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Doc#: 1402141058 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/21/2014 02:54 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,

No: 13 MI 402804

v.

Re: 4321 N. Hazel

4321 N. Hazel
Condo Assoc.

et al.,
Defendant(s).

Courtroom 1111, Richard J. Daley Center

ORDER OF DISMISSAL WITH A MANDATORY INJUNCTION FOR FULL COMPLIANCE BY A DATE CERTAIN

This cause coming before the Court, the Court being fully advised in the premises and having jurisdiction over the parties and the subject matter,
THE COURT ORDERS THAT:

1. Defendant(s) 4321 N. Hazel Condo Association shall bring the subject property into full compliance with the Municipal Code of Chicago on or before 7 / 16 / 2014.
2. The Defendant(s) shall call the Department of Buildings to arrange, and be present for, an interior inspection of the subject property to occur on or before 7 / 16 / 2014.
3. The judgment entered on 1 / 16 / 2014 in the amount of \$ 0.00 plus \$ 0.00 court costs for a total of \$ 0.00 against Defendant(s) 4321 N. Hazel Condo Association shall stand as final judgment as to Count(s) 1. ~~Leave to enforce said judgment is stayed until~~ Execution shall issue on the judgment thereafter. ~~Count(s) is/are dismissed as to all other Defendant(s).~~
4. City agrees to accept \$ _____ .00 (including court costs which shall be remitted to the Clerk) in full payment of the judgment if payment is made to the City of Chicago on or before ____ / ____ / ____ . 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.
5. If the Defendant(s) fail(s) to comply with all the terms of this order, the City of Chicago shall be granted leave to seek reinstatement of this case and relief under the reinstated complaint.
6. Defendants agree to abate the fire separation in basement surrounding the opening around pipes and duct work, exposed wood structure, just above. Fire caulking & fire tape missing along base perimeter.

The Court retains jurisdiction of this matter for the purposes of modification, enforcement or termination of this order. This order is final and appealable pursuant to Illinois Supreme Court Rule 304(a), the court finding no just cause or reason to delay its enforcement.

HEARING DATE: 1 / 16 / 2014

By: K. Roberts
Attorney for Plaintiff
Corporation Counsel #90909
30 N. LaSalle, Room 700
Chicago, IL 60602 (312) 744-8791
FORM DGHS rev. 3/2011

Judge James M. McGing

JAN 16 2014

Judge Chris Gino Court 2926 Courtroom 1111

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: 13 MI 402806

v.

Re: 4321 N. Hazel

4321 N. Hazel
Unit 3S

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) 4321 N. Hazel Unit 3S 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 _____.
- Bank of America is granted leave to file an appearance within 7 days.
- 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 _____ 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 4321 N Hazel Condo Association is dismissed
without fines see attached order.
4321 N. Hazel unit 3S remains a party-defendant.

This cause is continued to 3/6/2014 at 10:30 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: K. Roberts
Attorney for Plaintiff
Corporation Counsel #90909
30 N. LaSalle, Room 700
Chicago, IL 60602 (312) 744-8791

Judge James M. McGilly

Judge JAN 16 2014 1111

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Address: 4321 N. Hazel, Unit 3S

Legal: UNIT 3S IN 4321-23 N. HAZEL STREET CONDOMINIUM,
AS DELINEATED ON A SURVEY OF THE FOLLOWING
DESCRIBED REAL ESTATE:
SUB-LOT 6 IN LOT 13 IN BLOCK 1 IN HUNDLEY'S
SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF
SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;
WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE
DECLARATION OF CONDOMINIUM RECORDED AS
DOCUMENT 25643691, TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 14-17-407-056-1006

Case #: 13 M1 402806

Property of Cook County Clerk's Office