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Doc# 2130625044 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/02/2021 11:52 AM PG: 1 OF 3

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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. CHICAGO TITLE LAND TRUST CO.
TRUST #29987

et al.,
Defendant(s).

No: 20M1400507

Re: 1255-57 N. MILWAUKEE AVE.

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), **IMAD M. SALAMAH**, 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 of all is sue 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) **IMAD M. SALAMAH**, 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 **10/7/2022**.
 - 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 **10/7/2022**. Defendant shall call **Inspector Rosado** at (312) 743-0411 or (312) 743-7256 to schedule this inspection.
 - abate/ repair/ install/ remove/ replace _____ by _____ / _____ / _____ to resolve the dangerous and hazardous _____ and allow for an _____

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CASE NO: 20M140050 PROPERTY ADDRESS: 123557 N MILWAUKEE AVE.

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 SECOND FLOOR of the subject premises and shall keep the same 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 SECOND FLOOR of the premises is found not to be secured (as required by the Municipal Code of Chicago) or is occupied 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: 10/7/2021

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

L. Evans
Attorney for Plaintiff
Celia Meza, Corporation Counsel #90909
2 N. LaSalle, Ste. 320
Chicago, IL 60602 (312) 742-0466

Defendant: TRUST #29187
By Counsel: R. Forsan
Phone: (773) 297-6078
ROBERT L. FORSAN
#55836

CASE OFF CALL

Judge Letourneau
OCT 07 2021
 Circuit Court - 2100
 Judge Murray
 Courtroom 1111

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Address: 1255-57 N. MILWAUKEE AVE.

Legal:

LOTS 34 AND 35 IN BLOCK 3 IN BAUWANS AND HOFFMAN'S SUBDIVISION OF THAT PART NORTH OF MILWAUKEE AVENUE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-06-232-019-0000

Case #: 20061400507

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