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

CITY OF CHICAGO, a Municipal Corporation, )

Plaintiff, )

v. )

OCTAVIO RODRIGUEZ; )  
SOUTH CENTRAL BANK, N.A.; )  
UNKNOWN OWNERS AND )  
NON-RECORD CLAIMANTS. )

Defendants. )

No. 11 m 1 403447

Re: 2401 S. Leavitt

ORDER OF DEMOLITION (effective 2/10/12)

This cause coming to be heard on December 21, 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:

OCTAVIO RODRIGUEZ;  
SOUTH CENTRAL BANK, N.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:

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 2401 S. Leavitt, Chicago, Illinois, and legally described as follows:

LOTS 16 AND 17 IN BLOCK 4 IN REAPER ADDITION TO CHICAGO IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

This parcel has a Permanent Index Number of 17-30-118-001.

2. ~~Located on the subject property is~~ Located on the subject property is a one story building of ~~frame~~ masonry construction. The last known use of the building was commercial.

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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 is vacant.
  - b. ~~The building's electrical service is terminated.~~
  - c. ~~The building's electrical fixtures are missing.~~
  - d. The building's flooring is missing in some locations and warped in some locations.
  - e. The building's glazing is missing or broken.
  - f. ~~The building's heating components are stripped, rendering the heating system inoperable.~~
  - g. The building's joists are cracked and water damaged.
  - h. Sections of the building's masonry are loose or missing.
  - i. The building's exterior masonry walls are water damaged and cracked.
  - j. The building's plaster is water damaged and broken.
  - k. The building's sashes and exterior doors are damaged
  - l. The building's plaster is missing in places
  - m. ~~The building's plumbing fixtures are missing~~
  - n. The building's rafters are collapsed.
  - o. The building's roof is collapsed.
  - p. The building's sashes are broken.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

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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 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, effective immediately 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. 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.
- E. 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.
- F. 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 Pamela Hughes Gillopp

DEC 21 2011

Pamela Gillopp Clerk of Court-1957

ENTERED Judge

PLAINTIFF, CITY OF CHICAGO

Stephen R. Patton, Corporation Counsel

By: 

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