



Doc#: 1110141090 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 04/11/2011 03:47 PM Pg: 1 of 3

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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.)
KAO)
et al.,)
Defendant(s).)

No: 08 401460 MI
Re: 811-13 W. Lake
Courtroom 11 11, Richard J. 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,

THIS COURT FINDS:

- Defendant(s), US Brewers Inc d/b/a Shadow BAR & MAY FAY KAO and the City of Chicago ("City") have reached agreement as to the resolution of this case, stipulate to the following facts and agree to entry of the order(s) set forth below.
- The premises contain, and at all times relevant to this case contained, the violations of the Chicago Municipal Code set forth in 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.

ACCORDINGLY, IT IS HEREBY ORDERED THAT:

- The judgment entered on _____ / _____ / _____ in the amount of \$ _____ .00 plus \$ _____ .00 court costs for a total of \$ _____ .00 against Defendant(s) _____

shall stand as final judgment as to Count I. Leave to enforce said judgment is stayed until _____ / _____ / _____

Execution shall issue on the judgment thereafter. Count I is dismissed as to all other Defendants.

- City agrees to accept \$ 10,000 ^{in total} 15,000 from US Brewers Inc & 5,000 from MAY FAY KAO (including court costs which shall be remitted to the Clerk) in full settlement of the judgment if payment is made to the City of Chicago on or before 10 / 1 / 10. If payment is mailed it must be postmarked on or before the above date and sent ATTN: KRISTINA MOKAYZKI, 30 N. LaSalle St., Suite 700, Chicago, IL 60602.
- Defendant(s) US Brewers Inc d/b/a Shadow BAR & MAY FAY KAO and his/her/its/their heirs, legatees, successors, and assigns shall:

- not rent, use, lease, or occupy the subject premises and shall keep the same vacant 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 5 / 1 / 2011 by calling 312-743-7063
- 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 (information and forms at www.cityofchicago.org/buildings) and keep the exterior of the premises clean and 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.

This Order takes effect on 5-15-10; on this date property must be kept vacant & secured & registered with Dept of Buildings for vacant building registry.

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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 Tom O'Donnell at (312) 743-3557 to schedule an inspection by 5/11/2011.
- 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) waives 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.

11. This Order other than paragraph 2 above setting forth the fines imposed in this case, shall not apply to Defendant US Breweries Inc. d/b/a Shadow Bar in the event that said defendant ceases its tenancy or use & occupancy of the subject premises.

HEARING DATE: 3/11/10

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

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

Defendant: MAY FAO KAO - PRO SE

By Counsel: US Breweries Inc.

Phone: This Order, full text at [unclear]

Judge James M McGing

MAR 17 2010

Circuit Court-1926

Judge

Courtroom 11

5-12-10, on this date 1st

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

Yellow Copy for City of Chicago Department of Law

White Original for Court Records

UNOFFICIAL COPY

811-13 W. Lake St, Chicago, IL

PIN: 17-08-434-003-0000

LOT 3 IN BLOCK 36 IN CARPENTERS ADDITION TO CHICAGO IN THE SOUTH EAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office