - b. The building's electrical service has been terminated by ComEd at the building.
 - c. The building's electrical system is stripped and inoperable, missing fixtures, and has exposed wiring.
 - d. The building's heating system is stripped and inoperable, and missing ductwork and a furnace.
 - e. The building's masonry is missing siding.
 - f. The building's masonry is damaged at the exterior walls.
 - g. The building's plaster is broken or missing.
 - h. The building's plumbing system is stripped and inoperable, and missing fixtures.