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Doc#: 1011729093 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 04/27/2010 03:28 PM Pg: 1 of 4

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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 450142
v.)	
)	Re: 727 N. Ridgeway
JP MORGAN CHASE BANK, N.A., et al.,)	
)	
Defendants.)	Courtroom: 1111

ORDER OF DEMOLITION

This cause coming to be heard on April 27, 2010, 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:

JP Morgan Chase Bank, N.A.
Marcos Sliwa
Harris, N.A.
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: 727 N. Ridgeway, Chicago, Illinois, and legally described as follows:

LOT 19 AND THE SOUTH 1/2 OF LOT 18 IN BLOCK 3 IN MORTON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-11-105-014.

2. Located on the subject property is a two-story brick residential building.

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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 electrical system is damaged, stripped, or inoperable;
 - c. The heating system is damaged, stripped, or inoperable;
 - d. The plumbing system is damaged, stripped, or inoperable;
 - e. The masonry is in need of repairs;
 - f. The flooring is weak;
 - g. The doors and sashes are broken or missing;
 - h. The stairs are leaning;
 - i. The rear porch has rotted components;
 - j. The plaster is broken or missing;
 - k. The glazing is broken 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, II, 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. ~~Marco Sliva~~ Chase Home Finance is ordered to keep the property secure until it is demolished. Marco Sliva is ordered to reimburse the City's litigation costs of \$649.00 ~~no later than~~ with execution to issue.
- Marco Sliva is ordered to pay a fine of \$71,400.00 to the City ~~no later than~~ with execution to issue, 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.

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[Signature]

ENTERED Judge 2007

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

By: *[Signature: Maggie Rizzo]*
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Judge Patrick T. Rogers
APR 27 2010
Circuit Court - 2007
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