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Doc# 2130625064 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/02/2021 12:06 PM 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,)
v.)
TR# 7247 CHICAGO TITLE LAND TRUST CO, et al.,)
Defendant(s).)

No: 15 MI 403636

Re: 7341-43 S YATES

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), **ERNEST BRUMFIELD** 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 10/14/2021 in the amount of \$1000.00 against Defendant(s) **ERNEST BRUMFIELD** shall stand as judgment as to Count(s) III. Leave to enforce said judgment is stayed until 12/14/2021. Execution shall issue on the judgment thereafter. The remaining counts are dismissed without prejudice. The City will agree to a payment plan and PACHECO may make interim payments on this judgment.
- 2. Plaintiff agrees to accept \$500.00 (including court costs which shall be remitted to the Clerk) in full settlement of the judgement if payment is made to the City of Chicago before December 14, 2021.
- 3. Defendant shall make payments by certified check or money order payable to "City of Chicago." If payment is mailed it must be postmarked on or before the above date and sent to:

ATTN: Kristina Mokrzycki 2 N. LaSalle St., Suite 320, Chicago, IL 60602.

- 4. Defendant(s) **ERNEST BRUMFIELD** 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 10/14/2022.
 - 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 10/14/2022. 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

Handwritten signature and stamp: K. MOKRZYCKI, NOV 15 2021

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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CASE NO: 15 MI 403636

PROPERTY ADDRESS: 7341-43 S YATES

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 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.
- 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: 10/14/2021

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

I. Friel
 Attorney for Plaintiff
 Celia Meza, Acting Corporation Counsel #90909
 2 N. LaSalle, Room 700
 Chicago, IL 60602 (312) 744-2638

Defendant Ernest Brumfield:
 (signature) Ernest J. Brumfield (date) 10/08/2021
 Phone: (773-447-7467)

CASE OFF CALL

Judge Leonard Murray
 OCT 14 2021
 Circuit Court - 2100

Judge Murray 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:

7341-43 S YATES BLVD

PIN:

21-30-109-016-0000

LEGAL DESCRIPTION:

THE NORTH 46 FEET OF THE SOUTH 92 FEET OF THE WEST 125 FEET OF LOT 25 IN DIVISION 4 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office