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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(s) located on the subject property ("the building") is vacant.
 - b. The building's electrical systems are stripped or inoperable with missing fixtures.
 - c. The building's plumbing systems are stripped or inoperable with missing fixtures.
 - d. The building's heating systems have been vandalized.
 - e. The building's floors are missing or warped.
 - f. The building's glazing is broken or missing with cracked panes.
 - g. The building's joints are undersized.
 - h. The building's masonry has holes.
 - i. The building's plaster is broken or missing.
 - j. The building's sash are broken, missing, or inoperable.
 - k. The building's stairs have damaged decking and damaged handrails.
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 1-11 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. The City's performance under this order will result in a statutory in rem lien that attaches only to the subject parcel of real estate. If the City seeks a personal judgment against any individual party to this action, it will proceed by separate motion directed to that party.
- F. Edicott IV, IV + Mavella WU is ordered to keep the property secure until it is demolished. Edicott IV, IV + Mavella WU is ordered to pay a judgment of \$809.00 in reimbursement of the City's litigation costs no later than 1/19/12. hlg is ordered to pay a judgment of hlg to the City no later than hlg, based on Count II of the City's complaint. 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.
- G. Defendants with either possession or control of the subject property 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.
- H. 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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- I. 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.

Judge James M. McGing

ENTERED

Judge

DEC 19 2011

Circuit Court 1926

PLAINTIFF, CITY OF CHICAGO
 STEPHEN PATTON, Corporation Counsel

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