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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
MUNICIPAL DEPARTMENT - FIRST DISTRICT

CITY OF CHICAGO, a municipal corporation,  
Plaintiff,  
v.  
MARICELA MARIN, et al.,  
Defendants.

No. 11 M1 402560  
Re: 9537 S. Avenue M  
Courtroom: 1109

EMERGENCY ORDER OF DEMOLITION (front and rear)

This cause coming to be heard on 10/19/2011, 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:

- Maricela Marin
- Victor Herrera
- Bank of America, N.A., as Successor by Merger to LaSalle Bank, N.A., as Trustee for the Registered Holders of GSAMP Trust 2005-HE6, Mortgage Pass-Through Certificates Series 2005-HE6
- 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: 9537 S. Avenue M, Chicago, Illinois, and legally described as follows:

**LOT 28 IN BLOCK 4 IN TAYLOR'S SECOND ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 5, SOUTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

This parcel has a Permanent Index Number of 26-05-308-012.

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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 building(s) located on the subject property (“the building”) is vacant and open.
  - b. The building has had its ComEd service terminated.
  - c. The building’s plumbing systems have missing fixtures.
  - d. The building’s heating systems have been vandalized.
  - 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 cracked and have smoke, fire, and/or water damage.
  - h. The building’s masonry has holes with missing siding.
  - i. The building’s masonry has smoke, fire, and/or water damage.
  - j. The building’s plaster is broken or missing with smoke, fire, and/or water damage.
  - k. The building’s rafters are fire damaged.
  - l. The building’s roof is fire and water damaged with missing shingles.
  - m. The building’s sash are broken, missing, or inoperable.
  - n. The building’s sash have smoke, fire, and/or water damage.
  - o. The building’s stairs have damaged handrails.
  - p. The building’s stairs have smoke, fire, and/or water damage.
  - q. The building’s studs have smoke, fire, and/or water damage.

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- r. The building's exterior wall framing and siding are fire damaged.
  - s. The building's entrance doors are broken.
  - t. The building's roof has holes.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

5. *Emergency demolition exists as to the rear building based on issues related to access.*

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**WHEREFORE, IT IS HEREBY ORDERED THAT:**

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendant-Owners on Counts I + 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. ~~\_\_\_\_\_~~ is ordered to keep the property secure until it is demolished.
- F. Defendant-Owners 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

OCT 19 2011

Circuit Court 1764

ENTERED

PLAINTIFF, CITY OF CHICAGO  
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