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Date: 04/27/2012 10:54 AM Pg: 1 of 3

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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. )

DEBORAH WHITE; WHEELER-DEALER; )  
MICHAEL DEWITT WHITE; )  
UNKNOWN OWNERS and )  
NON-RECORD CLAIMANTS. )

Defendants. )

No. 11 M1 401910

Re: 7645 S. Dante Ave.  
Subject Property

Courtroom: 1109

### ORDER OF DEMOLITION

This cause coming on to be heard on **April 25, 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:

DEBORAH WHITE,  
WHEELER-DEALER;  
MICHAEL DEWITT WHITE,  
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: 7645 S. Dante Avenue, Chicago, Illinois, ("subject property"), and legally described as follows:

LOT 34 IN BLOCK 67 IN CORNELL, A SUBDIVISION IN SECTIONS 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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This parcel is commonly known as 7645 S. Dante Avenue, Chicago, Cook County Illinois and has Permanent Index Number (PIN) of 20-26-414-019.

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 June 7, 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 is stripped and inoperable.
  - c. The building's floor is warped and missing flooring, and has smoke, fire, or water damage.
  - d. The building's glazing is broken or missing and has cracked panes.
  - e. The building's heating system is missing fixtures and a furnace and is stripped, inoperable, and vandalized.
  - f. The building's joists are cracked, missing, and over-spanned and have smoke, fire, or water damage.
  - g. The building's masonry has loose or missing brick, missing sections, missing siding, step or stress fractures, possible asbestos siding, smoke, fire, or water damage, and washed out mortar joints.
  - h. The building's roof is collapsing.
  - i. The building's front and rear porch systems are in a dangerous and hazardous condition.
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 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.

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- 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 WILLIAM G. PILEGGI**

APR 25 2012

ENTERED

Judge W

**Circuit Court - 1764**

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