



Doc#: 1110434026 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 04/14/2011 09:37 AM Pg: 1 of 3

Space re

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

CITY OF CHICAGO, a Municipal Corporation,

Plaintiff,

No: 10 M1 402152

CARLOS BARRERA, BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP ; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS.

Defendants.

Re: 2851 N. Normandy Ave.

ORDER OF DEMOLITION

This cause coming to be heard on March 1, 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:

**CARLOS BARRERA;
BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP;
UNKNOWN OWNERS AND NON-RECORD CLAIMANTS;
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: **2851 N. Normandy Ave.**, Chicago, Illinois, and legally described as follows:

THE SOUTH 38 FEET OF LOT 115 IN FIRST ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT RAILROAD) OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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This parcel has a Permanent Index Number of **13-30-226-002**.

2. Located on the subject property is a two-story frame building and a frame garage. The last known use of the building was residential.
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:

Front Building:

- a. The building(s) located on the subject property ("the building") is vacant and open.
- b. The building's electrical systems are damaged, stripped and inoperable.
- c. The building's plumbing systems are damaged, stripped and inoperable.
- d. The building's heating systems are damaged, stripped and inoperable.
- e. The building's partitions, beams and exterior wall structure are damaged and poorly constructed.
- f. The building siding is torn or missing.
- g. The building's floors have holes and are unfinished.
- h. The building's sashes, doors and trim are missing and damaged.
- i. The building is missing plaster and drywall.
- j. The building's exterior porches are in dangerous and hazardous condition with missing rails and the structural members are not properly supported.
- k. The building's windows are broken.

Garage:

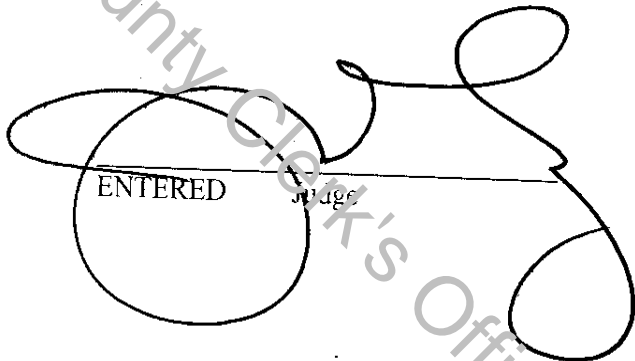
1. The building is vacant and open.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

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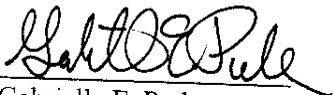
WHEREFORE, IT IS HEREBY ORDERED THAT:

- 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.
- 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. Defendant Carlos Barrera shall reimburse the City's litigation costs of \$408.00 by May 31, 2011. The 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. 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.
- G. 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: 

Gabrielle E. Parker
 Assistant Corporation Counsel
 BUILDING AND LICENSE ENFORCEMENT DIVISION
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 Phone: (312)744-3326
 ATTY NO. 90909

Judge James H. McGing
 APR 13 2011
 Circuit Court-1926