

Duplicate  
Original



Doc#: 1205333013 Fee: \$44.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 02/22/2012 08:53 AM Pg: 1 of 4

Use Only

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

CITY OF CHICAGO,	)	
a municipal corporation,	)	No. 11M1401432
Plaintiff,	)	
v.	)	Re: 2250 W. Garfield Blvd.
	)	Chicago, IL
NIKITA DUNAGAN et al.,	)	PIN: 20-07-320-034-0000
Defendants.	)	

Agreed ORDER OF DEMOLITION, stayed 30 days

This cause coming on to be heard on 2/16/12, 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:

- CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE FOR TRUST #128379; and
- NIKITA DUNAGAN; and
- KEYON DUNAGAN; and
- LASHAWN DUNAGAN A/K/A LASHUN DUNAGAN; 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 premise, located at the following address: **2250 W. Garfield Blvd.** Chicago, Illinois, and legally described as follows:

**LOT 22 IN BLOCK 2 AND LOTS 16 AND 17 IN BLOCK 3 IN EDWARDS BOULEVARD ADDITION TO CHICAGO, A SUBDIVISION OF PART OF LOTS 27, 30 AND 31 IN INGELHART'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1902 IN BOOK 83 OF PLATS, PAGE 39, ALL IN COOK COUNTY, ILLINOIS.**

Permanent Index Number: **20-07-320-034-0000.**

2. Located on the subject property is a two-story building of brick construction. The last known use of the building was residential.

# UNOFFICIAL COPY

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 exposed wiring and missing fixtures.
  - C. The building's plumbing systems are stripped or inoperable with missing fixtures.
  - D. The building's heating systems are stripped or inoperable and has been vandalized.
  - E. The building's floors are missing or warped.
  - F. The building's glazing is broken or missing.
  - G. The building's masonry has loose or missing brick with washed out mortar joints.
  - H. The building's plaster is broken or missing.
  - I. The building's sash are broken, missing, or inoperable.
  - J. The building's stairs have damaged decking and damaged handrails.
  - K. The building's stairs have improper handrail heights and improper treads and risers.
  - L. The building's stairs have partially collapsed.
  - M. The building's basement has been illegally converted into an apartment
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 2/16/12 to abate the dangers and hazards posed by the building.

### WHEREFORE, IT IS HEREBY ORDERED:

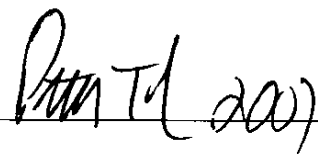
- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City's complaint. Accordingly, the City is authorized to demolish the building located on the subject property pursuant to Counts I and IV of the City's complaint.
- B. ~~The judgment entered on \_\_\_/\_\_\_/2012 in the amount of \$\_\_\_\_\_ plus \$\_\_\_\_\_.00 court costs for a total of \$\_\_\_\_\_ .00 against Defendant(s) **Nikita Dunagan, Keyon Dunagan, and LaShawn Dunagan a/k/a Lashun Dunagan**, jointly and severally, which consists of \$\_\_\_\_\_ .00 in litigation costs, \$\_\_\_\_\_ .00 in board up/independent access authority costs, and a fine of \$\_\_\_\_\_ .00 pursuant to Count(s) \_\_\_\_\_ of the City's complaint, shall stand as final judgment. Leave to enforce said judgment is stayed until \_\_\_/\_\_\_/ 2012. Execution shall issue on the judgment~~

# UNOFFICIAL COPY

thereafter. 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. ~~The judgment entered on \_\_\_\_/\_\_\_\_/2012 in the amount of \$ \_\_\_\_\_ plus \$ \_\_\_\_\_ .00 court costs for a total of \$ \_\_\_\_\_ .00 against Defendant(s) **Nikita Dunagan, Keyon Dunagan, and LaShawn Dunagan a/k/a Lashun Dunagan**, jointly and severally, which consists of \$ \_\_\_\_\_ .00 in litigation costs, \$ \_\_\_\_\_ .00 in board up/independent access authority costs, and a fine of \$ \_\_\_\_\_ .00 pursuant to Count(s) \_\_\_\_\_ 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.~~
- D. Counts III, V, VI, and VIII are voluntarily withdrawn without prejudice.
- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. 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:

  
\_\_\_\_\_

JUDITH FRYDLAND  
Deputy Corporation Counsel  
JOHN ADOLPH

**Judge Patrick T Rogers**  
FEB 16 2012  
Circuit Court-2007

# UNOFFICIAL COPY

Senior Assistant Corporation Counsel  
KEITH MARTIN  
Assistant Corporation Counsel, (312) 744-7634  
City of Chicago Department of Law  
Building and License Enforcement Division  
30 North LaSalle Street, Suite 700, Chicago, Illinois 60602

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_