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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 01/27/2012 03:03 PM Pg: 1 of 5

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

CITY OF CHICAGO, a municipal corporation,  
Plaintiff,  
v.  
WINIFRED JORDAN, et al.,  
Defendants.

No. 07 M1 401849  
Re: 8657 S. Saginaw  
Courtroom: 1109

### ORDER OF DEMOLITION

This cause coming to be heard on 1/25/12, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen Patton, Corporation Counsel of the City of Chicago, against the following named Defendants:

Unknown Heirs and Legatees of Winifred Jordan  
RBS Citizens Bank, N.A., as Successor to Charter One Bank, FSB  
Z Financial, L.L.C.  
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: 8657 S. Saginaw, Chicago, Illinois, and legally described as follows:

**LOT 25 IN BLOCK 62 IN HILLS ADDITION TO SOUTH CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

This parcel has a Permanent Index Number of 21-31-329-019.

2. Located on the subject property is a front two-story residential building of frame construction and a one-story rear commercial building of brick construction.

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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:

## FRONT BUILDING

- a. The building(s) located on the subject property (“the building”) is vacant.
- b. The building’s electrical systems are stripped or inoperable.
- c. The building’s plumbing systems are stripped or inoperable.
- d. The building’s heating systems are stripped or inoperable.
- e. The building’s basement has four inches of standing water.
- f. The building’s flooring, sub-flooring, and floor joists are sodden and/or rotten.
- g. The building’s partition walls are damaged.
- h. The building’s plaster walls and ceilings are damaged.
- i. The building’s windows and doors are either missing or inoperable.
- j. The building’s interior and exterior stairs are missing banisters with loose stair treads.
- k. The building’s glass panels are broken or missing.
- l. The building’s siding is rotted or missing.
- m. The building’s foundation walls are fractured.

## REAR BUILDING

- n. The building is vacant and open.
- o. The building has missing electrical fixtures and outlets.
- p. The building has broken plumbing fixtures and piping.

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- q. The building is missing heating units and a hot water tank.
- r. The building has open mortar joints at all elevations.
- s. The building has water leaking from roof members and are cracked or missing.
- t. The building has open studding and partition walls to all elevations.
- u. The building has missing sashes, frames, and door trims.
- v. The building has broken plaster at all elevations.
- w. The building has broken glazing at all elevations.
- 4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

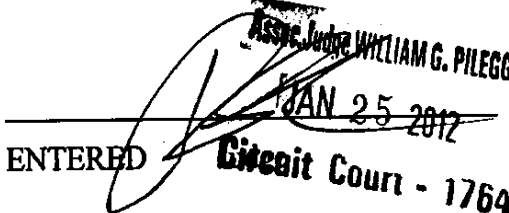
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## WHEREFORE, IT IS HEREBY ORDERED THAT:

- 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, 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. 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.
- 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.

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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.

  
 Assoc. Judge WILLIAM G. PILEGGI  
 JAN 25 2012  
 ENTERED  
 Circuit Court - 1764

PLAINTIFF, CITY OF CHICAGO  
STEPHEN PATTON, Corporation Counsel

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