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Cook County Recorder of Deeds
Date: 11/16/2012 10:40 AM Pg: 1 of 4

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

REBECCA RODRIGUEZ, NORTH STAR, and
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS, ET AL.,

Defendants.

Case Number: 11 M1 402758

Re: 1717 S. Morgan St.

Courtroom 1111

ORDER OF DEMOLITION

This cause coming on to be heard on November 8, 2012 on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

REBECCA RODRIGUEZ;
NORTH STAR; and
UNKNOWN OWNERS, and NON-RECORD CLAIMANTS.

The Court being fully advised of the premises of this proceeding and having heard the evidence finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: ~~1717 S. Morgan~~ 1717 S. Morgan, Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 39 IN M.L. DALLAM'S SUBDIVISION OF BLOCK 4 IN ASSESSOR'S
DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20,
TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-20-404-018-0000.

2. Located on the subject property is a two-story, frame building. The last known use of the subject building was residential.

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- 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 become effective immediately.
- F. Defendant(s) REBECCA RODRIGUEZ is/are ordered to keep the property secure until it is demolished. The judgment entered on 11/8/12 in the amount of \$ ~~540~~ 600 against Defendant(s) REBECCA RODRIGUEZ, which consists of \$ 540 in litigation costs, and a fine of \$ 60 pursuant to Count(s) I of the City's complaint, shall stand as final judgment. Leave to enforce said judgment is stayed until 11/8/2013. Execution shall issue on the judgment thereafter. Execution shall issue on the judgment immediately. If payment is mailed it must be postmarked on or before the above date and sent ATTN: Kristina Mokryzki, 30 N. LaSalle St., Ste. 700, Chicago, IL 60602. Payment must be by certified check, business check, or money order, made payable to the City of Chicago. The payment instrument must include the case number on its face, and be accompanied by a copy of this court order.
- G. The City's performance under this 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 instantler 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.

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3. The subject building is dangerous, unsafe and beyond reasonable repair under the terms of the Illinois Municipal Code, 65 ILCS 5/11-31-1 (1996) (Unsafe Buildings), in that:
 - a. The Subject Property is vacant;
 - b. Heating system is damaged with missing components;
 - c. Electrical system is damaged with missing components;
 - d. Severe water damage to the roof system;
 - e. Collapsing floor system;
 - f. Severe water damage to the floor system;
 - g. Collapsing exterior frame wall at the south elevation;
 - h. Collapsing roof system;
 - i. Holes in the roof;
 - j. Falling and missing plaster throughout the entire Subject Property;
 - k. Rear stairs are dangerous and hazardous and collapsing;
4. There has been no work in progress since the beginning of this case at the subject property.
5. The Court finds that it would take major reconstruction of a responsible owner to bring the subject building into full compliance with the Municipal Code, and that the subject building is beyond reasonable repair. The Court further finds that demolition of the subject building 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 non-record claimants, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default date of 10/26/12, are in default and all allegations in the complaint are deemed admitted against Defendants in default.
- B. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts III and IV of the City's Third Amended Complaint seeking demolition authority.
- C. All other Counts of City's Third Amended Complaint are voluntarily withdrawn.

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J. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition costs for entry of a money judgment against the defendant owners, as defined by the applicable statutes and ordinances.

Judge James M. McGinnis

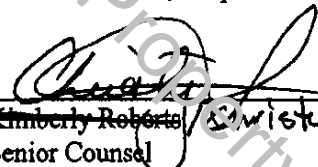
NOV 08 2012

ENTERED:

Circuit Court 1926

PLAINTIFF, CITY OF CHICAGO
STEPHEN PARTON, Corporation Counsel

By:


~~Kimberly Roberts~~ / Kimberly Schar
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Cook County Clerk's Office