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Eugene "Gene" Moore
Cook County Recorder of Deeds
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**CONDOMINIUM
IN THE CIRCUIT COURT OF COOK COUNTY
MUNICIPAL DEPARTMENT – FIRST DISTRICT**

CITY OF CHICAGO, a municipal corporation)
Plaintiff) Case No. 09M1400372
v.)
ANDREW LORENCE,)
DEUTSCHE BANK NATIONAL TRUST CO.,) Amount claimed:
FREMONT INVESTMENT AND LOAN, CO.,) Count I: \$6,000.00 per day
SCOTT MCKINLEY,)
WAYLON PERRY,)
WAYNE HUMMER TRUST,) Address: 7819-23 S. KINGSTON AVE.
TR. #SBL2695,) CHICAGO IL 60649
UNKNOWN OWNERS AND NON-RECORD)
CLAIMANTS)
Defendants) Courtroom 1109
Richard J. Daley Center

EMERGENCY ORDER OF DEMOLITION

This cause having been heard on FEBRUARY 27, 2017, on the Emergency Petition to Demolish, of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

7819-23 S. KINGSTON GP;

UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

The Court being fully advised in the premises and having heard the evidence after a trial on the merits, finds that:

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1. The Court has jurisdiction of the parties and the subject matter, which is the property located at: 7819-23 S. KINGSTON, Chicago, Illinois, ("subject property"), and legally described as follows:

UNITS 101 THROUGH 106 IN LOTS 28 AND 29 IN BLOCK 16 IN SOUTH SHORE PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number (PIN) of:

UNIT PINS: 21-30-328-030-1001, 21-30-328-030-1002, 21-30-328-030-1003, 21-30-328-030-1004, 21-30-328-030-1005, 21-30-328-030-1006.

2. Located on the subject property is a vacant 4 story condominium building with 6 dwelling units. The subject property is located in a residential area, with occupied buildings standing on either side of the property.
3. The court finds that it is an emergency requiring immediate action.
4. 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 floors are warped, missing, and have extensive fire and water damage;
 - b. There are washed out mortar joints, and partially collapsed masonry, resulting in a dangerous and hazardous condition;
 - c. Joists throughout have fire and water damage, resulting in a dangerous and hazardous condition;
 - d. The property has been stripped of all vital systems, including plumbing, heating and electrical, and most fixtures;
 - e. Southeast deck enclosure is severely rotted and collapsing;
 - f. There is extensive fire damage to the roof and upper apartments.
5. The Court finds that it would take major reconstruction of a responsible owner to bring the subject property into full compliance with the Municipal Code, and that the subject property is beyond reasonable repair.
6. The Court further finds that an emergency situation exists and that demolition of the subject property is the least restrictive alternative as of February 27, 2012.
- ~~7. Defendant 7819-23 S. KINGSTON, CP is the owner of the subject property.~~

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WHEREFORE, IT IS ORDERED THAT:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and III of the City's Complaint seeking demolition authority.
- B. All remaining Counts of the City's Complaint are voluntarily dismissed without prejudice.
- ~~C. Defendant 7819-23 S. KINGSTON, GP is the owner of the subject property.~~
- D. Pursuant to 65 ILCS 5/11-31-1 and the City's police powers under Article VII of the Illinois Constitution, the City is authorized 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.
- E. Defendants 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.
- F. All defendants, their agents, legatees, successors, and assignees shall be permanently enjoined from transferring, selling, or disposing of their interest in the property until further order of court.
- G. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds no just reason for delaying the enforcement or appeal of this order.
- H. The Court retains jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition and entering a lien for the entry of a money judgment against the Defendant(s).

FEB 27 2012

ENTERED

Judge William Pileggi
1109

Pamela Gillespie

By:



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 Assistant Corporation Counsel
 City of Chicago Department of Law
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