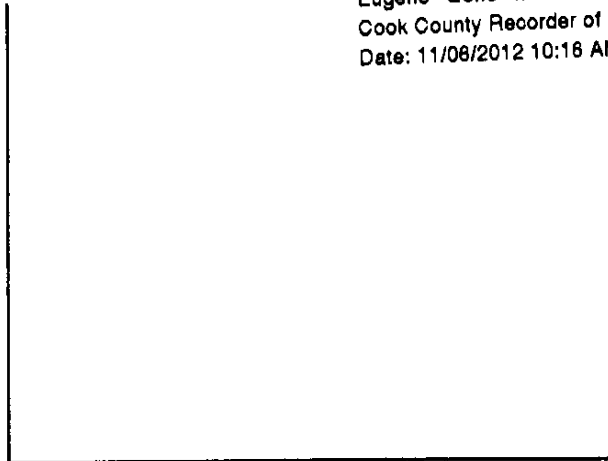


Duplicate  
Original



Doc#: 1231141018 Fee: \$42.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 11/06/2012 10:16 AM Pg: 1 of 3



Space reserved for the Recorder's Office

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

CITY OF CHICAGO, a municipal  
corporation,

Plaintiff,

v.

AMENZO COX, JR., et al.

Defendants.

No. 11 M1 403282

Re: 555 N. Leclaire

Courtroom: 1111

AGREED ORDER OF DEMOLITION

This cause coming to be heard on October 29, 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:

AMENZO COX, JR.,  
CROWN MORTGAGE COMPANY,  
BANCO POPULAR, NORTH AMERICA,  
UNKNOWN OWNERS, and NONRECORD CLAIMANTS,

The Court being fully advised of the premises of this proceeding and being advised of the parties desire to settle this matter by agreement, finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 555 N. Leclaire, Chicago, Illinois, and legally described as follows:

# UNOFFICIAL COPY

LOT 49 AND THE NORTH 5 FEET IF LOT 48 IN BLOCK 2 IN L.B. SIMM'S SUBDIVISION OF THE SOUTH GARRY MCCARTHY OF THE EAST GARRY MCCARTHY OF THE WEST GARRY MCCARTHY OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-09-218-003

2. Located on the subject property is a two-story frame residential building, with a one story frame garage.
3. The parties agree 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 electric service is terminated.
  - c. The building's electrical system is missing fixtures.
  - d. The building's electric system is stripped and inoperable.
  - e. The building's heating system is missing ductwork.
  - f. The building's heating system is missing a furnace.
  - g. There is an oil tank in the front of the basement.
  - h. The building is missing siding.
  - i. The building's joists are overnotched.
  - j. The building's plaster is broken and missing in places.
  - k. The building's plumbing is stripped and inoperable with missing fixtures.
  - l. The building's rafters are altered.
  - m. The building's roof is missing shingles.
  - n. The buildings sashes are broken or missing.
  - o. The building's stairs have damaged handrails.
  - p. The stairs have treads and risers of improper dimensions.
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 I and IV of the City's complaint seeking demolition authority.
- B. 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. This authorization is stayed until November 29, 2012 to allow Crown Mortgage Company to demolish the property.
- C. The authority granted to the City in Paragraph B above shall be effective November 30, 2012.

# UNOFFICIAL COPY

- D. Crown Mortgage Company is ordered to keep the property secure until it is demolished.
- E. If necessary, 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.
- F. 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.
- G. 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.
- H. 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 judgment 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: 

Assistant Corporation Counsel  
Building and License Enforcement Division  
30 N. LaSalle Street, Suite 700  
Chicago, Illinois 60602  
Phone: (312)744-3326 Facsimile: (312)744-1054 ATTY NO. 90909