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Doc#: 1000631141 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 01/06/2010 03:25 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,)	No. 09 M1 401044
v.)	
)	Re: 1041 W. Wolfram
CATHERINE YANGAS, et al.,)	
)	
Defendants.)	Courtroom: 1111

ORDER OF DEMOLITION

This cause coming to be heard on January 5, 2010, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Mira S. Georges, Corporation Counsel of the City of Chicago, against the following named Defendants:

Catherine Yangas
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: 1041 W. Wolfram, Chicago, Illinois, and legally described as follows:

LOT 37 IN BLOCK 2 IN McCONNELL BROTHERS SUBDIVISION OF THE EAST ½ OF BLOCK 7 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 14-29-228-006.

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

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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:

FRONT BUILDING

- a. The building was found vacant and open.
- b. The electrical systems are damaged.
- c. The plumbing systems are damaged.
- d. The heating systems are damaged.
- e. The foundation is rotted.
- f. The rafters are scabbed and sagging.
- g. The floors are rotted with rotted joists.
- h. The exterior walls are rotted.
- i. The sashes, frames, doors, and trim are rotted.
- j. The rear porch has defective bearing points.
- k. The plaster is broken.
- l. There is broken glazing.
- m. The building is filled with junk and debris.

GARAGE

- n. The garage was found vacant and secure.
- o. The service door is damaged.
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, II 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. Catherine Yangas is ordered to keep the property secure until it is demolished. Catherine Yangas is ordered to reimburse the City's litigation costs of \$721.40 no later than February 5, 2010. Catherine Yangas is ordered to pay a fine of \$54,800.00 to the City no later than February 5, 2010, 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 and approving the demolition and litigation costs.

Judge James M McGing

JAN 08 2010

Circuit Court-1926

ENTERED Judge

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

By:

Maggie Rizzo

Maggie Rizzo

Assistant Corporation Counsel

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