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Doc#: 1110434024 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 04/14/2011 09:36 AM 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.)
)
BRYCE PETERS FINANCIAL CORPORATION; UNKNOWN OWNERS and NON-RECORD CLAIMANTS.)
)
Defendants.)

No: 10 M1 401732
Re: 3820 W. Polk St.

ORDER OF DEMOLITION

This cause coming to be heard on February 16, 2011, 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:

**BRYCE PETERS FINANCIAL CORPORATION;
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: **3820 W. Polk St.**, Chicago, Illinois, and legally described as follows:

LOT 53 IN GARFIELD BOULEVARD ADDITION TO CHICAGO IN THE
SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of **16-14-310-034**.

2. Located on the subject property is a two-story building of ordinary brick 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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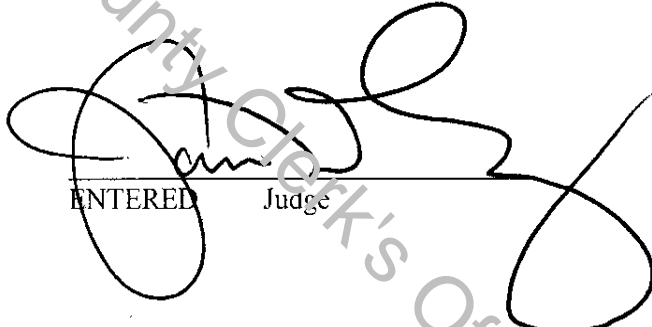
subject property is dangerous, hazardous, unsafe and beyond reasonable repair under the Unsafe Buildings Statute, 65 ILCS 5/11-31-1 (1996) in that:

- a. The building located on the subject property ("the building") is vacant with a history of being open.
 - b. The building's electrical, plumbing, and HVAC systems are fire damaged and inoperable.
 - c. There are openings in the building's roof.
 - d. The building's rafters, floors, and joists are fire and water damaged.
 - e. The building's partition walls are open and damaged.
 - f. The building's sashes, doors, and trims are fire damaged, broken, or missing.
 - g. The building's interior and exterior stair systems are missing hand and guard rails.
 - h. The building's interior stair system is fire damaged.
 - i. The building's plaster and drywall is broken or missing.
 - j. The building's windows are broken.
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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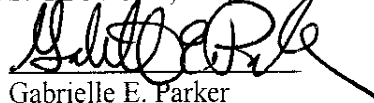
WHEREFORE, IT IS HEREBY ORDERED THAT:

- 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 equitable and other relief. Pursuant to Count II of the City's complaint, A default judgment of \$40,000.00 shall be entered against Bryce Peters Financial Corporation, with execution to issue. Bryce Peters Financial Corporation shall reimburse the City's litigation costs of \$378.00 by 3/16/11. 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.
- 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 and/or other statutory remedies.
- D. Defendants 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.
- E. 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.
- F. 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: 
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Judge James J. Mahoney
 App. 13-2011
 Circuit Court - 10225