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Date: 01/07/2009 02:32 PM Pg: 1 of 3

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

THE CITY OF CHICAGO,
a Municipal Corporation,

Plaintiff,

v. Charles N. Freeman
Defendant(s).

Case No: 07 ml 400484
Address: 5039-41 S. Champlain

Courtroom 1103, Daley Center

AGREED ORDER OF INJUNCTION AND JUDGMENT

THIS CAUSE COMING to be heard on the set call, the Court being fully advised in the premises:

Defendant(s) Shante Thomas

and the City of Chicago have reached agreement as to the resolution of this case, stipulate to the following facts and agree to entry of the following order(s):

Stipulations

1. The premises contains, and at all times relevant to this case contained, the violations of the Chicago Municipal Code set forth in Plaintiff's Complaint and notice of violations. Defendant has a right to contest these facts, but knowingly and voluntarily stipulates to said facts and waives the right to trial, including the right to a jury trial, if any, as to each, any and all of the stipulated facts.

Orders

2. a) The judgment entered on the date of 11/13/08 in the amount of \$ 12,000.00 against Defendants Shante Thomas shall stand as final judgment on Count I of Plaintiff's complaint. Leave to enforce said judgment is stayed until 1/22/09. Execution is to issue on the judgment thereafter. Count I is dismissed as to all other defendants.

Plaintiff agrees to accept \$ 500.00 in full settlement of the judgment if payment is made to the City of Chicago by 1/22/09. If payment is mailed it must be postmarked within the aforesaid time limit and mailed to the attention of Tina Zvanja at 30 N. LaSalle St., Room 700, Chicago, IL 60602.

b) Defendant has paid a settlement of \$ _____, instanter, as evidenced by receipt # _____.

3. Defendant Shante Thomas must:

- Bring the subject premises into full compliance with the Municipal Code of the City of Chicago by 01-15-09.
- Not rent, use, lease, or occupy the subject premises, and keep the premises safe and secure, until further order of court.

Shall erect a canopy by 11-20-08 with a 4 foot knee wall on the North elevation from the east corner 25 feet west on West elevation from the north corner 50 feet south.

The property will not be fully complied unless Defendant has obtained all necessary permits for work done at the property.

4. Defendant shall schedule and permit interior inspections of the subject premises to verify compliance with the terms of this Agreed Order. Defendant shall call Inspector Hal Getz at 748 3514 to schedule an inspection by 01-22

The provisions of this agreement shall be binding on the parties, partners and managing partners, successors, heirs and assigns of the Defendant. If Defendant intends to sell or otherwise transfer ownership of the premises before the repairs required by this

#7410

The provisions of this agreement shall be binding on the parties, partners and managing partners, successors, heirs and assigns of the Defendant. If Defendant intends to sell or otherwise transfer ownership of the premises before the repairs required by this Agreed Order are completed and approved by the Department of Buildings, Defendant must notify the City and the Court of the change in ownership by way of motion duly filed with the Court with notice given to the City. **DEFENDANT IS FULLY RESPONSIBLE FOR FULFILLING ALL REQUIREMENTS UNDER THIS AGREED ORDER, REGARDLESS OF OWNERSHIP OF THE PREMISES.**

Penalties

5. Should Defendant fail to comply with any of the provisions of this Agreed Order, the City will petition the Court to enforce the Agreed Order. Defendant may be subject to any or all of the following penalties for failure to comply. This list is not exclusive, and the Court may order other appropriate action upon petition by the City, including the appointment of a receiver to make repairs and reinstatement of the case.

(a) **Default fines.**

(i) Defendant will comply with the compliance schedule set forth above, and will be subject to fines of \$500 per day for each violation of the Municipal Code that exists past the due date. The fines will be calculated from the first day Defendant violates the compliance schedule, and will continue to run until Defendant complies the violations.

(ii) Defendant will pay a lump-sum default fine of \$_____ if violations exist at the premises after the due date agreed to in the compliance schedule.

(b) **Contempt of Court.**

(i) **Civil Contempt.** If upon petition by the City, the Court finds that Defendant has failed to comply with the Agreed Order, Defendant shall be subject to fines and/or incarceration for indirect civil contempt until Defendant purges the contempt by complying with the Agreed Order.

(ii) **Criminal Contempt.** If upon petition by the City for indirect criminal contempt, Defendant is found beyond a reasonable doubt to have wilfully refused to comply with the Court's order, Defendant will be subject to a fine and/or incarceration, which fine or period of incarceration will not be affected by Defendant's subsequent compliance with the Agreed Order.


Proceedings on Request for Relief

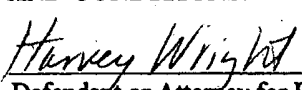
6. If the City files a motion or petition pursuant to paragraph 5, Defendant waives the right to a trial or hearing as to all issues of law and fact, except whether or not Defendant has violated the provisions of this Agreed Order, whether or not said violation(s) constitute civil or criminal contempt, and whether or not the requested relief is appropriate and/or feasible.

7. The court retains jurisdiction to adjudicate any enforcement action initiated pursuant to paragraph 5 of this Agreed Order, and retains jurisdiction of this matter for the purposes of modification, enforcement or termination of the orders stated in paragraphs 3 and 4 of this Agreed Order.

8. This matter is hereby dismissed by agreement of the parties, without prejudice, subject to the agreement detailed above. This order is final, appealable, and enforceable, the court finding no just cause or reason to delay its enforcement or appeal.

THE PARTIES HAVE READ AND HEREBY AGREE TO THE ABOVE TERMS AND CONDITIONS.

Mara S. Georges, Corporation Counsel #90909
By: 
Assistant Corporation Counsel
30 N. LaSalle, Room 700
Chicago, IL 60602
(312) 744-8791

 R.S.J.
Defendant or Attorney for Defendant

JUDGE DANIEL J. LYNCH

NOV 10 2008

HEARING DATE: 11-13-08

SO ORDERED:

Circuit Court - 1769

Judge Daniel Lynch

Courtroom 1103

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

City of Chicago, a municipal corporation,)	
Plaintiff)	
v.)	
CHARLES N FREEMAN)	Case No. _____
CHICAGO TITLE LAND TRUST CO TR# 1222637)	Amount claimed per day 12,000.00
LASALLE BANK FSB)	Address:
SHUNTE D THOMAS)	5039 - 5041 S CHAMPLAIN AVE CHICAGO IL 60615-
Unknown owners and non-record claimants)	635 - 639 E 50TH PL CHICAGO IL 60615-
Defendants)	

COMPLAINT FOR EQUITABLE AND OTHER RELIEF

Plaintiff, City of Chicago, a municipal corporation, by Mara S. Georges, Corporate Counsel, by the undersigned Assistant(s) Corporation Counsel, complains of Defendants as follows:

Count I

1. Within the corporate limits of said city there is a parcel of real estate legally described as follows:

20-10-232-001

LOT 9 IN WENTWORTH'S SUBDIVISION OF LOTS 17 AND 18 OF LAVINIA AND COMPANY'S SUBDIVISION OF GARDEN AND COTTAGE LOTS OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as

5039 - 5041 S CHAMPLAIN AVE CHICAGO IL 60615-

635 - 639 E 50TH PL CHICAGO IL 60615-

and that located thereon is a

3 Story(s) Building

14 Dwelling Units

0 Non-Residential Units

2. That at all times pertinent thereto on information and belief the following named defendants owned, maintained, operated, collected rents for, or had an interest in the said property on the date(s) herein set forth.

CHARLES N FREEMAN , LIEN HOLDER

CHICAGO TITLE LAND TRUST CO TR# 1222637 , TRUSTEE

LASALLE BANK FSB , MORTGAGE HOLDER

SHUNTE D THOMAS , TRUST BENEFICIARY

Unknown owners and non-record claimants

3. That on 02/23/2006 and on each succeeding day thereafter and on numerous other occasions, the defendant(s) failed to comply with the Municipal Code of City of Chicago as follows:

1 CN061024

Failure to submit 2 copies of structural engineering report prepared, signed, and sealed by licensed architect or registered structural engineer. (13-196-030)

modify, obtain a structural engineer report for 635-39 rear porch.