



February 29, 2008

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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 02/29/2008 01:58 PM 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.  
  
LUIS ROMAN, and  
MARIA DELACRUZ ROMAN,  
Defendants.

No. 07 M1 403141  
  
Re: 2140 North Monitor Avenue  
  
Courtroom 1107

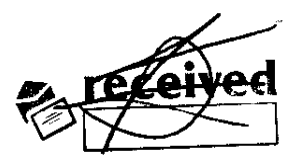
**Agreed Order of Settlement with Permanent Injunction**

This case is before the Court to approve the terms of this Agreed Order of Settlement with Permanent Injunction between Plaintiff City of Chicago ("City") and Defendants Luis Roman and Maria Delacruz Roman ("Defendants").

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 2140 North Monitor Avenue, Chicago, Illinois ("subject property"), and legally described as:

Lot 80 in Resubdivision of Lots 17 to 22 Both Inclusive and Lots 35 to 40 Both Inclusive in Block 2, Lots 11 to 14 Both Inclusive and Lots 17 to 28 Both Inclusive in Block 3 and Lots 11 to 17 Both Inclusive and the North 1/2 of Lot 18 and Lots 20 to 65 Both Inclusive in Block 4 in Grand View Being John T. Kelly and Others Subdivision of That part of the West 1/2 of the Northeast 1/4 of Section 32, Township



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40 North, Range 13, East of the Third Principle Meridian, in Cook county, Illinois, Lying South of the Center Line of Grand Avenue and North of the South Line of Dickens Avenue in Cook County, Illinois.

Permanent Index Number: 13-32-221-032-0000.

2. The subject property contains a one-story residential building with a basement and is located in an RS-3 District.
3. Defendants are the owners of the subject property.
4. The City alleges in its Complaint for Equitable and Other Relief that beginning on or about August 1, 2007, and continuing to the present, Defendants have used the subject property to maintain multiple dwelling units, in violation of Title 17 ("Zoning Ordinance") and various other provisions of the Municipal Code of Chicago.
5. Defendants admit these allegations and agree to plead liable to all counts alleged in the Complaint. Defendants also agree to pay the City a fine in the amount of \$500.00 and reimburse the City of the City's litigation costs in the amount of \$150.00. Payment of the \$650.00 shall be made by a certified check or money order payable to the "City of Chicago" and delivered to Kimberly Miller at 30 North LaSalle Street, Suite 700, Chicago, Illinois, 60602, no later than March 28, 2008.
6. Defendants agree to the entry of a permanent injunction enjoining them, their successors, heirs, assignees, agents, and/or other person(s) working in concert with them or under their control, from maintaining more than one dwelling unit (as defined under Municipal Code of Chicago Section 17-17-0248) in subject building. This prohibits use of the subject building's basement as a separate dwelling unit.
7. The parties subject to this Agreed Order shall allow City inspectors access to the full interior of the subject building for periodic inspections to be conducted during regular business hours (Monday through Friday) to determine compliance, and continued compliance, with the terms of this Agreed Order and the Municipal Code of Chicago. If City inspectors are unable to gain access to the full interior of the subject building during any inspection, Defendants, or any other party subject to this Order, shall contact the City's attorney to schedule an immediate reinspection.
8. 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.
9. The parties agree and understand that any violation of this Order's provisions shall result in:

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- a. A fine to the City in the amount of \$500.00 to \$1,000.00 per day of violation; and
  - 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.
10. All parties to this agreement waive their right to appeal this Order.
11. This case is taken off the Court's call.

Agreed to by Defendants Luis Roman and Maria Delacruz Roman:

Luis Roman  
 Luis Roman  
 2140 N. Monitor Ave  
 Chicago, IL 60639  
 773-637-7349

Maria D. Roman  
 Maria Delacruz Roman  
 2140 N. Monitor Ave  
 Chicago, IL 60639  
 773-637-7349

For the City of Chicago:

Mara S. Georges  
 Corporation Counsel  
 City of Chicago

By: J. B. Handelman  
 Jacob B Handelman  
 Assistant Corporation Counsel  
 30 N. LaSalle Suite, Suite 700  
 Chicago, IL 60602  
 (312) 744-5526  
 #90909

**JUDGE SEBASTIAN T. PATTI**

ENTERED: FEB 29 2008  
2/29/08 Date  
Circuit Court 1663 Judge