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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 10/06/2009 09:35 AM Pg: 1 of 3

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

CITY OF CHICAGO, a municipal corporation,)

Plaintiff,)

v.)

AMERICAN HOME MORTGAGE SERVICING, INC., et al.,)

Defendants.)

No. 08 M1 450876

Re: 4232 S. Talman

Courtroom: 1109

ORDER OF DEMOLITION (HOUSE AND GARAGE)

This cause coming to be heard on October 1, 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:

- American Home Mortgage Servicing, Inc., servicing for American Home Mortgage Servicing, Inc.
- Mortgage Electronic Registration Systems, Inc., as Nominee for American Brokers Conduit
- Residential Distressed Asset Fund IV, L.L.C.
- 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:

- The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 4232 S. Talman, Chicago, Illinois, and legally described as follows:

LOT 15 AND THE SOUTH 5 FEET OF LOT 16 IN BLOCK 2 IN SUBDIVISION OF THE NORTH 16 2/3 ACRES OF THE SOUTH 25 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 19-01-218-029.

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2. Located on the subject property is a one-story frame residential building and a one-story frame garage.
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:

FRONT BUILDING

- a. The building is vacant and open.
- b. The electrical system is damaged, stripped, and/or inoperable.
- c. The heating system is damaged, stripped, and/or inoperable.
- d. The plumbing system is damaged, stripped, and/or inoperable.
- e. The door frames and trim are rotten, broken, and/or missing.
- f. There is broken plaster throughout the interior.
- g. The south elevation porch is in a dangerous and hazardous condition, and has broken uprights and missing handrails.
- h. There is evidence of gang and drug activity in and around the building.
- i. All windows and doors are broken and/or missing.
- j. There is graffiti throughout the interior of the building.

GARAGE

- k. Large sections of siding are broken and/or missing.
 - l. Large sections of the roof are broken and/or missing.
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 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 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. The authority granted in Paragraph C above shall become effective immediately.
- E. 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.
- 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 and approving the demolition and litigation costs. Associate Judge William G. Pileggi

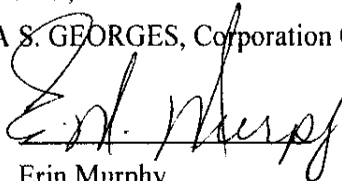
OCT 05 2009

Circuit Court 1764

ENTERED Judge

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

By:



Erin Murphy
Assistant Corporation Counsel
Building and License Enforcement Division
30 N. LaSalle Street, Suite 700
Chicago, Illinois 60602
Phone: (312)744-8417 Facsimile: (312)744-1054
ATTY NO. 90909