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Cook County Recorder of Deeds
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT

CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v.
CARMEN RODRIGUEZ, et al.,
Defendants.

No. 08 M1 401774
Re: 1932 W. Melrose
Courtroom: 1111

AGREED ORDER OF DEMOLITION EFFECTIVE JANUARY 1, 2009 (COACH HOUSE ONLY)

This cause coming to be heard on December 16, 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:

Carmen Rodriguez
ABN Amro Mortgage Group, Inc.
Angel E. Rodriguez
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: 1932 W. Melrose, Chicago, Illinois, and legally described as follows:

LOT 30 IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 49 IN OGDEN AND OTHERS SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 14-19-427-027.

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2. Located on the subject property is a two-story frame coach house.
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 and fire damaged.
 - b. The electrical systems are fire damaged.
 - c. The plumbing systems are fire damaged.
 - d. The heating systems are fire damaged.
 - e. The masonry chimney is damaged.
 - f. The roof system is burned through.
 - g. The rafters are fire damaged.
 - h. The interior walls are damaged.
 - i. The exterior walls are fire damaged.
 - j. The sash are broken.
 - k. The porch system is damaged.
 - l. The plaster walls and ceilings are fire and water damaged.
 - m. The window glazing is broken.
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. The remaining counts 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. The authority granted in Paragraph C. above shall become effective on January 1, 2009.
- E. Carmen Velez is ordered to keep the property secure until it is demolished. Carmen Velez is ordered to reimburse the City's litigation costs of \$558.00 no later than March 16, 2009. Carmen Velez agrees to pay a fine of \$1,000.00 to the City no later than March 16, 2009, to fully settle Count II of the City's complaint. Payment must be by certified check, business check, or money order, made payable to the City of Chicago. Payment must be delivered to 30 N. LaSalle Street, Suite 700, Chicago, IL, 60602, Attn: Kristina Mokrzycki. Payment must include the case number on its face, and be accompanied by a copy of this court order.
- F. Defendants shall remove any and all persons, if any, occupying the subject property and all personal property from said premises no later than the effective date so that said premises will be completely vacant and free of personal property before demolition is commenced.
- G. 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.
- H. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition and litigation costs.

JUDGE SERASTIAN T. PATTI

ENTERED

Judge

DEC 17 2008

Circuit Court - 1663

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

By:

Maggie Rizzo

Maggie Rizzo

Assistant Corporation Counsel

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