



Doc#: 1607541054 Fee: \$42.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/15/2016 02:48 PM Pg: 1 of 3

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

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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.  
Booker T. Brown  
et al.,  
Defendant(s).

No: 10 MI 401128

Re: 7441-43 S. Colfax

Courtroom 11 03 Richard J. Daley Center

Agreed ORDER OF JUDGMENT AND ENFORCEMENT WITH SETTLEMENT

This cause coming to be heard by the Court, the Court having heard evidence and testimony and having made a finding of  
 full compliance  substantial compliance subject to reinspection of the violations listed in Plaintiff's Complaint.

IT IS HEREBY ORDERED THAT:

1. The judgment entered on 6/11/2015 in the amount of \$8,000.00 plus \$60.00 court costs for a total of \$8,060.00 against Defendant(s) 6204 S. Maryland, U.C. shall stand as final judgment as to Count I of plaintiff's complaint.

Leave to enforce said judgment is stayed until 3/23/2016. Execution is to issue on the judgment thereafter.

Any and all other counts and defendants in this cause are hereby dismissed.

Any and all other counts against the above named Defendant(s) are hereby dismissed.

2. Plaintiff agrees to accept \$1,060.00 (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 3/22/2016. If payment is mailed it must be postmarked on or before the above date and sent ATTN: Kimberly Miller, 30 N. LaSalle St., Suite 700, Chicago, IL 60602.

3. If this case is dismissed subject to reinspection, Defendant(s) must call the assigned City inspector at (312) 743- by [signature] to arrange for an interior/exterior inspection of the subject premises.

3. The permanent injunction entered on 6/11/15 is hereby vacated. 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: 2/23/2016

By: [signature]  
Assistant Corporation Counsel  
Mara S. Georges, Corporation Counsel #90909  
30 N. LaSalle, Room 700  
Chicago, IL 60602 (312) 744-8791

Defendant: [signature]  
By Counsel: [signature]  
Phone: (312) 743-8668

Associate Judge  
Joseph M. Scorza

FEB 23 2016

Circuit Court - 1914

Judge Scorza

Courtroom 11 03

Yellow Copy for City of Chicago Department of Law

White Original for Court Records

# UNOFFICIAL COPY

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

**K34**

10M1 401128

06/10/10

CITY OF CHICAGO, a municipal corporation,

Plaintiff

v.

BOOKER T BROWN

PHYLLIS BROWN

CHICAGO TITLE LAND TRUST TR #127231

JP MORGAN CHASE BANK, NA SUCCESSOR TO THE  
FIRST NATIONAL BANK OF CHICAGO

SHOREBANK

BOOKER BROWN

Unknown owners and non-record claimants

Defendants

Case No.

Amount claimed per day 8,000.00

Address: 7441-43

7451 S COLFAX AVE CHICAGO IL  
60649-

Property of Cook County Clerk's Office

06/10/10

### COMPLAINT FOR EQUITABLE AND OTHER RELIEF

Plaintiff, City of Chicago, a municipal corporation, by Mara S. Georges, Corporate Counsel, by the undersigned Assistant(s) Corporation Counsel, complains of Defendants as follows:

#### Count I

1. Within the corporate limits of said city there is a parcel of real estate legally described as follows:

21-30-119-005

~~THAT PART OF LOTS 77 AND 78 IN DIVISION 4 OF SOUTH SHORE SUBDIVISION OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERLY LINE OF COLFAX AVENUE, 337.90 FEET SOUTHEASTERLY OF THE SOUTH LINE OF EAST 74TH STREET MEASURED ALONG THE EASTERLY LINE OF SAID COLFAX AVENUE, THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID COLFAX AVENUE 100 FEET; THENCE SOUTHEASTERLY ON A LINE PARALLEL TO THE EASTERLY LINE OF SAID COLFAX AVENUE 118.42 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID LAST MENTIONED LINE 100 FEET TO THE NORTHEASTERLY LINE OF COLFAX AVENUE; AND THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID COLFAX AVENUE 118.42 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.~~

M. Georges

**UNOFFICIAL COPY**

THAT PART OF LOTS 78 AND 79 (EXCEPT THE WESTERLY 25 FEET THEREOF TAKEN FOR COLFAX AVENUE) IN DIVISION 4 OF SOUTH SHORE SUBDIVISION IN SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY LINE OF COLFAX AVENUE, 456.32 FEET SOUTH EASTERLY OF THE SOUTH LINE OF 74TH STREET, MEASURED ALONG THE EASTERLY LINE OF COLFAX AVENUE THENCE NORTH EASTERLY AT RIGHT ANGLES TO THE EASTERLY LINE OF COLFAX AVENUE, 100 FEET; THENCE SOUTH EASTERLY PARALLEL TO THE EASTERLY LINE OF COLFAX AVENUE, 83.92 FEET, THENCE WEST, PARALLEL TO THE NORTH LINE OF 75TH STREET, 105.64 FEET TO THE EASTERLY LINE OF COLFAX AVENUE, THENCE NORTHERLY ALONG THE EASTERLY LINE OF COLFAX AVENUE, 50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as

~~7441-43~~  
~~7441-7445 S~~ COLFAX AVE CHICAGO IL 60649-

and that located thereon is a

- 3 Story(s) Building
- 7 Dwelling Units
- 0 Non-Residential Units

That at all times pertinent thereto on information and belief the following named defendants owned, maintained, operated, collected rents for, or had an interest in the said property on the date(s) herein set forth.

BOOKER T BROWN, OWNER

PHYLLIS BROWN, OWNER

CHICAGO TITLE LAND TRUST TR #127231, TRUSTEE

SHOREBANK, MORTGAGE HOLDER

JP MORGAN CHASE BANK, NA SUCCESSOR TO THE FIRST NATIONAL BANK OF CHICAGO, MORTGAGE HOLDER

BOOKER BROWN, TAX PAYER

Unknown owners and non-record claimants

That on 11/17/2009 and on each succeeding day thereafter and on numerous other occasions, the defendant(s) failed to comply with the Municipal Code of City of Chicago as follows:

1 CN061014

Failed to maintain the exterior walls of a building or structure free from holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the walls. (13-196-530(b), 13-196-641)

north-west corner exterior wall fracture

Location: OTHER : /

SEQ #: 001

2 CN063014

Failed to maintain chimney in safe and sound working condition. (13-196-590, 13-196-530(b) and (c), 13-196-641)

mortar missing

Location: OTHER : /

SEQ #: 002