



Doc# 2407222050 Fee \$88.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/12/2024 2:00 PM
PAGE: 1 OF 3

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.)
ALBANY BANK, et al.,)
Defendant(s).)

No: 17 M1 403513
Re: 2506 S HAMLIN
Courtroom 1107, 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), Luis Hernandez, and the City of Chicago ("City") have reached agreement as to the resolution of this case, stipulate to the following facts and agree to entry of the orders set forth below.
- 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, as to each, any and all of the stipulated facts.

ACCORDINGLY, IT IS HEREBY ORDERED THAT:

- 1. Defendant(s), Luis Hernandez, and his/her/its/their heirs, legatees, successors, and assigns shall:
[X] bring the subject premises into full compliance with the Municipal Code violations cited in Count I of the City of Chicago's Complaint for Equitable and Other Relief by August 30, 2024.
[X] notify the Court and City within 30 days of any sale, transfer, or change of ownership by way of a motion to modify this order to name new owner(s)
- 2. Defendant(s) shall schedule, permit, and be present for an interior and exterior inspection of the subject premises with the Department of Buildings to allow City to verify compliance with the terms of this Agreed Order.
Defendant shall contact Electrical Inspector Stephen Gipson at: stephen.gipson@cityofchicago.org to schedule this inspection by August 23, 2024.
- 3. 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 Agreed Order shall be binding on: the Defendant(s); all partners, managers, and officers of corporate Defendants; and all successors, heirs, legatees, and assigns of the Defendant(s). THESE PERSONS ARE FULLY RESPONSIBLE FOR FULFILLING ALL REQUIREMENTS UNDER THIS AGREED ORDER, REGARDLESS OF OWNERSHIP OF THE PREMISES.

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INI 1
Judge Lisa A. Mann
FEB 26 2024
Circuit Court-208

UNOFFICIAL COPY**Penalties**

4. Should Defendant(s) fail to comply with any provision of this Agreed Order, City may petition the Court to enforce this Agreed Order. Defendant(s) shall be subject to the following specified penalties for failure to comply as determined by this Court. This list is not exclusive, and the Court may order other appropriate remedies upon petition by City, including the appointment of a receiver to make repairs and/or reinstatement of the case.

(a) Default Fines

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.

Further, if the premises are found not to be secured (as required by the Municipal Code of Chicago) after entry of this Agreed Order, Defendant(s) shall be subject to a lump-sum default fine in the amount of \$5,000.00.

(b) Contempt of Court

(i) Civil Contempt If upon petition by City, the Court finds that Defendant(s) has/have failed to comply with this Agreed Order, Defendant(s) shall be subject to fines and/or incarceration for indirect civil contempt until Defendant(s) purge(s) the contempt by complying with the Agreed Order.

(ii) Criminal Contempt If upon petition by City for indirect criminal contempt, Defendant(s) is/are found beyond a reasonable doubt to have willfully refused to comply with the Court's order, Defendant(s) will be subject to a fine and/or incarceration. Such fine or period of incarceration shall not be affected by subsequent compliance with the Agreed Order.

Proceedings on Request for Relief

5. Defendant(s) waive(s) the right to a trial or hearing as to all issues of law and fact, except whether or not Defendant(s) has/have violated the provisions of this Agreed Order, whether or not said violation(s) constitute(s) civil or criminal contempt, and whether or not the requested relief is appropriate and/or feasible.

6. The court reserves jurisdiction of this matter for the purposes of modification, enforcement, or termination of this Agreed Order including the adjudication of proceedings for contempt or default fines, which could result in the imposition of a fine and/or incarceration against Defendant(s), and reinstatement of City's Complaint.

7. This matter is hereby dismissed by agreement of the parties, without prejudice, subject to the agreement detailed above. This order is final and enforceable pursuant to Illinois Supreme Court Rule 304(a), the court finding no just cause or reason to delay its enforcement. All parties to this agreement waive their right to appeal this Agreed Order.

HEARING DATE: February 26, 2024

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

Agreed to on 2-21-24 via phone and email by:

Amanda Wyzykowski
Attorney for Plaintiff
Corporation Counsel #90909
2 N. LaSalle St., Ste. 320
Chicago, IL 60602 (312) 742-0343
Amanda.wyzykowski@cityofchicago.org

Luis Hernandez (appearance filed 12-3-18)
Defendant
1524 59th Ct.
Cicero, IL 60804 (773) 367-279025
lirnamejiarealestate@gmail.com

[Handwritten Signature]
Judge Marino
Courtroom 1107
[Handwritten Signature]
Lisa A. Marino

FEB 26 2024

Circuit Court-2024

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17M1 403513

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

MUNICIPAL DEPARTMENT - FIRST DISTRICT

FILED-41

2017 DEC 14 AM 7:33

CITY OF CHICAGO, a municipal corporation,

) Case No.

Plaintiff

) Amount claimed per day

V.

) Address:

ALBANY BANK, TRSTEE TO TRUST# 2571 DTD 4/9/07

) 2506 - 2506 S HAMLIN AVE CHICAGO IL 60623-

FEDERAL NATIONAL MORTGAGE ASSOCIATION

)

LUIS HERNANDEZ

)

Unknown owners and non-record claimants

Defendants

DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL

Property of Cook County Clerk's Office

COMPLAINT FOR EQUITABLE AND OTHER RELIEF

Plaintiff, City of Chicago, a municipal corporation, by Edward Siskel, Corporate Counsel, by the undersigned Assistant(s) Corporation Counsel, complains of Defendants as follows:

Count 1

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

16-26-121-021-0000

LOT 3 IN BLOCK 9 IN SUBDIVISION OF BLOCKS 8 AND 9 IN S.J. GLOVER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, IN COOK COUNTY, ILLINOIS.

Commonly known as

2506 - 2506 S HAMLIN AVE CHICAGO IL 60623-

and that located thereon is a

2 Story(s) Building

3 Dwelling Units

0 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.

ALBANY BANK, TRSTEE TO TRUST# 2571 DTD 4/9/07, OWNER

FEDERAL NATIONAL MORTGAGE ASSOCIATION, MORTGAGE HOLDER

LUIS HERNANDEZ, LAST TAXPAYER OF RECORD

Unknown owners and non-record claimants