



Doc#: 0926539036 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 09/22/2009 03:18 PM Pg: 1 of 4

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

WELLS FARGO BANK, N.A., IN)
TRUST FOR THE BENEFIT OF THE)
CERTIFICATE HOLDERS PARK)
PLACE SECURITIES, INC.,)
ASSEST-BACKED PASS-THROUGH,)

Plaintiff,)

v.)

CITY OF CHICAGO, a Municipal)
Corporation,)

Defendant.)

Case #: 07 M1 450491

RE: 6351 S. Bishop St.

CITY OF CHICAGO, a Municipal)
Corporation,)

Counter-Plaintiff,)

v.)

WELLS FARGO BANK, N.A., IN)
TRUST FOR THE BENEFIT OF THE)
CERTIFICATE HOLDERS PARK)
PLACE SECURITIES, INC.,)
ASSET-BACKED PASS-THROUGH;)
EDWARD DAWSON; BRIAN K.)
INGRAM; UNKNOWN OWNERS)
AND NON-RECORD CLAIMANTS,)

Counter-Defendants.)

ORDER OF DEMOLITION

This cause coming to be heard on September 22, 2009, on the Counter-Complaint of the Counter-Plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges,

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Corporation Counsel, against the following named Counter-Defendants:

EDWARD DAWSON
BRIAN K. INGRAM
UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

The Court having heard the evidence at trial and being fully advised in the premises finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the building located at the common address of **6351 S. Bishop St.**, Chicago, Illinois, and legally described as follows:

LOT 25 IN BLOCK 1 IN DANIEL GOODWIN'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. No. 20-20-103-023. The property contains a two-story brick residential building.

2. The subject building is dangerous, unsafe and beyond reasonable repair under the terms of the Illinois Municipal Code, c5 ILCS 5/11-31-1 (2004)(Unsafe Buildings), in that:
 1. The building is vacant.
 2. The electrical system is damaged, stripped or inoperable.
 3. The heating is damaged, stripped or inoperable.
 4. The plumbing is damaged, stripped or inoperable.
 5. The brickwork mortar is washed out and missing.
 6. The front masonry porch and columns system have collapsed.
 7. The chimney is dangerous and hazardous.
 8. The window sashes and frames are loose and rotten.
 9. The window glazing is broken or missing.

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10. The door frames are loose, rotten and broken, or missing.
 11. The porch members are rotten, broken or missing.
 12. The plaster is broken and loose in walls and ceilings.
 13. There is trash and debris in the interior of the building.
 14. There is trash and debris on the exterior of the building.
3. The Court finds that the building is a public nuisance is dangerous and hazardous to the community and that demolition of the building on the subject property is the least restrictive alternative as of September 22, 2009.

WHEREFORE, IT IS HEREBY ORDERED.

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City's Complaint seeking demolition.
- B. Counts III, and V 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 Illinois Constitution, the City is granted authorization to demolish the building on the subject property, and is entitled to a lien for the costs of demolition, court costs, and other costs enumerated by statute, and/or other statutory remedies.
- D. Defendants shall immediately remove any and all persons occupying the subject property and all personal property from said premises instantler so that said premises will be completely vacant and free of personal property before demolition is commenced.
- E. Pursuant to the Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds that there is no just reason for delaying the enforcement or appeal of this Order.

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- F. The Court reserves jurisdiction of this cause to enforce the terms of this Order and for the purpose of ascertaining the demolition costs for entry of a money judgment against the defendant owners, as defined by the applicable statutes and ordinances.
- G. Judgment is entered in favor of the Plaintiff City of Chicago and against Defendant, Brian K. Ingram, on Count II of the City's complaint seeking a fine in the amount of \$ 5,000.00, with execution to issue.

Property of Cook County Clerk's Office

Associate Judge William G. Pileggi

ENTERED: SEP 22 2009

Circuit Court 1764

Judge

Date:

By:

Tina M. Pinkston

Assistant Corporation Counsel

Building and License Enforcement Division

30 N. LaSalle Street, Suite 700

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