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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.)
)
ATLANTIC COAST HOUSES, LLC.;)
ADRIAN ALEXANDRU d/b/a ATLANTIC)
COAST HOUSES, LLC.;)
Z FINANCIAL, LLC.;)
UNKNOWN OWNERS)
and NON-RECORD CLAIMANTS,)
)
Defendants.)

No. 11 M1 402868

Re: 7538 S. Ellis Ave.

Courtroom: 1109

ORDER OF DEMOLITION

This cause coming on to be heard on April 4, 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:

Atlantic Coast Houses, LLC.;
Adrian Alexandru d/b/a Atlantic Coast Houses, LLC.;
Z-Financial, LLC. ;
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: 7538 S. Ellis Avenue, Chicago, Illinois, ("subject property"), and legally described as follows:

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THE SOUTH 1/2 OF LOT 20 & THE NORTH 14 FEET OF LOT 21 IN BLOCK 48 IN CORNELL IN SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel is commonly known as 7538 S. Ellis Avenue, Chicago, Cook County Illinois and has Permanent Index Number (PIN) of 20-26-303-026.

2. Located on the subject property is a two-story building of frame construction and garage. The last known use of the building was residential.
3. The Court finds that on or about September 14, 2011, and continuing to the present, dangerous and unsafe conditions existed at the subject property, in that:
 - a. The building is vacant and has a history of being open.
 - b. The building's electrical service is terminated at the building.
 - c. The building's electrical systems have exposed wiring and missing fixtures.
 - d. The building's electrical systems are stripped and inoperable.
 - e. The building's flooring is missing.
 - f. The building's flooring is smoke, fire, or water damaged.
 - g. The building's glazing is broken or missing.
 - h. The building's heating is vandalized, stripped, and inoperable.
 - i. The building's joists are smoke, fire, or water damaged.
 - j. The building's masonry is missing siding.
 - k. The building's masonry is smoke, fire, or water damaged.
 - l. The building's plaster is broken or missing.
 - m. The building's plaster is smoke, fire, or water damaged.
 - n. The building's plumbing systems are missing fixtures, stripped, and inoperable.
 - o. The building's rafters are cracked and fire damaged.
 - p. The building's roof is fire and water damaged.
 - q. The building's roof is missing shingles.
 - r. The building's sashes are broken, missing, or inoperable.
 - s. The building's sashes are smoke, water, or fire damaged.
 - t. The building's stairs have damaged decking.
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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WHEREFORE, IT IS HEREBY ORDERED that:

- A. Judgment is entered in favor of plaintiff City of Chicago and against defendants on Counts I and IV of its first amended complaint. Counts II, III, V, VI, VII and VIII are voluntarily withdrawn.
- B. 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 and is entitled to a lien for the costs of demolition, court costs and other costs enumerated by statute.
- C. 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.
- D. 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.
- E. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and personal judgment, the Court finding no just reason to delay the enforcement or appeal of this final order and judgment.

ENTERED

Judge William G. Pileggi

By: Marc Augustave

Assistant Corporation Counsel

City of Chicago Law Dept.

Building and License Enforcement Division

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