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Doc#: 1102131162 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 01/21/2011 03:37 PM 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.)
)
MADISON TYLER, et al.,)
)
Defendants.)

No. 08M1402770
Re: 5324 W. Ferdinand

ORDER OF DEMOLITION

This cause coming to be heard on December 7, 2010, 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:

MADISON TYLER;
UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

The Court being fully advised of the premises of this proceeding, the parties having appeared and desiring to resolve this matter by agreement, 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: 5324 W. Ferdinand St., Chicago, Illinois, and legally described as follows:

LOT 14 IN BLOCK 4 IN LYMAN BRIDGE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-09-119-015.

2. Located on the subject property is a two and one half story building of frame 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

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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 vital services and delivery systems are either missing or inoperable due to water damage.
 - c. The building's foundation is crumbling and fractured.
 - d. The building's chimney is crumbling and fractured.
 - e. The building's roof is open in places, exposing the underlying rafters, sheeting, studs, and plaster to the elements and causing them to rot.
 - f. Portions of the building's wood floors are collapsed.
 - g. The building's partitions are breached and open.
 - h. The building's joists are rotted and broken.
 - i. The building's exterior walls are rotted in places with siding that is falling off or missing.
 - j. The building's sash and trim are rotted, broken, or missing.
 - k. The building's stairs are loose, with missing members.
 - l. The building's window glazing is broken at all elevations.
 - m. The building's plaster is failed and falling.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

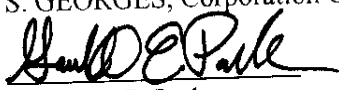
UNOFFICIAL COPY**WHEREFORE, IT IS HEREBY ORDERED THAT:**

- 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 equitable and other relief.
- B. Counts II, III, V, VI, and VII of the City's Complaint 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 authorized to demolish the building and is entitled to a lien for the costs of demolition and debris removal, court costs and other costs enumerated by statute.
- D. Margaret V. Byrd is ordered to reimburse the City's litigation costs of \$533.00 no later than January 7, 2011. 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.
- E. Defendant shall remove any and all persons, if any, occupying the subject property and all personal property from said premises immediately so that said premises will be completely vacant and free of personal property before demolition is commenced.
- F. 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.
- G. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition and litigation costs.

ENTERED Judge

PLAINTIFF, CITY OF CHICAGO
 MARA S. GEORGES, Corporation Counsel

By:



Gabrielle E. Parker
 Assistant Corporation Counsel
 BUILDING AND LICENSE ENFORCEMENT DIVISION
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
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 ATTY NO. 90909

Judge James M. McGing

JAN 21 2011

Court 1926