



Doc#: 1310741060 Fee: \$42.00
Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/17/2013 10:26 AM Pg: 1 of 3

This space reserved for Recorder of Deeds

#90909 (Zoning)

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

CITY OF CHICAGO, a Municipal Corporation,

Plaintiff,

v.

CHICAGO TITLE LAND TRUST COMPANY,
AS TRUSTEE OF TRUST NO. 133448 DATED
10/15/2004 AND THEODORE F. THOMPSON,

Defendants.

No. 12 M1 401799

Re: 6900 S. Wolcott/1900 W. 69th

Courtroom 1107

Agreed Order of Settlement with Permanent Injunction

This case coming before the Court to approve the terms of this Agreed Order of Settlement with Permanent Injunction between the Plaintiff City of Chicago ("City"), and Defendant Theodore F. Thompson ("Defendant") as follows:

The parties wish to resolve this case without a trial, and have read and voluntarily agreed to the terms of this Order. The Court makes the following findings of fact and law, and orders the Defendant to comply with each of the terms stated in this Order:

1. The Court has *in personam* jurisdiction over the parties and *in rem* jurisdiction over the property commonly known as 6900 South Wolcott Avenue/190 West 69th Street, Chicago, Illinois ("the subject property"), and legally described as:

LOTS 1, 2, 3, AND 4 IN BLOCK 1 IN B.M. BAKER'S SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Permanent Index Numbers: 20-19-417-023-0000 ("Parcel 1") and 20-19-417-024-0000 ("Parcel 2").

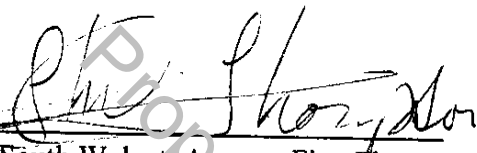
2. The subject property is a one-story commercial building with off-street parking areas used for outdoor storage. Parcel 1 of the subject property is located in a B3-1 Community Shopping District and Parcel 2 of the subject property is located in an RS3 Residential District.
3. Defendant Theodore F. Thompson is the sole legal beneficiary of land trust number 133448, dated October 15, 2004, that owns legal title to the property. The trustee of the land trust is Chicago Title Land Trust Company, which owns legal title to the subject property under document number 0436248295, recorded on December 27, 2004.
4. The City alleges in its Complaint for Equitable and Other Relief that beginning on or about February 27, 2012, the subject property contained outdoor storage in violation of Title 17 ("Zoning Ordinance") and various other provisions of the Municipal Code of Chicago ("Municipal Code").
5. Defendant agrees to plead liable to Counts I, II, and III of the City's Complaint. Judgment is entered in favor of the City on all counts and Defendant agrees to pay a ~~\$500.00~~ fine to the City, shall reimburse the City for the City's litigation costs in the amount of \$424.00, and pay the court's costs of \$60.00. Payment of the ~~500.00~~ shall be made by certified check or money order payable to the "City of Chicago," and delivered by hand delivery or U.S. Mail to Kimberly White at 30 North LaSalle Street, Suite 700, Chicago, Illinois, 60602 no later than ~~May 10, 2013~~.
AEB
T.T
484.00
total
AEB
AEB
June 10, 2013 T.T
6. Defendant, along with his successors, heirs, assignees, agents, and/or other person(s) working in concert with him or under his control, is permanently enjoined from using the subject property, or allowing it to be used to park or store motor vehicles or other items outdoors. As part of this injunction, Defendant shall keep the subject property clear of any junk and debris. Defendant shall obtain a permit for the fence around the subject property from the Department of Buildings no later than ~~May 10, 2013~~. Defendant shall provide a copy of the permit to the City's attorney listed below. June 10, 2013 T.T
AEB
7. The Court shall retain jurisdiction of the injunctive portions of this Agreed Order solely for the purposes of enforcement or modification of the injunctions, upon proper motion. The Court shall retain jurisdiction of all other portions of this Agreed Order solely for the purpose of enforcement of the terms of this Agreed Order.
8. A violation of any of this Order's provisions shall result in:
 - a. A fine to the City in the amount of up to \$500 to \$1,000 per day of violation; and
 - b. Upon petition by the City, a hearing as to why Defendant, or any other party subject to this Agreed Order, should not be held in contempt of court for violation of this

UNOFFICIAL COPY

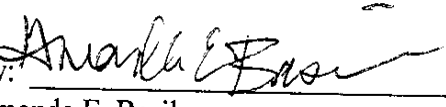
Order.

- 9. This is a final order and the Court finds no just reason for delaying enforcement. All parties waive their right to appeal this Order.
- 10. This case is taken off the Court's call.

Agreed to by:
Theodore F. Thompson

By: 
 6936 South Wolcott Avenue, First Floor
 Chicago, Illinois 60636
 (773) 434-3754

Plaintiff City of Chicago:
Stephen R. Patton, Corporation Counsel
City of Chicago

By: 
 Amanda E. Basil
 Senior Counsel
 30 N. LaSalle St., Suite 700
 Chicago, Illinois 60602
 (312) 744-6648 (Phone)
 (312) 742-0088 (Fax)
 Attorney No. 90909

ENTERED:

_____ Date

_____ Judge

Judge Lauretta Hill Wolcott
 APR 12 2013
 Circuit Court 1938