



Doc#: 1205333032 Fee: \$44.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 02/22/2012 09:19 AM Pg: 1 of 4

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

CITY OF CHICAGO, a Municipal Corporation,
Plaintiff,
v.
CHICAGO TITLE & LAND TRUST, et al.
Defendants.

No: 09 M1 402511
Re: 6331 S. CARPENTER

ORDER OF DEMOLITION

This cause coming to be heard on 2/16/12, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel of the City of Chicago, against the following named Defendants:

- Chicago Title & Land Trust, as Successor to LaSalle Bank, N.A. Trust #131183, Dated 4/24/03
- Affordable Housing Coalition, LLC
- Urban Partnership Bank, as Successor to Shore Bank
- Atlantic Municipal Corporation
- 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:

- The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 6331 S. Carpenter, Chicago, Illinois, and legally described as follows:

LOT 17 IN BLOCK 1 IN WEDDELL AND COX'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of: 20-20-203-013-0000.

- Located on the subject property is a two story frame residential building.

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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:
- a. The building is vacant, has been periodically accessible, and is fire 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.
 - e. The building's plumbing system is stripped and inoperable with missing fixtures.
 - f. The building's glazing is broken or missing.
 - g. The building's plaster is broken or missing and is smoke, fire, and water damaged.
 - h. The building's sashes are broken, missing, or inoperable and smoke, fire, and water damaged.
 - i. The building's stud system has damaged headers and damaged studs.
 - j. The building's roof system is water damaged and missing shingles.
 - k. The building's stair system is dangerous with damaged decking, damaged and improper handrails, and improper foundations.
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 + 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

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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

2/16/12

- E. _____ is ordered to keep the property secure until it is demolished. A

judgment is entered against APPROPRIATE HOUSING COALITION, LLC in the amount of \$ ~~20000~~ 0

pursuant to Count II of the City's complaint, and \$ 720.00 as reimbursement of litigation costs. 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, IL, 60602, Attn: Kristina Mokrzycki. Payment must include the case number on its face, and be accompanied by a copy of this court order.

- F. 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.
- 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.
- 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.

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Patron 2/16/2012

ENTERED Judge

PLAINTIFF, CITY OF CHICAGO

Stephen R. Patton, Corporation Counsel

Judge Patrick T. Rogers
FEB 16 2012
Circuit Court 2007

By:

[Signature]

Building and License Enforcement Division

30 N. LaSalle Street, Suite 700

Chicago, Illinois 60602

Phone: (312)742-1935 Facsimile: (312)744-1054

ATTY NO. 90909