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

CITY OF CHICAGO, a Municipal Corporation,

Plaintiff,

v.

ALEJANDRO PALACIOS;  
BAYVIEW LOAN SERVICING, LLC;  
UNKNOWN OWNERS AND  
NON-RECORD CLAIMANTS,

Defendants.

NO: 09 M1 400713

RE: 1015-21 W. MARQUETTE RD./  
6701 S. CARPENTER

ORDER OF DEMOLITION

(effective 4-26-11)

This cause coming to be heard on 02/22, 2011, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges, Corporation Counsel, against the following named Defendants:

ALEJANDRO PALACIOS  
BAYVIEW LOAN SERVICING, LLC  
UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

The Court having heard the evidence at trial and being fully advised in the premises finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter which is the building located at the common address of 1015-21 W. Marquette Rd./6701 S. Carpenter St., Chicago, Illinois, and legally described as follows:

LOTS 47 AND 48 IN BLOCK 1 IN LEE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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P.I.N. NO. 20-20-403-001. The property contains a two-story multi-unit brick building ("the subject building").

2. The subject building is dangerous, unsafe and beyond reasonable repair under the terms of the Illinois Municipal Code, 65 ILCS 5/11-31-1 (1996) (Unsafe Buildings), in that:
  1. The building was found vacant and open.
  2. The entire structure has been vandalized.
  3. The heating system has been stripped throughout.
  4. All vital systems have been stripped out.
  5. The electrical system has been stripped throughout.
  6. The plumbing systems has been stripped out.
  7. The masonry facade on the south elevation is buckling in areas.
  8. The roof leaks in areas.
  9. The rafters, floors joists and partitions are water damaged in areas.
  10. The sashes, frames, doors, and trim are broken, loose, and/or missing throughout.
  11. The rear porch systems are missing pickets in areas.
  12. The plaster and glazing is broken, loose, and/or missing throughout.
  13. There is junk and debris throughout the interior and exterior.
  
3. There has been no work in progress since the beginning of this case at the subject property.
  
4. The Court finds that it would take major reconstruction of a responsible owner to bring the building into full compliance with the Municipal Code, and that the building is beyond reasonable repair. The Court further finds that demolition of the building on the subject property is the least restrictive alternative as of 2010

2-22-11

### WHEREFORE, IT IS HEREBY ORDERED:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City's complaint seeking demolition.
  
- B. ~~Judgment is entered in favor of the Plaintiff City of Chicago and against Defendant, Alejandro Palacios, on Count II of the City's complaint seeking a fine in the amount of \$ \_\_\_\_\_, with execution to issue.~~ M
  
- C. Counts III, V, VI and VII of the City's complaint are voluntarily dismissed without prejudice.
  
- D. Pursuant to 65 ILCS 5/11-31-1 and the City's police powers under Article VII of the

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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.

- E. 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.
- F. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds there is no just reason for delaying 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 costs for entry of a money judgment against the defendant owners, as defined by the applicable statutes and ordinances.

ENTERED:

Judge

Date:

FEB 22 2011

Hearing date: 2/22/11

By:

TINA PINKSTON  
 Assistant Corporation Counsel  
 Building and License Enforcement Division  
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