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

CITY OF CHICAGO, a Municipal Corporation,)

Plaintiff,)

v.)

HOME SOLUTIONS PARTNERS III REO, LLC.; WILKEDRICK HARRIS, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,)

Defendants.)

No. 11 M1 400266

Re: 6326 S. Paulina

ORDER OF DEMOLITION

This cause coming to be heard on 5/19/11, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges, Corporation Counsel, against the following named Defendants:

- HOME SOLUTIONS PARTNERS III REO, LLC.; and
- 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 property located at the common address of **6326 S. Paulina**, Chicago, Illinois, and legally described as follows:

LOT 41 IN DREXEL PARK, A SUBDIVISION OF THE EAST 1/4 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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The permanent index number is **20-19-205-030**. Located on the subject property is a two-story frame building and a frame garage. The last known use of the building was residential ("the subject property").

2. The subject property 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:

Front Building:

- a. The building is vacant and open.
- b. The building's electrical systems are missing, stripped, and/or inoperable.
- c. The building's plumbing systems are missing, stripped, and/or inoperable.
- d. The building's heating systems are missing, stripped, and/or inoperable.
- e. There are exposed electrical wires.
- f. The building's plaster is broken and missing.
- g. The building's floors are warped and smoke, fire, or water damaged.
- h. The building's stairs are collapsed and the decking, handrails, and headers are damaged.
- i. The building's glazing is broken or missing.
- j. The building's joists are cracked and over notched.
- k. The building's masonry is missing siding.
- l. The building's plaster is broken or missing.
- m. The building's sashes are broken, missing, and/or inoperable.

Garage:

- n. The garage is vacant and open.
- o. The walls are out of plumb.
- p. The garage has loose and torn siding.
- q. The overhead and service doors are damaged.
- r. The roofing is loose and torn.
- s. The electrical system is damaged.
- t. The windows are broken.

3. The Court finds that it would take major reconstruction of a responsible owner to bring the subject property into full compliance with the Municipal Code, and that the subject property is beyond reasonable repair. The Court further finds that demolition of the subject property is the least restrictive alternative as of 5/19/11.

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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 authority.
- B. Judgment in the amount of \$ 100,000 is entered against Defendant **HOME SOLUTIONS PARTNERS III REO, LLC** pursuant to Count II of the City's Complaint ~~due on or before~~ with execution to issue. 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.
- C. The remaining counts of the City's complaint are voluntarily withdrawn without prejudice.
- D. 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 authority to demolish 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. Defendants shall keep the subject property vacant and secure until demolition occurs.
- F. Pursuant to Illinois Supreme Court Rule 307(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

Associate Judge William G. Pileggi

MAY 19 2011

Circuit Court - 1764

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