



Doc#: 1603901126 Fee: \$42.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/08/2016 02:40 PM Pg: 1 of 3

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

CITY OF CHICAGO, a Municipal Corporation, )

Plaintiff, )

v. )

HECTOR VELAZQUEZ, and THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF BEAR STEARNS ALT-A TRUST 2005-1, MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2005-1, )

Defendants. )

No. 13 M1 401784

Re: 4722 W. Patterson Ave.

Courtroom 1107

Agreed Order of Settlement with Permanent Injunction

This case is 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 Hector Velasquez ("Defendant").

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 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 4722 W. Patterson, Chicago, Illinois ("the subject property"), and legally described as:

# UNOFFICIAL COPY

THE EAST 3/4 OF LOT 39 AND THE WEST 1/2 OF LOT 40 IN BLOCK 6 OF GROSS MILWAUKEE AVENUE ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Permanent index number: 13-22-121-035-0000.

2. The subject property contains a single-family residence with a basement and a rear yard and is located in a RS-3 Residential District.
3. Defendant Hector Velasquez is the record owner of the subject property, having obtained title by warranty deed on March 19, 2004, and recorded as Document Number 0408541173 on March 25, 2004.
4. The City alleges in its Complaint for Equitable and Other Relief that beginning on or about April 13, 2013, Defendant used the subject property to maintain multiple dwelling units in an RS3 District, in violation of Title 17 ("Zoning Ordinance") and various other provisions of the Municipal Code of Chicago.
5. Defendant agrees to plead liable to all Counts of the City's Complaint. Judgment is entered in favor of the City on each of these counts and Defendants agree to reimburse the City for the City's litigation costs in the amount of \$200.00, plus court costs of \$60. Payment of the \$260.00 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 April 1, 2016.
6. Defendant further agrees to the entry of a permanent injunction enjoining him, his successors, heirs, assignees, agents, and/or other person(s) working in concert with him or under his control, from maintaining a dwelling unit in the basement of the subject building (as defined under Municipal Code of Chicago Section 17-17-0248). As part of this injunction, Defendant shall not maintain more than one dwelling unit at the subject property.
7. The parties subject to this Agreed Order shall allow City inspectors access to the full interior of the subject building for periodic inspections to be conducted during regular business hours (Monday through Friday) to determine compliance, and continued compliance, with the terms of this Agreed Order and the Municipal Code of Chicago. If City inspectors are unable to gain access to the full interior of the subject building during any inspection, Defendant, or any other party subject to this Order, shall contact the City's attorney to schedule an immediate reinspection.
8. 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.

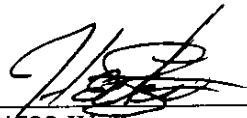
# UNOFFICIAL COPY

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.

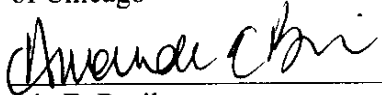
- 9. A violation of any of this Order's provisions shall result in:
  - a. A fine to the City in the amount of up to \$500.00 to \$1,000.00 per day of violation; and
  - b. Upon petition by the City, a hearing as to why Defendant, or any other party subject to this Agreed Order, should not be held in contempt of court for violation of this Order.
- 10. This is a final order and the Court finds no just reason for delaying enforcement. All parties waive their right to appeal this Order.
- 11. This case is taken off the Court's call.

Agreed to by:

Defendant Hector Velasquez

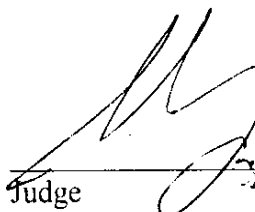
  
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 4722 W. Patterson  
 Chicago, IL 60641  
 773-319-0432

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

By:   
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 Amanda E. Basil  
 Senior Counsel  
 30 N. LaSalle St., Suite 700  
 Chicago, Illinois 60602  
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 Attorney No. 90909

ENTERED:

\_\_\_\_\_  
Date

  
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 Judge George F. Scott  
 JAN 29 2013  
 Circuit Court - 2013