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Doc# 2405745038 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/26/2024 04:02 PM 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. NICHOLAS GARCIA et al., Defendant(s)
No: 19M1402000
Re: 4822 W. Melrose 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), Nicholas Garcia, and the City of Chicago ("City") have reached an agreement to resolve this case...
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.

ACCORDINGLY, IT IS HEREBY ORDERED THAT:

1. City agrees to accept \$ 10,000.00 (including court costs) in full settlement of the judgment if payment is made to the City of Chicago on or before 2 / 16 / 2026.

3. Defendant(s) Nicholas Garcia, and his/her/it/their heirs, legatees, successors, and assigns shall:

- [X] bring the subject premises into full compliance with the Municipal Code of Chicago by 8 / 15 / 2025.
[X] 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 8 / 18 / 2025.

[] abate/ repair/ install/ remove/ replace by / / to resolve the dangerous and hazardous

and allow for an 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

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CASE NO: 19M1402000 PROPERTY ADDRESS: 4822 W. Melrose St.

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.
- 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.
- Defendant shall be prohibited from renting or leasing the subject premises to any party that is not a family member.

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.

CASE OFF CALL

HEARING DATE: 2 / 15 / 2024

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

By: Eduardo G. Martinez
 Attorney for Plaintiff
 Corporation Counsel #90909
 2 N. LaSalle, Ste. 320
 Chicago, IL 60602 (312) 744-8791

Defendant: *Melrose St*

By Counsel: _____

Phone: 7739680098

Judge Murray _____ Courtroom 1111

Judge Leonard Murray

FEB 15 2024

Circuit Court - 2100

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Address: 4822 W. Melrose St.

Legal: LOTS 13 AND 14 IN BLOCK 3 IN EDWARD'S
SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH
EAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

PIN(s): 13-21-420-032-0000 & 13-21-420-033-0000

Case #: 19M1402000

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