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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/03/2011 11:32 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,  
v.  
HIRAM HUGHES, et al.,  
Defendants.

No. 11 M1 400535  
Re: 2057 W. James  
Courtroom: 1109

**ORDER OF DEMOLITION**

This cause coming to be heard on 6/2/11, 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:

Hiram Hughes  
Pizano 8025-0  
MDG Fund-1, L.L.C.  
Z Financial, L.L.C.  
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: 2057 W. James, Chicago, Illinois, and legally described as follows:

**LOT 46 IN THE SUBDIVISION OF LOTS 5 AND 8 (EXCEPT RAILROAD) OF INGLEHART'S SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

This parcel has a Permanent Index Number of 20-07-305-012.

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2. Located on the subject property is a two-story frame residential building.
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 electrical system has exposed wiring and missing fixtures.
  - b. The floor is smoke, fire, and/or water damaged.
  - c. The heating system is missing duct work and missing a furnace.
  - d. The exterior wall has holes and is missing siding.
  - e. The plaster is broken or missing with smoke, fire, and/or water damage.
  - f. The plumbing system is stripped and inoperable with missing fixtures.
  - g. The building's rafters are fire damaged.
  - h. The roof is fire and water damaged with missing shingles.
  - i. The window sash are broken, missing, or inoperable with smoke, fire, and/or water damage.
  - j. The stair system has improper treads and risers.
  - k. The attic has been converted to use as a living space without plans and permits.
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. Hiram Hughes is ordered to keep the property secure until it is demolished. Hiram Hughes is ordered to pay a judgment of \$499 in reimbursement of the City's litigation costs no later than 7/7/11.  
N/A is ordered to pay a judgment of  
N/A to the City no later than  
N/A based on 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.

Associate Judge William G. Pileggi

ENTERED

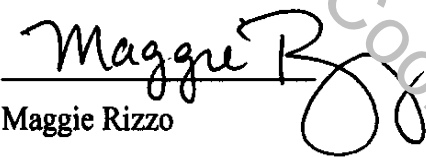
Judge

JUN 02 2011

Circuit Court - 1764

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

By:



Maggie Rizzo

Assistant Corporation Counsel

Building and License Enforcement Division

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