

UNOFFICIAL COPY

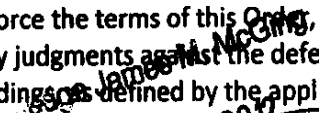
2. Located on the subject property is a two-story brick mixed-use building.
3. The Court having heard testimony and evidence finds that the building located on the subject property is dangerous, hazardous, unsafe and beyond reasonable repair under the Unsafe Buildings Statute, 65 ILCS 5/11-31-1 (1996) in that:
 - a. The building is vacant and open.
 - b. The building's electrical service is terminated at the building.
 - c. The building's electrical system is stripped and inoperable, missing fixtures, and has exposed wiring.
 - d. The building's flooring is missing in various locations.
 - e. The building's heating is stripped and inoperable and is missing a furnace.
 - f. The building's joists are over-notched, cut, and scabbed.
 - g. The building's masonry is loose or missing brick, with washed out mortar joints.
 - h. The building's plaster is broken or missing.
 - i. The building's plumbing system is stripped and inoperable, and missing fixtures.
 - j. The building's roof is missing its scuttle and downspout.
 - k. The building's sashes are broken, missing or inoperable.
 - l. The building's stair system has damaged decking and damaged handrails.
 - m. The building's stair system has improper foundations and improper tread and risers.
 - n. The building's stair system has splices at the deck level.
 - o. The building's studding is missing in various locations.
 - p.
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. Defendants UNKNOWN OWNERS and NONRECORD CLAIMANTS, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default date of October 18, 2012, are in default and all allegations in the complaint are deemed admitted against Defendants in default.
- B. 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.
- C. Counts II, III, V, VI, VII, and VIII of the City's Complaint are voluntarily withdrawn.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 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.


 OCT 30 2012
 Circuit Court 1926
 ENTERED Judge

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

By: 

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