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KAREN A. YARBROUGH
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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.)
8005 S DREXEL, LLC., et al., Defendant(s).)

No: 24 M1 4000098

Re: 8001-05 S Drexel/901-07 E 80th St

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 alleged in the City's Complaint.

IT IS HEREBY ORDERED THAT:

1. The judgment entered on February 6, 2024 in the amount of \$15,000.00 against Defendant 8005 S DREXEL LLC., shall stand as final judgment as to Count I of plaintiff's complaint. Leave to enforce said judgment is stayed until May 1, 2024. Execution is to issue on the judgment thereafter. Any and all other counts against the above named Defendant(s) are hereby dismissed.
2. Plaintiff agrees to accept \$ 2,000.00 in full settlement of the judgment if payment is made to the City of Chicago on or before April 30, 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.

HEARING DATE: February 6, 2024

By: Steven Q. McKenzie
Attorney for Plaintiff
Corporation Counsel #90909
2 N. LaSalle St., Ste. 320
Chicago, IL 60602 (312) 744-8710
Steven.mckenzie@cityofchicago.org

Defendant: 8005 S DREXEL LLC.
Counsel: Ken Elkins
Law Office of Kenneth Elkins
2909 W. Pratt Blvd.
Chicago, Illinois 60645-4218
(312) 752-7516
ezelkins@gmail.com

Judge Leonard Murray

FEB 06 2024

Circuit Court - 2101

Judge Leonard Murray Courtroom 1111

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IN THE CIRCUIT COURT OF COOK COUNTY MUNICIPAL DEPARTMENT – FIRST DISTRICT

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

8005 S DREXEL LLC,
CITADEL SERVICING,
UNKNOWN OWNERS and
NONRECORD CLAIMANTS.

Defendants.

Case No.

20241400098

Judge: Courtroom, 1111

Address:

8001-05 S DREXEL/ 901-07 E 80TH ST
CHICAGO IL 60619

Amount claimed per day: \$500.00

Courtroom 1111

COMPLAINT FOR EQUITABLE AND OTHER RELIEF

Plaintiff, THE CITY OF CHICAGO, a municipal corporation, by and through Mark A. Flessner, Corporation Counsel, complains of the defendants as follows:

COUNT I

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

PIN(s): 20-35-109-001-0000

LOTS 102 AND 103 IN E.B. SHOGREN AND COMPANY'S AVALON HIGHLANDS SUBDIVISION, BEING A SUBDIVISION OF CERTAIN BLOCKS IN CORNELL IN THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE IN BOOK 158 OF PLATS, PAGE 34, AS DOCUMENTED 6751064, ALL IN COOK COUNTY, ILLINOIS.

commonly known as 8001-05 S DREXEL/ 901-07 E 80TH ST CHICAGO IL 60619, (the "subject property") and located thereon is a 3 STORY BUILDING WITH 19 DWELLING UNIT(S) AND 0 NON-RESIDENTIAL UNIT(S).

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 subject property, on the date(s) herein set forth:

8005 S DREXEL LLC. owner

CITADEL SERVICING, mortgage holder

UNKNOWN OWNERS and NONRECORD CLAIMANTS

3. On JANUARY 17, 2024, and on each succeeding day, and on numerous other occasions, Defendants have failed to comply with the Municipal Code of Chicago as follows:

- 1) PL 154027

Supply adequate hot water with minimum temperature of 120 degrees F. (13-196-430, 14X-9-905.2, 14X-9-905.2.1 and 14X-9-905.5)

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