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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 02/23/2008 11:41 AM Pg: 1 of 3

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

CITY OF CHICAGO, a Municipal Corporation,)
)
)

Plaintiff.)

v.)

Standard Bank and Trust Company,)
as Trustee u/t/a dated November 27,)
1992, Trust No. 13608; and)
Christian Pappas,)

Defendants.)

No. 05 M1 ~~400908~~ 400868

Re: 10900 S. Western Ave.
Chicago, Illinois

Courtroom 1107

Agreed Order of Settlement with Permanent Injunction

This case is before the Court to approve the terms of this Agreed Order of Settlement with Permanent Injunction between the plaintiff City of Chicago ("City"), and Defendants Standard Bank and Trust Company, as Trustee u/t/a dated November 27, 1992, Trust No. 13608, and Christian Pappas (collectively "Defendants"), with both parties represented by counsel.

The parties wish to resolve this case without a trial, and have read and voluntarily agreed to the terms of this Order. The Court makes the following findings of fact and law, and orders Defendants to comply with each of the agreements stated in this Order:

1. The Court has *in personam* jurisdiction over the parties and *in rem* jurisdiction over the property commonly known as 10900 S. Western, Chicago, Illinois ("the subject property"), and legally described as:

LOT 1, AND THE NORTH 14 FEET OF LOT 2 IN SOUTH TOWN, A RESUBDIVISION OF LOTS 1 TO 9, 16 TO 24 INCLUSIVE IN BLOCK 1, LOTS 1 TO 9 AND 16 TO 24 IN

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BLOCK 2 AND LOTS 1 TO 32 IN BLOCK 3, LOTS 1 TO 28 IN BLOCK 4, LOTS 5 TO 28 IN BLOCK 5, LOTS 1 TO 32 IN BLOCK 6, LOTS 7 TO 19 IN BLOCK 7 AND LOTS 7 TO 19 IN BLOCK 8 IN FIREMAN'S INSURANCE COMPANY ADDITION TO MORGAN PARK IN THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The subject property has permanent index numbers of 24-13-423-017-0000 and 24-13-423-078-0000.

2. The subject property is located in a B1-1 Neighborhood Shopping District, is an unimproved lot surrounded by a chain-link fence and is approximately 22,500 square feet in lot area.
3. Defendants are the legal and equitable owners of the subject property.
4. The City alleges in its Complaint for Equitable and Other Relief that beginning on or about May 4, 2005, and continuing to the present, the subject property has been used to store semi-trailers, bricks, cut stone, steel, metal and other junk and debris in violation of Section 3-0204 of the Chicago Zoning Ordinance (2005).
5. Defendants admit these allegations and agree to plead liable to Counts I and II of the City's Complaint. Judgment is entered in favor of the City on each of these counts and Defendants shall pay a \$500 fine to the City and shall reimburse the City for its litigation costs in the amount of \$149. Payment of the fine and litigation costs of \$649 shall be made by certified check or money order payable to the "City of Chicago," and delivered by hand delivery or U.S. mail to Tina Zvanja at 30 North LaSalle Street, Suite 700, Chicago, Illinois, 60602 no later than March 16, 2006.
6. Defendants agree to be permanently enjoined, along with their successors, heirs, assignees, agents, and/or other person(s) working in concert with them or under their control, from using the subject property to store any items out-of-doors, including but not limited to, semi-trailers, bricks, stone, steel, metal and other junk and debris.
7. The Court shall retain jurisdiction of the injunctive portions of this Agreed Order solely for the purposes of enforcement or modification of the injunctions, upon proper motion. The Court shall retain jurisdiction of all other portions of this Agreed Order solely for the purpose of enforcement of the terms of this Agreed Order.
8. The parties agree and understand that the penalty for violating any of this Order's provisions will be:
 - a. A fine to the City in the amount of \$500 per day of violation; and

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- b. Upon petition by the City, a hearing as to why Defendants, or any other party subject to this Agreed Order, should not be held in contempt of court for violation of this Order.
- 9. This is a final order and the Court finds no just reason for delaying either enforcement or appeal or both. All parties waive their right to appeal this Order.
- 10. This case is taken off the Court's call.

Agreed to by:

Defendants Standard Bank and Trust Company, as Trustee u/v/a dated November 27, 1992, Trust No. 13608, and Christian Pappas

By: Steve Verit
 Attorney for Defendants
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Plaintiff City of Chicago:

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By: Amanda E. Basil
 Amanda E. Basil
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 #90909



Assoc. Judge ANN HOUSER
 FEB 17 2006
 Circuit Court - 227

ENTERED:

Date

Judge