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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 03/02/2011 09:34 AM Pg: 1 of 4

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

CITY OF CHICAGO, a municipal corporation,)	
)	
Plaintiff,)	No. 11 M1 400498
v.)	
)	Re: 3324 N. Albany
FRONREIT PROPERTIES, L.L.C., et al.,)	
)	
Defendants.)	Courtroom: 1111

EMERGENCY ORDER OF DEMOLITION

This cause coming to be heard on 3/1/11, 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:

- Fronreit Properties, L.L.C.
- Chicago Title Land Trust Company, as Trustee for Trust #17473
- 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:

- The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 3324 N. Albany, Chicago, Illinois, and legally described as follows:

LOT 13 IN BLOCK 4 IN S.E. GROSS UNTER DEN LINDEN ADDITION TO CHICAGO, IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 13-24-311-033.

- Located on the subject property is a one-story frame 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.
 - b. The building’s electrical systems are stripped or inoperable with missing fixtures and exposed wiring.
 - c. The building’s plumbing systems are stripped or inoperable with missing fixtures.
 - d. The building’s heating systems are stripped or inoperable with missing ductwork and a missing furnace.
 - e. The building’s floors are warped or missing with smoke, fire, and/or water damage.
 - f. The building’s joists are cracked and are smoke, fire, and/or water damaged.
 - g. The building’s masonry has collapsed and has holes.
 - h. The building is missing sections and has missing siding.
 - i. The building’s masonry has possible asbestos.
 - j. The building’s masonry has washed out mortar joints.
 - k. The building’s plaster is broken or missing.
 - l. The building’s rafters are cracked.
 - m. The building’s roof has a large area that has been removed at the south elevation.
 - n. The building’s roof is missing shingles.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

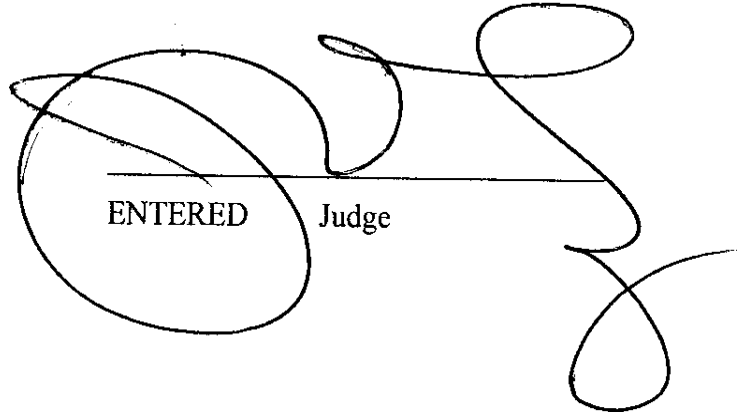
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WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV 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. Fronclet Properties, LLC. is ordered to keep the property secure until it is demolished.
- 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

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

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Judge James M. McGinnis
 MAK 01 2011
 Circuit Court 1926