

# UNOFFICIAL COPY



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Doc# 1932442025 Fee \$88.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/20/2019 09:42 AM PG: 1 OF 3

Recorder of Deeds

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

THE CITY OF CHICAGO, a municipal corporation, )  
Plaintiff, )  
v. )  
*Woodlawn Properties* )  
*et al.* )  
Defendant(s). )

No: RAM 40095  
Re: 939-45 W. 78th St  
Courtroom 1111- DGHEs, Richard J. Daley Center

### 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), \_\_\_\_\_ 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:

1. The judgment entered on \_\_\_/\_\_\_/\_\_\_ in the amount of \$\_\_\_\_.00 plus \$\_\_\_\_.00 court costs for a total of \$\_\_\_\_.00 against Defendant(s) \_\_\_\_\_ shall stand as judgment as to Count(s) \_\_\_\_\_. Leave to enforce said judgment is stayed until \_\_\_/\_\_\_/\_\_\_\_\_. Execution shall issue on the judgment thereafter. The remaining counts are dismissed without prejudice.
2. City agrees to accept \$\_\_\_\_.00 (including court costs) in full settlement of the judgment if payment is made to the City of Chicago on or before \_\_\_/\_\_\_/\_\_\_\_\_. 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) Woodlawn Properties 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 11/7/20.
  - 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 11/7/20. Defendant shall call Inspector Fuscaldo or Trejo at (312) 743-0411 to schedule this inspection.
  - abate/ repair/ install/ remove/ replace \_\_\_\_\_ by \_\_\_/\_\_\_/\_\_\_ to resolve the dangerous and hazardous \_\_\_\_\_ and allow for an

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7800 S. Soluman  
937-45 W. 78th St

CASE NO: 18M1400095 PROPERTY ADDRESS: 937-45 W. 78th 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](http://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 for hearing at the Daley Center in Room 1111 on a **Thursday** at 11:00 a.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 \$ \_\_\_\_\_ .00 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: 11, 7, 19

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

By: [Signature]  
Attorney for Plaintiff  
Mark Flessner, Corporation Counsel #90909  
30 N. LaSalle, Room 700  
Chicago, IL 60602 (312) 44-8791

Defendant: [Signature]  
By Counsel: Peter M. Czerniak  
Phone: ( 773 ) 486 6645

CASE OFF CALL

*Judge Leonard Murry*  
*W. O. [unclear]*  
 Circuit Court - 2100  
**FILED**  
 NOV 07 2019  
 DOROTHY BROWN  
 CLERK OF THE CIRCUIT COURT

Judge Murry Courtroom 1111

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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**Address:** 939-45 w. 78<sup>TH</sup> Street

**Legal:** LOTS ONE AND TWO IN BLOCK TWENTY-NINE IN WEST AUBURN, A SUBDIVISION OF BLOCKS SEVENTEEN TO TWENTY AND TWENTY-NINE TO THIRTY-TWO OF SUBDIVISION OF THE SOUTHEAST ONE QUARTER OF SECTION TWENTY-NINE, TOWNSHIP THIRTY-EIGHT NORTH, RANGE FOURTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN:** 20-09-428-015-0000

**Case #:** 18M1400095

Property of Cook County Clerk's Office