



Doc#: 1218719133 Fee: \$44.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 07/05/2012 02:23 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.
DIGNA LUCERO et al.,
Defendant(s).

No: 12 MI 400847
Re: 4721 S. Justine
Courtroom 1111, Richard J. Daley Center

AGREED ORDER OF INJUNCTION AND JUDGMENT

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:

- 1. Defendant(s), DIGNA LUCERO, 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.
- 2. The premises contain, and at all times relevant to this case contained, no 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:

- 1. The judgment entered on 6/28/2012 in the amount of \$ 4940.00 plus \$ 100.00 court costs for a total of \$ 5040.00 against Defendant(s) DIGNA LUCERO shall stand as final judgment as to Count(s) I + III. Leave to enforce said judgment is stayed until 12/31/2012. Execution shall issue on the judgment thereafter. Count(s) II - IV is/are dismissed as to all other Defendants.
- 2. City agrees to accept \$ 1000.00 (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 12/31/2012. If payment is mailed it must be postmarked on or before the above date and sent ATTN: Kristina Mokryzki, 30 N. LaSalle St., Suite 700, Chicago, IL 60602.
- 3. Defendant(s) DIGNA LUCERO 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 12/31/2012.
 - 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) 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.
 -

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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 the Dept of Buildings Strategic Task Force at (312) 743-3557 to schedule this inspection by 12/31/2012
- 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: 6/28/2012

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

By: [Signature]
 Attorney for Plaintiff
 Corporation Counsel #90909
 30 N. LaSalle, Room 700
 Chicago, IL 60602 (312) 744-8791

Defendant: [Signature]
 By Counsel: _____
 Phone: (773) 632-8005

Judge James M. McGing
 JUN 28 2012
 Circuit Court 1928
 Courtroom 1111
 Judge

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

Yellow Copy for City of Chicago-Department of Law

White Original for Court Records

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

No: 12 MI 400847

v. DIGNA LUCERO

Re: 4701 S Justine

et al.,
Defendant(s).

Courtroom 1111, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the Defendant(s) and the subject matter, and being fully advised in the premises and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT Defendant(s) DIGNA LUCERO must:

- Arrange with the Department of Buildings at (312) 743-3557 and be present for an interior/exterior inspection of the subject property with all plans and permits on site. The inspection must occur before the next court date or by _____.
- Remove/Abate _____ from/at subject property by _____.
- Board and secure the subject premises prior to the next scheduled hearing or by _____ and keep the subject premises boarded and secured until further order of court.
- Be subject to a preliminary injunction not to rent, use, lease, or occupy the subject property until further order of court.
- Maintain the subject property or _____ vacant and secure until further order of court.

ADDITIONALLY, THAT:

- _____ must personally appear before this Court at the next scheduled hearing.
- _____ is/are joined as party Defendant(s) with summons to issue/waived.
- An alias summons shall issue to _____.
- _____ is granted leave to file an appearance _____.
- Publication shall issue for unknown owners and non-record claimants _____.
- Defendant(s) _____ has / have failed to appear in court or otherwise answer the Complaint and is/are in default, and the Complaint herein is confessed against said Defendant(s).
- And an ex-parte judgment shall be entered against said Defendant(s) in the amount of \$ _____ .00 plus court costs of \$ _____ .00 for a total amount of \$ _____ .00.

The City is granted leave to file First Amended Complaint - INSTANTER within _____ days.

Defendant(s) has/have _____ days thereafter to answer or otherwise plead / respond. If necessary, the City has _____ days thereafter to reply.

All prior orders shall continue in full force and effect.

Defendant DIGNA LUCERO agrees to permanently ban _____

BERNARDO CAMPOS

Defendant DIGNA LUCERO grants leave to _____ to file pro se appearance. - The fee of \$176.00 is due by 12/11/12.

This cause is continued to _____ at _____ a.m./p.m., for final case management trial, settlement or dismissal hearing jurisdiction in Courtroom 1111 of the Richard J. Daley Center, 50 W. Washington St. Chicago, without further notice.

By: [Signature]
Attorney for Plaintiff
Corporation Counsel #90909
30 N. LaSalle, Room 700
Chicago, IL 60602 (312) 744-8791

on-call

James M. McGing
JUN 28 2012
Circuit Court 1926
Room 1111
Judge

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Address: 4721 S. Justine

Legal:

LOT 15 IN BLOCK 6 IN KAY'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ AND THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-08-101-015-0000

Case #: 12M1400847

Property of Cook County Clerk's Office