

UNOFFICIAL COPY

Case Number 11 M1 403154



Doc#: 1205935068 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 02/28/2012 03:11 PM Pg: 1 of 3

DUPLICATE
ORIGINAL

Space Reserved for Recorder of Deeds

IN THE CIRCUIT COURT OF COOK COUNTY MUNICIPAL DEPARTMENT – FIRST DISTRICT

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

Case Number: 11 M1 403154

JACQUELINE BAKER, *ET AL*,
Defendants.

Re: 5234 S. LOOMIS

Courtroom 1109

ORDER OF DEMOLITION

This cause coming on to be heard on 2/23/12, 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:

JACQUELINE BAKER,
PLYMOUTH PARK TAX SERVICE A/K/A PPTS, LLC,
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: 5234 S. Loomis, Chicago, Cook County, Illinois ("subject property"), legally described as:

LOTS 34 AND 35 IN BLOCK 4 IN P.S. BARBER'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-08-311-037-0000 and 20-08-311-038-0000.

2. Located on the subject property is a TWO AND ONE-HALF STORY FRAME FRONT BUILDING AND A SINGLE-STORY FRAME REAR. The last known use of the subject building was as a multi use dwelling..

UNOFFICIAL COPY

Case Number 11 M1 403154

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 front building ("the building") is vacant and accessible.
 - b. The building's electrical system has exposed wiring and is missing fixtures.
 - c. The building's heating system is vandalized, stripped and inoperable, missing duct work, and missing a furnace.
 - d. The building's plumbing system is stripped and inoperable and missing fixtures.
 - e. The building's plaster is broken or missing.
 - f. The building's sashes are broken, missing, or inoperable.
 - g. The building's floor systems are missing floor covering.
 - h. The building's glazing is broken or missing.
 - i. The building's exterior wall system is missing siding.
 - j. The building's roof system is water damaged and has a damaged membrane.
 - k. The building's stair system is dangerous, with damaged decking, damaged and improper handrails, and improper foundations.
 - l. The rear building ("the garage") is vacant.
 - m. The garage's doors and windows are boarded.
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.

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. *is reserved until the City's litigation / demolition costs are determined.*
- B. The remaining Counts of the City's complaint are voluntarily withdrawn.

UNOFFICIAL COPY

Case Number 11 MI 403154

- 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 JACQUELINE BAKER is ordered to pay a judgment of \$ 648.00 in reimbursement of the City's litigation costs due 3/23/12. Defendant _____ is ordered to pay a judgment in the amount of _____ pursuant to Count II of the City's complaint due _____. 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. *this provision does not apply to defendant DPR.*
- 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 owner as defined by the applicable statutes and ordinances.

Associate Judge William G. Pileggi
 ENTERED: 23 2012
 Circuit Court - 1764

PLAINTIFF, CITY OF CHICAGO
 STEPHEN PATTON, Corporation Counsel

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