

Duplicate Original

UNOFFICIAL COPY



Doc#: 0908522157 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 03/26/2009 03:36 PM Pg: 1 of 3

Space re...

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

ANTHONY LOCOCO,)
Plaintiff,) No. 07 M1 450666
)
) Re: 2100 North Mason Avenue
) Chicago, Illinois
CITY OF CHICAGO, A Municipal Corporation,)
Defendant.)

CITY OF CHICAGO, A Municipal Corporation,)
Counter-Plaintiff,)

v.

ANTHONY LOCOCO, CHICAGO)
COMMUNITY BANK, THE UNITED STATES)
OF AMERICA, LAKESHORE WASTE)
SERVICES, LLC., JOHN BOYLE,)
RAY LINDSEY, UNKNOWN OWNERS,)
AND NON-RECORD CLAIMANTS,)
Counter-Defendants.)

ORDER OF DEMOLITION

This cause coming to be heard on March 24, 2009, on the complaint of the Counter-Plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges, Corporation Counsel of the City of Chicago, against the following named Counter-Defendants (all other parties having been previously dismissed or defaulted):

Anthony Lococo;
Chicago Community Bank; and
The United States of America

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: 2100 N. Mason Ave., Chicago, Illinois, and legally described as follows:

LOT 25 IN THE RESUBDIVISION OF PART OF GRANDVIEW, BEING JOHN T. KELLY

UNOFFICIAL COPY

AND OTHERS SUBDIVISION OF THAT PART OF THE WEST ½ OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE CENTER LINE OF GRAND AVENUE AND NORTH OF THE SOUTH LINE OF DICKENS AVENUE IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 13-32-219-056.

2. Located on the subject property is a one-story building of brick construction. The last known use of the building was commercial.
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 has a history of being open;
 - b. All elevations have open joists and loose brick;
 - c. All elevations contain broken windows and glass blocks;
 - d. The roof is missing in places;
 - e. The basement is filled with water.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.


WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Judgment is entered in favor of Counter-Plaintiff City of Chicago and against Defendants on Counts I, II, and IV of the City of Chicago's Counter-Complaint for equitable and other relief. **Pursuant to Count II, Counter-Defendant Anthony Lococo is hereby ordered to pay a \$104,800.00 fine to the City of Chicago by May 24, 2009.**
The 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.
- B. Counts III, V, VI, and VII of the City's Complaint are voluntarily dismissed.
- C. Pursuant to 65 ILCS 5/11-31-1 and the City's police powers under Article VII of the

UNOFFICIAL COPY

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. Anthony Lococo is ordered to reimburse the City's litigation costs of seven hundred and seventy-six and 06/100 dollars (\$776.06) no later than May 24, 2009. The 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.
- E. Counter-Defendant Anthony Lococo 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. Counter-Defendant Anthony Lococo is also ordered to keep the subject property secure until further order of Court.
- 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 and for the purpose of ascertaining the demolition and litigation costs.



 ENTERED Judge

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

By: 
 Rachel Ann Kuchar
 Assistant Corporation Counsel
 BUILDING AND LICENSE ENFORCEMENT DIVISION
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 Phone: (312)744-3326
 ATTY NO. 90909