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

CITY OF CHICAGO, a Municipal Corporation,)
)

Plaintiff,)

v.)

EASLIA CONLEY; CHICAGO TITLE LAND TRUST COMPANY, TRUST #80023-8535;)
MICHAEL E. HOBBS, JR.; FAIR DEAL OF ILLINOIS; UNKNOWN OWNERS and)
NON-RECORD CLAIMANTS,)

Defendants.)

No: 10 M1 402157

Re: 3340 W. Chicago Ave.

ORDER OF DEMOLITION

This cause coming to be heard on November 22, 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:

EASLIA CONLEY; CHICAGO TITLE LAND TRUST COMPANY, TRUST #8002348535;)
MICHAEL E. HOBBS, JR.;)
FAIR DEAL OF ILLINOIS;)
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: 3340 W. Chicago Ave., Chicago, Illinois, and legally described as follows:

LOT 19 IN BLOCK 5 IN WILSON GOULD'S SUBDIVISION OF THE
WEST 1/2 OF LOT 5 IN SUPERIOR COURT PARTITION OF THE EAST

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1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of: 16-02-426-011

2. Located on the subject property is a two-story brick 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 located at the subject property ("the building") is vacant and open.
 - b. The building's electric, plumbing, and heating systems are defective and inoperable throughout with portions missing.
 - c. A portion of the building's roof is missing.
 - d. The building's flooring is damaged and buckled with rotten joists.
 - e. The building's masonry is deteriorating with missing brick and washed out mortar joints.
 - f. The building's doors, sashes, frames, and trim are broken, rotten, or missing.
 - g. The building's rear porch is weak.
 - h. The building's front stairs are damaged.
 - i. The building's joists are cut and broken in places.
 - j. The building plaster and glazing is broken or missing.
 - k. The building contains evidence of prostitution and drug activity.

Additional Findings:

4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

UNOFFICIAL COPY**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. A judgment is entered against Michael Hobbs, Jr. in the amount of \$556.00 as reimbursement of litigation costs, and \$60.00 as reimbursement of court costs, for a total judgment of \$616.00. 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.
- 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
 Judge James W. McGing
 NOV 22 2011
 Circuit Court 1926

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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Chicago, Illinois 60602

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