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Eugene "Gene" Moore
Cook County Recorder of Deeds
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT

THE CITY OF CHICAGO,
a municipal corporation,

Plaintiff,

v.

KAREN BARNES a/k/a KAREN BELL,
FRANKLIN CREDIT MANAGEMENT
CORPORATION, FRANKLIN CREDIT
RECOVERY FUND XXI L.P.,
UNKNOWN OWNERS and
NON-RECORD CLAIMANTS.

Defendants.

No. 10 M1 400535

Re: 12011 S. Wentworth Avenue

Courtroom 1109

Agreed
ORDER OF DEMOLITION

December 9, 2010

This cause coming on to be heard on [REDACTED], on the Plaintiff, City of Chicago, a municipal corporation's ("City"), by Mara S. Georges, Corporation Counsel of the City of Chicago, against the following named defendants:

Karen Barnes a/k/a Karen Bell;
Franklin Credit Management Corporation;
Franklin Credit Recovery Fund XXI L.P.;
Unknown Owners and
Non-Record Claimants.

The Court being fully advised in the premises and having heard the evidence after a trial on the merits, finds that:

1. The Court has jurisdiction of the parties and the subject matter, which is the property located at: 12011 S. Wentworth Avenue, Chicago, Illinois, ("subject property"), and legally described as follows:

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LOT 38 IN WALLER AND HAGSTROM'S SUBDIVISION OF THE WEST 3/4 OF SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 8 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

This parcel is commonly known as 12011 S. Wentworth Avenue, Chicago, Cook County Illinois and has Permanent Index Number (PIN) of 25-28-212-004.

2. Located on the subject property is a two- story frame building. The last known use of the building was residential.
3. The Court finds that on or about August 19, 2009, and continuing to the present, dangerous and unsafe conditions existed at the subject property, in that:
 - a. The building is vacant and has a history of being open.
 - b. The building is severely fire damaged.
 - c. The building's interior is fire damaged.
 - d. The building's electrical systems are stripped or inoperable.
 - e. The building's plumbing systems are stripped or inoperable.
 - f. The building's heating systems are stripped or inoperable.
 - g. The building's roof system is severely fire damaged. (**A Dangerous and Hazardous Condition**)
 - h. The building's interior sub flooring and joists are severely fire damaged. (**A Dangerous and Hazardous Condition**)
 - i. The building's interior partitions and plaster are fire damaged.
 - j. The building's sashes and frames are fire damaged.
 - k. The building's doors and frames are fire damaged.
 - l. The building's rear enclosed porch and framing is fire damaged.
 - m. There is burned trash and debris throughout the interior of the building.
 - n. There is burned trash and debris throughout the exterior of the building.
 - o. The building's siding and exterior wall framing is fire damaged.
4. 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).
5. Major reconstruction would be necessary to correct the conditions that currently exist at the subject property.
6. 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 ORDERED THAT:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I, III and IV of the City's Complaint for Demolition.

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- B. All remaining Counts of the City's Complaint for Demolition were previously voluntarily dismissed without prejudice.
- 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. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds no just reason for delaying the enforcement or appeal of this order.
- E. The Court retains jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition and litigation costs for entry of a money judgment against the Defendant(s).

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Wm G. Pileggi 2007

ENTERED

Judge William G. Pileggi

By: Marc Augustave
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 City of Chicago Law Dept.
 Building and License Enforcement Division
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 (312) 742-0339

Kay: Karen Bell
Karen Bell

Judge Richard T. Rogers
DEC 09 2010
Circuit Court-2007