

HEAT



Doc#: 1600841032 Fee: \$46.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/08/2016 12:55 PM Pg: 1 of 5

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This space reserved for the Recorder of Deeds

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff

No: 15 MI 400204

Re: 5655 S Ada

Courtroom 1109, Richard J. Daley Center

v.
Tyrone D Cotton
Defendant(s).

Agreed ORDER OF JUDGMENT AND ENFORCEMENT WITH SETTLEMENT

This cause coming to be heard by the Court, the Court having heard evidence and testimony and having made a finding of no compliance by the same defendant
 full compliance substantial compliance subject to reinspection of the violations listed in Plaintiff's Complaint.

IT IS HEREBY ORDERED THAT:

- The judgment entered on 10/20/15 in the amount of \$ 15,000.00 plus \$ 60.00 court costs for a total of \$ 15,060.00 against Defendant(s) TYRONE COTTON shall stand as final judgment as to FINAL COTTON. Leave to enforce said judgment is stayed until 01/08/2016. Execution is to issue on the judgment thereafter.
- Plaintiff agrees to accept \$ 460.00 (including court costs which shall be remitted to the clerk) in full settlement of the judgment if payment is made to the City of Chicago on or before 01/03/2016. If payment is mailed it must be postmarked on or before the above date and sent ATTN: Kimberly Miller, 30 N. LaSalle St., Suite 701, Chicago, IL 60602.
- If this case is dismissed subject to reinspection, Defendant(s) must call the assigned City inspector at (312) 743- within 7 days to arrange for an interior / exterior inspection of the subject premises.
- This order is final and appealable, there being no just cause for delay of its enforcement or appeal.

HEARING DATE: 10/10/15

By: [Signature]
Assistant Corporation Counsel
Mara S. Georges, Corporation Counsel #90909
30 N. LaSalle, Room 700
Chicago, IL 60602 (312) 744-8791

Defendant: Tyrone Cotton
By Counsel: [Signature]
Phone: ()

Judge Anthony E. Simpkins
OCT 20 2015
Circuit Court - 2139

[Signature]
Judge McGing / Pledge Courtroom 1105
Slap Mr [Signature]

Pink Copy for Defendant(s) (photocopy if required)
Yellow Copy for City of Chicago Department of Law
White Original for Court Records

UNOFFICIAL COPY**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT****15M1 400204**

CITY OF CHICAGO, a municipal corporation,
Plaintiff
V.
TYRONE D COTTON
VERNITA R COTTON
Unknown owners and non-record claimants
Defendants

) Case No. _____
) Amount claimed per day 1,500.00
) Address:
) 5655 - 5655 S ADA ST CHICAGO IL 60636-
)

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:

20-17-113-022-0000

LOT 146 AND THE NORTH 11 FEET 2 INCHES OF LOT 147 IN 55TH STREET BOULEVARD ADDITION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as

5655 - 5655 S ADA ST CHICAGO IL 60636-

and that located thereon is a

0 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.

TYRONE D COTTON , OWNER

VERNITA R COTTON , OWNER

Unknown owners and non-record claimants

3. That on 12/10/2014 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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1 CN132016

Heat dwelling unit adequately from September 15th to June 1st. (13-196-410)
front room temperature 48 degrees at 3:00 pm

Location:

SEQ #: 001

2 CN132046

Provide and maintain every facility, piece of equipment, or utility in safe and sound working
condition. (13-196-400, 13-196-440)
boiler out of service time of inspection

Location:

SEQ #: 002

3 CN046013

Stop using cooking or water heating device as heating device. (13-196-400)
using cooking stove as heating device

Location:

SEQ #: 003

*** 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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