



Doc#: 1211541052 Fee: \$44.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 04/24/2012 10:34 AM Pg: 1 of 4



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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.)

JEFFREY BLOCKSON; JANUSZ SZUPERNAK;))
MORTGAGE ELECTRONIC REGISTRATION)
SYSTEMS, INC.; AMERICAN HOME)
MORTGAGE ACCEPTANCE, INC.;)
YEONDA COLLINS;)
UNKNOWN OWNERS and)
NON-RECORD CLAIMANTS.)

Defendants.)

No. 11 M1 401772

Re: 7031 S. Harper Ave.

Subject Property

Courtroom: 1111

ORDER OF DEMOLITION

This cause coming on to be heard on **April 23, 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:

- JEFFREY BLOCKSON;
- JANUSZ SZUPERNAK;
- MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.;
- AMERICAN HOME MORTGAGE ACCEPTANCE, INC.;
- YEONDA COLLINS;
- Unknown Owners and
- Non-Record Claimants.

The Court being fully advised in the premises and having heard the evidence after a trial on the

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merits, finds that:

1. The Court has jurisdiction of the parties and the subject matter, which is the property located at: 7031 S. Harper Avenue, Chicago, Illinois, ("subject property"), and legally described as follows:

LOTS 34 AND 35 IN BLOCK 1 IN PARKSIDE SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel is commonly known as 7031 S. Harper Avenue, Chicago, Cook County Illinois and has Permanent Index Number (PIN) of 20-23-424-011.

2. Located on the subject property is a one-story building of frame construction and garage. The last known use of the building was residential.
3. The Court finds that on or about March 9, 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 system has exposed wiring and missing fixtures and is stripped and inoperable.
 - c. The building's floor is warped.
 - d. The building's glazing is broken or missing and has cracked panes.
 - e. The building's heating system is missing a furnace, has been vandalized and is stripped and inoperable.
 - f. The building's plaster is broken or missing.
 - g. The building's plumbing is missing fixtures and is stripped and inoperable.
 - h. The building's sashes are broken, missing or inoperable.
 - i. The building's stairs are smoke, fire or water damaged.
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.

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

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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.

Judge James M. McGing
 APR 23 1997
 ENTERED
 Circuit Court 1926

Judge James M. McGing

By: Marc Augustave
 Assistant Corporation Counsel
 City of Chicago Law Dept.
 Building and License Enforcement Division
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 (312) 742-0339

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

THE CITY OF CHICAGO, a municipal corporation,
~~County~~ Plaintiff,

v. Jeffrey Blackson

et al.,
~~County~~ Defendant(s).

No: 11 MI 401772

Re: 7031 S. Harper

Courtroom 11 11, Richard J. Daley Center


ORDER OF PERMANENT INJUNCTION

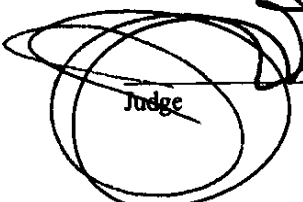
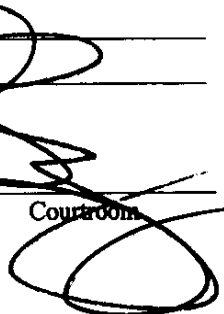
This cause coming to be heard on the set call and on motion of Counter-Plaintiff, the Court having jurisdiction over the parties and the subject matter, and being fully advised in the premises:

IT IS HEREBY ORDERED THAT:

1. ~~County~~ Defendant(s) Jeffrey Blackson and Janusz Szuperak 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: entire premises until the same has / have established full compliance with the Municipal Code of the City of Chicago as stated in this cause and further order of court. The above named Counter-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.
2. The court reserves jurisdiction of this matter for the purposes of modification, enforcement, or termination of this permanent injunction.
3. Pursuant to Illinois Supreme Court Rule 304(a), this order is final, appealable, and enforceable, the court finding no just cause or reason to delay its enforcement or appeal.
4. _____

HEARING DATE: 4 / 23 / 12

By: 
Assistant Corporation Counsel
Mina S. Georges, Corporation Counsel #90909
30 N. LaSalle, Room 700
Chicago, IL 60602 (312) 744-8791

 Judge
 Courtroom

Pink Copy for Defendant(s) (photocopy if required)

Yellow Copy for City of Chicago Department of Law

White Original for Court Records