



Doc#: 1615441085 Fee: \$48.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/02/2016 02:52 PM Pg: 1 of 6

HEAT

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

v. Misael Medrano

et al
Defendant(s)

No 15 MI 403470
Re 2510 N Major
Courtroom 1105 Richard J Daley Center

Agreed ORDER OF PERMANENT INJUNCTION

This cause coming to be heard on the set call the Court having jurisdiction over the defendant(s) and the subject matter and being fully advised in the premises and having heard evidence and testimony

IT IS HEREBY ORDERED THAT

- 1 Defendant(s) V&T Investment Corporation
his/her/their agents heirs successor or assigns be permanently enjoined and restrained from renting using leasing or occupying the basement and other as separate dwelling units until full compliance with the City of Chicago codes as stated in this cause and further order of court Defendant(s) shall keep the subject property boarded and secured while it is subject to this injunction.
- 2 The court reserves jurisdiction of this matter for the purposes of modification enforcement or termination of this permanent injunction
- 3 This order is final appealable and enforceable the court finding no just cause or reason to delay its enforcement or appeal
- 4 This matter is off call

IT IS FURTHER ORDERED THAT this cause be continued to _____ at _____ p.m. Courtroom 1105 Richard J Daley Center 50 W Washington St Chicago without further notice

HEARING DATE 4/14/2016

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

[Signature]
Judge Anthony E Simpkins
APR 14 2016
Judge McGinnis Pileggi
Circuit Court - 2139 Simpson
Courtroom 1105

[Signature]
Counsel for V&T Invest Corp

White C 9 3 10 1 E 2 r's
Yellow C 9 3 10 1 E 2 r's
Pink C 9 3 10 1 E 2 r's

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Property of Cook County

I hereby certify that the document to which this certification is affixed is a true copy.

~~DOROTHY BROWN~~ MAY 27 2014 MAY 27 2014

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



Clerk's Office

UNOFFICIAL COPY**IN THE CIRCUIT COURT OF COOK COUNTY
MUNICIPAL DEPARTMENT – FIRST DISTRICT**

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

MISAEI MEDRANO,
SOCORRO MEDRANO,
HARRIS, N.A.,
RESIDENTIAL CREDIT SOLUTIONS, INC.,
UNKNOWN OWNERS and
NONRECORD CLAIMANTS,

Defendants.

Case No. **15M1 403470**

Address: 2910 N MAJOR AVE
CHICAGO, IL 60634

Amount claimed per day: \$2,500.00

Courtroom 1105

COMPLAINT FOR EQUITABLE AND OTHER RELIEF

Plaintiff, THE CITY OF CHICAGO, a municipal corporation, by and through Stephen R. Patton, Corporation Counsel, complains of the defendants as follows:

COUNT I

1. Within the corporate limits of Chicago there is a parcel of real estate legally described as follows:

PIN(s): 13-29-221-037-0000

LOT 17 IN BLOCK 5 IN J.E. WHITE'S SECOND DIVERSEY PARK ADDITION,
BEING A SUBDIVISION OF BLOCKS 8 AND 9 OF THE EAST 1/2 OF BLOCK 10 IN
KING AND PATTERSON'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION
29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLNOIS

commonly known as 2910 N MAJOR AVE CHICAGO, IL 60634 (the "subject property") and located thereon is a 1 STORY BUILDING WITH 2 DWELLING UNIT(S) AND A NON-RESIDENTIAL UNIT(S).

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 subject property on the date(s) herein set forth:

MISAEI MEDRANO, RECORD OWNER AND LAST TAXPAYER OF RECORD

SOCORRO MEDRANO, RECORD OWNER

HARRIS, N.A., MORTGAGEE

RESIDENTIAL CREDIT SOLUTIONS, INC., MORTGAGEE

UNKNOWN OWNERS and NONRECORD CLAIMANTS

3. On DECEMBER 9, 2015, and on each succeeding day, and on numerous other occasions, Defendants have failed to comply with the Municipal Code of Chicago as follows:

- 1) PL154027

Supply adequate hot water with minimum temperature of 120 degrees F. (13-196-430)
ATTIC APARTMENT - HOT WATER SUPPLIED AT ONLY 51F. HOT WATER TANK IS OFF AT
TIME OF INSPECTION. NO HOT WATER PROVIDED.

- 2) 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

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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.

ATTIC APARTMENT - MISSING CARBON MONOXIDE DETECTOR

3) 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.

ATTIC APARTMENT - MISSING SMOKE DETECTOR

4) CN132046

Provide and maintain every facility, piece of equipment, or utility in safe and sound working condition. (13-126-400, 13-196-440)

ATTIC APARTMENT - TENANT HAS NO ACCESS TO THERMOSTAT. FORCED AIR FURNACE LOCATED IN BASEMENT OUT OF SERVICE AT TIME OF INSPECTION. NO HEAT PROVIDED. ELECTRICAL SERVICE OFF AT 1ST FLOOR AND BASEMENT AT TIME OF INSPECTION.

5) PL155017

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

ATTIC APARTMENT - LOW PRESSURE FOR COLD WATER SUPPLY.

4. That Judith Frydland is the Commissioner of Buildings of the City of Chicago and as such and pursuant to the Municipal Code of Chicago caused inspection(s) to be conducted by City inspectors 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:

- A. For a judgment against the defendants, as provided under 13-12-020 of the Municipal Code of Chicago, in the amount of \$2,500.00 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.
- B. For a personal judgment against each defendant in an amount equal to the costs incurred by the City, including litigation costs, inspection costs, and attorneys' fees, in providing services reasonably related to defendants' violation(s) of the Municipal Code of Chicago pursuant to Section 1-20-020 of the Municipal Code of Chicago.

COUNT II

6. Plaintiff, THE CITY OF CHICAGO, a municipal corporation, realleges each allegation set forth in each paragraph of Count I as if fully set forth herein and further alleges:
7. That the levying of a fine is not an adequate remedy to secure the abatement of the municipal code violations set forth above 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.

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8. That Judith Frydland, Commissioner of Buildings of the City of Chicago, has determined said building(s) and property do not comply with the minimum standards of health and safety set forth in the Building Code of the City of Chicago.

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 Section 13-12-070 of the Municipal Code of Chicago.
- 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.

Respectfully Submitted,
STEPHEN R. PATTON
CORPORATION COUNSEL

By: 
STEVEN MCKENzie
Assistant Corporation Counsel

City of Chicago
Corporation Counsel #90909

Building and License Enforcement Division
30 North LaSalle Street, Room 700
Chicago, Illinois 60602
(312) 744-8791

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CERTIFICATION

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements forth in this instrument are true and correct, except as to matters therein states to be on information and belief and as to such matters the undersigned certifies as a foresaid the he verily believes the same to be true.

Stephen R Patton
Corporation Counsel
Attorney for Plaintiff

BY: _____

Assistant Corporation Counsel
30 North LaSalle #700
Chicago IL 60602
Aty No 90909
(312) 744-8791

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