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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 05/27/2010 11:49 AM Pg: 1 of 5

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

CITY OF CHICAGO, a municipal corporation,  
Plaintiff,  
v.  
AMBIKA MARY RAJU, et al,  
Defendants.

No. 09 M1 400482

Re: 6444 N. Francisco

Courtroom: 1111

*Agreed* ORDER OF DEMOLITION

This cause coming to be heard on May 25, 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:

- Ambika Mary Raju
- Vincent Raju
- Winfield Community Bank
- Mortgage Electronic Registration Systems, Inc., as Nominee for GN Mortgage, L.L.C.
- GB Mortgage, L.L.C. f/k/a GN Mortgage, L.L.C.
- ELM Limited, L.L.C.
- Chase Home Finance, 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: 6444 N. Francisco, Chicago, Illinois, and legally described as follows:

**THE NORTH 1/2 OF LOT 3 IN BLOCK 4 IN DEVON ADDITION TO ROGERS PARK, IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 15 ACRES) IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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This parcel has a Permanent Index Number of 10-36-325-011.

2. Located on the subject property is a three-story brick residential building and a one-storage brick 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(s) located on the subject property ("the building") is vacant and open.
- b. The building's electrical systems are damaged and inoperable.
- c. The building's plumbing systems are disconnected.
- d. The building's heating systems are disconnected.
- e. The building's masonry is in need of repairs with step fractures with wash out or missing mortar and spalled brick.
- f. The building's roof has leakage.
- g. The building's flooring is rotted and weak with damaged joists.
- h. The building's interior partitions are damaged, charred, and/or missing.
- i. The building's framed exterior walls are damaged.
- j. The building's doors, sashes, frames, and trim are broken, rotted, or damaged.
- k. The building's rear porch is rotted and weak.
- l. The building's plaster and glazing is broken or damaged.
- m. The building has evidence of drug use.

## GARAGE

- n. The building's garage is vacant.

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- o. The building's garage has masonry is need of repair with missing, spalled, or loose brick with washed out and/or missing mortar and fractures.
- p. The building's garage has doors that are broken or damaged.
- 4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

Property of Cook County Clerk's Office

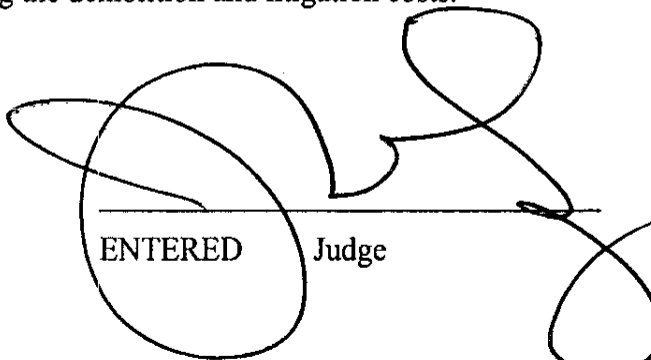
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## WHEREFORE, IT IS HEREBY ORDERED THAT:

- 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. Vincent Ray is ordered to keep the property secure until it is demolished. Vincent Ray is ordered to reimburse the City's litigation costs of \$709.00 no later than 8/25/10. [Signature] is ordered to pay a fine of \_\_\_\_\_ to the City no later than \_\_\_\_\_, 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.

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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.



ENTERED Judge

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

By: Maggie Rizzo  
 Maggie Rizzo  
 Assistant Corporation Counsel  
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 ATTY NO. 90909

Judge James M McGing  
 MAY 25 2010  
 Circuit Court-1926