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Cook County Recorder of Deeds
Date: 09/15/2011 12:08 PM 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.)
)
AZRAN PSA, LLC; GSR)
INVESTMENTS, LLC; CHICAGO)
TITLE LAND TRUST CO. AS)
TRUSTEE TR. # 8002348062;)
UNKNOWN OWNERS AND)
NON-RECORD CLAIMANTS,)
)
Defendants.)

No: 10 M1 402151
Re: 2919 W. Walnut St.

AGREED ORDER OF DEMOLITION (Effective 10/14/11)

This cause coming to be heard on September 6, 2011, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel of the City of Chicago, against the following named Defendants:

AZRAN PSA, LLC;
GSR INVESTMENTS, LLC;
CHICAGO TITLE LAND TRUST CO. AS TRUSTEE, TR. # 8002348062;
UNKNOWN OWNERS AND NON-RECORD CLAIMANTS.

The Court being fully advised of the premises of this proceeding and of the parties desire to settle this matter by agreement, 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: **2919 W. Walnut St.**, Chicago, Illinois, and legally described as follows:

LOT 42 IN BLOCK 12 IN D.S. LEE AND OTHERS SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13

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EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-12-314-015.

2. Located on the subject property is a two-story frame building and a 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:
 - a. The building located on the subject property ("the building") is vacant and open.
 - b. The building's siding is missing.
 - c. The building's rear porch has been removed.
 - d. A number of the building's windows and doors are broken and missing.
 - e. The rear of the building has been vandalized with graffiti.
 - f. The building's yards have overgrown weeds.
 - g. The exterior walls of the building have washed out mortar.

Garage:

- h. The garage located on the subject property ("the building") is vacant.
 - i. The garage's siding, roofing and doors are broken and missing.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I, II, 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 on October 14, 2011

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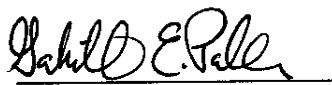
- E. Azran PSA, LLC and GSR Investments, LLC are ordered to pay a judgment of \$1,000.00 in settlement of Count II of the City's complaint by November 13, 2011. Payment must be by certified check, business check, or money order, made payable to the City of Chicago. Azran PSA, LLC and GSR Investments, LLC are ordered to pay a judgment of \$556.00 in reimbursement of the City's litigation costs by November 13, 2011. Payments must be mailed or 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.
- 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.

ENTERED Judge

PLAINTIFF, CITY OF CHICAGO

Stephen R. Patton, Corporation Counsel

By:



Gabrielle E. Parker

Assistant Corporation Counsel

Building and License Enforcement Division

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