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

CITY OF CHICAGO, a municipal corporation,  
Plaintiff,  
v.  
MADELINE THOMAS, et al.  
Defendants.

No. 11 M1 401155  
Re: 4315-4321 W. Madison  
Courtroom: 1111

*Emergency* ORDER OF DEMOLITION

This cause coming to be heard on September 10, 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:

PRINCETON COMMERCIAL HOLDINGS, 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: 4315-4321 W. Madison, Chicago, Illinois, and legally described as follows:

LOTS 1, 2 AND 3 IN BLOCK 1 IN MADISON STREET ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-15-200-012.

2. Located on the subject property is a three-story brick commercial building.
3. The Court having heard testimony and evidence finds that the building located on the subject property is

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subject property is dangerous, hazardous, unsafe and beyond reasonable repair under the Unsafe Buildings Statute, Unsafe Buildings Statute, 65 IL CS 5/11-31-1 (1996) in that:

- a. The building is vacant and open.
  - b. The building's electrical service is terminated.
  - c. The building's electrical system is stripped and inoperable, with exposed wiring and missing fixtures.
  
  - d. The building's flooring is warped or missing, and is smoke, fire or water damaged.
  - e. The building's glazing is broken or missing.
  - f. The building's heating system is stripped or inoperable and appears vandalized.
  - g. The building's joists are smoke, fire or water damaged.
  - h. The building's masonry is smoke, fire or water damaged with washed out mortar joints.
  - i. The building's plaster is broken or missing, and is smoke, fire or water damaged.
  - j. The building's plumbing is stripped or inoperable with missing fixtures.
  - k. The building's roof is fire and water damaged, and has a damaged membrane.
  - l. The building's sashes are missing or broken with smoke, fire or water damage.
  - m. The handrails on the building's stairs are damaged and of improper height.
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. An in rem judgment is entered in favor of Plaintiff City of Chicago and against defendants on Counts ~~II~~ <sup>II</sup> and IV of the City's complaint seeking demolition authority.
- B. Pursuant to Count II of the City's Complaint, Defendant ~~\_\_\_\_\_~~ shall pay a fine of ~~\_\_\_\_\_~~ with execution to issue. *Count II is entered and continued until 10/15 @ 11:00am*
- C. Counts III, V, VI, VII, and VIII of the City's Complaint are voluntarily withdrawn. *@ 11:00am*
- D. Pursuant to the judgment entered above, 65 IL CS 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 be effective immediately.

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- 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 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.
- 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.

Judge James M. McGing  
 SEP 10 2012  
 Circuit Court 1926  
 Judge  
 Circuit Court 1926  
 Judge James M. McGing  
 SEP 10 2012  
 Circuit Court 1926

PLAINTIFF, CITY OF CHICAGO  
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