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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 403180 |
| Plaintiff, |) | |
| |) | Property Address: 7410 S. MAY ST. |
| v. |) | CHICAGO, IL |
| |) | Room: 1105, Richard J. Daley Center |
| LYNETTA N. THOMAS, et al. |) | |
| Defendant(s) |) | Lien Amount: \$11,329.86 |

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 5 IN BLOCK 2 IN J.H. CLOUGH'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 7410 S MAY ST., CHICAGO, IL 60621
P.I.N.: 20-29-224-022-0000

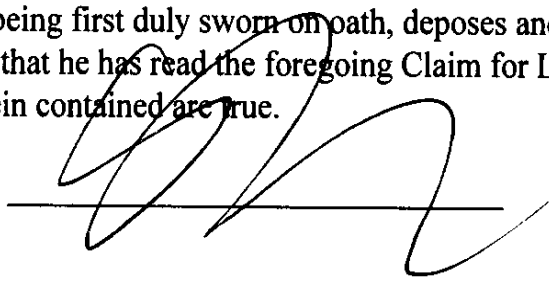
The aforesaid lien arises out of City of Chicago vs. LYNETTA N. THOMAS, et al., Case No. 14M1403180 filed in the Circuit Court of Cook County, in which a receiver was appointed for said property by Court Order dated 02/17/2015. The receiver incurred expenses approved by the Court, pursuant to an order entered 06/17/2015. Pursuant thereto, the receiver issues a certificate in the amount of \$11,329.86 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 06/19/2015 claims a lien on the above cited real estate for the amount of \$11,329.86 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.

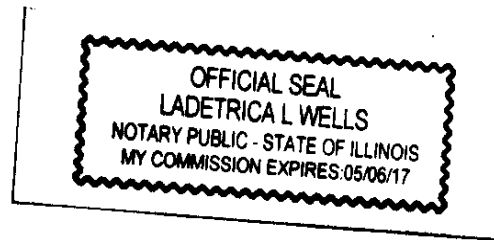


SUBSCRIBED AND SWORN TO BEFORE ME

BY Steven Q. McKenzie

This 1st day of July 2015

LaDetricia L. Wells
STEPHEN R. PATTON, CORPORATION COUNSEL #00909
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-M1-403180 |
| |) | |
| Plaintiff, |) | Property Address: |
| v. |) | 7410 South May |
| Lynetta N. Thomas, et al |) | <u>CHICAGO, IL. 60621</u> |
| |) | |
| Defendant (s) |) | Courtroom: <u>1107</u> Richard J. Daley Center |

RECEIVER'S CERTIFICATE

The undersigned Globetrotters Engineering Corporation was appointed heat receiver by the court on February 17, 2015 and ordered to vacate the property and then board, secure and winterize it once vacant. For value received, the receiver in his official capacity and not individually promises to pay to bearer the sum of \$11,329.86 on or before ninety (90) days after the date this certificate, with interest accruing at the rate of ten percent (10%) per annum until his 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 June 17, 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: 20-29-224-022

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.

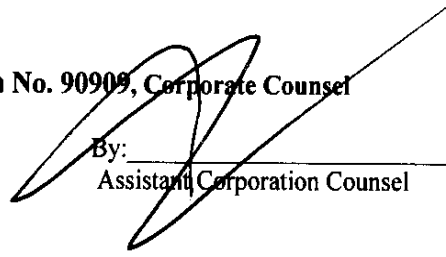
Dated: 6/19/15


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

| | | |
|---|---|--|
| CITY OF CHICAGO, a municipal corporation, |) | Case No: 14 - M1 - 403180 |
| |) | |
| Plaintiff, |) | Address: 7410 South May |
| |) | |
| V. |) | Chicago, IL. 60621 |
| |) | |
| Lynetta N. Thomas, et al |) | |
| |) | |
| Defendant(s). |) | Courtroom: 1107 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 February 17, 2015, the limited receiver was appointed for the purpose of vacating, boarding and winterizing the premises.
2. The receiver performed services as detailed in the final accounting.
3. That fees of \$6,849.50 are reasonable compensation for the receiver's performance of his duties and for services provided to the court from February 17, 2015 through and including April 28, 2015.
4. That costs of \$4,480.36 were reasonably incurred by the receiver's contractor(s). \$3,000.00 of this was relocation costs.

IT IS ORDERED:

- A. That the receiver's accounting petition for costs and fees of \$11,329.86 are hereby approved by the court;
- B. That the receiver is hereby authorized to issue and to assign to the City of Chicago for valuable consideration a receiver's certificate in the amount of \$11,329.86. The certificate includes the fees and costs of the receivership. Interest shall accrue on unpaid amounts from the date this order is entered at **(10%) per annum**. The certificate is to issue against the real estate and constitute a first lien thereon in accordance with provisions of Illinois Compiled Statutes, Chapter 65, Section 5/11-21-2.

Hearing Date: June 16, 2015

Entered:

Stephen R. Patton No. 90909

Corporation Counsel
Attorney for the Plaintiff

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

Judge [Signature], Room 1107

Judge George F. Scully, Jr.

JUN 17 2015

Circuit Court - 2013

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

14M1 403180

CITY OF CHICAGO, a municipal corporation,
Plaintiff
V.
LYNETTA N THOMAS
Unknown owners and non-record claimants
Defendants

) Case No.
) Amount claimed per day 18,000.00
) Address:
) 7410 - 7410 S MAY ST CHICAGO IL 60621-

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:

20-29-224-022-0000

LOT 5 IN BLOCK 2 IN J.H. CLOUGH'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as

7410 - 7410 S MAY ST CHICAGO IL 60621-

and that located thereon is a

Story(s) Building

Dwelling Units UN-RECORDED AS FM

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.

LYNETTA N THOMAS, OWNER

Unknown owners and non-record claimants

3. That on 07/31/2014 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:

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Performed or allowed construction or alteration work contrary to original plan of construction without obtaining a permit. (13-32-010, 13-12-050)

ORIGINALLY A SINGLE FAMILY HOME CURRENTLY OPERATING AS 6 SINGLE ROOM OCCUPANCY BUILDING.

Location: SEQ #: 001

2 CN010012

Failed to enclose heating plant room with noncombustible walls, partitions, floors and ceilings with at least one hour fire resistance. (15-8-190, 15-8-220)

IMPROPER FIRE SEPARATION AT FURNACE ROOM IN THE BASEMENT REQUIRES ONE HOUR ENCLOSURE. FURNACE ROOM HAS DRYWALL ONLY ON ONE SIDE OF THE WALLS AND OPEN JOIST SYSTEM ON THE CEILING.

Location: SEQ #: 002

3 NC2011

Performed or allowed work to be performed without submitting plans prepared, signed and sealed by a licensed architect or registered structural engineer for approval and without obtaining a permit to perform the work. (13-32-010, 13-32-040, 13-40-020, 13-12-050)

PROVIDE PROPER PLANS AND PERMITS FOR CONVERSION TO S.R.O. OR RETURNING BUILDING TO SINGLE FAMILY HOME FOR CONSTRUCTION OF NON-LOAD BEARING WALLS FORMING 2 ROOMS AT 1ST FLOOR REAR OF BUILDING.

Location: SEQ #: 003

4 NC4022

Failed to enclose hotel stairwell with walls and partitions with at least one hour fire resistance. (13-196-290(a))

PROVIDE FIRE SEPARATION AT INTERIOR STAIRWELL. ONE HOUR FIRE SEPARATION REQUIRED. NO FIRE PROTECTION AT THE TOP AND BOTTOM OF STAIRS.

Location: SEQ #: 004

5 NC7012

Failed to provide corridor opening with door having fire resistance of not less than 1-3/4 inch solid flush panel door with rebated frame of solid material 1-3/4 inch thick or metal frames of no less than number 16 gauge. (13-64-020(b))

BEDROOM DOORS ARE 6 PANEL HOLLOW CORE.

Location: SEQ #: 005

6 NC8012

Failed to provide partitions and walls of at least one hour fire resistance in multiple dwelling buildings to separate every dwelling from all other parts of the building. (13-64-020(a))

VERIFY PROPER FIRE SEPARATION AT ALL LEVELS. ONE HOUR FIRE SEPARATION REQUIRED.

Location: SEQ #: 006

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7 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.

NO SMOKE DETECTORS IN ANY ROOM ACCESSED.

Location:

SEQ #: 007

8 CN194029

Provide

NO SEPARATION BETWEEN DWELLING ROOM AND THE KITCHEN AND LIVING ROOM.

3(13-64-060)

Location:

SEQ #: 008

9 CN194029

Provide

NO CLOSING DEVICES DETECTED AT UNIT DOORS. (13-196-170)

Location:

SEQ #: 009

10 CN194029

Provide

NO DIAGRAMS FOR EXIT LOCATIONS AT EACH ROOM. (15-4-881)

Location:

SEQ #: 010

11 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)

PROVIDE PROPER BUILDING ADDRESS, HALF THE ADDRESS IS MISSING.

Location:

SEQ #: 011

12 CN196029

Post name, address, and telephone of owner, owner's agent for managing, controlling or collecting rents, and any other person managing or controlling building conspicuously where accessible or visible to public way. (13-12-030)

NO MANAGEMENT SIGN POSTED AT THE FRONT OF BUILDING.

Location:

SEQ #: 012

13 CN041063

Failed to cut or remove weeds, grass or other growth that present a fire hazard. (15-4-970)

CUT OR REMOVE HIGH STANDING WEEDS AT THE FRONT OF THE BUILDING (FIRE HAZARD).

Location:

SEQ #: 013

14 CN076064

Failed to maintain roof gutter so it drains roof adequately. (18-29-1101)

DEBRIS AND WEEDS GROWING OUT OF THE FRONT GUTTER. REMOVE SO GUTTER FUNCTIONS PROPERLY.

Location:

SEQ #: 014

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15 CN077014

Failed to maintain fence in good condition and repair. (7-28-060, 13-196-630, 13-196-641)
FRONT FENCE RUSTING.

Location:

SEQ #: 015

16 CN070014

Failed to maintain exterior stairways in safe condition and in sound repair. (13-196-570,
 13-196-641)

1. **BROKEN CONCRETE STEP AT FIRST RISER AT FRONT ENTRANCE OF BUILDING.** 2. **HANDRAIL LOOSE AT STAIRWELL (GROUND TO 1ST FLOOR) TO FRONT ENTRANCE OF BUILDING.** 3. **HANDRAILS LOOSE AT REAR OF BUILDING LEADING FROM GROUND TO 1ST FLOOR LEVEL.**

Location:

SEQ #: 016

17 CN131036

Provide self-closing device for screen door. (13-196-560 B)

HARDWARE MISSING FROM CLOSER AT SECURITY DOOR AT FRONT OF BUILDING.

Location:

SEQ #: 017

18 PL153017

Repair or replace defective faucet. (18-29-102.3, 18-29-424, 18-29-420.1)

1ST FLOOR BATHROOM TUB FAUCET DRIPPING.

Location:

SEQ #: 018

19 PL157027

Repair or replace defective waste pipe. (18-29-102.3)

KITCHEN SINK - FLEX WASTE PIPE MUST BE RIDGID PIPE.

Location:

SEQ #: 019

20 PL237020

Provide proper material for water supply pipe. (18-29-605)

KITCHEN SINK - FLEX WATER LINES.

Location:

SEQ #: 020

21 PL161017

Remove rarely used plumbing fixture and securely seal outlet. (18-29-102.3)

BASEMENT - SINK STACK BACKING UP ON FLOOR, ROD

Location:

SEQ #: 021

22 PL234044

Provide accessible clean-out in soil/waste pipe at base of stack. (18-29-708.3.1), (18-29-708.3.5)

BASEMENT - 4" SOIL STACK, PLASTIC CLEAN OUT PLUG MUST BE METAL.

Location:

SEQ #: 022

23 PL239010

Engage licensed and bonded plumbing contractor to install plumbing. (18-29-106.1)

HIRE A LICENSED PLUMBING CONTRACTOR.

Location:

SEQ #: 023

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24 PL171017

Obtain permit for plumbing work before undertaking work. (18-29-106.1)

PULL A PLUMBING PERMIT.

Location:

SEQ #: 024

25 EL0001

Replace defective lighting service. (18-27-230.2)

REPLACE FRAYED SERVICE ENTRANCE CABLE RISER AND SUBFEED TO PANELS - VERY BAD SHAPE, DANGEROUS AND HAZARDOUS.

Location:

SEQ #: 025

26 EL0013

Install proper size over-current device for feeder, branch circuit, and equipment. (18-27-240.2, 18-27-240.3, 18-27-240.4)

PROVIDE PROPER SIZE OVER CURRENT PROTECTION FOR ELECTRICAL PANELS - MISSING MAIN BREAKER.

Location:

SEQ #: 026

27 EL0016

Install additional receptacle outlets. (18-27-560.6, 18-27-570.10(e))

ADD RECEPTACLES TO EASE EXTENSION CORD USE THROUGHOUT ALL SLEEPING ROOMS IN 1ST FLOOR, 2ND FLOOR AREAS.

Location:

SEQ #: 027

28 EL0017

Provide ground continuity for electrical cable, raceway, and enclosure. (18-27-300.10, 18-27-300.13)

PROVIDE GROUND CONTINUITY FOR BARE WIRES TO BATH LIGHT IN 1ST FLOOR BATHROOM AND BARE WIRES BETWEEN ELECTRICAL PANELS IN BASEMENT AREA - DANGEROUS AND HAZARDOUS CONDITION.

Location:

SEQ #: 028

29 EL0030

Remove defective armored cable. (18-27-110.2, 18-27-110.3, 18-27-333.2, 18-27-333.3)

REMOVE ALL DEFECTIVE AND EXCESSIVE ARMORED CABLE THROUGHOUT ALL BASEMENT AREAS.

Location:

SEQ #: 029

30 EL0041

Install grounding receptacle outlet. (18-27-210.50, 18-27-250.2(b))

PROVIDE GROUND TYPE RECEPTACLES THROUGHOUT 1ST FLOOR AREAS.

Location:

SEQ #: 030

31 EL0084

PROVIDE GFCI PROTECTION FOR ALL KITCHEN COUNTERTOP AREAS, BATHROOM, LAUNDRY AREAS. (18-27-210.8, 18-27-570.8)

Location:

SEQ #: 031

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32 EL0085

CLOSET LIGHTS SHALL BE A TOTALLY ENCLOSED LAMP FIXTURE. (18-27-410.8)

Location:

SEQ #: 032

33 EL0086

PROPERLY BOND ELECTRICAL PANELS WITH EXPOSED WIRING AND PROVIDE A WATER MAIN CONDUCTOR TO WITHIN 5' POINT OF ENTRY OF WATER METER OR VALVE - DANGEROUS AND HAZARDOUS CONDITION. (18-27-250.2, 18-27-250.50)

Location:

SEQ #: 033

34 EL0084

PROVIDE A WALL SWITCH CONTROLLED LIGHTING OUTLET IN ALL DWELLING UNIT HABITABLE ROOMS AND BATHROOMS. (18-27-210.70)

Location:

SEQ #: 034

35 EL0085

OBTAIN ELECTRICAL PERMIT AND CONTRACTOR TO CORRECT VIOLATIONS. (13-12-360)

Location:

SEQ #: 035

36 EL0019

Replace defective light fixture. (18-27-410.22, 18-27-410.23, 18-27-410.24, 18-27-240.27, 18-27-410.36, 18-27-410.37, 18-27-410.38, 18-27-410.39)

REPLACE ALL DEFECTIVE LIGHTS THROUGH OUT ALL BASEMENT, 1ST FLOOR, 2ND FLOOR AREAS - LIGHTS HANGING BY BARE WIRES CREATE A HAZARDOUS CONDITION DUE TO FALLING - DANGEROUS AND HAZARDOUS

Location:

SEQ #: 036

*** End of Violations ***

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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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