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KAREN A. YARBROUGH

COOK COUNTY CLERK

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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.)
2454 WEST DEVON INC. , et al.,)
Defendant(s).)

No: 21 M1 400891

Re: 2434-56 W Devon / 6400 N Artesian

Courtroom 1111, Richard J. Daley Center

AGREED ORDER OF JUDGMENT AND ENFORCEMENT WITH SETTLEMENT

This cause coming to be heard by the Court, the Court having heard evidence and testimony and having made a finding of compliance on the violations in the City's First Amended Complaint, and being fully advised in the premises:

IT IS HEREBY ORDERED THAT:

1. The judgment entered on December 14, 2023, in the amount of \$29,000.00 against Defendant 2454 West Devon Inc., shall stand as final judgment as to Count I of plaintiff's complaint. Leave to enforce said judgment is stayed until February 15, 2024. Execution is to issue on the judgment thereafter. Any and all other counts against the above-named Defendant are hereby dismissed.
2. Plaintiff agrees to accept \$ 750.00 in full settlement of the judgment if payment is made to the City of Chicago on or before February 14, 2024. If payment is mailed it must be postmarked on or before the above date and sent ATTN: Kris Mokrzycki , 2 N. LaSalle St., Suite 320, Chicago, IL 60602.
3. This matter is off call.

HEARING DATE: December 14, 2023
Steven Q. McKenzie
Corporation Counsel #90909
2 N. LaSalle St., Ste. 320
Chicago, IL 60602 (312) 744-8791
Steven.mckenzie@cityofchicago.org

Defendant: 2454 West Devon Inc.
Counsel: Stephen Peck
4839 Wold Road
Western Springs, IL 60558 (312)345-1250
specklaw@gmail.com

Judge Leonard Murray

DEC 14 2023

Circuit Court - 2100

S ✓
P 2 ✓
S ✓
SC ✓
INT JP ✓

Judge Leonard Murray Courtroom 1111

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

MUNICIPAL DEPARTMENT - FIRST DISTRICT

21M1 400891

CITY OF CHICAGO, a municipal corporation,)	Case No.	
Plaintiff)	Amount claimed per day	4,500.00
V.)	Address:	
2434 WEST DEVON, INC.)	2434 - 2456 W DEVON AVE CHICAGO IL	
1ST EQUITY BANK)	60659-	
Unknown owners and non-record claimants)	6400 - 6400 N ARTESIAN AVE CHICAGO IL	
Defendants)	60645-	

COMPLAINT FOR EQUITABLE AND OTHER RELIEF

Plaintiff, City of Chicago, a municipal corporation, by Celia Meza, Acting Corporation Counsel, by the undersigned Assistant(s) Corporation Counsel, complains of Defendants as follows:

Count I

1. Within the corporate limits of said city there is a parcel of real estate legally described as follows:

10-36-430-026-0000

THE SOUTH 55 FEET OF LOT 6, ALL OF LOTS 7,8,9,10 AND 11 IN BLOCK 7 AND ALL OF LOT 11 IN BLOCK 8, ALL IN WILLIAM L. WALLEN'S EDGEWATER GOLF CLUB ADDITION TO ROGER PARK IN THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as

2434 - 2456 W DEVON AVE CHICAGO IL 60659-

6400 - 6400 N ARTESIAN AVE CHICAGO IL 60645-

and that located thereon is a

2 Story(s) Building

0 Dwelling Units

12 Non-Residential Units

2. That at all times pertinent thereto on information and belief the following named defendants owned, maintained, operated, collected rents for, or had an interest in the said property on the date (s) herein set forth.

2434 WEST DEVON, INC. , OWNER

1ST EQUITY BANK , MORTGAGE HOLDER

Unknown owners and non-record claimants

3. That on 05/29/2021 and on each succeeding day thereafter and on numerous other occasions, the defendant(s) failed to comply with the Municipal Code of City of Chicago as follows: