



Doc#: 1135641037 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 12/22/2011 10:58 AM Pg: 1 of 3

Space reserved for the Recorder's Office

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

CITY OF CHICAGO, a municipal corporation,)	
)	
Plaintiff,)	No. 11 M1 401839
v.)	
)	Re: 2036 W. 18 TH Place
DAVID E. LITT, et al.,)	
)	
Defendants.)	Courtroom: 1111

ORDER OF DEMOLITION

This cause coming to be heard on December 14, 2011, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen K. Pattom, Corporation Counsel of the City of Chicago, against the following named Defendants:

DAVID E. LITT;
EQUITY ONE INVESTMENT FUND, LLC;
UNKNOWN OWNERS AND NONRECORD 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: **2036 W. 18TH Place**, Chicago, Illinois, and legally described as follows:

LOT 35 IN F. PASDELOUP'S DUBDIVISION OF BLOCK 44 IN SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS..

This parcel has a Permanent Index Number of 17-19-305-035 .

2. Located on the subject property is a one-story brick foundation in a depressed lot.
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:

UNOFFICIAL COPY

- a. The building is vacant and open.
 - b. The building's electrical service has been terminated.
 - c. The building's electrical system is stripped and inoperable with missing fixtures.
 - d. The building's flooring is missing as it has been demolished to the foundation.
 - e. The building's glazing is broken or missing, and has cracked panes.
 - f. The building's heating system is missing its ductwork and the furnace.
 - g. The building's heating system is stripped and inoperable, and it has been vandalized.
 - RG h. The building's masonry is missing sections and siding, with ~~spoke, fire, or~~ water damage, as well as step and stress fractures, and washed out mortar joints.
 - i. The building has been partially demolished to its brick foundation.
 - j. The building's plumbing system is stripped and inoperable with missing fixtures
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I, II, 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. David E. Litt is ordered to pay a judgment of \$31,400.00 with execution to issue, pursuant to Count II of the City's complaint. David E. Litt is ordered to pay a judgment of \$435.00 in reimbursement of the City's litigation costs no later than February 14, 2012. Payment must be by certified check, business check, or money order, made payable to the City of Chicago. Payment must be delivered

UNOFFICIAL COPY

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.

- E. 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.
- F. 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.
- G. 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.

~~Asst. Judge~~ Pamela Hughes Gillette

DEC 14 2011

Pamela Gillette
ENTERED Judge

PLAINTIFF, CITY OF CHICAGO

Stephen R. Patton, Corporation Counsel

By:

Gabrielle E. Parker

Gabrielle E. Parker

Assistant Corporation Counsel

Building and License Enforcement Division

30 N. LaSalle Street, Suite 700

Chicago, Illinois 60602

Phone: (312)742-1935 Facsimile: (312)744-1054 ATTY NO. 90900