



Doc#: 0930031106 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 10/27/2009 03:32 PM 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.)

2128 N. CALIFORNIA, LLC;)
AMERICAN CHARTERED BANK;)
LINK BUILDERS, LLC.; UNKNOWN)
OWNERS AND NON-RECORD)
CLAIMANTS,)

Defendants.)

No. 09 M1 401647

Re: 2124 N. California Ave.

ORDER OF DEMOLITION

This cause coming to be heard on October 13, 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:

2128 N. CALIFORNIA, LLC;
AMERICAN CHARTERED BANK;
LINK BUILDERS, LLC;
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: 2124 N. California Ave., Chicago, Illinois, and legally described as follows:

LOT 13 IN BLOCK 6 OF SCHLESWIG, A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 13-36-119-011.

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2. Located on the subject property is a two-story frame building and rear frame garage. The last known use of the buildings was residential.
3. The Court having heard testimony and evidence finds that the buildings located on the subject property are 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 located on the subject property ("the building") is vacant and open.
- b. The building's electrical, plumbing, and heating systems are inoperable.
- c. The building's chimney and foundations are damaged.
- d. The building's roof is deteriorating with deflective rafters.
- e. The building's flooring is damaged and weak, and contains over-notched, rotted, and scabbed joists.
- f. The building's interior partitions are broken.
- g. The building's sashes, frames, doors, and trim are broken, rotted, and/or damaged.
- h. The building's exterior walls have rotted studs.
- i. The building's siding is damaged, rotted, and full of holes.
- j. The building's porch stairs have been removed, and the enclosed porch is leaning.
- k. The building's plaster and glazing is broken or missing..
- l. There is evidence of squatter activity about the building.

Rear Garage

- m. The garage is open and accessible.
 - n. The garage's electrical service has been removed.
 - o. The garage's foundations have shifted and have broken.
 - p. The garage's roof has holes, over-spanned rafters, and deflected rafters.
 - q. The garage is leaning.
 - r. The garage's siding and studs are rotted.
 - s. The garage's doors, sashes, frames, and trim are broken, rotted, and/or damaged.
 - t. The garage's 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.

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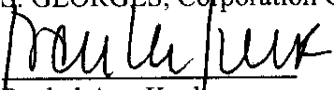
- B. Counts II, III, V, VI, and VII of the City's Complaint are voluntarily dismissed.
- C. Pursuant to 65 ILCS 5/11-31-1 and the City's police powers under Article VII of the Illinois Constitution, the City is authorized to demolish the buildings on the subject property and is entitled to a lien for the costs of demolition and debris removal, court costs and other costs enumerated by statute and/or other statutory remedies.
- D. Defendant 2128 N. California, LLC is ordered to reimburse the City's litigation costs of \$524.00 no later than December 13, 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.
- 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:


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