



Doc#: 1516941187 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/18/2015 03:37 PM Pg: 1 of 9

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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 403317 |
| Plaintiff, |) | |
| |) | Property Address: 9140 S. GREENWOOD |
| v. |) | CHICAGO, IL |
| |) | Room: 1105, Richard J. Daley Center |
| |) | |
| VICTORIA ALEGRE, et al. |) | |
| Defendant(s) |) | Lien Amount: \$8,127.55 |

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 17 IN BLOCK 7 IN BAIRD AND ROWLAND'S RE-SUBDIVISION OF BLOCKS 1 TO 8 INCLUSIVE, IN THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 9140 S. GREENWOOD, CHICAGO, IL 60619
P.I.N.: 25-02-304-037-0000

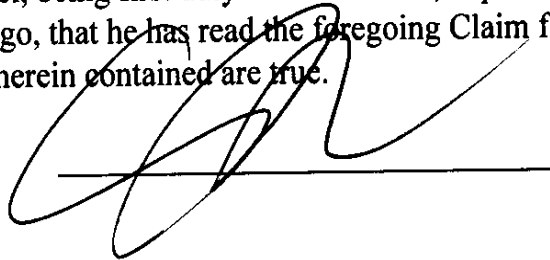
The aforesaid lien arises out of City of Chicago vs. VICTORIA ALEGRE, et al., Case No. 14M1403317 filed in the Circuit Court of Cook County, in which a receiver was appointed for said property by Court Order dated 11/13/2014. The receiver incurred expenses approved by the Court, pursuant to an order entered 05/07/2015. Pursuant thereto, the receiver issues a certificate in the amount of \$8,127.55 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 05/08/2015 claims a lien on the above cited real estate for the amount of \$8,127.55 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.



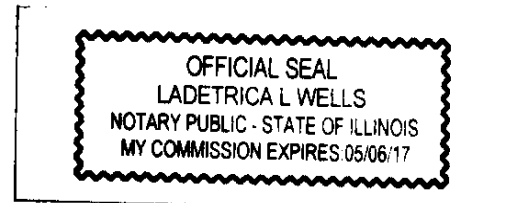
SUBSCRIBED AND SWORN TO BEFORE ME

BY Steven Q. McKenzie

This 17th day of June 2015



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



County Clerk's Office

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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-M1-403317 |
| |) | |
| Plaintiff, |) | Property Address: |
| |) | 9140 South Greenwood |
| v. |) | <u>CHICAGO, IL. 60619</u> |
| Victoria Alegre, et al |) | |
| |) | Courtroom: <u>1105</u> |
| Defendant (s) |) | Richard J. Daley Center |

RECEIVER'S FIRST CERTIFICATE

The undersigned Globetrotters Engineering Corporation was appointed heat receiver by the court on November 13, 2014 and ordered to restore utilities and heat and hot water to the property. For value received, the receiver in his official capacity and not individually promises to pay to bearer the sum of \$8,127.55 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 May 7, 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 5/11-31-2 and the foregoing order, upon the premises legally described as follows:

SEE ATTACHED

Permanent Index Number: 25-02-304-037-0000

This receiver's certificate, together with the interest thereon, in no manner constitute 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: 5/8/15


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

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

CITY OF CHICAGO, a municipal corporation,
 Plaintiff,
 V.
 Victoria Alegre, et al
 Defendant(s).

Case No: 14 - M1 - 403317
 Address: 9140 South Greenwood
 Chicago, IL. 60619
 Courtroom: 1105
 Richard J. Daley Center

ORDER FOR RECEIVER'S FIRST CERTIFICATE

This cause coming on to be heard on the receiver's petition for the court's approval of his first 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 November 13, 2014, Globetrotters Engineering Corporation was appointed limited receiver for the purpose of restoring utilities, heat and hot water to the premises.
2. The receiver performed services as detailed in the first accounting for fees and expenses from November 13, 2014 through and including December 22, 2014.
3. The receiver's accounting states that in the course of fulfilling its duties it incurred out of pocket costs totaling \$3,502.55 and \$4,625.00 in fees were billed for a combined total of \$8,127.55.
4. Defense council _____ was in court and has no objections to the receivers accounting.
5. After thorough consideration of the Motion and attached exhibits, \$3,502.55 in out of pocket costs and \$4,625.00 in fees for a total of \$8,127.55 is reasonable compensation for work completed.


IT IS ORDERED:

- A. Globetrotters Engineering Corporation's costs and fees of \$8,127.55 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: May 7, 2015

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
 Joseph M. Sconza

MAY 07 2015

Circuit Court - 1914

Judge , Room 1105

UNOFFICIAL COPY**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT****14M1 403317**

| | | | |
|---|---|-------------------------------------|----------|
| CITY OF CHICAGO, a municipal corporation, |) | Case No. | |
| Plaintiff |) | Amount claimed per day | 6,500.00 |
| V. |) | Address: | |
| VICTORIA ALEGRE |) | 9140 - 9140 S GREENWOOD AVE CHICAGO | |
| Unknown owners and non-record claimants |) | IL 60619- | |
| Defendants |) | | |

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:

25-02-304-037

25-02-304-037-0000

LOT 17 IN BLOCK 7 IN BAIRD AND ROWLAND'S RESUBDIVISION OF BLOCKS 1 TO 8 INCLUSIVE, IN THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as

9140 - 9140 S GREENWOOD AVE CHICAGO IL 60619-

and that located thereon is a

1 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.

VICTORIA ALEGRE , OWNER

Unknown owners and non-record claimants

3. That on 09/09/2014 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

PL155017

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Provide kitchen sink, bathroom sink, and/or bath tub or shower with cold water supply line, installed and connected. (13-196-420)

Single family home without water.

Location: OTHER : :Provide water to dwelling

SEQ #: 001

2 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.

Replace all defective or missing smoke detectors at all floors on 1st, 2nd and basement.

Location: OTHER : :Smoke Detectors

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.

1st floor missing carbon monoxide detector. Replace defective or missing carbon monoxide detectors in basement.

Location: OTHER : :Carbon Monoxide Detectors

SEQ #: 003

4 CN104015

Replace broken, missing or defective window panes. (13-196-550 A)

West elevation; rear window broken.

Location: OTHER : :Broken window

SEQ #: 004

5 CN105015

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

All interior doors are damaged and hanging off door hinges. Remove key operated cylinder locks and knobs from all interior doors.

Location: OTHER : :interior doors

SEQ #: 005

6 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))

Exposed subflooring throughout 1st floor, nail heads sticking out of flooring. Bathroom tiles broken and missing.

Location: OTHER : :1st floor flooring

SEQ #: 006

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- 7 CN074014
Failed to maintain exterior service walks, passage and areaways in clean, sanitary and safe condition. (13-196-630, 13-196-641)
East elevation; front concrete walkway in front of stairs is missing a 4' foot x 4' foot section of concrete walkway. Dangerous and hazardous section missing is approximately 5 foot deep and is insufficiently covered with building materials.
Location: OTHER : :Concrete Walkway SEQ #: 007
- 8 CN106015
Failed to maintain interior stairway system in safe condition and sound repair. (13-196-570)
West elevation. Rear 2nd level wide interior stairs is missing an additional handrail.
Location: OTHER : :Handrail required SEQ #: 008
- 9 CN138056
Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)
Front and rear yard space has accumulation of junk and demo debris.
Location: OTHER : :Junk and Debris SEQ #: 009
- 10 CN041063
Failed to cut or remove weeds, grass or other growth that present a fire hazard. (15-4-970)
Front and rear yard space; Over grown grass and weeds.
Location: OTHER : :High weeds SEQ #: 010
- 11 NC2020
Failed to obtain building permit for erecting, enlarging, altering, repairing, removing or demolishing a building or part of a building. (13-12-050, 13-32-010, 13-22-130)
West elevation rear yard; No permit on file for iron fence erected over 5 foot.
Location: OTHER : :Iron fence SEQ #: 011
- 12 EL0038
Repair opening or gap between electrical outlet box and finished wall or ceiling. (18-27-370.21)
Throughout home; light switches and outlets cover plates missing/broken.
Location: OTHER : :Replace all missing/broken electrical covers SEQ #: 012
- 13 PL154027
Supply adequate hot water with minimum temperature of 120 degrees F. (13-196-430)
Single family home without hotwater.
Location: OTHER : :Provide hot water to dwelling SEQ #: 013

*** End of Violations ***

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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
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Atty. No 90909
(312) 744-8791

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