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Doc#: 0927431096 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 10/01/2009 03:38 PM Pg: 1 of 3

Sr

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

CITY OF CHICAGO, a Municipal
Corporation,

Plaintiff,

v.

NOVASTAR MORTGAGE, INC.,
UNKNOWN OWNERS and
NON-RECORD CLAIMANTS,

Defendants.

Re: 1918 S. St. Louis Avenue

No. 08 M1 400286

ORDER OF DEMOLITION

This cause coming to be heard on September 30, 2009, 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:

**Novastar Mortgage, Inc.; and
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: 1918 S. St. Louis Ave., Chicago, Illinois, and legally described as follows:

LOT 5 (EXCEPT THE SOUTH 25 FEET THEREOF) IN BLOCK 3 IN TRAVERS SUBDIVISION OF THE EAST 15 92/100 ACRES OF THE WEST 30.92 ACRES OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-23-416-036.

2. Located on the subject property is a two-story brick graystone building. The last known use of the building was residential.

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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 open.
 - b. The building is severely fire-damaged.
 - c. All vital systems and delivery systems are stripped, broken, and inoperable.
 - d. The roof drainage is compromised with rotten edges.
 - e. The floors are rotted, warped, buckled and water damaged with holes.
 - f. The joists are rotted.
 - g. The partitions are stripped and broken.
 - h. The sash and trim is missing, broken, or stripped.
 - i. The stairs are loose and missing members.
 - j. The rear porch upright beams are leaning out over the public alley, presenting an imminent danger.
 - k. The plaster is failing and most has been removed.
 - l. 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.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City of Chicago's Complaint for equitable and other relief.
- B. Counts II, 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 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 and/or other statutory remedies.
- D. Novastar Mortgage, Inc. is ordered to reimburse the City's litigation costs of \$456.00 no later than October 30, 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. 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.

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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.

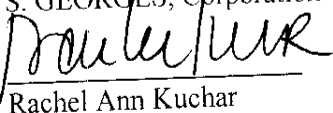
ENTERED

Judge James M. McGing
OCT 01 2009

Circuit Court-1926

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