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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/30/2010 09:28 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.)

PB GRAYSTONE, LLC; ROBERTO MANDANAS; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,)
)
)

Defendants.)

No. 09 M1 400493

Re: 3132 W. 15th Street

EMERGENCY ORDER OF DEMOLITION

This cause coming on to be heard on November 24, 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:

ATHANASIOS DIMOPOULOS;
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: **3132 W. 15th Street**, Chicago, Illinois, and legally described as follows:

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LOT 20 IN BLOCK 2 IN DOUGLAS PARK ADDITION, A SUBDIVISION OF THAT PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 23 LYING SOUTH OF OGDEN AVENUE, ALSO LOTS 4 AND 5 OF CIRCUIT COURT PARTITION OF THE WEST ½ OF SECTION 24, ALL IN TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-24-104-017.

2. Located on the subject property is a one-and-one-half-story frame multiple-unit residential building.
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 electric, plumbing, and heating is defective and inoperable.
 - c. The building’s masonry is in need of tuckpointing.
 - d. The building’s roof leaks and has rotted rafters.
 - e. The building’s floors have holes and charred joists.
 - f. The building’s doors, sashes, and frames are broken.
 - g. The building’s stair systems are weak, with portions rotted.
 - h. The building’s plaster and glazing is broken or missing.
 - i. A fire occurred on November 18, 2010 that severely damaged the rear porch and the rear portion of the building.
 - j. The joists at the rear of the building are fire damaged.
 - k. The roof at the rear of the building is collapsed.
 - l. Portions of the brick wall at the building’s rear have collapsed into the building.
4. The building located thereon is an immediate dangerous and hazardous threat to public health, safety and welfare, and must therefore be demolished immediately.

WHEREFORE, IT IS HEREBY ORDERED that:

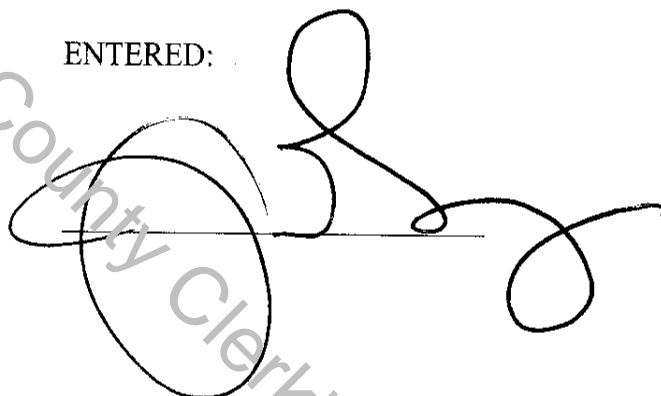
- A. Athanasios Dimopoulos or his agent shall immediately demolish the building located on the subject property on an emergency basis. Demolition shall begin on **November 25, 2011**, and must be completed on or before **December 2, 2010**. The demolition must be performed by a demolition contractor licenced and bonded in the City of Chicago, and said contractor must obtain retroactive plans and permits on or before **January 2, 2010** from the City of Chicago for the demolition. If the demolition is

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not completed on or before **December 2, 2010**, a fine of \$500.00 a day shall result for every day after December 2, 2010 that the demolition is not complete; execution to issue thereafter.

- B. Judgment is entered in favor of Plaintiff City of Chicago and against defendants on Count I and IV of its original complaint.
- C. Defendants shall immediately remove any and all persons occupying the subject property and all personal property from said premises instantler 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.
- D. 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 or appeal of this final order and judgment.

ENTERED:




By: Gabrielle E. Parker
 Assistant Corporation Counsel
 City of Chicago Law Dept.
 Building and License Enforcement Division
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 (312) 744-3326

Judge James M. McGing

NOV 29 2010

Circuit Court 1926