



1533841088

Doc#: 1533841088 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/04/2015 03:23 PM Pg: 1 of 10

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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: 15 M1 401090
Plaintiff,)	
	)	Property Address: 1303 W. 55 th Street
v.	)	CHICAGO, IL
	)	Room: 1105, Richard J. Daley Center
DAVID McLEOD, et al.)	
Defendant(s)	)	Lien Amount: \$8,766.87

CLAIM FOR RECEIVER'S LIEN

The claimant, City of Chicago, a municipal corporation, by the authority granted by Illinois Complied Statutes, Chapter 65, Section 5/11-31-2, hereby files its claim for lien against the following described property.

Legal: PARCEL 1: THE EAST 32.28 FEET OF THE WEST 47.16 FEET (BOTH DIMENSIONS ARE MEASURED ON THE NORTH AND SOUTH LINES THEREOF) OF LOT 33 OF BLOCK 3 OF CHARLES CHRISTMANN'S SECOND HILLSIDE ADDITION TO MONT CLAIRE IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 92851486.

PARCEL 3: THE SOUTH 22.75 FEET OF THE WEST 10.0 FEET OF THE EAST 44.84 FEET (BOTH DIMENSIONS AS MEASURED FROM THE NORTH AND SOUTH LINES THEREOF) OF LOT 33 IN BLOCK 3 IN CHARLES CHRISTMANN'S SECOND HILLSIDE ADDITIONAL TO MONT CLAIRE IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1303 E. 55TH STREET, CHICAGO, IL 60615

P.I.N.: 20-14-201-029-0000

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The aforesaid lien arises out of City of Chicago vs. DAVID McLEOD, et al., Case No. 15M1401090 filed in the Circuit Court of Cook County, in which a receiver was appointed for said property by Court Order dated 05/07/2015. The receiver incurred expenses approved by the Court, pursuant to an order entered 09/15/2015. Pursuant thereto, the receiver issues a certificate in the amount of \$8,766.87 and bearing interest at 10% annum for costs and fees, which was transferred and assigned to the City of Chicago.

Claimant, City of Chicago, by an Assignment dated 11/18/2015 claims a lien on the above cited real estate for the amount of \$8,766.87 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.

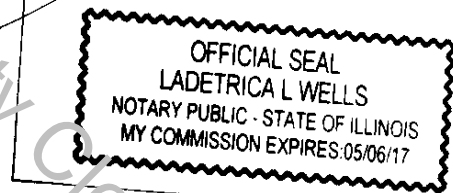
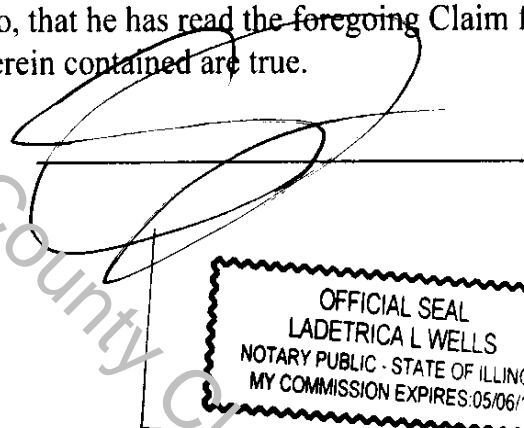
SUBSCRIBED AND SWORN TO BEFORE ME

BY Steven Q. McKenzie

This 4th day of Dec, 2015

LaDetricia 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: 15-M1-401090
)	
Plaintiff,	)	Property Address:
v.	)	1303 East 55 th Street
)	
David McLeod, et al	)	<u>CHICAGO, IL. 60615</u>
)	
	)	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 May 7, 2015 and ordered to install smoke and carbon detectors and interview tenants and occupants at the premises. For value received, the receiver in his official capacity and not individually promises to pay to bearer the sum of \$8,766.87 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 September 15, 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

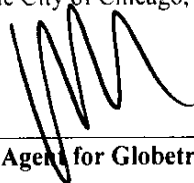
Permanent Index Number: 20-14-201-029-0000

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: 11/13/15


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,

Plaintiff,

V.

David McLeod, et al

Defendant(s).

Case No: 15 - M1 - 401090

Address: 1303 East 55th Street

Chicago, IL. 60615

Courtroom: 1105

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 May 7, 2015, Globetrotters Engineering Corporation was appointed limited receiver for the purpose of installing smoke and carbon monoxide detectors and interviewing tenants an occupants of the premises.
2. The receiver performed services as detailed in the accounting for fees and expenses from May 7, 2015 through and including September 15, 2015.
3. The receiver's accounting states that in the course of fulfilling its duties it incurred out of pocket costs totaling \$3,591.87 and \$5,175.00 in fees were billed for a combined total of \$8,766.87.
4. ~~Defense council _____ was in court and has no objections to the receivers accounting.~~
5. After thorough consideration of the Motion and attached exhibits, \$3,591.87 in out of pocket costs and \$5,175.00 in fees for a total of \$8,766.87 is reasonable compensation for work completed.

IT IS ORDERED:

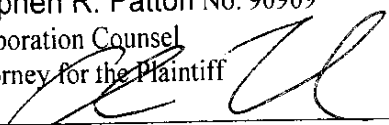
- A. Globetrotters Engineering Corporation's costs and fees of \$8,766.87 are hereby approved and the request to issue a receiver's certificate in that amount. Interest shall accrue on unpaid amounts from the date of this order is entered at 10% per annum.
- B. The certificate issues pursuant to the provisions of the Illinois Compiled Statutes, Chapter 65, Section 5/11-31-2.

Hearing Date: September 15, 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

Judge _____, Room 1105

Judge Anthony E. Simpkins
SEP 15 2015
Circuit Court - 2139

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

15M1 401090

CITY OF CHICAGO, a municipal corporation,	) Case No.	_____
Plaintiff	) Amount claimed per day	500.00
V.	) Address:	
DAVID MCLEOD	) 1303 E 55TH ST CHICAGO IL 60615-	
TERRY MCLEOD)	
SUBURBAN BANK AND TRUST CO)	
SUBURBAN BANK AND TRUST COMPANY)	
THE BK OF NY MELLON AS TRUSTEE FOR)	
THE HOLDERS OF GE WMC ASB CERT)	
SERIES 2006-1)	
Unknown owners and non-recorred claimants)	
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:

20-14-201-029-0000

PARCEL 1: THE EAST 32.28 FEET OF THE WEST 47.16 FEET (BOTH DIMENSIONS ARE MEASURED ON THE NORTH AND SOUTH LINES THEREOF) OF LOT 33 OF BLOCK 3 OF CHARLES CHRISTMANN'S SECOND HILLSIDE ADDITION TO MONT CLAIRE IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 92851486. PARCEL 3: THE SOUTH 22.75 FEET OF THE WEST 10.0 FEET OF THE EAST 44.84 FEET (BOTH DIMENSIONS AS MEASURED FROM THE NORTH AND SOUTH LINES THEREOF) OF LOT 33 IN BLOCK 3 IN CHARLES CHRISTMANN'S SECOND HILLSIDE ADDITION TO MONT CLAIRE IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as

1303 E 55TH ST CHICAGO IL 60615-

and that located thereon is a

DOROTHY BROWN
CLERK

2015 APR -8 PM 3:03

CLERK OF THE CIRCUIT COURT
CIVIL DIVISION

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Story(s) Building

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.

DAVID MCLEOD , OWNER

TERRY MCLEOD , OWNER

SUBURBAN BANK AND TRUST CO , MORTGAGE HOLDER

SUBURBAN BANK AND TRUST COMPANY , MORTGAGE HOLDER

THE BK OF NY MELLON AS TRUSTEE FOR THE HOLDERS OF GE-WMC ASB CERT SERIES 2006-1 , MORTGAGE HOLDER

Unknown owners and non-record claimants

3. That on 02/27/2015 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 CN132016

Heat dwelling unit adequately from September 15th to June 1st. (13-196-410)

53 degrees single family home

Location:

SEQ #: 001

*** 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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COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office

FILED - CV
CLERK OF THE CIRCUIT COURT
CIVIL DIVISION

2015 APR -8 PM 3:03

DOROTHY BROWN CLERK