



Doc#: 1030222026 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 10/29/2010 09:17 AM Pg: 1 of 3

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

CITY OF CHICAGO, a Municipal Corporation,)
)

Plaintiff,)

v.)

HEATHER DEVERMAN; STRATIGIC)
RENOVATIONS, LLC; SALTA GROUP;)
and UNKNOWN OWNERS, and)
NON-RECORD CLAIMANTS,)

Defendants.)

NO: 07 M1 401301

Re: 623 E. 63rd Street/
6300 S. Champlain

ORDER OF DEMOLITION

This cause coming to be heard on 10/26/10, on the First Amended Complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges, Corporation Counsel, against the following named Defendants:

- HEATHER DEVERMAN;
- STRATIGIC RENOVATIONS, LLC;
- SALTA GROUP; and
- UNKNOWN OWNERS AND NON-RECORD CLAIMANTS.

The Court having heard the evidence at trial and being fully advised in the premises finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the property located at the common address of **623 E. 63rd Street/6300 S. Champlain**, Chicago, Illinois, and legally described as follows:

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LOTS 1 AND 2 IN BLOCK 4 IN LORING AND GIBBS SUBDIVISION OF THE NORTH 1/2 OF THE EAST 28 ACRES AND THAT PART EAST OF ST. LAWRENCE AVENUE OF THE WEST 52 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The permanent index number is **20-22-204-005**. The property contains a two story building of brick construction. The last known use of the building was residential and commercial ("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. The building is vacant and frequently open.
- b. The electrical systems are missing, stripped, and/or inoperable.
- c. The heating systems are stripped and/or inoperable.
- d. The plumbing systems are stripped and/or inoperable.
- e. The mortar is washed out and/or missing.
- f. The roof leaks.
- g. The rafters, floors, joists and partitions are water damaged and/or are missing.
- h. The sashes, frames, doors and trim are broken.
- i. The stair systems have loose and/or missing members.
- j. There is trash and debris around the interior and exterior of the building.
- k. The interior and exterior of the building has been vandalized.
- l. The window glazing is broken and/or missing.
- m. The masonry at the northeast corner is loose, cracked and crumbling.

3. The Court finds that it would take major reconstruction of a responsible owner to bring the subject property into full compliance with the Municipal Code, and that the subject property is beyond reasonable repair. The Court further finds that demolition of the subject property is the least restrictive alternative as of 10/26/10.

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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. Judgment in the amount of \$ 146,876.00 is entered against Defendant **HEATHER DEVERMAN** pursuant to Count II of the City's Complaint with execution to issue. The 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.
- 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 authority to demolish 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. Defendants shall immediately remove any and all persons occupying the subject property and all personal property from said premises instanter so that said premises will be completely vacant and free of personal property before demolition is commenced. Defendants shall keep the subject property vacant and secure until demolition occurs.
- F. 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.
- G. 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.
- H. Attorney D. Kane's motion to withdraw.

ENTERED:

Judge

ERIN M. MURPHY
 Assistant Corporation Counsel
 City of Chicago, Department of Law
 Building and License Enforcement Division
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 (312) 744-8417

Assoc. Judge WILLIAM S. PILEGGI
 OCT 26 2010
 Circuit Court - 1760

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