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Cook County Recorder of Deeds  
Date: 08/02/2012 12:49 PM Pg: 1 of 4

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## IN THE CIRCUIT COURT OF COOK COUNTY MUNICIPAL DEPARTMENT – FIRST DISTRICT

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

PARTNERS IN CHARITY, INC., ET AL.,  
Defendants.

Case Number: 09 M1 402696

Re: 1222 W. 71ST ST.

Courtroom 1109

### ORDER OF DEMOLITION

This cause coming on to be heard on, 7/26/12, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen K. Patton, Corporation Counsel, against the following named Defendants:

PARTNERS IN CHARITY, INC.; and  
UNKNOWN OWNERS, and NONRECORD CLAIMANTS.

The Court being fully advised of the premises of this proceeding and having heard the evidence finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 1222 W. 71st St., Chicago, Cook County, Illinois ("subject property"), legally described as:

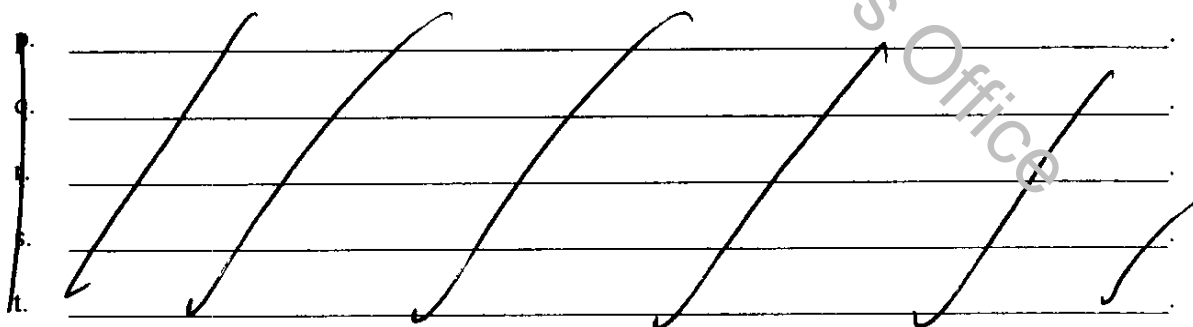
LOT 4 IN HARRY PHILLIPS RESUBDIVISION OF LOTS 612 TO 616 IN WEDDELL AND COX'S ADDITION TO ENGLEWOOD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-20-331-020-0000.

2. Located on the subject property is a two-story, frame building. The last known use of the subject building was multiple-unit residential.

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3. The subject building is dangerous, unsafe and beyond reasonable repair under the terms of the Illinois Municipal Code, 65 ILCS 5/11-31-1 (1996) (Unsafe Buildings), in that:
- a. The building located at the subject property ("building") has been found vacant and open.
  - b. The building's electrical service is terminated at the pole.
  - c. The building's electrical system is stripped and inoperable, with exposed wiring and missing fixtures.
  - d. The building's flooring is warped and missing.
  - e. The building's glazing is broken or missing.
  - f. The building's heating system is vandalized, stripped, and inoperable.
  - g. The building's masonry has holes and missing sections.
  - h. The building is missing siding.
  - i. The building's plaster is broken or missing.
  - j. The building's plumbing system is stripped and inoperable, with missing fixtures.
  - k. The building's roof is missing shingles.
  - l. The building's roof is water damaged.
  - m. The building's sashes are broken, missing, or inoperable.
  - n. The building's stair system has improper foundations, improper handrail height, improper treads and risers, no joist hangers, and is partially collapsed.
  - o. The building is missing studding.



4. There has been no work in progress since the beginning of this case at the subject property.
5. The Court finds that it would take major reconstruction of a responsible owner to bring the subject building into full compliance with the Municipal Code, and that the subject building is beyond reasonable repair. The Court further finds that demolition of the subject building is the least restrictive alternative available to effectively abate the conditions now existing there.

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WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Defendants, unknown owners and non-record claimants, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default date of July 23, 2012, are in default and all allegations in the complaint are deemed admitted against Defendants in default.
- B. 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 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 D. above shall become effective immediately.
- F. 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.
- G. 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.
- H. 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.

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- I. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition costs for entry of a money judgment against the defendant owners, as defined by the applicable statutes and ordinances.

Associate Judge William G. Pless  
 ENTERED:  
 JUL 26 2012  
 Circuit Court - 1764

PLAINTIFF, CITY OF CHICAGO  
 STEPHEN PATTON, Corporation Counsel

By: Stuart Miles  
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Clerk of Cook County Clerk's Office