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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 07/31/2012 01:55 PM 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.

WILMETTE INVESTORS SERIES, LLC,

Defendants.

No. 11 M1 401847

Re: 3651 W. Palmer

Courtroom: 1111

Agreed ORDER OF DEMOLITION (Effective 8/31/12)

This cause coming to be heard on 7/31/12, 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:

**WILMETTE INVESTORS SERIES, LLC;
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: **3651 W. Palmer**, Chicago, Illinois, and legally described as follows:

LOT 21 IN HENRY B. FARGO'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 5 IN HAMBLETON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 13-35-120-004

2. Located on the subject property is a three story brick residential building.
3. The court 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:

Order

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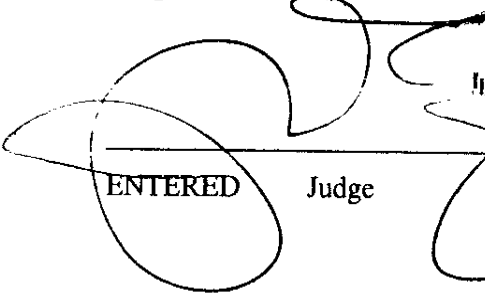
- a. The building is vacant and open.
 - b. The building's electrical system has exposed wiring and is missing fixtures.
 - c. The building's floor is warped and missing.
 - d. The building's joists are cracked and have smoke, fire, or water damage.
 - e. The building's masonry has loose or missing bricks, step or stress fractures, and washed out mortar joints.
 - f. The building's plaster is broken or missing.
 - g. The building's plumbing is missing fixtures.
 - h. The building's roof has fire damage and a damaged membrane.
 - i. The building's sashes are broken, missing, or inoperable.
 - j. The building's stairs have damaged decking, damaged handrails, and improper foundations.
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. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I, II 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, effective immediately 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. Wilmette Investors Series, LLC is ordered to keep the property secure until it is demolished. _____ is ordered to pay a judgment of \$ _____ pursuant to Count II of the City's complaint and a judgment of _____ in reimbursement of the City's litigation costs no later than _____. Payment must be by certified check, business check, or money order, made payable to the City of Chicago. Payment must be delivered to 30 N. LaSalle Street, Suite 700, Chicago, IL, 60602, Attn:

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- Kristina Mokrzycki. Payment must include the case number on its face, and be accompanied by a copy of this court order.
- E. Defendants 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.
 - F. 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.
 - G. 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.


 Judge James M. McGinnis
 ENTERED Judge JUL 31 2012
 Circuit Court 1926

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

By: 
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