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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/09/2014 12:48 PM Pg: 1 of 2

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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: 10 MI 400369
Re: 5135-415 Trexel

v. Viktor Domerko

et al.,
Defendant(s).

Courtroom 1107, Richard J. Daley Center

Agreed 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) United Central Bank and his / her / their / its agents, heirs, legatees, successors, and assigns shall be permanently enjoined and restrained from renting, using, leasing, or occupying the: entire premises 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 injunction.

The above-named Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall put and keep the subject property in compliance with the vacant building requirements in the Municipal Code of Chicago (sections 13-12-125 through 13-12-150), including the requirements that the property be insured and registered with the City (information at www.cityofchicago.org/buildings) and keep the exterior of the premises clean and free of debris and weeds.

This matter off call

Pursuant to Ill. S.Ct. Rule 304(a), this order is final and appealable, there being no just reason for delaying enforcement or appeal.

HEARING DATE: 12/11/2013

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

[Signature]
Judge
NADA DEJORDJIC
Judge James R. McGing
DEC 11 2013
Circuit Court - Room 1107

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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5/11-13-15 (2004). In addition, the City brings this action under its Improperly Maintained Buildings and Structures Subject to Nuisance Abatement Proceedings (“Slum Nuisance”) Ordinance, Municipal Code of Chicago, §13-12-145 (2005). By bringing this action, the City seeks to abate the dangerous and unsafe conditions at the property in question and obtain equitable relief, civil penalties, attorney’s fees and costs.

The Parties and the Property at Issue

2. The City is a municipal corporation organized and existing under the laws of the State of Illinois.

3. Within the corporate limits of Chicago, there is a parcel of real estate legally described as:

THE SOUTH 105 FEET OF LOT 3 IN BLOCK 25 IN EGANDALE, BEING A SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel is commonly known as **5135-41 S. Drexel**, Chicago Cook County, Illinois (“subject property”), and has a permanent index number of 20-11-301-007.

4. Located on the subject property is a three and a half story multi-unit brick building. The last known use of the building was residential.

5. At all times relevant to this complaint, the defendants owned, managed, controlled, collected rents from, contributed to the ongoing violations at, or had a legal or equitable interest in the subject property. More specifically,

- a. Defendant 5153 South Drexel Development, LLC and Viktor Domnenko d/b/a 5153 South Drexel Development, LLC is the owner of the property.
- b. Defendant United Central Bank on behalf of Mutual Bank is a mortgagee on the