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CCG-66 (1-81)

LIS PENDENS NOTICE

CERTIFICATE # 1102055

PAGE # 28

BOOK # 2209-1

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

MUNICIPAL DEPARTMENT - FIRST DISTRICT

CITY OF CHICAGO a Municipal Corporation

Plaintiff

vs.

HARRISON DERAISA et al.,

Defendants

No. 87M1 406004

RE: 6827-29 SOUTH WABASH AVE

I, the undersigned, do hereby certify that the above entitled cause was filed in my office on the 28TH AUGUST 87 day of 19..... and is now

pending in said court and that the property affected by said cause is described as follows:

LOT 19 IN BLOCK 5 IN NORTH LANCASTER'S SUBDIVISION OF WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS

PI# 20-22-307-007
in Cook County, Illinois.

Witness my hand and the seal of said court.

AUG 1 1988

Clerk of the Circuit Court

Name JUDSON H. MINER
Attorney for CORPORATION COUNSEL
Address PLAINTIFF
City 180 N. LASALLE SUITE 501
Telephone 744-90909

By MORGAN M. FINLEY
Clerk of the Circuit Court
Deputy Clerk

MORGAN M. FINLEY, CLERK OF THE CIRCUIT COURT OF COOK COUNTY

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

THE CITY OF CHICAGO, A MUNICIPAL
CORPORATION,
PLAINTIFF

87M1-406004

VS

NO.
AMOUNT CLAIMED \$3,600.00

HARRISON DERAISA ET AL
1076 NORTHWEST 85 ST
MIAMI FL 33150

DEFENDANT(S)

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

COMPLAINT FOR EQUITABLE AND OTHER RELIEF

Now comes the plaintiff, City of Chicago, a municipal corporation by Judson H. Miner, Corporation Counsel, and states as follows:

Count 1

1. That 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 6827 6829 S WABASH AV
Property index no 20-22-307-007

and that located thereon is A 3 STORY(S) BUILDING
BASEMENT YES/ ATTIC NO /DWELLING UNITS= 7 CACT 6904

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

HARRISON DERAISA 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: 6827 6829 S WABASH AV FRONT

3. That on 05/21/87 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) did or failed to do the following:

1 061014
REPAIR EXTERIOR WALL(S). (SEC.78-1; 78-51 (B))
EAST ELEVATION - BROKEN SIDING

2 102015
PLACE THE SURFACES OF WALLS AND CEILINGS IN A CLEAN, SMOOTH AND TIGHT CONDITION. (SEC.78-52 (E))
(6829) 1ST FLOOR, LIVING ROOM - PEELING PAINT

3 103015
REPAIR OR REBUILD DEFECTIVE FLOOR. (SEC.78-52 (A); 78-52 (B))
(6829) 3RD FLOOR, KITCHEN - FAUCET DEFECTIVE

4 104015
REPLACE BROKEN, MISSING OR DEFECTIVE WINDOW PANES. (SEC.78-53)
(6829) 2ND FLOOR, KITCHEN - WINDOW BROKEN

5 140026
ABATE NUISANCE OF INSANITARY AND OFFENSIVE CONDITION ON PREMISES CAUSED BY ANIMALS. (SEC.98-35.1)
(6827) 2ND FLOOR - DOG ODOR

6 153017
REPAIR OR REPLACE DEFECTIVE FAUCETS. (SEC.82-11.1)
(6829) 3RD FLOOR, KITCHEN - FAUCET DEFECTIVE

7 104045
ADJUST WINDOW SO THAT IT CAN BE EASILY OPENED AND HELD IN DESIRED POSITION. (SEC.78-53 (C))
2ND FLOOR, INTERIOR STAIRWELL - WINDOW CORDS MISSING

8 197019
INSTALL AND MAINTAIN APPROVED SMOKE DETECTORS EITHER IONIZATION TYPE OR PHOTO ELECTRIC TYPE THAT ARE BATTERY OPERATED OR PERMANENTLY WIRED TO UNSWITCHED 110 VOLT CIRCUITS.
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. 78-10 THROUGH 78-15.1 INCLUSIVE)
(6829) 1ST FLOOR - DEFECTIVE SMOKE DETECTORS

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RE: 6827 6829 S WABASH AV 0 3 FRONTS 1 3 2 2

- 9 101025
REPLASTER CEILING(S) AND SIDEWALL(S) WHERE PLASTER IS LOOSE,
BROKEN OR HAS FALLEN OFF. (SEC.78-52 (C); 78-52 (D))
(6829) 1ST FLOOR, DINING ROOM, KITCHEN AND FOYER - BROKEN PLASTER,
HOLES IN WALLS
- 10 070024
REPAIR OR REPLACE DEFECTIVE OR MISSING MEMBERS OF PORCH SYSTEM.
(SEC.78-55; 78-55 (A))
REAR ENCLOSED PORCH - HOLE IN CEILING
- 11 138056
REMOVE ACCUMULATION(S) OF REFUSE AND DEBRIS AND KEEP PREMISES
CLEAN AND FREE FROM ANY SUCH ACCUMULATION.
(SEC.96-2; 78-56 (D) 78-61 (B))
REAR YARD - DEBRIS
- 12 106015
REPAIR OR REPLACE DEFECTIVE OR MISSING MEMBERS OF INTERIOR STAIR
SYSTEM. (SEC.78-55)
BASEMENT - HANDRAIL MISSING
- 13 131016
ADEQUATELY SCREEN OUTER DOORS, OPENABLE WINDOWS, AND OTHER OUTER
OPENINGS, FROM APRIL 15TH TO NOVEMBER 15TH. (SEC.78-54)
EXTERIOR - SCREENS TORN AND MISSING
- 14 074014
REPAIR OR REBUILD EXTERIOR SERVICE WALKS, PASSAGE AND AREAWAYS.
(SEC.78-1; 99-4)
SERVICE WALK, WEST ELEVATION - BROKEN CONCRETE
- 15 159027
RESET LOOSE PLUMBING FIXTURE. (SEC.82-11.1)
(6827) 3RD FLOOR, KITCHEN - SINK PULLING AWAY FROM WALL
- 16 061034
REMOVE ALL LOOSE, PEELING, OR FLAKING PAINT. (SEC.78-52 (D), 130.9)
EXTERIOR WOOD - PEELING PAINT
- 17 136016
EXTERMINATE ROACHES AND MAINTAIN THE DWELLING IN AN INSECT-PROOF
CONDITION. (SEC.78-61 (C))
ROACHES
- 18 196029
POST IN A PROMINENT PLACE IN A COMMON AREA OF THE BUILDING ACCESSIBLE
FROM THE PUBLIC WAY, OR AFFIXED TO THE BUILDING SO AS TO BE VISIBLE FROM
THE PUBLIC WAY, THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE OWNER,
HIS AGENT FOR THE PURPOSE OF MANAGING, CONTROLLING OR COLLECTING RENTS
AND ANY OTHER PERSON MANAGING OR CONTROLLING SUCH BUILDING.
(SEC. 39-2.1)
POST OWNER I.D.

End of Violations

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01/10/10

4. That Raleigh Mathis is the Commissioner of [Inspection] Services of the City of Chicago, and as such, and through reports of inspectors of the Department of Inspectional Services 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 24, Section 11-31-1, 11-31-2, and 11-13-15 of the Illinois Revised 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 said amount indicated on the heading of the Complaint for each day said violations have existed and/or exist, except as to violations of Section 39-13 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 a receiver be appointed to bring the subject property into compliance with the Municipal Code of Chicago.

7. That Raleigh Mathis, the Commissioner of Inspectional Services, 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 said violations 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.
- c. For an order of the plaintiff to demolish said premises and a judgement against defendants and a lien of the subject property for the cost of demolition in accordance with Section 11-31-1 of Chapter 24 of the Illinois Revised Statutes, as amended, or for an order for plaintiff to demolish said premises under the police power to protect the public health and safety.

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

RE: 6827 6829 S WABASH AV

HARRISON DERAISA
1076 NORTHWEST 85 ST
MIAMI FL 33150

EXCHANGE NATL BANK
TR-07048 P-12-70
DOC-25163767
135 S LASALLE
CHGO

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

*** LEGAL DESCRIPTION ***

FRONT

RE: 6827 6829 S WABASH AV
PI# 20-22-307-007

LOT 19 IN BLOCK 5 IN N. LANCASTER'S SUBDN. OF W. 1/2 OF S. W. 1/4 OF
SECTION 22, TOWNSHIP 38 NORTH, RANGE 14
LYING EAST OF THE 3RD PRINCIPAL MERIDIAN
IN COOK COUNTY ILLINOIS

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