

System Generated on 5/23/2025 11:00 AM
Location: Court Room 1302
Judge: Cantwell-Heggie, Corinne
Chicago IL 60660

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FILED DATE: 5/20/2025 11:41 AM 20251707919

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Kyle Hadley
6122 N Winthrop Ave Unit C
Chicago IL 60660



FILED

USPS CERTIFIED MAIL

20251707919

Mariyana T. Spyropoulos

CIRCUIT CLERK

COOK COUNTY IL

20251707919

Case No. 1:02

32781118

9214 8901 4298 0415 5630 92

See Important Information Enclosed

SIXTY (60) DAY NOTICE TO VACATE

Date: March 18, 2025

To: Kyle Hadley
6122 N Winthrop Ave Unit C
Chicago, Illinois 60660

Dear Mr. Hadley:

This letter constitutes formal written notice that your tenancy at 6122 N Winthrop Ave Unit C, Chicago, Illinois 60660 will terminate sixty (60) days from the date of delivery of this notice. Pursuant to Section 5-12-130(j) of the Chicago Residential Landlord and Tenant Ordinance, which requires sixty (60) days' notice for tenancies between six months and three years, you are hereby required to vacate and surrender possession of the premises no later than:

May 17, 2025

This notice follows my letter dated February 15, 2025, outlining options for resolution, to which no substantive response has been received within the specified timeframe.

Please note the following important requirements upon vacating:

1. All keys must be returned to me or my designated representative
2. All of your personal belongings must be removed from the premises
3. All furniture and furnishings that were originally in the unit must remain in the premises, as these items were part of the proposed purchase agreement and remain my property
4. The property must be left in clean and good condition
5. All utilities must be transferred out of your name
6. A forwarding address must be provided for future communications

A professional move-out inspection will be conducted to document the condition of the property and furnishings. Any damage to the property structure, fixtures, systems, or furnishings beyond normal wear and tear will be documented and may result in appropriate deductions from your financial investments in the property. This includes but is not limited to damage to walls, floors, ceilings, plumbing, electrical systems, appliances, fixtures, doors, windows, and any other structural or functional components of the premises.

Please be advised that as previously communicated, the return of your financial investments in the property (including the \$30,000 payment and other documented improvements, subject to

appropriate adjustments) is contingent upon the sale of the property, as these funds are currently tied to the property.

Please note that I maintain a detailed inventory of all furniture and furnishings that belong to me. The removal of any of these items without express written permission or any further deliberate damage to them or to the property itself will be documented and may be reported to the appropriate authorities as theft or property damage. If you have any questions about which items you may remove, please contact me before the move-out date.

Should you have any questions or wish to discuss move-out arrangements, please contact me at [REDACTED]@gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read "B McGivern". The signature is fluid and cursive, with the first letter of the first name being a large, stylized "B".

Brandon McGivern
Owner/Landlord
5701 N Sheridan Rd #23G
Chicago, Illinois 60660
[REDACTED]@gmail.com