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Doc#: 0605902006 Fee: \$30.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 02/28/2008 07:12 AM Pg: 1 of 4

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

THE CITY OF CHICAGO,)
a municipal corporation,)
Plaintiff,)
v.)
Lawndale Restoration, LLC, et al.)
Defendants.)

No: 05M1-400108

Re: 1846 S. Karlov Chicago, Il.

AGREED ORDER JOINING ADDITIONAL PARTIES DEFENDANT, WAIVING SERVICE OF SUMMONS, FOR ENTRY OF PERMANENT INJUNCTION AND ORDER OF DISMISSAL

THIS CAUSE COMING TO BE HEARD on the set call and upon an agreed motion of Plaintiff, City of Chicago, and certain Party Defendants, the Court having jurisdiction over the parties and subject matter and being fully advised in the premises:

This Court Hereby Finds As Follows:

That the subject property has been deeded to a development company or individual, specifically selected by the Chicago Department of Housing, pursuant to a review process and certain "deed recipient selection criteria" established in consultation with the U. S. Department of Housing and approved by Act of the Chicago City Council;

#410

That the newly-selected deed recipient or record has agreed to accept certain terms and conditions in consideration for receipt of the deed;

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That the terms of acceptance of title includes, among other conditions, that the subject buildings situated on the property be rehabilitated within a specific time frame;

That the requisite rehabilitation of the subject property will ultimately result in the completion of specific repairs that will remedy the outstanding municipal code violations alleged in Plaintiff City of Chicago's complaint;

That City of Chicago, the current Defendants are desirous of ending their litigation and reaching an accord that will best serve the tenants and Lawndale Community at large;

That the new owners of the subject property are in agreement with a resolution of the matter, are willing and able to waive service of summons, submit to the jurisdiction of the Court and enter into an agreed mandatory injunctive order that shall "run with the land," in accordance with the terms specified herein.

WHEREFORE, BY AGREEMENT, IT IS HEREBY ORDERED THAT:

- 1.) The selected title-recipient of the property, *Eric Lawndale*, is hereby joined instanter as a party defendant, summons having been waived and with said defendant submitting to the in personam jurisdiction of this Honorable Court.
- 2.) A mandatory injunctive order is hereby entered against the aforesaid title-recipient, joined instanter as a party defendant, ordering said defendant to remedy, correct and repair any dangerous and hazardous conditions previously identified in the ongoing litigation by the Chicago Building Inspector, **if any such conditions exist**, within ninety (90) days from the entry of this order.
- 3.) A mandatory injunctive order is hereby entered against the aforesaid title-recipient, joined instanter as a party defendant, ordering said defendant to remedy, correct and repair any and all remaining violations cited in Plaintiff City of Chicago's complaint within twelve (12) months from date of entry of this order.
- 4.) This injunctive order shall "run with the land" and be binding upon the selected title-recipient, his/her/their agents, heirs, successor or assigns who shall be permanently enjoined and commanded to complete the repairs of the outstanding code violations within the specified time periods proscribed above. Specifically excluded from any obligation to comply with the aforesaid injunction are the prior defendants who are being dismissed, instanter, with prejudice.
- 5.) That in the event that the newly joined defendant fails to comply with the terms and conditions of repair specified above, City of Chicago shall retain the right to reinstate this action and seek the remedies specified within its complaint against the newly joined defendants, as well as seek such further relief as may be necessary to compel

compliance with the terms and conditions of this agreement.

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6.) That, in the event of a subsequent sale of the subject property, the newly joined defendants shall immediately file a motion to reinstate the case, advise the Court of the new owner's identity and seek to modify the injunctive orders. City shall retain its right to seek such further relief as the Court shall deem appropriate.

7.) That upon the successful completion of the required repairs, the newly joined defendants shall immediately contact the Chicago Building Department to arrange for a full inspection of the premises in order to verify the satisfactory completion of the Building Code violation repairs. Providing the City of Chicago's Building Inspectors verify compliance with the relevant building codes, Plaintiff shall join the newly joined Defendants in the entry of an agreed order dissolving this permanent injunction and dismissing this matter, with prejudice.

8.) That, in consideration for their surrender of title and interests in the subject property, any and all other previously named defendants are hereby dismissed as parties defendant to this action, with prejudice, and with each party bearing their costs of litigation.

9.) The court reserves jurisdiction of this matter for the purposes of modification, enforcement or termination of this permanent injunction and retains the right to reinstate the matter in the event of non-compliance against the newly joined defendants.

10.) This order is final, appealable, and enforceable, the court finding no just cause or reason to delay its enforcement or appeal.

JUDGE SEBASTIAN T. PATTI

FEB 16 2006

Circuit Court - 1663

HEARING DATE: 2/16/06

ENTERED: _____

Judge Presiding S. Patti
Courtroom 1111

City of Chicago

By: Mark A. Limanni

Mark A. Limanni

Assistant Corporation Counsel

30 N. LaSalle, Room 700

Chicago, IL 60602 (312) 744-8791

Lawndale Restoration LLC

By: [Signature]

Defendant/Title Recipient:

By: [Signature]

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

* * * LEGAL DESCRIPTION * * * FRONT

Address: 1846 1846 S KARLOV AV
PI# 16-22-411-014

FRONT

BLOCK 2, (EXCEPT THE SOUTH 80 FEET THEREOF) AND THE EAST 305 FEET
1.5 INCHES OF THE SOUTH 80 FEET OF BLOCK 2, IN THE LAWNDALE
REDEVELOPMENT CORPORATION RESUBDIVISION OF PARTS OF LOTS 5 AND 6 IN
THE SUBDIVISION OF THE EXECUTORS OF WALTER BUTLER OF LOT 3 IN THE
ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF
SECTION 22, TOWNSHIP 39 NORTH, RANGE 13,
LYING EAST OF THE 3RD PRINCIPAL MERIDIAN
IN COOK COUNTY ILLINOIS

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