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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 06/11/2012 02:04 PM 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. )

JOSIE JOHNSON; JAMES TAYLOR; )  
WHEELER-DEALER, LTD ; )  
THE ESTATE OF JAMES TAYLOR; )  
UNKNOWN HEIRS AND LEGATEES OF )  
JOSIE JOHNSON; UNKNOWN OWNERS )  
and NON-RECORD CLAIMANTS, )

Defendants. )

No. 11 M1 402938

Re: 514 W. 80<sup>th</sup> St.

Courtroom: 1111

ORDER OF DEMOLITION

*June 4, 2012*

This cause coming on to be heard on ~~May 21, 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:

JOSIE JOHNSON;  
JAMES TAYLOR;  
UNKNOWN HEIRS AND LEGATEES OF JOSIE JOHNSON ;  
THE ESTATE OF JAMES TAYLOR;  
WHEELER-DEALER, LTD D/B/A WHEELER FINANCIAL, INC. ;  
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:

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1. The Court has jurisdiction of the parties and the subject matter, which is the property located at: 514 W. 80<sup>th</sup> Street, Chicago, Illinois, ("subject property"), and legally described as follows:

THE EAST 7 FEET 2 INCHES OF LOT 15 AND THE WEST 18 FEET 5 INCHES OF LOT 16 IN BLOCK 8 IN SCHORLING'S SUBDIVISION OF THAT PART OF LOT 1 IN ASSESSOR'S DIVISION OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT INTERSECTION OF THE EAST LINE OF LYONS STREET AND CENTER LINE OF 80TH STREET, RUNNING THENCE NORTH ALONG THE EAST LINE OF LYONS STREET TO THE CENTER LINE OF 79TH STREET; THENCE EAST ALONG THE CENTER LINE OF 79TH STREET 332 FEET; THENCE WEST TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

This parcel is commonly known as 514 W. 80<sup>th</sup> Street, Chicago, Cook County Illinois and has Permanent Index Number (PIN) of 20-33-105-032.

2. Located on the subject property is a one-story building of frame construction. The last known use of the building was residential.
3. The Court finds that on or about September 26, 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 pole.
  - 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 glazing is broken or missing.
  - f. The building's heating systems are vandalized, stripped, and inoperable.
  - g. The building's ductwork is missing.
  - h. The building's masonry has holes, missing sections, and loose or missing brick.
  - i. The building's plaster is broken or missing.
  - j. The building's plaster is smoke, fire, or water damaged.
  - k. The building's roof has damaged membrane.
  - l. The building's roof is water damaged.
  - m. The building's sashes are broken, missing, or inoperable.
  - n. The building's stairs have damaged decking, handrails, and headers.
  - o. The building's studs are 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).

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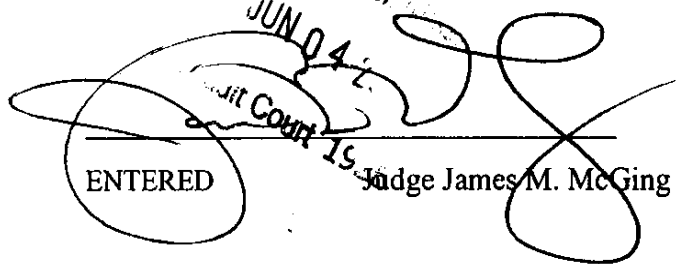
5. Major reconstruction would be necessary to correct the conditions that currently exist at the subject property.
6. Demolition of the subject property as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

**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.
- 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.

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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.


  
 JUN 04 2011
   
 Circuit Court 15
   
 Judge James M. McGing

[Redacted]

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