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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.

PREMIER CONSULTANT GROUP, INC.
et al.,

Defendants.

No. 11M1401366

Re: 5742 S. Carpenter
Chicago, IL

PIN: 20-17-218-041-0000

ORDER OF DEMOLITION

This cause coming on to be heard on 12/20, 2011, on the Plaintiff's, City of Chicago, a municipal corporation ("City"), Complaint seeking demolition, by Stephen Patton, Corporation Counsel of the City of Chicago, against the following named defendants:

- PREMIER CONSULTANT GROUP, INC.; and
- UNKNOWN OWNERS AND NON-RECORD CLAIMANTS.

The Court being fully advised of the premises at this proceeding, having heard the evidence at hearing, finds that:

1. The Court has jurisdiction of the subject matter, which is the premises located at the following address: **5742 S. Carpenter** Chicago, Illinois, and legally described as follows:

LOT 18 IN BLOCK 2 IN JAMES U. BORDEN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: **20-17-218-041-0000.**

2. Located on the subject property is a two-story building of frame type construction. The last known use of the building was residential.
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 on the subject property is vacant and open.
 - b. The building's electrical service has been terminated at the building.

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- c. The building's electrical systems have exposed wiring and missing fixtures.
 - d. The building's electrical systems are stripped and inoperable.
 - e. The building's flooring is missing.
 - f. The building's glazing is broken or missing.
 - g. The building's heating systems are stripped and inoperable.
 - h. The building's heating systems are vandalized.
 - i. The building's ductwork and furnace are missing.
 - }
 - ~~j. The building's masonry is missing siding and has washed out mortar joints.~~
 - ~~k. The building's masonry has step or stress fractures.~~
 - ~~l. The building's plaster is broken or missing.~~
 - m. The building's plumbing systems are missing fixtures, stripped and inoperable.
 - }
 - ~~n. The building's roof has damaged membrane.~~
 - o. The building's sashes are broken, missing, or inoperable.
 - p. The building's stairs have damaged decking and handrails.
 - q. The building's stairs have improper foundations, handrail heights, and treads and risers.
 - r. There is extensive water damage to the foundational sill plating.
 - s. The rear porch system railings are loose and detached.
 - t. The rear porch structural columns are atop footings above grade, making the columns susceptible to rot and weathering.
 - u. The rear porch is not a safe means of egress.
 - v. There is extreme vandalism throughout the building.
4. The Court finds that it would take major reconstruction by a responsible owner to bring the building into full compliance with the Municipal Code of Chicago. Further, the Court finds that the building located thereon poses a dangerous and hazardous threat to the public health, safety and welfare, and is beyond reasonable repair. Accordingly, the Court finds that demolition of the building is the least restrictive means available as of _____ to abate the dangers and hazards posed by the building.

WHEREFORE, IT IS HEREBY ORDERED:

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- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City's complaint. Accordingly, the City is authorized to demolish the building located on the subject property pursuant to Counts I and IV of the City's complaint.
- B. The judgment entered on ____/____/2011 in the amount of \$ 997.00 plus \$ _____.00 court costs for a total of \$ 997.____.00 against Defendant(s) PREMIER CONSULTANT GROUP, INC., which consists of \$ 497.____.00 in litigation costs, \$ _____.00 in board up/independent access authority costs, and a fine of \$ 500.____.00 pursuant to Count(s) VIII of the City's complaint, shall stand as final judgment. Execution shall issue on the judgment immediately. If payment is mailed it must be postmarked on or before the above date and sent ATTN: Kristina Mokryzki, 30 N. LaSalle St., Ste. 700, Chicago, IL 60602.
- C. Counts III, V, VI and ____ are voluntarily withdrawn without prejudice.
- D. Pursuant to 65 ILCS 5/11-31-1 and the City's police powers under Article VII of the Illinois Constitution, and Section 13-12-130 of the Municipal Code of Chicago, the City is authorized to immediately demolish the building situated on the subject property on an emergency basis and is entitled to a lien for the costs of demolition, court costs and other costs enumerated by statute. Thus, 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.
- E. Defendants with either possession or control of the subject property and their successors and assigns shall be permanently enjoined from renting, using, leasing, or occupying the Subject Property until demolition of the subject property commences.
- F. Defendants with either possession or control of the subject property 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. The City's Department of Human Services is authorized to assist in the relocation of any tenants.
- G. Pursuant to Illinois Supreme Court Rule 304(a), as to the order of demolition, this is a final and appealable order and judgment, the Court finding no just reason to delay the enforcement or appeal of this final order and judgment.
- H. 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.

ENTERED:

Handwritten signature
 DEC 20 2011
 Circuit Court - 19th

Pamela Gillispie

JUDITH FRYDLAND

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City of Chicago Department of Law
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COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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