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Doc# 2126612075 Fee \$88.00

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 09/23/2021 02:55 PM PG: 1 OF 3

Deprease

FORM CONS.9010 rev. 4/2012 .

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: 19 MI 400354		
v. Irvin Daniel Cawels-Telles	No: 19 M1 400354 Re: 5640 W. Patterson		
Ox) Courtroom 11 <u>25</u> , Richard J. Daley Center		
et al., Defendant(s).)		
COMPLIANCE DISMISSAL ORDER			
This cause coming to be heard by the Court, the Court having her a evidence and testimony and having made a finding of:			
Full Compliance	[] Substantial Compliance		
IT IS HEREBY ORDERED THAT:	S_{\perp}		
This cause is dismissed and off call:	$P_{\underline{3}}$		
without prejudice	S <u>Y-L</u>		
[X] with no fines and no court costs			
[] subject to the following settlement:	INTRI		
Plaintiff, City of Chicago, agrees to accept \$	00 in full settlement of the judgment entered below if		
, ,	// If payment is mailed it must be Kimberly White, 30 N. LaSalle St., Suite 700 Chicago, IL 60602.		
A judgment is entered in the amount of \$ against Defendant(s)	00 plus \$00 court costs for a total of \$00		
Leave to enforce said judgment is stayed until/	·		
Execution shall issue on the judgment thereafter.			
· Recewer CNR'S final accounting in with a 10% interest certicate	to issue is hereby approved.		
Pursuant to Ill. S.Ct. Rule 304(a), this order is final and appealab	le, there being no just reason for delaying enforcement or appeal.		
HEARING DATE: 7 / 1 / 2021			
By:	Associate Judge Patrice Ball-Paed		
30 N. LaSalle, Room 700 Chicago, IL 60602 (312) 744-8791	Judge Lucirouit Gourt Courtroom 11 65		

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a. PIN: 13-20-227-019-0000

b. LEGAL DESCRIPTION:

THE WEST 1/2 OF LOT 130 IN KOSTNER AND ZANDER'S ADDITION TO WEST IRVING PARK, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD MERIDIAN, IN COOK COUNTY, IL.

This parcel is commonly known as 5640 W. Patterson Ave Chicago, IL 60634 ("subject property").

- 4. On information and belief, the dwelling located on the subject property was recently demolished but the foundation is still present.
- 5. That at all times pertine chereto on information and belief the following named Defendants owned, managed, controlled, collected rents from, had a legal or equitable interest in, or contributed to the ongoing victations at, the Subject Property:
 - a. The current owners of 56 40 W. Patterson Ave are Irvin Daniel Carreto-Tellez and Zuri Shad Haid Carreto-Tellez as joint tenants.
 - b. The mortgagee(s) are Loandepot.com, LLC D/B/A Mortgage Master National and Mortgage Electronic Registration Systems, Inc., A/N/F Loandepot.com LLC.
 - c. The last taxpayer of record is Zari Shad Haid Carreto-Tellez.
 - d. Unknown owners and non-record claimants.
- 6. That Judy Frydland 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 in spection(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.

Building Code Violations

7. That on 12/24/2018 and on each succeeding day thereafter and on numerous other occasions, the defendant(s) failed to comply with the Municipal Code of the City of Chicago as follows:

NC1110

1. Performed or allowed demolition work on a building or part of a building or structure

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

CITY OF CHICAGO,)	No. 1811466354
•	,	110.
a municipal corporation,	.)	
Plaintiff,)	Re: 5640 W Patterson Ave,
v.)	Chicago, IL 60634
)	
IRVIN DANIEL CARRETO-TELLEZ; ZURI)	•
SHAD HAVO CARRETO- TELLEZ;)	
LOANDEPOT.COM, LLC D/B/A MORTGAGE)	Amount Claimed: \$4,000 (+)
MASTER NATIONAL; MORTGAGE)	
ELECTRONIC REGISTRATION SYSTEMS,)	Courtroom: 1105
INC., A/N/F LOANDEPOT.COM LLC; AND)	
UNKNOWN OWNERS AND NON-RECORD)	
CLAIMANTS, Ox)	
Defendants.		

COMPLAINT FOR EQUITABLE AND OTHER RELIEF

Plaintiff City of Chicago ("City"), by its attorney, Edward Siskel, Corporation Counsel, complains of the Defendants as follows:

GENERAL ALLEGATIONS

Nature of the Case

1. The City brings this action pursuant to its police power as a home rule unit under Article VII of the Illinois Constitution, which includes "the power to regulate for the protection of the public health, safety, morals and welfare." Ill. Const. art. VII, par. 6(a). As a further grant of authority, the City brings this action pursuant to the Unsafe Property Statute 65 ILCS 5/11-31-1(a) et seq. (2004), as amended, the Injunction Statute for Building and Zoning Violations, 65 ILCS 5/11-13-15 (2005) and Chicago Municipal Code ("Code"). By bringing this action, the City seeks to abate the dangerous and unsafe conditions at the property in question and obtain equitable relief, civil penalties, attorney's fees and costs.

The Parties and the Property at Issue

- 2. The City is a municipal corporation organized and existing under the laws of the State of Illinois.
- 3. Within the corporate limits of Chicago, there is a parcel of real estate legally described as: