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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 03/11/2011 01:07 PM 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,

v.

LLC 1, et al.,

Defendants.

No. 10 M1 401820

Re: 6816 S. Bishop

Courtroom: 1109

**ORDER OF DEMOLITION**

This cause coming to be heard on 3/15/11, 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:

LLC 1

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: 6816 S. Bishop, Chicago, Illinois, and legally described as follows:

**LOT 145 IN ENGLEWOOD ON THE HILL, A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

This parcel has a Permanent Index Number of 20-20-310-025.

2. Located on the subject property is a one-story frame residential building.
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 is vacant and open.
  - b. The property is heavily vandalized withering inside and out.
  - c. The electrical system is vandalized with the vital components removed.
  - d. The plumbing system is vandalized and the piping is stripped.
  - e. The plumbing fixtures have been removed and the one remaining is deteriorated.
  - f. The heating system is vandalized and the vital components have been removed.
  - g. The furnace and gas lines have been removed.
  - h. The exterior walls have been vandalized and the siding has been removed.
  - i. The sheathing is exposed and rotted.
  - j. All windows have been vandalized.
  - k. The entrance doors have been vandalized.
  - l. The exterior front stair system and interior stair system to attic is in a dangerous and hazardous condition and both have been vandalized.
  - m. The plaster walls and ceiling have been vandalized and are deteriorated.
  - n. There is substantial fly dumping in the rear of the subject property.
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, II, & 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. LLC 1 is ordered to keep the property secure until it is demolished. LLC 1 is ordered to reimburse the City's litigation costs of \$399 ~~no later than~~ with execution to issue. LLC 1 is ordered to pay a fine of \$38000 ~~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

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

By:

Maggie Rizzo

Maggie Rizzo

Assistant Corporation Counsel

Building and License Enforcement Division

30 N. LaSalle Street, Suite 700

Chicago, Illinois 60602

Phone: (312)742-1935

Facsimile: (312)744-1054

ATTY NO. 90909

Associate Judge William G. Fine Jr.  
MAR 10 2011

Circuit Court - 1764