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Doc#: 0924016042 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/28/2009 02:56 PM Pg: 1 of 4

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff

v. Taylor Bean & Whitaker
et al.,
Defendant(s).

No: 09 MI 401026

Re: 7512 S. St. Lawrence

Courtroom 11 11, Richard J. Daley Center

ORDER OF PERMANENT INJUNCTION

This cause coming to be heard on the set call and on motion of Plaintiff, the Court having jurisdiction over the defendant(s) and the subject matter, and being fully advised in the premises:

IT IS HEREBY ORDERED THAT:

1. Defendant(s) Taylor Bean & Whitaker and his / her / their / its agents, heirs, legatees, successors, and assigns shall be permanently enjoined and restrained from renting, using, leasing, or occupying the: 7512 S. St. Lawrence until the same have established full compliance with the Municipal Code of the City of Chicago as stated in this cause and further order of court. Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall maintain the subject property in a sanitary, boarded, and secure condition while it remains subject to this injunction.
2. The court reserves jurisdiction of this matter for the purposes of modification, enforcement, or termination of this permanent injunction.
3. This order is final, appealable, and enforceable, the court finding no just cause or reason to delay its enforcement or appeal.

HEARING DATE: 8 / 27 / 09

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

Judge James M McGing

AUG 27 2009

Circuit Court - 1926

Judge

Courtroom

Pink Copy for Defendant(s) (photocopy if required)

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4. Defendant(s) shall schedule, permit, and be present for an exterior and interior inspection of the subject premises with the Department of Buildings to allow City to verify compliance with the terms of this Agreed Order.
 Defendant shall call Inspector _____ at (312) 743-_____ to schedule an inspection by ___/___/_____.
5. The premises will not be in full compliance unless Defendant(s) or owner(s) has/have obtained all necessary permits for work done at the premises. The provisions of this agreement shall be binding on the parties, partners and managing partners, and all successors, heirs, legatees, and assigns of the Defendant(s). DEFENDANT(S) IS/ARE FULLY RESPONSIBLE FOR FULFILLING ALL REQUIREMENTS UNDER THIS AGREED ORDER, REGARDLESS OF OWNERSHIP OF PREMISES.
6. No one other than Defendant(s) named above may sell, assign, or transfer the property until further order of court.

Penalties

7. Should Defendant(s) fail to comply with any provision of this Agreed Order, City may petition the Court to enforce this Agreed Order. Defendant(s) 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 remedies upon petition by City, including the appointment of a receiver to make repairs and/or reinstatement of the case.
 - (a) **Default Fines.** Defendant(s) shall follow the compliance schedule set forth above and shall be subject to fines of \$500.00 per day for each violation of the Municipal Code that exists past the due date. Such fines shall be calculated from the first day Defendant(s) violate(s) the compliance schedule, and shall continue to run until Defendant(s) bring the violations into compliance.
 Further, if the premises are found to not be secured after entry of this Agreed Order, Defendant(s) shall be subject to a lump-sum default fine in the amount of \$5,000.00.
 - (b) **Contempt of Court.**
 - (i) **Civil Contempt.** If upon petition by City, the Court finds that Defendant(s) has/have failed to comply with this Agreed Order, Defendant(s) shall be subject to fines and/or incarceration for indirect civil contempt until Defendant(s) purge(s) the contempt by complying with the Agreed Order.
 - (ii) **Criminal Contempt.** If upon petition by City for indirect criminal contempt, Defendant(s) is/are found beyond a reasonable doubt to have willfully refused to comply with the Court's order, Defendant(s) will be subject to a fine and/or incarceration. Such fine or period of incarceration shall not be affected by subsequent compliance with the Agreed Order.

Proceedings on Request for Relief

8. If City files a motion or petition pursuant to paragraph 6, Defendant(s) waive(s) the right to a trial or hearing as to all issues of law and fact, except whether or not Defendant(s) has/have violated the provisions of this Agreed Order, whether or not said violation(s) constitute(s) civil or criminal contempt, and whether or not the requested relief is appropriate and/or feasible.
9. The court reserves jurisdiction of this matter for the purposes of modification, enforcement, or termination of this Agreed Order, 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 City's Complaint.
10. 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.

HEARING DATE: 8/27/09

THE PARTIES HAVE READ AND AGREE TO ALL OF THE ABOVE TERMS AND CONDITIONS.

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

Defendant: TBN
 By Counsel: Madal & Associates
 Phone: (630) 394 5310

Judge James M. McGing
 AUG 27 2009
 Circuit Court, 1926
 Judge _____ Courtroom 11

Pink Copy for Defendant(s) (photocopy if required)

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

CITY OF CHICAGO,
A Municipal Corporation,
Counter-Plaintiff,

v.
Taylor Bean & Whitaker et al.,
Counter-Defendants.

No. 09 M1 401026

Re: 7912 S. 1st Lawrence
("subject property")

Courtroom: 1409/1111

ORDER

This cause coming before the Court, and the Court being fully advised in the premises and having jurisdiction over the parties and the subject matter, **THE COURT ORDERS THAT:**

- ① Taylor Bean & Whitaker to pay \$200 for fees & fines within 45 days attn Kris McKinley 30 W. LaSalle, Suite 700 Chicago IL 60602
- ② Defendant to have come shut off electric within 7 days to Udate D&H Electrical
- ③ Register the building w/ the department of Buildings within 30 days by contacting Sandy Hernandez @ (312) 744-7054
- ④ Keep the property in compliance with Municipal Code §13-12-135 through §13-12-150

off call

THIS CASE IS CONTINUED to / / , at a.m./p.m., in Courtroom 1409/1111, Richard J. Daley Center, 50 W. Washington, Chicago, Illinois, without further notice.

By: [Signature]
Assistant Corporation Counsel
Attorney for the City of Chicago, #90909
30 North LaSalle Street, Suite 700
Chicago, Illinois 60602
Phone: (312)744-8791 Fax: (312) 744-1054

Judge James M McGling
JUDGE AUG 27 2009
Circuit Court-1926
ENTERED

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The property commonly known as **7512 S. Saint Lawrence Ave.**, Chicago, Illinois, with a property index number 20-27-406-027-0000 and a legal description as follows:

LOT 48 IN BLOCK 1 IN WAKEFORD 5TH ADDITION, BEING BENJAMIN F. CRAWFOD SUBDIVISION OF THE EAST 503 FEET OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ LYING NORTH OF THE SOUTH 90 RODS THEREOF IN SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office