

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

CITY OF CHICAGO, a Municipal Corporation,

Plaintiff,

v.

NO: 06 M1 401894

SADIE COSTON, BAYVIEW LOAN SERVICING, LLC, INTERBAY FUNDING, LLC, E. BILLINGS, CHICAGO TITLE LAND TRUST COMPANY, as Trustee under Trust Agreement dated 3/7/01, and known as Trust No. 1109560, SCOTT ROSENZWEIG, UNITED STATES RECEIVER CARETAKERS ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,

Defendants.

RE: 7231-33 S. HALSTED ST.
(Formally named 7227 S. Halsted)



Doc#: 1027116068 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 09/28/2010 03:37 PM Pg: 1 of 3

AGREED ORDER OF DEMOLITION
EFFECTIVE (9-28-10)

This cause coming to be heard on 9-28-10, 2010, on the counterclaim 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:

CHICAGO TITLE LAND TRUST COMPANY, as Trustee under Trust Agreement dated 3/7/01, and known as Trust No. 1109560
SCOTT ROSENZWEIG
UNITED STATES RECEIVER CARETAKERS ASSOCIATION
UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

The Court being fully advised of the premises of this proceeding, the parties having appeared and desiring to resolve this matter by agreement, 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: 7231-33 S. Halsted St., Chicago, Illinois, and legally described as follows:

LOTS 13 AND 14 IN BLOCK 4 IN PARMLY'S NORMAL PARK ADDITION IN

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THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 20-28-108-012 & -013.

2. Located on the subject property is a one-story brick commercial structure.
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 was found vacant and open. This property has a history of being found open.
 - b. The electrical systems are stripped, inoperable and/or missing.
 - c. The plumbing systems are stripped or inoperable.
 - d. The heating systems are stripped or inoperable.
 - e. The brickwork mortar is washed out or missing.
 - f. The roof has holes and leakage.
 - g. The sheathing are rotting or damaged.
 - h. There is water damage to the interior of the building.
 - i. The door frames are loose rotten or missing.
 - j. There is trash and debris on the interior.
 - k. The interior has been vandalized.
 - l. The window sashes and frames are loose and rotten.
 - m. There is trash and debris on the exterior of the building.
 - n. The window 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.

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. Counts III, and V of the City's complaint for demolition are voluntarily dismissed.
- C. Judgment is entered in favor of the Plaintiff City of Chicago and against Defendant, Scott Rosenzweig, the beneficiary of the land trust, on Count II of the City's complaint seeking a fine in the amount of \$ 8,500.00, with execution to issue, (Eight thousand, Five Hundred)
- 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

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other costs enumerated by statute, and/ or other statutory remedies.

- E. The authority granted in Paragraph A. above shall become effective on Sept. 28, 2010.
- F. Defendants shall keep the property 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 that said premises will be completely vacant and free of personal property before demolition is commenced. The City's Department of Human Services is authorized to assist in the relocation of any tenants.
- H. 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.
- I. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition and litigation costs.

Property of Cook County Clerk's Office

ENTERED

Judge

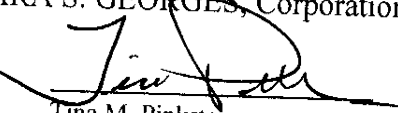
Associate Judge William G. Pileggi

SEP 28 2010

Circuit Court - 1764

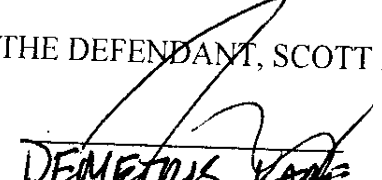
FOR THE PLAINTIFF, CITY OF CHICAGO
MARA S. GEORGES, Corporation Counsel

By:


 Tina M. Pinkston
 Assistant Corporation Counsel
 Building License Enforcement Division
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 Phone: (312)744-8791 Facsimile: (312)744-1054
 ATTY NO. 90909

FOR THE DEFENDANT, SCOTT ROSENZWEIG

By:


 DEMETRIUS KAME
 203 N. WABASH #1805
 CHICAGO, IL 60601
 (312) 920-0111