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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
MUNICIPAL DEPARTMENT - FIRST DISTRICT

THE CITY OF CHICAGO,  
a Municipal Corporation,

Plaintiff,

v.

SAMUEL HYMAN, SR.,  
JAMES M. NICHOLS, INNERCITY HOME  
FOUNDATION, AURORA LOAN  
SERVICES, LLC, AS ASSIGNEE OF  
MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. AS  
NOMINEE FOR BNC MORTGAGE, INC.,  
UNKNOWN OWNERS and NON-RECORD  
CLAIMANTS.

Defendants.

No.: 07 M1 402195

Re.: 2914 E. 87<sup>th</sup> Street

Courtroom 1109

ORDER OF DEMOLITION

This cause coming on to be heard on **March 14, 2012**, on the Plaintiff, City of Chicago, a municipal corporation's ("City"), by Stephen R. Patton, Corporation Counsel of the City of Chicago, against the following named defendants:

Dwight Wilson;  
Innecity Home Foundation;  
Unknown Owners and  
Non-Record Claimants.

The Court being fully advised in the premises and having heard the evidence after a trial on the merits, finds that:

1. The Court has jurisdiction of the parties and the subject matter, which is the property located at: 2914 E. 87<sup>th</sup> Street, Chicago, Illinois, ("subject property"), and legally described as follows:

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LOTS 22 AND 23 IN BLOCK 31 IN CIRCUIT COURT PARTITION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel is commonly known as 2914 E. 87<sup>th</sup> Street, Chicago, Cook County Illinois and has Permanent Index Number (PIN) of 21-31-424-035 and 036.

2. Located on the subject property is a two story building of brick construction. The last known use of the building was for residential use.
3. The Court finds that on or about December 28, 2007, and continuing to the present, dangerous and unsafe conditions existed at the subject property, in that:
  - i. The building is vacant and has a history of being open.
  - ii. The electrical systems are stripped, inoperable, or missing.
  - iii. The heating systems are stripped or inoperable.
  - iv. The plumbing systems are stripped or inoperable.
  - v. The brickwork mortar is washed out or missing.
  - vi. The interior floors are buckled, loose, and have holes.
  - vii. The interior stairs are loose or missing treads.
  - viii. There is water damage in the interior of the building.
  - ix. The door frames are loose, rotten or missing.
  - x. There is plaster broken and loose in the walls and ceilings.
  - xi. There is trash and debris in the interior of the building.
  - xii. The interior of the building is vandalized.
  - xiii. The window sashes and frames are loose and rotten.
  - xiv. The porch members are rotten, broken or missing.
  - xv. The siding is rotten or missing.
  - xvi. There is trash and debris found on the exterior of the building.
  - xvii. The exterior of the building is vandalized.
  - xviii. The window glazing is broken or missing.
4. 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).
5. Major reconstruction would be necessary to correct the conditions that currently exist at the subject property.
6. 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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## IT IS HEREBY ORDERED THAT:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on all Counts of the City's Complaint for Demolition.
- B. Judgment in the amount of \$208,600.00 is entered in favor of Plaintiff City of Chicago and against defendant Dwight Wilson, 8125 S. Langley, Chicago, Illinois 60619 pursuant to Counts II, V and VII of the City's Complaint with execution to issue. The 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. Payment must include the case number on its face and be accompanied by a copy of this order.
- C. Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall be *permanently enjoined and restrained from renting, using, leasing, occupying, selling or otherwise transferring, in whole or in part, the ownership or controlling interest in the subject property located at 2914 E. 87<sup>th</sup> Street until further order of court or the same has / have been demolished.* The above named Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall maintain the subject property in a sanitary, boarded and secure condition while it remains subject to this injunction.
- D. 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.
- 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 immediately remove any and all persons occupying the subject property and all personal property from said premises *instantly* 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.
- G. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds no just reason for delaying the enforcement or appeal of this order.

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- H. The Court retains jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition and litigation costs for entry of a money judgment against the Defendant(s).

*Patrick T. Rogers*  
2007

ENTERED

Judge William G. Pileggi

By: Marc Augustine  
Assistant Corporation Counsel  
City of Chicago Law Dept.  
Building and License Enforcement Division  
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