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**HEAT
IN THE CIRCUIT COURT OF COOK COUNTY
MUNICIPAL DEPARTMENT - FIRST DISTRICT**

CITY OF CHICAGO, a municipal corporation)
) Case No. 14 M1 401961
)
Plaintiff) Address: **6133 SOUTH PEORIA**
) **CHICAGO IL**
)
v.)
)
RICARDO CAMPBELL, et al.,) Room 1105, Richard J. Daley Center
)
Defendants)
) Lien Amount: \$8,209.40
)

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 claims for lien against the following described property.

Legal: LOT 24 IN LYONS SUBDIVISION OF LOT 5 AND 6 IN CROCKER'S RESUBDIVISION OF THE EAST PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly Known as: 6133 SOUTH PEORIA, CHICAGO, IL 60621
PIN: 20-17-422-012-0000

The aforesaid lien arises out of City of Chicago vs. Ricardo Campbell, et al, Case No. 14M141961 filed in the Circuit Court of Cook County, in which a receiver was appointed for said property by Court Order dated 01/19/2016. The receiver incurred expenses approved by the Court, pursuant to an order entered 06/21/2016. Pursuant thereto, the receiver issues a certificate in the amount of \$8,209.40 and bearing interest at 10% annum for costs and fees, which was transferred and assigned the City of Chicago.

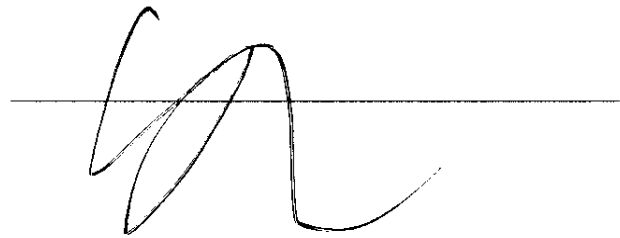
CRDREVIEW

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Claimant, City of Chicago, by an Assignment dated 08/31/2016 claims a lien on the above cited real estate for the amount of \$8,209.40 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

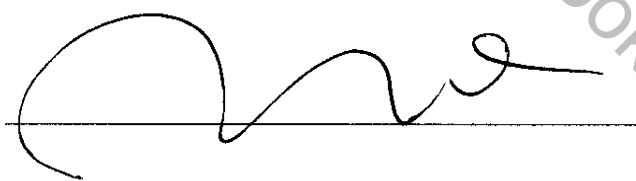
Steven Q McKenzie, Senior Counsel, being first duly sworn on oath, deposes and says that he is the authorized agent for the City of Chicago, that he has read the foregoing *Claim for Lien*, knows the content thereof, and that all statements therein contained are true.



SUBSCRIBED AND SWORN TO BEFORE ME

BY STEVEN Q MCKENZIE

This 7th day of September, 2016



Stephen R Patton, Corporation Counsel #90909
30 N LaSalle St, Suite 700
Chicago, IL 60602
Steven.McKenzie@cityofchicago.org / 312-744-8710

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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-M1-401961
)	
Plaintiff,)	
v.	)	Address: 6133 South Peoria
)	
Ricardo Campbell, et al	)	Chicago, Illinois 60621
)	
	)	Courtroom: 1105
Defendant (s)	)	Richard J. Daley Center

RECEIVER'S FIRST CERTIFICATE

The undersigned, **Giobretters Engineering Corporation and its Agent, Mr. David Feller** were appointed Limited Receiver by the Court on January 19, 2016 and ordered to undertake specific tasks in connection with the above premises. For value received, the Receiver and its Agent, in their official capacity and not individually, promise to pay to bearer the sum of \$8,209.40 on or before ninety (90) days after the date of issuance of 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 June 21, 2016 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 LEGAL

Permanent Index Number: 20-17-422-012-0000

This receiver's certificate, together with the interest thereon, in no manner constitutes a personal obligation or liability of the Receiver or its Agent(s).

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.

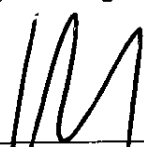
ASSIGNMENT

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HEAT

For the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, Mr. David Feller, Agent for Limited Receiver Globetrotters Engineering Corporation, does hereby sell, assign and transfer to the City of Chicago, the foregoing receiver's certificate.

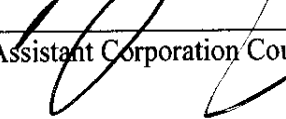
Dated: 8/31/16



**David Feller, Agent for Receiver
Globetrotters Engineering Corporation**

The undersigned, an Assistant Corporation Counsel of the Chicago Law Department, is the duly authorized agent of the City of Chicago in the execution of this transaction.

Stephen R. Patton No. 90909, Corporate Counsel

By: 

Assistant Corporation Counsel

**Mr. David Feller, Agent of Receiver
c/o Globetrotters Engineering Corporation
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.

Ricardo Campbell, et al

Defendant(s).

) Case No: 14-M1-401961

) Address: 6133 South Peoria

) Chicago, Illinois 60621

) Courtroom: 1105

) Richard J. Daley Center

ORDER FOR RECEIVER'S FIRST CERTIFICATE

This matter coming on to be heard on Receiver's Petition for the Court's approval of the first accounting and for authorization to issue a receiver's certificates, with due notice being given to all parties and the Court being fully advised in the premises;

THE COURT FINDS:

1. That on January 19, 2016, Globetrotters Engineering Corporation was appointed limited receiver for the purpose of performing specific tasks at the subject premises.
2. That Receiver performed specific tasks as detailed in the first accounting for fees and expenses from January 19, 2016 through and including April 15, 2016.
3. That Receiver's first accounting states that, in the course of fulfilling its duties, Receiver incurred out of pocket costs totaling \$2,916.00, and that \$5,293.40 in fees were billed for a combined total of \$8,209.40.
4. The Court has in rem jurisdiction over the subject property and the Defendants, such as could be located for service of process, received due notice of the receiver's appointment, its accounting and its petition for approval of the first accounting.
5. After thorough consideration of the Motion and attached exhibits, this Court finds that \$2,916.00 in out of pocket costs and \$5,293.40 in fees, for a total of \$8,209.40 is fair, just and reasonable compensation for the work completed by Receiver.

WHEREFORE, IT IS ORDERED:

- A. Globetrotters Engineering Corporation's costs and fees of \$8,209.40 are hereby approved and Receiver is granted leave to issue a receiver's certificate in said amount, with interest accruing on unpaid amounts from the date of this order is entered at a rate of 10%, per annum.
- B. The certificate is hereby issued pursuant to the provisions of the Illinois Compiled Statutes, Chapter 65, Section 5/11-31-2.

Hearing Date: June 21, 2016

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 Simpkins, Courtroom 1105

FILED
JUN 21 2016
Clerk of the Circuit Court
Judge Anthony E. Simpkins

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

14M1 401961

CITY OF CHICAGO, a municipal corporation,	)	Case No.	_____
Plaintiff	)	Amount claimed per day	13,000.00
V.	)	Address:	
RICARDO CAMPBELL	)	6133 - 6133 S PEORIA ST CHICAGO IL	
WILLIE KID	)	60621-	
MAPLE R BURCHALL)		
Unknown owners and non-record 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:

20-17-422-012-0000

LOT 24 IN LYONS SUBDIVISION OF LOT 5 AND 6 IN CROCKER'S RE SUBDIVISION OF THE EAST PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as

6133 - 6133 S PEORIA ST CHICAGO IL 60621-

and that located thereon is a

2 Story(s) Building

2 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.

RICARDO CAMPBELL , OWNER

WILLIE KID , OWNER

MAPLE R BURCHALL , LAST TAXPAYER OF RECORD

Unknown owners and non-record claimants

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3. That on 05/22/2014 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 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

Location:

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.

entire building-no smoke detectors

Location:

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.

entire building-no carbon monoxide detectors

Location:

SEQ #: 003

4 CN061014

Failed to maintain the exterior walls of a building or structure free from holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the walls. (13-196-530(b), 13-196-641)

exterior brickwork-eroded mortar joints

Location:

SEQ #: 004

5 CN104015

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

all elevations-cracked window panes

Location:

SEQ #: 005

6 CN070034

Failed to rebuild or replace dilapidated and dangerous porch. (13-196-570, 13-196-641)

enclosed rear porch-2 stories missing siding boards at stairs (grade to 1st)-these stairs have loose banisters and stair treads all the wood components are rotted the porch foundation is in proper-that is the footing for the support columns are make shift and do not appear to be set below grade (and frost line of 36") the interior of the porch enclosures has loose stair loose stair treads and loose/damaged banisters this porch is in dangerous and hazardous condition

Location:

SEQ #: 006

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- 15 CN141016
 Stop noxious odors from permeating dwelling or premises. (7-28-060, 13-196-630)
 entire building-the ambient air condition is permeated by sewer stench-extremely insanitary
 Location: SEQ #: 015
- 16 CN132046
 Provide and maintain every facility, piece of equipment, or utility in safe and sound working
 condition. (13-196-400, 13-196-440)
 two furnaces, two water heaters are not operable-no heat, no hot water-unsafe condition
 Location: SEQ #: 016
- 17 CN134046
 Cement floor of cellar or basement. (7-28-660, 7-28-700)
 basement floor 50 degrees of this floor is dirt this dirt is sodden with repeated sewage back flow
 from the faulty plumbing-insanitary condition
 Location: SEQ #: 017
- 18 CN132026
 Heat habitable rooms and bathroom of family unit safely to 65 degrees F when outside
 temperature 10 degrees below zero F. (13-196-400)
 both units-all rooms 61 degrees both units have inoperable furnaces
 Location: SEQ #: 018
- 19 PL154027
 Supply adequate hot water with minimum temperature of 120 degrees F. (13-196-430)
 both units-no hot water-extremely insanitary condition unsafe condition
 Location: SEQ #: 019
- 20 CN194019
 Repair or replace
 all windows and doors (both interior and exterior)are in poor condition and are inoperable due to
 long term use damage or vandalism-both doors and windows lack functioning hardware for
 locking/security-repair or replace all doors and windows in this building
 Location: SEQ #: 020
- 21 CN101015
 Failed to maintain interior walls and ceilings free from holes or cracks. (13-19-540(c))
 both units-walls and ceilings damaged drywall with holes and areas of water damage
 Location: SEQ #: 021
- 22 EL0029
 Remove exposed wiring. (18-27-300.4)
 both units multiple areas of exposed electrical wiring (open) junction boxes,missing switch plates
 etc) also at rear at the electrical meters-exposed wiring at the electrical feed from the com ed
 pole-high voltage-extreme hazard
 Location: SEQ #: 022

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23 EL0081
Restrap loose service entrance conduit. (18-27-110.12)
at rear-the main service entrance piping to the electrical meters has become detached from the
building extreme hazard
Location: SEQ #: 023

24 CN106015
Failed to maintain interior stairway system in safe condition and sound repair. (13-196-570)
front (interior) stairs-grade to 2nd level-no handrails
Location: SEQ #: 024

25 CN079024
Failed to maintain shed in sound condition and repair. (13-196-530, 13-196-641)
frame garage-tiled roof sheathing with missing shingles inoperable electrical system service
door is inoperable rotted siding
Location: SEQ #: 025

26 PL157047
Stop leaking water. (18-29-102.3)
basement-continuous water leak at laundry utility sink causes periodic flooding and constant high
humidity and subsequent mold on walls/ceilings to accumulate extremely unsanitary condition
Location: SEQ #: 026

*** 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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