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Doc#: 1201333294 Fee: \$40.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 01/13/2012 04:02 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. Richard Teresi et al.,  
Defendant(s).

No: 10 MI 400502

Re: 4901 N. Mulligan Ave.

Courtroom 1103 Richard J. Daley Center

AGREED ORDER OF INJUNCTION ~~AND SUBPOENA~~

This cause coming to be heard on the set call, the Court having jurisdiction over the subject matter and being advised in the premises,

THIS COURT FINDS:

- Defendant(s), Richard Teresi 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. Defendant(s) has/have a right to contest these facts, but knowingly and voluntarily stipulate(s) to said facts and waive(s) 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 1/13/2012 in the amount of \$ 0.00 plus \$ 0.00 court costs for a total of \$ 0.00 against Defendant(s) Richard Teresi shall stand as final judgment as to Count I. Leave to enforce said judgment is stayed until 1/13/2012. Execution shall issue on the judgment thereafter. Count I is dismissed as to all other Defendants.
- City agrees to accept \$ 0.00 (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 1/13/2012. If payment is mailed it must be postmarked on or before the above date and sent ATTN: Kimberly White, 30 N. LaSalle St., Suite 700, Chicago, IL 60602.
- Defendant(s) Richard Teresi 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 1/13/2012.
  - 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](http://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.
  -

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 this inspection by \_\_\_/\_\_\_/\_\_\_.

5. The premises shall 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 Defendant(s), partners, 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) shall be subject to the following specified penalties for failure to comply as determined by this Court. 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 of Chicago 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(s) the violation(s) into compliance.

Further, if the premises are found not to be secured (as required by the Municipal Code of Chicago) 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 7, 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 against Defendant(s), 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 pursuant to Illinois Supreme Court Rule 304(a), 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: 12/12/11

**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

Stephen Patton  
Defendant: \_\_\_\_\_

By Counsel: \_\_\_\_\_

Phone: ( \_\_\_\_\_ ) \_\_\_\_\_

[Signature]  
Judge SCARZA Courtroom 1103  
Associate Judge Joseph M. Scarza

DEC 12 2011

Circuit Court - 1914

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

CITY OF CHICAGO, a municipal corporation,  
 Plaintiff  
 V.  
 RICHARD S. TERESI  
 CRYSTAL LAKE B & T CO., NA  
 MORTGAGE ELEC.RE. SYS.  
 Unknown owners and non-record claimants  
 Defendants

) Case No. 10M1 400502  
 ) Amount claimed per day 2,000.00  
 ) Address:  
 ) 4901 - 4901 N MULLIGAN AVE CHICAGO IL  
 ) 60630-  
 )

### COMPLAINT FOR EQUITABLE AND OTHER RELIEF

Plaintiff, City of Chicago, a municipal corporation, by <sup>Stephen Patton</sup> ~~Ma & 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:

13-08-314-075

THE SOUTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 (EXCEPT THE NORTH 260 FEET AND THE SOUTH 33 FEET AND THE WEST 33 FEET AND THE EAST 8 FEET THEREOF) OF THE NORTH 10 ACRES OF THE WEST 20 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as

4901 - 4901 N MULLIGAN AVE CHICAGO IL 60630-

and that located thereon is a

1 Story(s) Building

0 Dwelling Units

0 Non-Residential Units