



Doc# 1833141037 Fee \$42.00

KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 11/27/2018 10:57 AM PG: 1 OF 3

Duplicate original

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,)	No: 17 M1 401039
)	
v.)	Re: 7650 N. SHERIDAN
SARGON D. ISAAC, et al.,)	
Defendant(s).)	Courtroom 1111- DGHES, Richard J. Daley Center

AGREED ORDER

This cause coming to be heard by the Court, the Court having jurisdiction over the subject matter and being advised in the premises,
THIS COURT FINDS:

- A. Defendant(s), SARGON D. ISAAC and HILDA ISAAC, and the City of Chicago ("City") have reached an agreement to resolve this case, stipulate to the facts alleged in the Complaint and agree to the entry of the orders set forth below.
- B. 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. Defendant(s) has/have a right to contest these facts, but knowingly and voluntarily stipulate(s) to said facts and waive(s) the right to trial, including the right to a jury trial, if any, and request(s) to resolve this matter in lieu of proceeding to trial by agreeing to the terms set forth below.
- C. The Subject Property, as of the reinspection on 11/9/2018 is in substantial compliance, subject to:
installation of proper fire separation (5/8" Type X) in the furnace rooms of all units, installation of a weather proof light at the rear porch, and the maintenance of a system testing log book.

ACCORDINGLY, IT IS HEREBY ORDERED THAT:

- 1. The judgment entered on 11/15/2018 in the amount of \$1,500.00 plus \$60.00 court costs for a total of \$1,560.00 against Defendant(s) SARGON D. ISAAC and HILDA ISAAC shall stand as judgment as to Count(s) I and III. Leave to enforce said judgment is stayed until 12/15/2018. Execution shall issue on the judgment thereafter. The remaining counts are dismissed without prejudice.
- 2. City agrees to accept \$ 750.00 (including court costs) in full settlement of the judgment if payment is made to the City of Chicago on or before 12/15/2018. If payment is mailed it must be postmarked on or before the above date and sent to ATTN:
Kristina Mokrzycki 30 N. LaSalle St., Suite 700, Chicago, IL 60602.
- 3. Defendant(s) SARGON D. ISAAC and HILDA ISAAC, by agreement, shall:
 - a. Maintain "No Trespassing" and "No Loitering" signs on the exterior of the Subject Property.
 - b. Conduct criminal background checks on all potential tenants of the Subject Property prior to entering into a lease.
 - c. Maintain written lease agreements with all tenants.
 - d. Complete criminal trespass affidavits with the 024th District of the Chicago Police Department.

UNOFFICIAL COPY

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PROPERTY ADDRESS: 7650 N. SHERIDAN

4. SARGON D. ISAAC and HILDA ISAAC shall provide a copy of this order to a purchaser of the Subject Property or business at or before closing on a sale of this property and/ or business.
5. SARGON D. ISAAC and HILDA ISAAC shall notify the Court and City within 45 days after any sale, transfer, or change of ownership by way of a motion filed at the Daley Center and set on the Thursday call in Courtroom 1111 at 11:00 a.m., including as an exhibit to the motion a copy of the executed and recorded deed.
6. Should Defendant(s) fail to comply with any provision of this Agreed Order, the City may petition the Court to enforce this Agreed Order.
7. The court reserves jurisdiction of this matter for the purposes of modification, enforcement, or termination of this Order of Injunction and Judgment.
8. This matter is hereby taken off call by agreement of the parties, without prejudice, subject to the provisions agreed to and detailed above.

CASE OFF CALL

HEARING DATE: 11/15/2018

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

By: A. Weiland
 Attorney for Plaintiff
 Edward Siskel, Corporation Counsel #9090
 30 N. LaSalle, Room 700
 Chicago, IL 60602 (312) 744-8791

Defendant SARGON D. ISAAC and HILDA ISAAC
 By Counsel: Margie L. Steffy
 Glenn Kantor / Maggie Steffy
 Counsel for S. Isaac and H. Isaac
 Phone: (312) 475-9900

[Signature]
 Judge Murray Courtroom 1111

Judge Leonard Murray
 NOV 15 2018
 Circuit Court - 2100

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Address: 7650 N. Sheridan

Legal: LOT 89 AND THAT PART OF LOT 90 LYING SOUTH OF A LINE DRAWN THROUGH A POINT ON THE WEST LINE OF SAID LOT EQUI-DISTANT FROM THE NORTHWEST AND SOUTHWEST CORNERS THEREOF AND A POINT ON THE EAST LINE OF SAID LOT EQUI-DISTANT FROM THE NORTHEAST AND SOUTHEAST CORNERS THEREOF IN GERMANIA ADDITION TO EVANSTON, BEING A SUBDIVISION IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-29-107-027-0000

Case #: 17 M1 401039

Property of Cook County Clerk's Office