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Eugene "Gene" Moore
Cook County Recorder of Deeds
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT

CITY OF CHICAGO, a Municipal Corporation,
Plaintiff,
v.
EULA JOHNSON A/K/A THE ESTATE OF EULA JOHNSON; IMC MORTGAGE COMPANY AKA INDUSTRY MORTGAGE CO. L.P.; BUDIMIR RADOJCIC; CHUCKS AUTO SHOP; MNM REALTY INC.; Z FINANCIAL, LLC; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,
Defendants.

No. 10 M1 401269

Re: 200 W. 119th St./ 11852 S. Wentworth
"Subject property"

Courtroom 1109

ORDER OF DEMOLITION

This cause coming on to be heard on **September 15, 2010**, on the Plaintiff, City of Chicago, a municipal corporation's ("City"), by Mara S. Georges, Corporation Counsel of the City of Chicago, against the following named defendants:

Eula Johnson a/k/a The Estate of Eula Johnson,
IMC Mortgage Company aka Industry Mortgage Co. L.P.,
Budimir Radojcic,
MNM Realty Inc.,
Z Financial, LLC.,
Chucks Auto Shop,
Unknown Owners,
Non-record Claimants and
Unknown Heirs and Legatees of Eula Johnson.

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The Court being fully advised in the premises and having heard the evidence after a trial on the merits, finds that:

1. The Court has jurisdiction of the parties and the subject matter, which is the property located at: 200 W. 119th St./ 11852 S. Wentworth, Chicago, Illinois, ("subject property"), and legally described as follows:

LOT 32 IN BLOCK 4 IN THOMAS SCANLAN'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel is commonly known as 200 W. 119th St./ 11852 S. Wentworth, Chicago, Cook County Illinois and has Permanent Index Number (PIN) of 25-21-425-036.

2. Located on the subject property is a two-story brick building and garage. The last known use of the building was for residential purposes.
3. The Court finds that on or about June 4, 2009, and continuing to the present, dangerous and unsafe conditions existed at the subject property, in that:
 - a. The building is vacant and has a history of being open.
 - b. The electrical systems are stripped and inoperable.
 - c. The plumbing systems are stripped and inoperable.
 - d. The heating systems are stripped or inoperable.
 - e. There are broken windows.
 - f. The exterior doors are vandalized or broken.
 - g. The rear porch has no footing and the hand and guard rails are under 4 inches.
 - h. The mortar joints are eroded.
 - i. There is interior junk and debris through-out.
 - j. The door locks are broken.
 - k. The plaster is broken through-out the interior walls.
 - l. Multiple dead bodies have been found in the subject property
 - m. There is a daycare across the street.
4. 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).
5. Major reconstruction would be necessary to correct the conditions that currently exist at the subject property.
6. Demolition of the subject property as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

UNOFFICIAL COPY**WHEREFORE, IT IS ORDERED THAT:**

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I, III and IV of the City's Complaint for Demolition.
- B. All remaining Counts of the City's Complaint for Demolition were previously voluntarily dismissed without prejudice.
- 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. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds no just reason for delaying the enforcement or appeal of this order.
- E. The Court retains jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition and litigation costs for entry of a money judgment against the Defendant(s).

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ENTERED

SEP 16 2010

Circuit Court - 1754
Judge William G. Pileggi

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