



Case Number 11 M1 401721

Doc#: 1205333028 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 02/22/2012 09:17 AM Pg: 1 of 3

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

Case Number: 11 M1 401721

SMOVE V, INC., ET AL.,

Re: 6356-58 S. LAFLIN ST.

Defendants.

Courtroom 1109

ORDER OF DEMOLITION

This cause coming on to be heard on 2/14, 2012 on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

- SMOVE V, INC.;
- VANCE D. SMITH D/B/A SMOVE V, INC.;
- NORTH STAR TRUST COMPANY, AS SUCCESSOR TO GREAT LAKES TRUST, AS TRUSTEE FOR TRUST #02011; and
- UNKNOWN OWNERS, and NONRECORD CLAIMANTS.

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

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 6356-58 S. Laflin St., Chicago, Cook County, Illinois ("subject property"), legally described as:

LOTS 29 AND 30 IN BLOCK 3 IN GOODWIN'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-20-101-043-0000.

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

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3. The subject building is dangerous, unsafe and beyond reasonable repair under the terms of the Illinois Municipal Code, 65 ILCS 5/11-31-1 (1996) (Unsafe Buildings), in that:
 - a. The building is vacant, has been periodically accessible, and is fire and water damaged.
 - b. The building's electrical system is stripped and inoperable with exposed wiring and missing fixtures.
 - c. The building's heating system is vandalized.
 - d. The building's heating system is stripped and inoperable, missing duct work, and missing a furnace.
 - e. The building's plumbing system is stripped and inoperable with missing fixtures.
 - f. The building's floor systems are warped, missing floor covering, and are smoke, fire, and water damaged.
 - g. The building's glazing is broken or missing.
 - h. The building's plaster is broken or missing throughout the interior and is smoke, fire, and water damaged.
 - i. The building's roof system has a damaged membrane and is water damaged.
 - j. The building's masonry has washed out mortar joints and is smoke, fire, and water damaged.
 - k. The building's stair systems have damaged handrails and improper tread and riser dimensions.
 - l. _____
 - m. _____
 - n. _____
 - o. _____
 - p. _____
4. There has been no work in progress since the beginning of this case at the subject property.
5. The Court finds that it would take major reconstruction of a responsible owner to bring the subject building into full compliance with the Municipal Code, and that the subject building is beyond reasonable repair. The Court further finds that demolition of the subject building 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, II, and IV of the City's complaint seeking demolition authority.
- B. The remaining Counts of the City's complaint are voluntarily withdrawn.
- C. Pursuant to the judgment entered above, 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 D. above shall become effective immediately.
- E. Defendant(s) _____ is/are ordered to keep the property secure until it is demolished: Defendant Smore V, Inc is ordered to pay a judgment of \$1008.00 in reimbursement of the City's litigation costs with execution to issue. Defendant Smore V, Inc. is ordered to pay a judgment in the amount of \$40,800.00 pursuant to Count II of the City's complaint with execution to issue. 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, Illinois, 60602, Attn: Kristina Mokrzycki. The payment instrument must include the case number on its face, and be accompanied by a copy of this court order.
- F. Defendants 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.
- G. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds that there is no just reason for delaying the enforcement or appeal of this order.
- 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.

PLAINTIFF, CITY OF CHICAGO
STEPHEN PATTON, Corporation Counsel

By: [Signature]
 Cori Cozort
 Building and License Enforcement Division
 30 N. LaSalle Street, Room 700
 Chicago, Illinois 60602 / (312) 744-0210
 Atty No. 90909

ENTERED [Signature] 2007
 Judge Patrick T. Rogers
 FEB 16 2012
 Circuit Court-2007