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Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/28/2014 02:30 PM Pg: 1 of 10

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

CITY OF CHICAGO, a municipal corporation,) CASE NO: 13 M1 403489
Plaintiff,)
	Property Address: 8449 S. EUCLID
V.	CHICAGO, IL
) Room: 1105, Richard J. Daley Center
THE UNKNOWN HEIRS AND LEGATEES	$S \rightarrow C_{1}$
OF VIOLA JOHNSON, et al.) 0,
,) %
Defendant(s)) Lien Amount: \$ 9,224.11

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 29 (EXCEPT THE SOUTH 1.45 FEET THEREOF) AND THE SOUTH 9.30 FEET IF KIT 30, IN BLOCK 9 OF CONSTANCE, BEING A SUBDIVISION OF THE EAST ½ OF THE SCUTHWEST 1/4 OF SECTION 38, TOWN 38, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

8449 S. EUCLID, CHICAGO, IL 60617 Commonly Known as:

20-36-315-016-0000 **P.I.N.:**

The aforesaid lien arises out of City of Chicago vs. THE UNKNOWN HEIRS AND LEGATEES OF VIOLA JOHNSON, et al., Case No. 13M1403489 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 09/16/2014. Pursuant thereto, the receiver issues a certificate in the amount of \$9,224.11 and bearing interest at 10% annum for costs and fees, which was transferred and assigned to the City of Chicago.

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Claimant, City of Chicago, by an Assignment dated 10/17/2014 claims a lien on the above cited real estate for the amount of \$9,224.11 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 a. M.

Nhis \text{None day of}

day of (201000) 2014

STEPHEN R. PATTON, CORPORATION COUNSEL #90909 30 North LaSalle, Suite 700 Chicago, IL 60602 (312) 744-8791

OFFICIAL SEAL
LADETRICA L WELLS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/06/17

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

CITY OF CHICAGO,	a municipal)	Case No: 13-M1-403489
corporation,	Plaintiff,)) on, et al.)	Property Address: 8449 South Euclid CHICAGO, IL. 60617
The unknown Heirs at	nd Legatees of Viola Johns	1	01110/190712/00
	Defendant (s)))	Courtroom: 1105 Richard J. Daley Center

RECEIVER'S CERTIFICATE

The undersigned Clobetrotters Engineering Corporation was appointed heat receiver by the court on December 12, 2013 and ordered to vacate the premises. For value received, the receiver in his official capacity and not individually promises to pay to bearer the sum of \$9,224.11 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, is 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 September 16, 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 Statues, chapter 65, section 5/21-31-2 and the foregoing order, upon the premises legally described as follows:

SEE ATTACHED

Permanent Index Number: 20-36-315-016-0000

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 here 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: /0//7/19

David Feller, Agen 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

Assistant

David Feller, Receiver C/o Glober ottors Denty Of Coot County Clert's Office 300 S. Wacker Prive Suite 400 Chicago, IL. 6060/ (312) 697-3556

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

MONION AND DEL MANAGEMENT					
CITY OF CHICAGO, a municipal) Case No:	13 - M1 - 403489			
corporation, Plaintiff,) Address:	8449 South Euclid			
v.)	Chicago, IL. 60617			
The unknown Heirs and Legatees of	Viola Johnson, et :	d)			
) Courtroo	W: 1702			
Defendant(s).) Richard	J. Daley Center			
<u>o</u>	RDER FOR RECI	EIVER'S CERTIFICATE			
This cause coming on to be heard of for authorization to issue a receive being fully advised in the premises;	r's certificate, wit	etition for the court's appr h due notice being given t	oval of his final accounting and to all parties and, with the court		
THE COURT FINDS: 1. That on December 12, 2013, Gicbetrotters Engineering Corporation was appointed limited receiver for					
1 of wooding the	nram sec				
The receiver performed services as detailed in the accounting for fees and expenses from December 12,					
2012 Alamanah and including	September 16, 20	14			
3. The receiver's accounting s	tates that in the c	ourse of fulfilling its dutie	es it incurred out of pocket costs		
totaling \$2,030.36 and \$7,193.75 in fees were billed for a combined total of \$9,224.11. 4. After thorough consideration of the Motion and attached exhibits, \$\(\frac{2}{2}\)\(\frac{30.\chi}{2}\) in out of pocket costs and					
4. After thorough consideration of the Motion and attached exhibits, \$\frac{\pi}{2000} \frac{\pi}{1000} \frac{\pi}{10000} \frac{\pi}{1000} \frac{\pi}{10000} \frac{\pi}{1000} \frac{\pi}{1000} \frac{\pi}{1000} \frac{\pi}{1000} \frac{\pi}{1000} \frac{\pi}{1000} \frac{\pi}{1000} \frac\pi}{10000} \frac{\pi}{10000} \frac{\pi}{10000} \frac{\pi}{10000}					
17.7. In ices for a total of 4.7.					
IT IS ORDERED:	G (::2	to and food of \$6 274 "	are hereby approved and the		
A. Globetrotters Engineering Corporation's costs and fees of \$4 224 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 pursu 5/11-31-2.	ant to the provisi	ons of the Illinois Compi	led Statutes, Chapter 65, Section		
Hearing Date: September 16, 2014	4 Entere	d: 🙇	O _K		
ricaring Sate. September 1		dans Julia	Pamela Hughes Glospie		
Stephen R. Patton No. 90909		S	EP 16 2014		
Corporation Counsel		Circ	esi		
Attorney for the Plaintiff By:		1			
Assistant Corporation Counsel	Judge <u>@</u>	nilespe, Room 1105			
30 N. LaSalle Street, Suite 700		- THE SECOND SECOND	A THE STREET STREET, AS A STREE		
Chicago, IL 60602 (312) 744-8791					

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

THE CITY OF CHICAGO, a municipal corporation. Plaintiff,

THE UNKNOWN HEIRS AND LEGATEES OF VIOLA JOHNSON,

UNKNOWN OWNERS and NONRECORD CLAIMANTS.

Defendants.

Case No.



13#1 403489

Address:

8449 S EUCLID AVE CHICAGO, IL 60617

Amount claimed per day: \$2,000.00

Courtroom 1105

CCMPLAINT 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

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

PIN(s): 20-36-315-016-0000

LOT 29 (EXCEPT THE SOUTH 1.45 FEET THEREOF) AND THE SOUTH 9.30 FEET OF LOT 30, IN BLOCK 9 OF CONSTANCE, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 38, TOWN 38, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

commonly known as 8449 S EUCLID AVE CHICAGO, IL 50617, (the "subject property") and located thereon is a 1 STORY BUILDING WITH 1 DWELLING UNIT(S) AND 0 NON-RESIDENTIAL UNIT(S).

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:

THE UNKNOWN HEIRS AND LEGATEES OF VIOLA JOHNSON, OWNER **UNKNOWN OWNERS and NONRECORD CLAIMANTS**

On DECEMBER 4, 2013, and on each succeeding day, and on numerous other occasions, Defendants have failed to comply with the Municipal Code of Chicago as follows:

- 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) NO HEAT
- 2) 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)

OCCUPANTS USING UNAPPROVED HEATING DEVICES

CN 104075

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Failure to maintain windows and doors in sound condition and repair and substantially tight so as to completely exclude rain and substantially exclude wind from entering the premises. (13-196-550(f)).

MISSING WINDOWS.

4) CN 100203

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) NO HOT WATER.

That Michael Merchant is the 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.

That this proceeding is brought pursuant to the provisions of the Municipal Code of Chicago, and Chapter 65, Section 5/11-31-2, and 5/11-31-15 of the Illinois Compiled Statutes, as amended.

WHEREFORE, Plaintiff prays:

For a judgment against the defendants, as provided under 13-12-020 of the Municipal Code of Chicago, in the amount of \$2,500.00 for each day said violations have existed and/or exist, said fine computed in accordance with Section 13-12-0-0 of the Municipal Code of Chicago.

For a personal judgment against each describant 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.

COUNT II

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:

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.

That Michael Merchant, 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:

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.

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.

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.

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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.

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.

For reasonable attorney fees and litigation and court costs.

For such other and further relief as may be necessary in the premises and which the court shall deem Proberty of Coot County Clerk's Office necessary.

City of Chicago Corporation Counsel #90909

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

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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.

COOK COUNTY CLOPATS OFFICE

Stephen R Pattor.

Corporation Council

Attorney for Plaintiff

BY:

Assignant Corporation Counsel

30 North La alle #700

Chicago IL 6060

Aty No 90909

(312) 744-8791

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SERVICE LIST

Re: 8449 S EUCLID AVE CHICAGO, IL 60617

THE UNKNOWN HEIRS AND LEGATEES OF VIOLA JOHNSON 8449 S EUCLID AVE CHICAGO, IL 60617

THE UNKNOWN HEIRS AND LEGATESS OF VIOLA JOHNSON C/O KAWANA L JOHNSON 11343 S HERMOSA AVE CHICAGO. IL 60643

SANL NSON OF COOK COUNTY CLORES OFFICE THE UNKNOWN HE'RS AND LEGATEES OF VIOLA JOHNSON C/O CHARLES A JOHNSON 11343 S HERMOSA A VE CHICAGO, IL 60643