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

CITY OF CHICAGO, a Municipal Corporation, )

Plaintiff, )

v. )

DAVID VASQUEZ, HERBERT VASQUEZ, ROBERT VASQUEZ, THE ESTATE OF PEARL JOZAITIS, UNKNOWN HEIRS OR LEGATEES OF PEARL JOZAITIS, AND UNKNOWN OWNERS AND NON-RECORD CLAIMANTS )

et al., Defendants. )

No. 07M1401273

AGREED ORDER OF DEMOLITION (DOE TO WRECK)

This cause coming to be heard on May, 4<sup>th</sup> 2010, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges, Corporation Counsel, against the following named Defendants:

- DAVID VASQUEZ;
- HERBERT VASQUEZ;
- ROBERT VASQUEZ;
- ESTATE OF PEARL JOZAITIS;
- UNKNOWN HEIRS OR LEGATEES OF PEARL JOZAITIS;
- UNKNOWN OWNERS AND NON-RECORD CLAIMANTS;

The Court, being fully advised in the premises finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter which is the

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building located at the common address of 1924 S. May, Chicago, Illinois, and legally described as follows:

**LOT NINETEEN (19) IN WALSH'S SUBDIVISION OF BLOCK NINE (9) IN WALSH AND MCMULLEN'S SUBDIVISION OF THE SOUTH THREE QUARTER'S (S 3/4) OF THE SOUTH EAST QUARTER (SE 1/4) OF SECTION TWENTY (20) TOWNSHIP THIRTY-NINE (39) NORTH RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN.**

The permanent index number is 17-20-418-010-000. Contained on the property is a Two (2) story Building with Two (2) dwelling units. ("the subject property").

2. The subject property is dangerous, unsafe and beyond reasonable repair under the terms of the Illinois Municipal Code, 65 ILCS 5/11-31-1 (1996) (Unsafe Buildings), in that:

- a. Maintain building in safe condition as to not constitute and imminent danger to the public pursuant to section 13-12-130, 13-8-100, 13-12-120, 13-12-125; 65 ILCS 5/11-31-1 of the Code. Maintain building windows and doors in safe condition pursuant to section 13-196-550 of the Code. Maintain stairway and porch in safe condition pursuant to section 13-196-570 of the code. Maintain floors, walls, and ceilings in safe condition. Premises now dangerous as vacant and open, uncompleted and abandoned, or vacant and boarded in violation of section 13-12-130, 13-12-125 of the code. Maintain watchman at vacant and open premises pursuant to section 13-12-140 of the code; Specifically:
  - i. Flexible conduit visible where plaster is missing, exposed to water from roof.
  - ii. Heating units surrounded and covered with junk, creating a fire hazard.
  - iii. Open mortar joints at rear foundational wall; stress fractures at rear wall.
  - iv. Roofing material is rotting along perimeter; sections are missing, exposed rafters.
  - v. Exposed rafters, water damaged and rotting.
  - vi. Large sections of plaster are missing due to water damage and fire damage at 2<sup>nd</sup> floor rear.
  - vii. Sections of siding are missing at side and rear elevations, exposing deteriorating framing.
  - viii. Window frames deteriorating.
  - ix. Rear stairwell removed, concrete steps are broken.
  - x. Joists in basement are unsupported by main beam.
  - xi. Building is filled with junk and debris.
- b. Maintain watchman from 4:00pm to 8:00am for vacant and dangerous residential premises pursuant to section 13-12-140 of the code.
- c. Post conspicuously name, address, and telephone of owner and manager of vacant residential premises pursuant to section 13-12-125 of the code.

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4. The Court finds that it would take major reconstruction of a responsible owner to bring the building into full compliance with the Municipal Code, and that the building is beyond reasonable repair. The Court further finds that demolition of the building on the subject property is the least restrictive alternative as of **May 4<sup>th</sup> 2010**.

## WHEREFORE, IT IS HEREBY ORDERED:

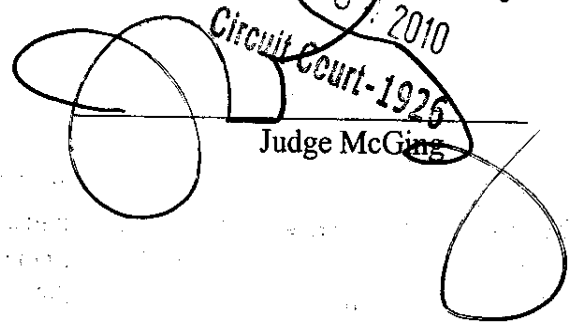
- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City's complaint seeking demolition authority.
- B. Litigation costs in the amount of \$ 1,000.00 shall be reimbursed by the defendant, **THE ESTATE OF PEARL JOZAITIS**. The payment must be made with a certified check, business check, or money order, payable to the City of Chicago. Payment must be delivered to 30 N. LaSalle Street, Suite 700, Chicago, IL, 60602, Attn: Kristina Mokrzycki by **July 6, 2010**. Payment must include the case number on its face, and be accompanied by a copy of this court order.
- C. The remaining counts of the City's complaint are voluntarily withdrawn without prejudice.
- D. 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.
- E. The authority granted in Paragraph D above shall become effective on May 4, 2010.
- F. Defendants shall keep the property vacant and secure at all times.
- G. Defendant 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~~ **5/18/10** that said premises will be completely vacant and free of personal property before demolition is commenced.
- H. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds there is no just reason for delaying the enforcement or appeal of this order.

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- I. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition costs for entry of a money judgment against the defendant owners, as defined by the applicable statutes and ordinances.

ENTERED:

Judge James M McGing  
 MAY 0 2010  
 Circuit Court-1926  
 Judge McGing

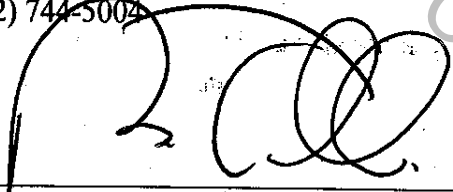


By:



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