

DUPLICATE ORIGINAL



Doc#: 0914831001 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 05/28/2009 09:23 AM Pg: 1 of 3

Sp.

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

CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v.
CORNELIUS GRAVES, III, et al.,
Defendants.

No. 08 M1 401778

Re: 10640 S. Edbrooke

Courtroom: 1109

ORDER OF DEMOLITION

This cause coming to be heard on May 27, 2009, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Marc S. Georges, Corporation Counsel of the City of Chicago, against the following named Defendants:

Cornelius Graves, III
Shore Bank
Unknown Owners and Non-record Claimants

The Court being fully advised of the premises of this proceeding 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: 10640 S. Edbrooke, Chicago, Illinois, and legally described as follows:

LOT 16 IN DEKKER'S SUBDIVISION OF LOT 2 IN DEJONG'S SUBDIVISION OF BLOCK 9 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 25-15-120-077.

2. Located on the subject property is a two-story frame residential building.

UNOFFICIAL COPY

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. The masonry chimney is deteriorated with open and washed out mortar joints.
 - f. The roof is deteriorated and in a state of collapse at the rear addition.
 - g. The floors are deteriorated.
 - h. The joists are deteriorated with rotted wood.
 - i. The studding and partitions are deteriorated.
 - j. The exterior walls are rotted, deteriorated, and leaning.
 - k. The sashes, frames, doors, and trim are deteriorated.
 - l. The floor support columns and beams are deteriorated with temporary supports.
 - m. The plaster is deteriorated.
 - n. The window glazing is missing.
 - o. There are high weeds and junk and debris in the yard.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

UNOFFICIAL COPY**WHEREFORE, IT IS HEREBY ORDERED THAT:**

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I, II, 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 Immediately.
- E. Cornelius Graves, III is ordered to keep the property secure until it is demolished. Cornelius Graves, III is ordered to reimburse the City's litigation costs of \$827 no later than 6/27/09. Cornelius Graves, III is ordered to pay a fine of \$5000.00 to the City no later than 6/27/09, 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.

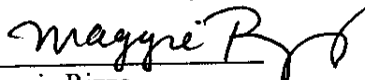
Assoc. Judge WILLIAM G. PILEGGI

MAY 27 2009

ENTERED  Judge Circuit Court - 1764

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

By:


 Maggie Rizzo
 Assistant Corporation Counsel
 Building and License Enforcement Division
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 Phone: (312)742-1935 Facsimile: (312)744-1054
 ATTY NO. 90909