



Doc#: 0907205099 Fee: \$40.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 03/13/2009 11:03 AM Pg: 1 of 3

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

THE CITY OF CHICAGO,  
a Municipal Corporation,

Plaintiff,

City Suburban Title  
Services Co  
Defendant(s)

Case No: 07M1400084

Address: 2431 N. Laundale

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: ~~MATIAS~~ LaSalle Bank

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 the City'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**

The judgment entered on the date of 02-18-09 in the amount of \$ 1,000.00 against Defendant LaSalle Bank shall stand as final judgment on Count I of Plaintiff's complaint. ~~Leave enforce said judgment is stayed until~~ Execution is to issue on the judgment thereafter. ~~Count I is dismissed as to all other defendants.~~

City agrees to accept \$ 1,000.00 in full settlement of the judgment if payment is made to the City of Chicago by 03-01-09. If payment is mailed it must be postmarked within the aforesaid time limit and mailed to the attention of Kimberly Miller at 30 N. LaSalle St., Room 700, Chicago, IL 60602. Checks must be made payable to City of Chicago.

Defendant LaSalle Bank must:

- Not rent, use, lease, or occupy the subject premises, and keep the premises vacant, safe and secure until further order of court.
- Bring the subject premises into full compliance with the Municipal Code of the City of Chicago or sell the subject premises by 03-01-2010.
- Keep the subject property in compliance with the vacant building requirements in the Municipal Code (sections 13-12-125 through 13-12-150), including the requirements that the property be insured and registered with the City. See registration form at www.cityofchicago.org/buildings, and must also keep the exterior of the premises clean, free of debris and weeds.
- Notify the City and the Court of any sale, transfer, or change of ownership by way of motion duly filed with the Court, with notice given to the City, within 30 days of such sale or transfer.

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

No one other than LaSalle Bank can sell the property transfer, or otherwise assign.  
New owners have 12 months after purchase to fully comply.

#470

**UNOFFICIAL COPY**

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 Joe Unbe at (312) 743-7767 to schedule an inspection by 03-08-2010.

**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) *Further*, if the premises are found to not be secured after entry of this order, the defendant shall be subject to the above stated lump sum default fine in the amount of \$5,000.00, *if not secured within 14 days*

(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, Defendants 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 reserves jurisdiction of this matter for the purposes of modification, enforcement or termination of this order to comply, including the adjudication of proceedings for contempt or default fines, which could result in the imposition of a fine and/or incarceration, and reinstatement of the Plaintiff's Complaint.

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

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

Mara S. Georges, Corporation Counsel #90909  
y: [Signature]  
Assistant Corporation Counsel  
100 N. LaSalle, Room 700  
Chicago, IL 60602  
(312) 744-8791

[Signature]  
\_\_\_\_\_  
Defendant or Attorney for Defendant  
\_\_\_\_\_  
( )

HEARING DATE: 02-18-09

SO ORDERED:

**JUDGE DANIEL J. LYNCH**

Judge Lynch

FEB 18 2009

1103

**Circuit Court - 1769**

**UNOFFICIAL COPY****HOUSING CASE MANAGEMENT SYSTEM****NOTE RECORD**

<b>Case Index</b>	06-113430	<b>Last Modified</b>	lw00039
<b>Case Number</b>	07M1400084	<b>Case Type</b>	CONS
		<b>Case Status</b>	ACT
<b>Case Caption</b>	CITY VS. FRANCISCO GALEANA JR., ETAL		
<b>Property Address</b>	2431 N LAWDALE		
<b>Assigned Attorney</b>	LW09639	<b>Name</b>	JUAN MORADO
<b>Courtroom</b>	103	<b>Current Court Date</b>	2/8/2009
		<b>Current Court Time</b>	9:30:00 AM
<b>Date Entered</b>	1/19/2007		
<b>Notes Type</b>	LEGAL		
<b>Notes Attorney</b>		<b>Name</b>	
<b>Notes</b>	LOT 34 IN DOSE'S SUBDN OF THE WEST 1/2 OF LOT 15 IN KIMBELL'S SUBDN OF THE E 1/2 OF THE SW 1/4 AND THE W 1/2 OF THE SE 1/4 OF SECTION 26 TWSP 40 NORTH RANGE 13 EAST OF THE 3RD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS		