



Doc# 1917142054 Fee \$88.00

EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/20/2019 11:02 AM PG: 1 OF 3

Recorder of Deeds

DUPLICATE ORIGINAL

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff

et al.,
Defendant(s).

No: 17 MI 402883

Re: 817 W. 59th St.

Courtroom 1111- DGHEs, Richard J. Daley Center

Affordable Homes for Rent LLC

AGREED ORDER OF INJUNCTION AND JUDGMENT

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

- A. Defendant(s), Affordable Homes for Rent LLC 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 following orders:
- 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 requests to resolve this matter in lieu of proceeding to trial by agreeing to the following terms:

ACCORDINGLY, IT IS HEREBY ORDERED THAT:

- The judgment entered on 6/6/2019 in the amount of \$ 1,000.00 plus \$ --.00 court costs for a total of \$ 1,000.00 against Defendant(s) Affordable HOMES for RENT LLC shall stand as judgment as to Count(s) III. Leave to enforce said judgment is stayed until 6/6/2020. Execution shall issue on the judgment thereafter. The remaining counts are dismissed without prejudice.
- City agrees to accept \$ 0.00 (including court costs) in full settlement of the judgment if payment is made to the City of Chicago on or before 6/6/2020. 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.
- Defendant(s) Affordable Homes for Rent LLC and his/her/its/their heirs, legatees, successors, and assigns shall:
 - bring the subject premises into full compliance with the Municipal Code of Chicago by 6/6/2020.
 - schedule, permit and be present for an interior and exterior inspection of the subject premises with the Department of Buildings to allow the City to verify compliance with the terms of this Agreed Order by 6/6/2020. Defendant shall call Inspector Fuscaldo or Trejo / _____ at (312) 743-0411 or _____ to schedule this inspection.
 - abate/ repair/ install/ remove/ replace _____ by _____ / _____ / _____ to resolve the dangerous and hazardous _____ and allow for an _____

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

Yellow Copy for City of Chicago Department of Law

White Original for Court Records

UNOFFICIAL COPY

CASE NO: 17CV00288B PROPERTY ADDRESS: 817 W. 59th St.

additional inspection by the same date to confirm compliance and ensure the welfare and safety of the occupants and/or public.

- not rent, use, lease, or occupy the subject premises and shall keep the same boarded and/or vacant and secure until further order of court.
- put and 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 (details and forms at www.cityofchicago.org/buildings) and keep the exterior of the premises clean and free of debris and weeds.
- 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 of Chicago 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(s) the violation(s) into compliance.
- pay a lump sum fine in the amount of \$5,000.00 dollars if the premises are found not to be secured (as required by the Municipal Code of Chicago) after entry of this order after prove-up.
- provide a copy of this order to a purchaser of the subject premises at or before closing on a sale of this property.
- 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 in Room 1111 on a THURS at 9:30 a.m./p.m. including as an exhibit to the motion a copy of the executed and recorded deed.

- file and/or complete the eviction process for _____ and permanently ban _____ from the subject premises.
- pay a lump sum fine of \$ _____ dollars if there is additional criminal activity that meets the definition of public nuisance as defined in the Drug and Gang House Ordinance 8-4-090 involving drugs, guns, gang activity or _____ at the subject premises after hearing and prove-up.
- vacate the subject property within _____ days if there is additional criminal activity that meets the definition of public nuisance as defined in the Drug and Gang House Ordinance 8-4-090 involving drugs, guns, gang activity or _____ at the subject premises after hearing and prove-up.
- _____

4. The premises shall not be in full compliance unless Defendant(s) or subsequent owner(s) has/have obtained all necessary permits for work done at the premises. The provisions of this injunction and judgment shall be binding on the Defendant(s) and all successors, heirs, legatees, and assigns of the Defendant(s).
5. Should Defendant(s) fail to comply with any provision of this Agreed Order, the City may petition the Court to enforce this Agreed Order. Defendant(s) shall be subject to the above agreed upon penalties for failure to comply as determined by this Court.
6. The court reserves jurisdiction of this matter for the purposes of modification, enforcement, or termination of this Order of Injunction and Judgment.
7. This matter is hereby taken off call by agreement of the parties, without prejudice, subject to the provisions agreed to and detailed above.

HEARING DATE: 6/6/2019

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

By: Amy Orlowski
Attorney for Plaintiff
Edward Siskel, Corporation Counsel #90909
30 N. LaSalle, Room 700
Chicago, IL 60602 (312) 744-8791

Defendant: Affordable Housing For Rent
By Counsel: Michael T. P.
Phone: (312) 7750980

CASE OFF CALL Judge Leonard Murray

JUN 06 2019
Circuit Court - 2100

Leonard Murray
Judge Courtroom 1111

Pink Copy for Defendant(s) (photocopy if required)
Yellow Copy for City of Chicago Department of Law
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Address: 817 W. 59th St.

Legal:

LOT 44 IN ELY'S SUBDIVISION OF BLOCK 6 OF THOMPSON AND HOLMES' SUBDIVISION OF THE EAST 45 ACRES OF THE NORTH 60 ACRES OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-17-207-003-0000

Case #: 17-M1-402883

Property of Cook County Clerk's Office