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

CITY OF CHICAGO, a Municipal Corporation,  
Plaintiff,  
v.  
HOBBS PROPERTY IV, LLC.;  
UNKNOWN OWNERS and  
NON-RECORD CLAIMANTS.  
Defendants.

No: 10 M1 401772  
Re: 300-04 S. Kostner Ave./  
4401-07 W. Jackson Blvd.

EMERGENCY ORDER OF DEMOLITION

This cause coming on to be heard on November 23, 2010, on the Plaintiff, City of Chicago, a municipal corporation's ("City"), emergency motion and accompanying complaint seeking immediate demolition authorization, by Mara S. Georges, Corporation Counsel of the City of Chicago, against the following named defendants:

**HOBBS PROPERTY IV, LLC.;**  
**UNKNOWN OWNERS and**  
**NON-RECORD CLAIMANTS**

The Court being fully advised of the premises of this proceeding, having heard the evidence at hearing, finds that:

1. The Court has jurisdiction of the subject matter, which is the premises located at the following address: **300-04 S. Kostner Ave. / 4401-07 W. Jackson Blvd**, Chicago, Illinois, and legally described as follows:

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LOTS 1 AND 2 IN BLOCK 1 IN COUNSELMAN'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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2. Located on the subject property is a three story building of brick construction. The last known use of the building was residential.
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 located on the subject property ("the building") is vacant and open.
  - b. The building's electrical fixtures are missing and the electrical outlets are broken.
  - c. The building's plumbing fixtures and hot water tank are missing.
  - d. The building's heating units are broken.
  - e. The building's mortar joints are open at all elevations.
  - f. The building's bricks are loose at the rear of the building.
  - g. The building's flooring is loose in the first floor kitchen.
  - h. There are open partition walls and open studding in the building.
  - i. The building's sashes, frames, trims, and doors are missing throughout the building.
  - j. The building's rear stairs have broken stringers on the second floor.
  - k. The building's plaster and glazing are broken at all elevations.
  - l. The building's lintels are rotting.
  - m. The building's exterior walls are breached
  - n. The building has buckled columns that are over the public way.
4. The building located thereon is an immediate dangerous and hazardous threat to public health, safety and welfare, and must therefore be demolished immediately.

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**WHEREFORE, IT IS HEREBY ORDERED** that:

- A. The City is authorized to immediately demolish the building located on the subject property on an emergency basis.
- B. Judgment is entered in favor of Plaintiff City of Chicago and against defendants on Count I of its original complaint. Judgment on the remaining counts of the City's complaint, II through VII, is deferred until the next court date.
- C. Pursuant to 65 ILCS 5/11-31-1 and the City's police powers under Article VII of the Illinois Constitution, and Section 13-12-130 of the Municipal Code of Chicago, the City is authorized to immediately demolish the building situated on the subject property on an emergency basis 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. 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. The City's Department of Human Services is authorized to assist in the relocation of any tenants.
- E. Pursuant to Illinois Supreme Court Rule 304(a), as to the emergency order of demolition, this is a final and appealable order and judgment, the Court finding no just reason to delay the enforcement of appeal of this final order and judgment.
- F. This cause is continued to 1/18/11, at 9:30 a.m. in Room 1111 for completion of this Court's jurisdiction.

ENTERED:



By: Gabrielle E. Parker  
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