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Doc#: 1029410064 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 10/21/2010 12:19 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,
v.
NATIONSTAR MORTGAGE, servicing FOR NATIONSTAR MORTGAGE, L.L.C., et al.,
Defendants.

No. 10 M1 450063
Re: 1007 N. Monticello
Courtroom: 1109

ORDER OF DEMOLITION

This cause coming to be heard on 10/19/10, 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:

Nationstar Mortgage, servicing for Nationstar Mortgage, 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:

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 1007 N. Monticello, Chicago, Illinois, and legally described as follows:

LOT 27 IN BLOCK 8 IN TREAT'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-02-316-021.

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

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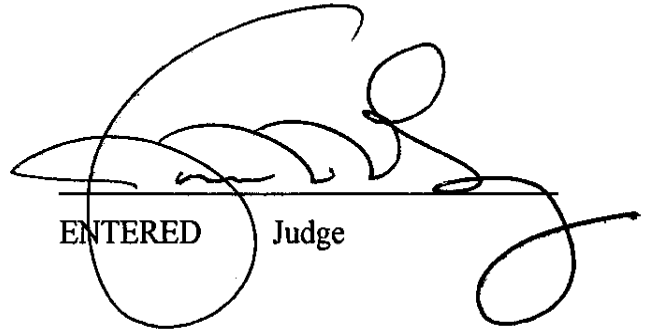
3. The Court having heard testimony and evidence finds that the building located on the subject property is dangerous, hazardous, unsafe and beyond reasonable repair under the Unsafe Buildings Statute, 65 ILCS 5/11-31-1 (1996) in that:
 - a. The building is vacant and open;
 - b. The electrical system 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 foundation and exterior walls are in need of tuckpointing;
 - f. The roof has leakage with rotted sheathing and sagging rafters;
 - g. The flooring is weak and damaged with overnotched and rotted joists;
 - h. The interior partitions are damaged;
 - i. The doors, sashes, frames, and trim are broken, missing, rotted, or damaged;
 - j. The rear porch is rotted, weak, and leaning;
 - k. The plaster and 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.

UNOFFICIAL COPY**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. N/A is ordered to keep the property secure until it is demolished. N/A is ordered to reimburse the City's litigation costs of N/A no later than N/A. N/A is ordered to pay a fine of N/A to the City no later than N/A, 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:



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ATTY NO. 90909

Judge James M. McGing

OCT 19 2010

Circuit Court 1926