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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 09/23/2011 03:24 PM Pg: 1 of 4

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

CITY OF CHICAGO,)	No.	10 M1 401600
a municipal corporation,)		
Plaintiff)	Re:	5349 S. Laflin
v.)		Chicago, Illinois
)		
JOE W. MARTIN; CHASE BANK USA)	PIN:	20-08-314-020-0000
N.A.; and UNKNOWN OWNERS AND)		
NON-RECORD CLAIMANTS,)		
)		
Defendants.)		

ORDER OF DEMOLITION

This cause coming to be heard on September 15, 2011, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen Patton, Corporation Counsel, against the following named Defendants:

JOE W. MARTIN
CHASE BANK USA N.A.
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 building located at the common address of 5349 S. Laflin, Chicago, Illinois, and legally described as follows:

LOT 29 IN BLOCK 1 IN THE SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK, COUNTY ILLINOIS.

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This parcel is commonly known as 5349 S. Laflin, Chicago, Illinois (“subject property”), and has a permanent index number of 20-08-314-020-0000.

2. The subject building 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:
 - a. There is exposed electrical wiring;
 - b. There are missing electrical fixtures;
 - c. The electrical systems are stripped and inoperable;
 - d. The plumbing systems are stripped and inoperable;
 - e. The studding has fire, smoke, and water damage;
 - f. The heating system is stripped and inoperable;
 - g. The siding is missing;
 - h. The flooring is warped and/or missing in some places;
 - i. The glazing is broken or missing in some places;
 - j. The furnace is missing;
 - k. Large sections of plaster are missing throughout;
 - l. The basement has severe flood damage;
 - m. The decking to the stairs is damaged;
 - n. The stair joists are undersized;
3. There has been no work in progress since the beginning of this case at the subject property.
4. The Court finds that it would take major reconstruction of a responsible owner to bring the building into full compliance with the Municipal Code, and that the building is beyond reasonable repair. The Court further finds that demolition of the building on the subject property is the least restrictive alternative as of September 15, 2011.

UNOFFICIAL COPY**WHEREFORE, IT IS HEREBY ORDERED:**

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts V and VIII of the City's complaint seeking demolition.
- B. Counts I, II, III, IV, VI, VII, IX, and X of the City's complaint are voluntarily dismissed without prejudice.
- C. 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.
- D. Pursuant to Illinois Supreme Court Rule 304(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.
- E. 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.
- F. 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.

ENTERED:

Pamela Gillespie
 Judge Associate Judge Pamela Hughes Gillespie

SEP 15 2011

Date: _____
 Circuit Court - 1953

Hearing date: September 15, 2011

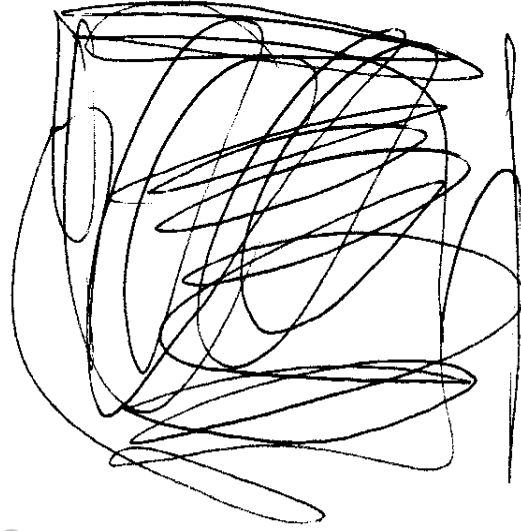
By: [Signature] FOR HABIB BENTALEB
 Habib Bentaleb
 Assistant Corporation Counsel

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Building and License Enforcement Division

30 N. LaSalle Street, Suite 700

Chicago, Illinois 60602 (312) 744-7483



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