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Cook County Recorder of Deeds
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT

CITY OF CHICAGO, a municipal
corporation,)

Plaintiff,)

v.)

LANDMARK REO CLUB, LLC, et al.,)

Defendants.)

No. 12 M1 401379

Re: 544 N. LARAMIE

Courtroom: 1111

ORDER OF DEMOLITION

This cause coming to be heard on 8/13/12 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:

**LANDMARK REO CLUB, 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: **544 N. Laramie, Chicago, Illinois**, and legally described as follows:

LOT 25 AND THE SOUTH 1/2 OF LOT 26 IN BLOCK 3 IN STEVENS ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-09-117-044 & -045.

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2. Located on the subject property is a one-story frame 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(s) located on the subject property ("the building") is vacant.
 - b) The building's electrical systems are stripped or inoperable with exposed wiring and missing fixtures.
 - c) The building's heating systems are stripped or inoperable with missing duct work and a missing furnace.
 - d) The building's heating systems have been vandalized.
 - e) The building's studding has damaged headers and portions that are missing.
 - f) The building's studding has smoke, fire, and/or water damage.
 - g) The building's floors are missing or warped with smoke, fire, and/or water damage.
 - h) The building's glazing is broken or missing.
 - i) The building has joists that have collapsed or are cracked.
 - j) The building's joists are over notched.
 - k) The building's masonry has holes with loose or missing brick and/or missing sections.
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. The Court finds that the City has met its obligations under Section 21-410 of the Property Tax Code and that property tax certificate holders are subject, inter alia, to Sections 21-95, 21-100, 21-105, and 22-35 of the Property Tax Code. The property tax certificate holders: Z Financial, LLC are dismissed as party defendants.

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- B. Defendants UNKNOWN OWNERS and NONRECORD CLAIMANTS, and LANDMARK REO CLUB, LLC having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default date of July 18, 2012, are in default and all allegations in the complaint are deemed admitted against Defendants in default.
- C. 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.
- D. Pursuant to Count II of the City's Complaint, Defendant _____ shall pay a fine of _____ with execution to issue.
- E. Counts III, V, VI, VII, and VIII of the City's Complaint are voluntarily withdrawn.
- F. 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.
- G. The authority granted in Paragraph F above shall be effective IMMEDIATELY.
- H. Defendant owners are ordered to keep the property secure until it is demolished.
- I. 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.
- J. 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 instantly 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.
- K. 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.
- L. 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

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defendant owners, and for the purpose of hearing foreclosure proceedings, as defined by the applicable statutes and ordinances.

Judge James M. McGing
 AUG 13 2012
 Circuit Court 1926
 ENTERED Judge

PLAINTIFF, CITY OF CHICAGO
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