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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 4/30/2024 3:50 PM

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Duplicate original

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. MARC AGUJA  
et al.,  
Defendant(s).

No: 22M1401246

Re: 4315 N. OAKLEY AVE.

Courtroom 1111, 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), MARC AGUJA, 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(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, 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. Defendant(s) MARC AGUJA, and his/her/its/their heirs, legatees, successors, and assigns shall:
  - bring the subject premises into full compliance with the Municipal Code of Chicago by 4/20/2026.
  - obtain all necessary architectural drawings and permits for the basement and rear porch by 4/20/2026.
  - 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 4/20/2026. Defendant shall call Inspector Rosado at (312) 743-0411 or (312) 743-7256 to schedule this inspection.
  - not rent, use, lease, or occupy the entire basement area of 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 forms at [www.cityofchicago.org/buildings](http://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

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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.
- \_\_\_\_\_

- 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: 4/18/2024

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

Megan Stiarwalt  
 Attorney for Plaintiff  
 Corporation Counsel #90909  
 2 N. LaSalle, Ste. 320  
 Chicago, IL 60602 (312) 744-8791

Defendant: Marc Aguja  
 3144 W. Montrose Ave.  
 Chicago, IL 60618 (773) 330-1241

*[Signature]*  
 Judge Murray Courtroom 1111

Judge Leonard Murray  
 APR 18 2024  
 Circuit Court - 2100

*[Signature]* 04/16/2024  
 MARC AGUJA (Defendant)

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Case Number: 22M1401246

Address: 4315 N. Oakley Ave.,

PIN: 14-18-302-018-0000

Legal Description:

LOT 82 IN GRANT PARK ADDITION, A SUBDIVISION OF LOT 1 IN BLOCK 1 IN OGDEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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