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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: 14 M1 401791
Plaintiff,)	
	)	Property Address: 4751-53 W. OHIO/547-57 N CICERO
v.	)	CHICAGO, IL
	)	Room: 1105, Richard J. Daley Center
)	
COLEMAN TRUST No. 01,)	
DTD 8/11/2005, et al.)	
Defendant(s)	)	Lien Amount: \$37,474.11

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 22, 23, 24 AND 25 IN BLOCK 2 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 4751-53 W. OHIO/547-57 N. CICERO, CHICAGO, IL 60644
P.I.N.: 16-10-108-001-0000

The aforesaid lien arises out of City of Chicago vs. COLEMAN TRUST No. 01, DTD 8/11/2005, et al., Case No. 14M1401791 filed in the Circuit Court of Cook County, in which a receiver was appointed for said property by Court Order dated 10/28/2014. The receiver incurred expenses approved by the Court, pursuant to an order entered 03/10/2015. Pursuant thereto, the receiver issues a certificate in the amount of \$37,474.11 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 03/11/2015 claims a lien on the above cited real estate for the amount of \$37,474.11 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.

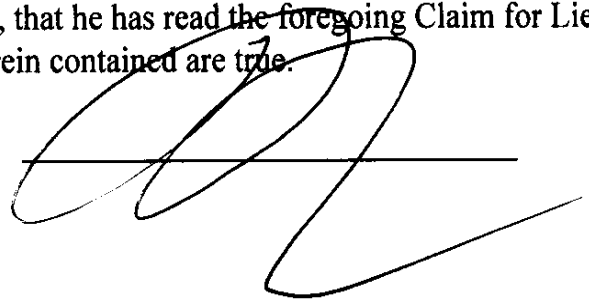
SUBSCRIBED AND SWORN TO BEFORE ME

BY Steven Q. McKenzie

This 8th day of May 2015

LaDetrica L Wells

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



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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: 14-M1-401791
)	
Plaintiff,	)	Property Address:
	)	4751-53 W. Ohio/547-57 N. Cicero
v.	)	<u>CHICAGO, IL. 60644</u>
Coleman Trust NO. 001 DTD 8/11/2005, et al)	
	)	Courtroom: <u>1105</u>
Defendant (s)	)	Richard J. Daley Center

RECEIVER'S CERTIFICATE

The undersigned Globetrotters Engineering Corporation was appointed heat receiver by the court on October 28, 2014 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 \$37,474.11 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, 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 10, 2015 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: 16-10-108-001-0000

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: 5/11/15

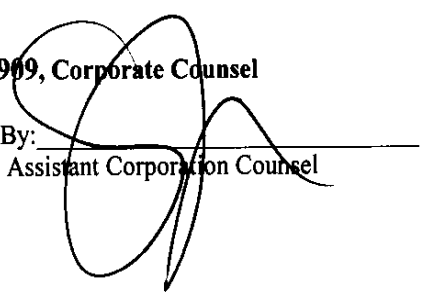


David Feller, Agent for Globetrotters Engineering Corporation

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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

**David Feller, Receiver
C/o Globetrotters
300 S. Wacker Drive
Suite 400
Chicago, IL. 60606
(312) 697-3556**

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

CITY OF CHICAGO, a municipal corporation,	)	Case No: 14 - M1 - 401791
)	
Plaintiff,	)	Address: 4751-53 West Ohio/
	)	547-57 North Cicero
V.	)	Chicago, IL. 60644
)	
Coleman Trust NO. 001 DTD 8/11/2005, et al))	
	)	Courtroom: 1105
Defendant(s).	)	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 October 28, 2014, Globetrotters Engineering Corporation was appointed limited receiver for the purpose of vacating the premises.
2. The receiver performed services as detailed in the accounting for fees and expenses from October 28, 2014 through and including March 10, 2015.
3. The receiver's accounting states that in the course of fulfilling its duties it incurred out of pocket costs totaling \$21,775.36 and \$15,698.75 in fees were billed for a combined total of \$37,474.11.
4. ~~Defense council _____ was in court and has no objections to the receiver's accounting.~~
5. After thorough consideration of the Motion and attached exhibits, \$21,775.36 in out of pocket costs and \$15,698.75 in fees for a total of \$37,474.11 is reasonable compensation for work completed.

IT IS ORDERED:

- A. Globetrotters Engineering Corporation's costs and fees of \$37,474.11 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 10, 2015

Entered:

Stephen R. Patton No. 90909

Corporation Counsel
Attorney for the PlaintiffBy: _____
Assistant Corporation Counsel
30 N. LaSalle Street, Suite 700
Chicago, IL 60602
(312) 744-8791Judge Pauel, Room 1105

Associate Judge Linda J. Pauel

MAR 10 2015

Circuit Court - 2114

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

MUNICIPAL DEPARTMENT - FIRST DISTRICT

14M1 401791

CITY OF CHICAGO, a municipal corporation,
Plaintiff

V.

COLEMAN TRUST NO. 001 DATED 8/11/2005

GEORGE COLEMAN JR

Unknown owners and non-record claimants

Defendants

) Case No. _____

) Amount claimed per day 19,000.00

) Address:

) 4751 - 4753 W OHIO ST CHICAGO IL 60644-

) 547 - 557 N CICERO AVE CHICAGO IL 60644-

)

JB

en

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:

16-10-108-001

16-10-108-001-0000

LOT 22, 23, 24 AND 25 IN BLOCK 2 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as

4751 - 4753 W OHIO ST CHICAGO IL 60644-

547 - 557 N CICERO AVE CHICAGO IL 60644-

and that located thereon is a

2 Story(s) Building

10 Dwelling Units

6 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.

COLEMAN TRUST NO. 001 DATED 8/11/2005 , OWNER

GEORGE COLEMAN JR , TRUSTEE

Unknown owners and non-record claimants

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3. That on 04/16/2014 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 CN104015
 Replace broken, missing or defective window panes. (13-196-550 A)
 All elevation window panes; broken or boarded up.
 Location: OTHER : : SEQ #: 001
- 2 CN104025
 Failed to maintain window sash in good condition and so it fits reasonably tight within its frame. (13-196-550(b))
 All elevation window sashes; rotted and broken.
 Location: OTHER : : SEQ #: 002
- 3 CN104035
 Failed to maintain windows in sound condition and good repair. (13-196-550(b) and (f))
 All elevation window frames; rotted.
 Location: OTHER : : SEQ #: 003
- 4 CN065014
 Failed to maintain lintel in good repair and free from cracks and defects. (13-196-530(e), 13-196-641)
 North and West elevation 1st and 2nd flr.lintels; rusted and sagging [submit plans and permits to replace].
 Location: OTHER : : SEQ #: 004
- 5 CN070024
 Failed to repair or replace defective or missing members of porch system. (13-196-570, 13-196-641)
 Rear Porch; roof rotted, deck boards loose and buckling up.[submit permits for repairs].
 Location: OTHER : : SEQ #: 005
- 6 CN074024
 Failed to provide porch which is more than two risers high with rails not less than three and one-half feet above the floor of the porch. (13-196-570(b), 13-196-641)
 East basement guard rail; pickets broken.
 Location: OTHER : : SEQ #: 006
- 7 CN061014
 Failed to maintain the exterior walls of a building or structure free from holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the walls. (13-196-530(b), 13-196-641)
 West exterior wall, wall fracture and wall buckling out, East exterior wall mortar missing.
 Location: OTHER : : SEQ #: 007
- 8 CN065034
 Failed to maintain window sill in good repair and free from cracks and defects. (13-196-530(e), 13-196-550, 13-196-641)
 Window sills; open joints.
 Location: OTHER : : SEQ #: 008

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- 9 CN062034
Failed to maintain roof coping in good repair and free from cracks defects. (13-196-530, 13-196-530(c) and 13-196-641)
Coping stones; open joints.
Location: OTHER : : SEQ #: 009
- 10 CN062024
Failed to maintain parapet wall in good repair and free from cracks and defects. (13-196-530 and 13-196-641)
West parapet wall buckling out, North parapet wall loose and missing bricks [wall collapsing]. [submit plans and permits for repairs]
Location: OTHER : : SEQ #: 010
- 11 CN073024
Failed to maintain exterior door frames to exclude rain and wind from entering building and otherwise in sound condition and repair. (13-196-550, 13-196-550(f), 13-196-641)
547 1st fl. Exterior door frame; broken. 557 1st fl. Exterior door frame; broken. 555 2-S, Kitchen door frame; broken. 553 2-N, Kitchen door frame; broken
Location: OTHER : : SEQ #: 011
- 12 CN073014
Failed to maintain exterior door in sound condition and repair. (13-196-550(d) and (e), 13-196-641)
549 1st fl. East exterior door, 555 2-S, kitchen door, 553 2-N, kitchen door; broken. 547 1st fl. West exterior door; missing.
Location: OTHER : : SEQ #: 012
- 13 CN192019
Notify Building Dept of proposed use of vacant and unoccupied space.
751-53 W. Ohio 1st and 2nd fl. Apartments; vacant and open. 547 1st fl., 549 1st fl. Store Fronts; vacant and open.
Location: OTHER : : SEQ #: 013
- 14 CN105085
Failed to provide and install building entrance door with deadlock latch with at least a 1/2 inch latch bolt projection for multi-unit residential buildings without an attendant being continuously on duty. (13-164-040)
West exterior doors; no locks.
Location: OTHER : : SEQ #: 014
- 15 CN138056
Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)
Building area, Porch area, 751-53 1st and 2nd fl. Apartments interior, 547 1st fl., 549 1st fl. Interior and Basement area; excessive junk and debris.
Location: OTHER : : SEQ #: 015

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- 16 CN134016
 Rid premises of rodents and seal rodent holes. (13-196-530 D, 13-196-540 A, 13-196-630 C)
 Building rat infested.
 Location: OTHER : : SEQ #: 016
- 17 CN134026
 Install rat stopping around exterior walls. (7-28-660)
 Building area; rat holes.
 Location: OTHER : : SEQ #: 017
- 18 CN104085
 Failed to securely fasten loose plate glass in window pane. (13-196-550)
 West elevation store fronts; plate glass broken.
 Location: OTHER : : SEQ #: 018
- 19 CN196019
 Post address of building in conspicuous place on or near entrance with figures at least 3 inches long for residential, or 6 inches long for commercial building. (10-4-050, 10-4-090, 10-4-100)
 Post address on store front and west entrance.
 Location: OTHER : : SEQ #: 019
- 20 PL169017
 Remove sewage and stagnant water from basement and correct cause. (13-196-580 A, 7-28-060)
 Basement area; standing water.
 Location: OTHER : : SEQ #: 020
- 21 CN101015
 Failed to maintain interior walls and ceilings free from holes or cracks (13-19-540(c))
 557 1st flr.Store front, ceiling tiles ;buckling. 555 Interior stair ceiling; water damage. 555 2-S,Apartment ceilings; water damage drywall buckling and broken. 553 2-N,living room ceiling water damage,bedroom,bathroom wall wall paper peeling.
 Location: OTHER : : SEQ #: 021
- 22 CN101025
 Failed to maintain interior ceilings and walls reasonably smooth, clean and tight and free from chipped or loose plaster or structural material. (13-196-540(d) and (e))
 547 1st flr.Store front, walls and ceiling; broken and buckling plaster. 551and 557, Interior stair walls and ceilings; broken plaster. 551 2-S and 553 2-N, Apartments walls and ceiling; plaster buckling. 549 2-N,Kitchen wall and ceiling; broken and plaster buckling. 549 1st flr.Ceiling broken plaster.
 Location: OTHER : : SEQ #: 022

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CN103015

Failed to maintain floor free from holes and wide cracks and free from loose, warped, protruding or rotting floor boards. (13-196-540(a) and (b))

557 1st flr.Store Front floors; sinking in, floor tiles broken and missing. 555 2-S, wood flooring strip broken, bathroom floor rotted and caving in, hole in the floor, kitchen floor buckling up. 551 2-S, wood flooring strips broken, bathroom floor caving in, kitchen floor buckling up, tiles torn and missing. 553 2-N, bathroom floor caving in, kitchen floor buckling up and weak, floor tiles torn and missing. 549 1st flr.Store Front flooring; buckling up.

Location: OTHER : :

SEQ #: 023

24

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.

557, 551 Interior stairs, 551 2-S, 555 2-S; no smoke detectors.

Location: OTHER : :

SEQ #: 024

25

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.

555 2-S, 551 2-S; no carbon monoxides.

Location: OTHER : :

SEQ #: 025

26

CN105015

Repair or replace defective door. (13-196-550)

555 2-N Apartment door, 551 2-S Apartment door and 553 2-N Apartment door; broken.

Location: OTHER : :

SEQ #: 026

27

PL154027

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

555 2-S Apartment; no hot water.

Location: OTHER : :

SEQ #: 027

28

PL159027

Reset loose plumbing fixture. (18-29-102.3)

555 2-S Apartment, bathroom toilet and sink, kitchen sink; loose. 549 2-N Apartment, bathroom sink; loose.

Location: OTHER : :

SEQ #: 028

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- 29 CN046013
Stop using cooking or water heating device as heating device. (13-196-400)
549 2-N Apartment and 551 2-S Apartment kitchen wall space heater; open flames.
Location: OTHER : : SEQ #: 029
- 30 PL162017
Keep plumbing clean and sanitary. (13-196-620 B, 13-196-630 B), (18-29-402.1), (18-29-402.1.1)
549 2-N Apartment,bathroom tub; paint chips and rusted.
Location: OTHER : : SEQ #: 030
- 31 EL0029
Remove exposed wiring. (18-27-300.4)
549 1st flr.Ceiling exposed wiring. 551 2-S Apartment, kitchen ceiling; exposed wiring.
Location: OTHER : : SEQ #: 031
- 32 EL0036
Install cover on outlet or junction box. (18-27-370.25)
553 2-N Apartment,bedroom wall outlet; no cover plate.
Location: OTHER : : SEQ #: 032
- 33 PL160017
Remove obstruction from plumbing and drainage system. (13-168-120), (18-29-102.3)
553 2-N Apartment,bathroom tub; clog.
Location: OTHER : : SEQ #: 033
- 34 CN045013
Provide double ventilated metal thimble for stove pipes extending through combustible partitions.
(13-180-100 D)
553 2-N Apartment,kitchen hot water tank flue pipe; disconnected.
Location: OTHER : : SEQ #: 034
- 35 CN108015
Failed to maintain skylight in sound condition and good repair. (13-196-530)
551 Interior stair skylight; leaks.
Location: OTHER : : SEQ #: 035
- 36 CN061074
Failed to protect public sidewalk or thoroughfare from work done under permit. (13-124-130 thru
13-124-180)
North elevation canopy in needed to protect sidewalk.
Location: OTHER : : SEQ #: 036
- 37 CN105025
Repair or replace door frame. (13-196-550)
553 2-N Apartment,Apartment door frame; broken.
Location: OTHER : : SEQ #: 037

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CN061044

Repair fire damage so building complies with code requirements at time of construction or alteration. (13-196-010)

555 1st flr.Store Front; fire damage [submit plans and permits for repairs].

Location: OTHER : :

SEQ #: 038

*** End of Violations ***

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

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4. That Felicia Davis 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 Felicia Davis, 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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