



Doc#: 1210841060 Fee: \$44.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 04/17/2012 10:46 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.
UNKNOWN HEIRS & LEGATEES OF OTIS FLYNN, et al.,
Defendants.

No. 12 M1 401106
Re: 11138 S. Ashland
Courtroom: 1109

EMERGENCY ORDER OF DEMOLITION

This cause coming to be heard on 4/17/12, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen Patton, Corporation Counsel of the City of Chicago, against the following named Defendants:

Unknown Heirs and Legatees of Otis Flynn
Federal Home Loan Mortgage Corporation
Fifth Third Mortgage Company
Lawrence H. Howard
U.S. Bank Cust-Tower UBW
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:

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 11138 S. Ashland, Chicago, Illinois, and legally described as follows:

LOT 20 IN BLOCK 46 IN THE SUBDIVISION OF THE BLUE ISLAND AND BUILDING COMPANY KNOWN AS WASHINGTON HEIGHTS, AS RECORDED IN BOOK 2 OF PLATS, PAGES 45, 46 AND 47 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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This parcel has a Permanent Index Number of 25-19-203-024.

2. Located on the subject property is a one-story frame residential building.
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(s) located on the subject property (“the building”) is vacant.
 - b. The building’s electrical systems are stripped or inoperable with exposed wiring and missing fixtures.
 - c. The building’s heating systems are stripped or inoperable and has been vandalized.
 - d. The building’s floors are missing or warped with smoke, fire, and/or water damage.
 - e. The building’s glazing is broken or missing with cracked panes.
 - f. The building’s joists are cracked and/or missing.
 - g. The building’s joists are over notched and/or over spanned.
 - h. The building’s joists have smoke, fire, and/or water damage.
 - i. The building’s masonry has holes with missing sections and missing siding.
 - j. The building’s roof is collapsing.
 - k. The building’s stairwell is covered with debris.
4. 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:

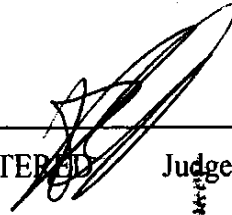
- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City of Chicago's complaint for demolition.
- B. The remaining counts of the City's complaint for demolition are voluntarily dismissed.
- C. Pursuant to 65 ILCS 5/11-31-1 and the City's police powers under Article VII of the Illinois Constitution, the City is granted authorization to demolish the building on the subject property, and is 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 4/12/12.
- 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 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.

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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.

Assoc. Judge WILLIAM G. PILEGGI

FEB 12 2012


ENTERED Judge

Circuit Court - 1764

PLAINTIFF, CITY OF CHICAGO
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