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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

CITY OF CHICAGO, a municipal corporation,)	
)	
Plaintiff,)	No. 10 M1 402053
v.)	
)	Re: 4118 W. Congress Parkway
ODESSA MCCAIN, et al.)	
)	
Defendants.)	Courtroom: 1111

ORDER OF DEMOLITION

This cause coming to be heard on 2/8/11, 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:

- Odessa McCain
- Nationstar Mortgage, L.L.C.
- ELM Limited, L.L.C.
- Unknown Owners and Non-record Claimants

The Court being fully advised of the premises of this proceeding 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: 4118 W. Congress, Chicago, Illinois, and legally described as follows:

LOT 32 IN BLOCK 2 IN COLORADO ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-15-226-039.

2. Located on the subject property is a two-story brick residential building.

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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(s) located on the subject property (“the building”) is vacant and open with fire damage.
 - b. The building’s electrical systems are stripped or inoperable.
 - c. The building’s plumbing systems are stripped or inoperable with broken plumbing fixtures and piping.
 - d. The building’s heating systems are stripped or inoperable.
 - e. The building’s siding is loose at both the front and rear.
 - f. The building’s roof is open at the center of the building.
 - g. The building’s flooring is loose.
 - h. The building has open studding and partitions at all elevations.
 - i. The building’s has a stringer that has collapsed.
 - j. The building’s plaster is broken at all elevations.
 - k. The building’s glazing is broken at all elevations.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

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WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts 1, 11 & 14 of the City of Chicago's complaint for demolition.
- B. The remaining counts of the City's complaint for demolition 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 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. The authority granted in Paragraph C. above shall become effective immediately.
- E. Odessa McCain is ordered to keep the property secure until it is demolished. n/a is ordered to reimburse the City's litigation costs of n/a no later than n/a. Odessa McCain is ordered to pay a fine of \$25,800 to the City ~~no later than~~ with execution to issue, to fully settle Count II of the City's complaint. 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.
- F. Defendants shall remove any and all persons, if any, occupying the subject property and all personal property from said premises no later than the effective date so that said premises will be completely vacant and free of personal property before demolition is commenced.
- G. 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.

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H. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining and approving the demolition and litigation costs.

ENTERED

Judge
 Judge James M. McGing

FEB 08 2011

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

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