



Doc#: 0832418056 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
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#90909

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT

CITY OF CHICAGO a Municipal Corporation,)

Plaintiff.)

v.)

No.: 08 M1 401302

DARRYL COTTON, CHICAGO TITLE TRUST COMPANY AS TRUSTEE, SHORE BANK, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,)

Defendants.)

Re: 5519 S. Halsted St.

ORDER OF DEMOLITION

This cause coming to be heard on November 18, 2008, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges, Corporation Counsel of the City of Chicago, against the following named Defendants:

Darryl Cotton; Chicago Title Trust Company as Trustee; Shore Bank; Unknown Owners and Non-Record Claimants

The Court being fully advised of the premises of this proceeding, the parties having appeared and desiring to resolve this matter by agreement, and having heard the testimony of the City's inspector, finds that:

- 1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 5519 S. Halsted St., Chicago, Illinois, and legally described as follows:

LOT 13 IN BLOCK 4 IN GARDNER'S 55TH STREET BOULEVARD ADDITION IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 20-16-100-005.

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2. Located on the subject property is a two-story building of brick construction. The last known use of the building was mixed, commercial on the first floor and residential on the second floor.
3. The Court having heard testimony and evidence finds that the building located on the subject property is dangerous, hazardous, unsafe and beyond reasonable repair under the Unsafe Buildings Statute, 65 ILCS 5/11-31-1 (1996) in that:
 - a. The building is vacant.
 - b. The electrical systems are stripped or inoperable.
 - c. The plumbing systems are stripped or inoperable.
 - d. The heating systems are stripped or inoperable.
 - e. There is broken and loose plaster in the walls and ceilings.
 - f. The window sashes, frames, and glazing are loose, rotten, broken, and or missing.
 - g. The door frames are loose, rotten and broken, or missing.
 - j. There are open mortar joints.
 - l. There is fire damage to the interior of the building.
 - m. There are broken or missing partitions.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

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WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I, II and IV of the City of Chicago's complaint for demolition.
- B. Counts III, V, VI, and VII of the City's complaint for demolition are voluntarily dismissed.
- C. Pursuant to 65 ILCS 5/11-31-1 and the City's police powers under Article VII of the Illinois Constitution, the City is authorized to demolish the building and is entitled to a lien for the costs of demolition and debris removal, court costs and other costs enumerated by statute.
- D. Defendant Darryl Cotton, having been served and failing to appear in court or otherwise plead is hereby held in default, and a judgment is entered against Darryl Cotton in the amount of \$26,753.00.
- E. Defendants shall remove any and all persons, if any, occupying the subject property and all personal property from said premises immediately so that said premises will be completely vacant and free of personal property before demolition is commenced.
- F. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order. The Court finds no just reason for delay in the enforcement or appeal of this order.
- G. The Court reserves jurisdiction of this cause to enforce the terms of this order for the purpose of ascertaining the demolition and litigation costs.

Assoc. Judge WILLIAM G. VEECOFF

NOV 19 2008

ENTERED

Circuit Court - 1764

PLAINTIFF, CITY OF CHICAGO
 MARA S. GEORGES, Corporation Counsel

By:

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