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Doc# 1805442018 Fee \$48.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2018 09:51 AM PG: 1 OF 6

JUDGMENT

BOX 95

CERTIFIED COPY

DAH CASE #: 10 M1 401534, 17DS67688L
PLAINTIFF: CITY OF CHICAGO
DEFENDANT: EUGENE JACKSON
LAST KNOWN ADDRESS: EUGENE JACKSON
1225 N LAVERGNE AVE FL1
CHICAGO, IL 60651
AMOUNT: \$14,435.00
EXECUTION DATE: JUNE 23, 2011
PIN #: 16-04-224-006-0000
PROPERTY: 4943 W CRYSTAL, CHICAGO, IL 60651

LEGAL DESCRIPTION:

LOT 18 AND THE WEST 5 FEET OF LOT 17 IN BLOCK 2 OF MARTHA'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 (EXCEPT THE NORTH 33 FEET THEREOF DEDICATED FOR STREET) OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



170851
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT

CITY OF CHICAGO, a Municipal Corporation,)	
)	
Plaintiff,)	No: 10 M1 401534
)	
v.)	Re: 4943 W. Crystal
)	Chicago, IL
EUGENE JACKSON, et al.,)	
)	Room 1111
Defendants.)	
)	

ORDER ASCERTAINING PLAINTIFF'S DEMOLITION COSTS

This cause coming to be heard on the Plaintiff's Motion to Ascertain Demolition Costs, due notice having been given, and the Court being fully advised in the premises and having jurisdiction thereof,

THE COURT FINDS THAT:

1. The structure(s) located on the above captioned property has/have been wrecked and leveled by the City of Chicago.
2. Plaintiff's demolition and other related costs total \$12,195.00.

IT IS HEREBY ORDERED THAT:

1. As to Plaintiff's demolition costs:
The amount of Plaintiff's *in rem* lien is \$12,195.00. A personal money judgment is entered against Eugene Jackson and Rena Jackson in the amount of \$12,195.00. This judgment is separate from and in addition to any other judgments previously entered by the Court in this matter.
2. Plaintiff may file a petition to foreclose its demolition lien in this proceeding, either instanter or at a later date, and the Court retains jurisdiction over this case solely for the purpose of adjudicating the foreclosure. The Plaintiff retains the right to file its foreclosure under the Mortgage Foreclosure Act of Illinois in a separate proceeding.
3. This matter is off call.

Stephen R. Patton, Corporation Counsel
 BY: Anjali Patel Kumar, Assistant Corporation Counsel
 Attorney for Plaintiff
 33 North LaSalle Street, 11th Floor
 Chicago, Illinois 60602
 (312) 742-0056
 Attorney No. 90909
 anjali.patel@cityofchicago.org

Judge James M. ...
 MAY 25 2013
 Circuit Court
 Judge, Courtroom 1111

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY

170850

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Doc#: 1117813052 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 06/27/2011 03:21 PM Pg: 1 of 3

This space reserved for the Recorder of Deeds

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v. Eugene Jackson
et al.,
Defendant(s).

No: 10 MI 401534

Re: 4943 W. Crystal

Courtroom 11 11, Richard J. Daley Center

AGREED ORDER OF INJUNCTION AND JUDGMENT

This cause coming to be heard on the set call, the Court being fully advised in the premises,

THIS COURT FINDS:

1. Defendant(s), Eugene Jackson and Rena Jackson and the City of Chicago ("City") have reached agreement as to the resolution of this case, stipulate to the following facts and agree to entry of the order(s) set forth below.
2. The premises contain, and at all times relevant to this case contained, the violations of the Chicago Municipal Code set forth in City's Complaint and Notice of Violations. Defendant has a right to contest these facts, but knowingly and voluntarily stipulates to said facts and waives the right to trial, including the right to a jury trial, if any, as to each, any, and all of the stipulated facts.

ACCORDINGLY, IT IS HEREBY ORDERED THAT:

1. The judgment entered on 6 / 23 / 11 in the amount of \$ 1000.00 plus \$ —.00 court costs for a total of \$ 1000.00 against Defendant(s) Eugene Jackson and Rena Jackson shall stand as final judgment as to Court. Leave to enforce said judgment is stayed until 6 / 23 / 12. Execution shall issue on the judgment thereafter. Court I is dismissed as to all other Defendants.
2. City agrees to accept \$ 1000.00 (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 6 / 23 / 12. 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. Defendant(s) Eugene Jackson and Rena Jackson and his/her/its/their heirs, legatees, successors, and assigns shall:
 - not rent, use, lease, or occupy the subject premises and shall keep the same vacant and secure until further order of court.
 - bring the subject premises into full compliance with the Municipal Code of the City of Chicago or sell the subject premises by 6 / 23 / 12.
 - keep the subject property in compliance with the vacant building requirements in the Municipal Code (sections 13-12-125 through 13-12-150), including the requirements that the property be insured and registered with the City (information and forms at www.cityofchicago.org/buildings) and keep the exterior of the premises clean and free of debris and weeds.
 - notify the City and the Court of any sale, transfer, or change of ownership by way of motion duly filed with the Court, with notice given to the City, within 30 days of such sale or transfer.
 - board and secure the property by 7/23/11

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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- 4. Defendant(s) shall schedule, permit, and be present for an exterior and interior inspection of the subject premises with the Department of Buildings to allow City to verify compliance with the terms of this Agreed Order. Defendant shall call Inspector [redacted] at (773) 4-3557 to schedule an inspection by 6/23/11.
- 5. The premises will not be in full compliance unless Defendant(s) or owner(s) has/have obtained all necessary permits for work done at the premises. The provisions of this agreement shall be binding on the parties, partners and managing partners, and all successors, heirs, legatees, and assigns of the Defendant(s). DEFENDANT(S) IS/ARE FULLY RESPONSIBLE FOR FULFILLING ALL REQUIREMENTS UNDER THIS AGREED ORDER, REGARDLESS OF OWNERSHIP OF PREMISES.
- 16. No one other than Defendant(s) named above may sell, assign, or transfer the property until further order of court.

Penalties

- 7. Should Defendant(s) fail to comply with any provision of this Agreed Order, City may petition the Court to enforce this Agreed Order. Defendant(s) may be subject to any or all of the following penalties for failure to comply. This list is not exclusive, and the Court may order other appropriate remedies upon petition by City, including the appointment of a receiver to make repairs and/or reinstatement of the case.
 - (a) Default Fines
 - [X] Defendant(s) shall follow the compliance schedule set forth above and shall be subject to fines of \$500.00 per day for each violation of the Municipal Code that exists past the due date. Such fines shall be calculated from the first day Defendant(s) violate(s) the compliance schedule, and shall continue to run until Defendant(s) bring the violations into compliance.
 - [X] Further, if the premises are found to not be secured after entry of this Agreed Order, Defendant(s) shall be subject to a lump-sum default fine in the amount of \$5,000.00.
 - (b) Contempt of Court
 - (i) Civil Contempt. If upon petition by City, the Court finds that Defendant(s) has/have failed to comply with this Agreed Order, Defendant(s) shall be subject to fines and/or incarceration for indirect civil contempt until Defendant(s) purge(s) the contempt by complying with the Agreed Order.
 - (ii) Criminal Contempt. If upon petition by City for indirect criminal contempt, Defendant(s) is/are found beyond a reasonable doubt to have willfully refused to comply with the Court's order, Defendant(s) will be subject to a fine and/or incarceration. Such fine or period of incarceration shall not be affected by subsequent compliance with the Agreed Order.

Proceedings on Request for Relief

- 8. If City files a motion or petition pursuant to paragraph 7, Defendant(s) waive(s) the right to a trial or hearing as to all issues of law and fact, except whether or not Defendant(s) has/have violated the provisions of this Agreed Order, whether or not said violation(s) constitute(s) civil or criminal contempt, and whether or not the requested relief is appropriate and/or feasible.
- 9. The court reserves jurisdiction of this matter for the purposes of modification, enforcement, or termination of this Agreed Order, including the adjudication of proceedings for contempt or default fines which could result in the imposition of a fine and/or incarceration, and reinstatement of City's Complaint.
- 10. This matter is hereby dismissed by agreement of the parties, without prejudice, subject to the agreement detailed above. This order is final and enforceable, the court finding no just cause or reason to delay its enforcement. All parties to this agreement waive their right to appeal this Agreed Order.

HEARING DATE: 6/23/11

THE PARTIES HAVE READ AND AGREE TO ALL OF THE ABOVE TERMS AND CONDITIONS.

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

Defendant: Rena Jackson Engler Jacobs
 By Counsel:
 Phone: (773) 287 4455
 phone - 773 - 595 - 7072

Judge James M. McGinnis
 JUN 23 2011
 Judge
 Circuit Court 1926 111

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

Yellow Copy for City of Chicago Department of Law

White Original for Court Records



324511
UNOFFICIAL COPY
IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)	Address of Violation:
)	4943 W Crystal Street
v.)	
Jackson, Rena M.)	Docket #: 17DS67688L
1225 N LAVERGNE AVE,)	
CHICAGO,, IL 60651)	Issuing City
and)	Department: Streets and Sanitation
Jackson, Eugene)	
1225 N LAVERGNE AVE,)	
CHICAGO,, IL 60651)	
and)	
Jackson, Eugene)	
3573 COMSTOCK VILLAGE LN,)	
KALAMAZOO,, MI 49048)	
)	
, Respondents.)	

FINDINGS, DECISIONS & ORDER

This matter coming for Hearing, notice given and the Administrative Body advised in the premises, having considered the motions, evidence and arguments presented, IT IS ORDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
Default - Liable by prove-up	167688L	1	7-28-120(a) Uncut weeds.	\$1,200.00

Sanction(s):

Admin Costs: \$40.00

JUDGMENT TOTAL: \$1,240.00

Balance Due: \$1,240.00

Respondent is ordered to come into immediate compliance with any/all outstanding Code violation(s).

You have 21 days from the above mailing date to file a motion to set-aside (void) this default order for good cause with the Dept. of Administrative Hearings (400 W. Superior). You may have more than 21 days if you can show you were not properly served with the violation notice. Your right to appeal this order to the Circuit Court of Cook County (County Center 6th Fl.) may be prohibited by the Court if you fail to first file a motion to set-aside with the Dept. of Administrative Hearings.

I hereby certify the foregoing to be a true and correct copy of an Order entered by an Administrative Law Judge of the Chicago Department of Administrative Hearings.

Callista Clark 1/29/18
 Authorized clerk Date

Above must bear an original signature to be accepted as an Certified Copy



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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

ENTERED: _____

Administrative Law Judge

41

ALO#

Sep 5, 2017

Date

This Order may be appealed to the Circuit Court of Cook Co. (Daley Center 6th Fl.) within 35 days by filing a civil law suit and by paying the appropriate State mandated filing fees.

Pursuant to Municipal Code Chapter 1-19, the city's collection costs and attorney's fees shall be added to the balance due if the debt is not paid prior to being referred for collection.

Property of Cook County Clerk's Office