

# UNOFFICIAL COPY



Doc# 2407230007 Fee \$88.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 3/12/2024 10:50 AM  
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.  
  
Gary R. Carlson;  
*et al.*,  
Defendant(s).

No: 21M1400629  
Re: 3654-58 W Montrose / 4403-09 N Lawndale  
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 Gary R. Carlson 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 has a right to contest these facts, but knowingly and voluntarily stipulates to said facts and waives 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 2/27/24 in the amount of \$600.00 against Defendant Gary R. Carlson shall stand as judgment as to Counts I and III. Leave to enforce said judgment is stayed until 7/15/24 Execution shall issue on the judgment thereafter. The remaining counts are dismissed without prejudice. If payment is mailed it must be postmarked on or before the above date, made out to the City of Chicago and sent to ATTN: Kristina Mokrzycki, 2 N. LaSalle St., Suite 300, Chicago, IL 60602.
3. Defendant Gary R. Carlson and his heirs, legatees, successors, and assigns shall:
  - install and maintain a security camera system on the exterior of the building with recording capabilities, within 30 days of this order.
  - establish and maintain an overnight call service, outside normal business hours, for reporting emergencies and shall provide all current and future tenants with the contact information. The overnight call service shall be established and in effect as of the date of this agreement.
  - provide in writing, to all tenants, the normal business hours they may report issues and provide the contact name and number for the person managing this property. Normal business hours are from 8:00 a.m. to 5:00 p.m.
  - bring the subject premises into full compliance with the Municipal Code of Chicago by 2/15/25.
  - 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 2/15/25. Defendant shall call Inspector Rosado at (312) 743-0411 to schedule this inspection. If Defendant wishes to extend the date of compliance in this order, Defendant must notify the City of Chicago and file a motion requesting additional time and outlining the timeline for full compliance.

Pink Copy for Defendant(s) (photocopy if required)

Yellow Copy for City of Chicago Department of Law

SC INT JP  
Yellow Copy for City of Chicago Department of Law

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CASE NO: 21M1400629

PROPERTY ADDRESS: 3654-58 W Montrose / 4403-09 N Lawndale

- Defendant 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 violates the compliance schedule, and shall continue to run until Defendant brings 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.
- 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.
- \_\_\_\_\_

4. The premises shall not be in full compliance unless Defendant 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 and all successors, heirs, legatees, and assigns of the Defendant.
5. Should Defendant fail to comply with any provision of this Agreed Order, the City may petition the Court to enforce this Agreed Order. Defendant 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: <sup>22</sup>2/22/24

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

M. Stierwalt  
 Attorney for Plaintiff  
 Corporation Counsel #90909  
 2 N. LaSalle, Room 320  
 Chicago, IL 60602 (312) 744-8791

Michael Zink, Law Offices of Starr, Bejgiert, Zink & Rowells  
 Attorney for Defendant  
 134 North LaSalle Street, Suite 2000  
 Chicago, Illinois 60602 (312) 346-9420

GARY R CARLSON  
 Gary R. Carlson

Judge Leonard Murray  
 FEB 22 2024  
 COURT COURT - 2100  
 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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## Recording Judgment Cover Sheet

Case # 21M1400629

PIN: 13-14-127-024-0000

Address: 3654-58 W. Montrose Ave. / 4403-09 N. Lawndale Ave., Chicago, IL 60625

### Legal Description:

A TRACT OF LAND DESCRIBED AS FOLLOWS: NILSSON BROTHERS CONSOLIDATION OF PART OF LOT "C" IN BICKEL AND OTHERS SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A STRIP OF LAND LYING EAST OF AND ADJOINING THE SAME, IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office