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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/24/2011 03:15 PM Pg: 1 of 5

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

CITY OF CHICAGO, a municipal corporation,  
Plaintiff,  
v.  
MICHAEL PEREZ, et al.,  
Defendants.

No. 11 M1 402132  
Re: 2544 W. Warren  
Courtroom: 1111

EMERGENCY ORDER OF DEMOLITION

This cause coming to be heard on 8/23/11, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen Patton, Corporation Counsel of the City of Chicago, against the following named Defendants:

- Michael Perez
- Gus Koukoutsakis
- Bank of America, N.A., as Trustee for WAMU Mortgage Pass-Through Certificate Series 2007-OA6
- JP Morgan Chase Bank, N.A., as Successor to Washington Mutual Bank, F.A.
- 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:

- The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 2544 W. Warren, Chicago, Illinois, and legally described as follows:

THAT PART OF LOTS 26 AND 27 IN C.G.E. PRUSSINGS SUBDIVISION OF THE SOUTHWEST BLOCKS OF THE EAST 33.81 ACRES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 27, 22.17 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH PARALLEL TO THE

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EAST LINE OF SAID LOT 47.1 FEET TO A POINT WHICH IS 22.33 FEET WEST OF THE EAST LINE OF SAID LOT 27, THENCE EAST 5.63 FEET, THENCE NORTH TO A POINT IN THE NORTH LINE OF SAID LOT 27 WHICH IS 16.63 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF LOTS 27 AND 26, 31.47 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 26, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 26, 126 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 26, THENCE EAST ALONG THE SOUTH LINE OF SAID LOTS 26 AND 27, 25.93 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-12-423-042.

2. Located on the subject property is a two-story brick 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 building(s) located on the subject property ("the building") is vacant.
  - b. The building's electrical systems are stripped or inoperable with missing fixtures.
  - c. The building's electrical systems are stripped in the basement.
  - d. The building's heating systems are stripped or inoperable.
  - e. The building's floors are missing or warped with smoke, fire, and/or water damage.
  - f. The building's glazing is broken or missing.
  - g. The building's joists are collapsed, cracked, and/or smoke, fire, and/or water damaged.
  - h. The building's masonry has collapsed and has holes.
  - i. The building's masonry has loose or missing brick with missing siding.
  - j. The building's masonry has step or stress fractures and washed out mortar joints.
  - k. The building's masonry has smoke, fire, and/or water damage.

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- l. The building's masonry at the rear elevation is bowed out.
  - m. The building has a collapsed main beam.
  - n. The building has a large tree branch on the roof at the rear.
  - o. The building has evidence of drug activity.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

Property of Cook County Clerk's Office

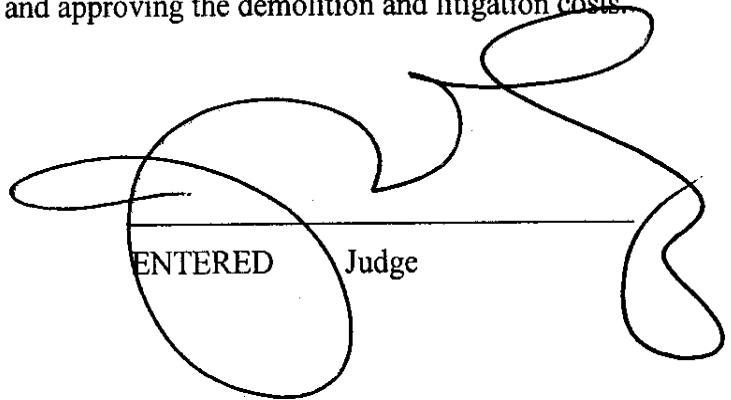
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## WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts HIV 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. 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.
- 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.

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G. 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

Judge James M. McGing

AUG 23 2011

Circuit Court 1926

PLAINTIFF, CITY OF CHICAGO  
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