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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 07/11/2012 10:48 AM Pg: 1 of 3

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

CITY OF CHICAGO, a municipal  
corporation,

Plaintiff,

v.

BANK OF AMERICA, N.A, et al.

Defendants.

No. 11 M1 403218

Re: 2949 W. 25<sup>th</sup> Place

Courtroom: 1111

**ORDER OF DEMOLITION**

This cause coming to be heard on June 27 2012, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel of the City of Chicago, against the following named Defendants:

WENDY MIRANDA  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ASSIGNEE OF WMC MORTGAGE CORPORATION,  
WMC MORTGAGE CORPORATION,  
UNKNOWN OWNERS, AND NONRECORD 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: **2949 W. 25<sup>th</sup> Place**, Chicago, Illinois, and legally described as follows:

LOT 21 IN BLOCK 7 IN CASS SUBDIVISION OF THE EAST 30 ACRES OF THE SOUTH 64 ACRES OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-25-127-004.

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2. Located on the subject property is a one-story brick 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 is vacant and open.
- b. ~~The building's electrical service has been terminated at the building.~~
- c. The building's electrical system is stripped and inoperable with missing fixtures, and exposed wiring.
- d. ~~The~~ building's flooring is missing in various areas and warped in various areas.
- e. The building's flooring has been partially removed in the basement and is littered with debris.
- f. The building's glazing is broken or missing, with cracked panes.
- g. The building's heating system is stripped and inoperable, missing a furnace, and has indications of vandalism.
- h. The heating system's individual heating units have been stripped.
- Some of* → i. The building's joists are over-notched.
- j. The building's masonry has step or stress fractures, with washed out mortar joints.
- k. The building's masonry has deteriorating lintels at the front elevation.
- i. The building's plaster is broken or missing, and the plaster and drywall in the basement has been demolished. *portions of*
- l. The building's plumbing system is stripped and inoperable with missing fixtures.
- m. The building's sashes are broken, missing or inoperable and are ~~smoke, fire or~~ water damaged.
- n. The building's stairs have damaged decking.
- o. The building is vandalized with gang graffiti.
- p. There is drug paraphernalia scattered throughout the property.
- q. The building's rear yard contains junk and debris.

4. 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. Defendants UNKNOWN OWNERS and NONRECORD CLAIMANTS, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default date of May 17, 2012, are in default and all allegations in the complaint are deemed admitted against Defendants in default.
- B. An in rem judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City's complaint seeking demolition authority.
- C. Counts II, III, V, VI, VII, and VIII of the City's Complaint are voluntarily withdrawn.
- D. Pursuant to the judgment entered above, 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

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is entitled to a lien for the costs of demolition, court costs, and other costs enumerated by statute, and/or other statutory remedies.

- E. The authority granted in Paragraph E above shall be effective immediately.
- F. Defendant owners are ordered to keep the property secure until it is demolished.
- G. The City's performance under the 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.
- H. 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.
- I. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds that there is no just reason for delaying the enforcement or appeal of this order.
- J. The Court reserves jurisdiction of this cause to enforce the terms of this Order, for the purpose of ascertaining demolition costs for entry of money judgments against the defendant owners, and for the purpose of hearing foreclosure proceedings, as defined by the applicable statutes and ordinances.

Associate Judge Pamela Hughes Gillespie  
 Pamela Gillespie  
 JUDGE  
 ENTERED  
 JUDGE  
 2012

PLAINTIFF, CITY OF CHICAGO  
 Stephen R. Patton, Corporation Counsel

By: Gabrielle E. Parker

Gabrielle E. Parker  
 Assistant Corporation Counsel  
 Building and License Enforcement Division  
 30 N. LaSalle Street, Suite 700

Chicago, Illinois 60602 Phone: (312)744-3326 Facsimile: (312)744-1054 ATTY NO. 90909