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CERTIFICATE #

BOOK #

PAGE #

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

CITY OF CHICAGO, a municipal  
corporation,

Plaintiff

94M1-404207

CASE NO.

v.

YA LUN XIONG (D)

ET AL

Defendant(s)

LIS PENDENS NOTICE

\*\*\* REFER TO ATTACHED ADDENDUM OF DEFENDANTS \*\*\*

I, the undersigned, do hereby certify that the above entitled  
cause was filed by my office on the \_\_\_\_\_ day of

JUN 28 1994

1994, for violations of the Chicago

Building and Housing Code, and is now pending in said court and

that the property affected by said cause is located at the

following address:

3159 3159 S EMERALD AV

and is legally described as follows:

\*\*\* REFER TO ATTACHED ADDENDUM \*\*\*

In Cook County, Illinois.

Witness my hand and the seal of said court.

Clerk of the Circuit Court

By Joe Roman

Susan S. Sher  
Corporation Counsel  
City of Chicago  
30 N. LaSalle St., 7th floor.  
Chicago, Illinois 60602  
(312) 744-8791  
Atty No. #90909

CLERK  
MUNICIPAL  
CITY OF CHICAGO  
CIRCUIT COURT OF COOK  
COUNTY, ILLINOIS

94 JUN 28 PM 1:46

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94 JUL 25 AM 8:10

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

RE: 3159 3159 S EMERALD AV

YA LUN XIONG (O)  
3159 S EMERALD  
CHICAGO IL 60616

PEI LING C XIONG (O)  
3159 S EMERALD  
CHGO IL 60616

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS 9  
MUNICIPAL DEPARTMENT-FIRST DISTRICT

\*\*\* LEGAL DESCRIPTION \*\*\* FRONT

RE: 3159 3159 S EMERALD AV  
PI# 17-33-101-021

FRONT

LOT 30 IN BISSELLS SUBDIVISION OF THE EAST 1/2 OF THE NORTH 1/2 OF  
BLOCK 8 IN THE CANAL TRUSTEE'S SUBDIVISION OF  
SECTION 33, TOWNSHIP 39 NORTH, RANGE 14,  
LYING EAST OF THE 3RD PRINCIPAL MERIDIAN  
IN COOK COUNTY ILLINOIS

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

THE CITY OF CHICAGO, a municipal  
corporation,

Plaintiff

CASE NO. **94M1-404207**

v.

AMOUNT CLAIMED \$1,000.00

[REDACTED]

YA LUN XIONG (O) ET AL  
3159 S EMERALD  
CHICAGO IL 60616

DEFENDANT(S)

\*\*\* REFER TO ATTACHED ADDENDUM OF DEFENDANTS \*\*\*

### COMPLAINT FOR EQUITABLE AND OTHER RELIEF

Plaintiff, City of Chicago, a municipal corporation, by Susan  
S. Sher, Corporation Counsel, states as follows:

Count 1

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

\*\*\* REFER TO ATTACHED ADDENDUM \*\*\*

Commonly known as 3159 3159 S EMERALD AV  
Property Index no 17-33-101-021

and that located thereon is A 2 STORY(S) BUILDING  
BASEMENT YES/ ATTIC NO /DWELLING UNITS= 2 CACT 6010

2. That at all times pertinent thereto the following named defendants

YA LUN XIONG (O) ET AL

\*\*\* REFER TO ATTACHED ADDENDUM OF DEFENDANTS \*\*\*

owned, maintained, operated, collected rents for, or had an interest in the  
said property on the date(s) hereinafter set forth.

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RE: 3159 3159 S EMERALD AV

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3. That on 04/29/94 and on each succeeding day thereafter until the date of filing of this complaint, and on numerous other occasions, the following violations of the Municipal Code of Chicago existed at said property in that the defendant(s) failed to do the following:

1 106015 NOT COMPLIED  
REPAIR OR REPLACE DEFECTIVE OR MISSING MEMBERS OF INTERIOR STAIR SYSTEM. (SEC.13-196-570)  
FRONT & REAR INTERIOR STAIR MISSING RAILS & BALUSTERS

2 197039 NOT COMPLIED  
RELOCATE IMPROPERLY INSTALLED SMOKE DETECTORS TO COMPLY WITH THE FOLLOWING LOCATION REQUIREMENTS: A) ON THE CEILING IN EVERY DWELLING UNIT (NOT LESS THAN 4 INCHES FROM ANY WALL) OR ON A WALL IN EVERY DWELLING UNIT (LOCATED FROM 4 TO 12 INCHES FROM THE CEILING) WITHIN FIFTEEN FEET OF ALL ROOMS USED FOR SLEEPING PURPOSES, WITH NOT LESS THAN ONE DETECTOR PER LIVING LEVEL CONTAINING A HABITABLE ROOM OR UNENCLOSED HEATING PLANT. B) ON THE UPPERMOST CEILING OF ALL INTERIOR STAIRWELLS AND ENCLOSED PORCHES THAT INCLUDE STAIR SYSTEMS WITHIN THE ENCLOSURE. (SEC. 13-196-100)

APARTMENTS SMOKE DETECTOR WRONG LOCATION

3 073014 NOT COMPLIED  
REPAIR OR REPLACE DEFECTIVE DOOR. (SEC. 13-196-550 (D) (E)).  
REAR & REAR SOUTH EXTERIOR DOOR DEFECTIVE

4 076034 NOT COMPLIED  
REPAIR OR REPLACE ROOF GUTTER. (SEC.13-168-600)  
REAR BENT GUTTER

5 070014 NOT COMPLIED  
REPAIR OR REPLACE DEFECTIVE OR MISSING MEMBERS OF EXTERIOR STAIR SYSTEM. (SEC.13-196-570)  
REAR EXTERIOR STAIRS MISSING BALUSTERS

End of Violations

PAGE 1

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4. That Graham C. Grady is the Commissioner of the Department of Buildings of the City of Chicago, and as such, and through reports of inspectors of the Department of Buildings of said City of Chicago, he or the undersigned has 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 of 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, other than the defendants whose only interest in the property is by virtue of security interests or liens therein, in the amount indicated on the heading of the Complaint for each day said violations have existed and/or exist, except as to violations of Section 13-12-140 of the Municipal Code of Chicago, for which violations plaintiff prays for a fine against all defendants.

## COUNT II

As a second and further cause of action the plaintiff, City of Chicago, a Municipal Corporation:

1-5 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 for the abatement of a nuisance, 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 Graham C. Grady, the Commissioner of the Department of Buildings, City of Chicago, has determined said building to be dangerous and unsafe or uncompleted and abandoned.

### 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.

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 judgement against defendants and a lien on the subject property for these costs in accordance with Section 5/11-31-1 of Chapter 65 of the Illinois Compiled Statutes, as amended, or for an order for plaintiff to demolish, repair, enclose or clean up said premises under the police power to protect the public health and safety.

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 the City of Chicago a judicial deed to the property if declared abandoned.

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- 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 attorneys 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

## 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 foregoing 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 \_\_\_\_\_ 199\_\_\_\_  
By \_\_\_\_\_

DEPUTY CIRCUIT COURT CLERK OR NOTARY PUBLIC

FOR FURTHER INFORMATION CONTACT: DEPARTMENT OF BUILDINGS  
PUBLIC INFORMATION DESK 744-3400

SUSAN S. SHER, Corporation Counsel  
Attorney for Plaintiff  
30 N. LaSalle St. 7th floor  
Chicago, Illinois 60602  
Atty. No. 90909  
(312) 744-8791

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CHICAGO IL 60616

PEI LING XIONG (0)  
3159 S EMERALD  
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