

# UNOFFICIAL COPY



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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 11/16/2012 10:44 AM Pg: 1 of 4

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

CITY OF CHICAGO, a municipal corporation, )  
 )  
Plaintiff, )  
 )  
v. )  
 )  
ESTATE OF PETER GRITZANIS, et al., )  
 )  
Defendants. )

No. 12 M1 403009

Re: 4716 W. Madison

Courtroom: 1111

**EMERGENCY ORDER OF DEMOLITION**

This cause coming to be heard on 11/13/12, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen Patton, Corporation Counsel of the City of Chicago, against the following named Defendants:

Estate of Peter Gritzanis  
Chicago Title Land Trust Company, as Trustee for Trust #1114610  
Dimitra Gritzanis, a minor  
Helen Gritzanis Kalogeropoulou a/k/a Eleni Kalogeropoulou  
Vasilios Sauvopoulos a/k/a Vasili Sauvopoulos  
Beata Zwolinski  
Unknown Owners and Non-record 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: 4716 W. Madison, Chicago, Illinois, and legally described as follows:

**THE EAST 21 ½ FEET OF LOT 1 IN THE RESUBDIVISION OF LOTS 41 AND 42 IN BLOCK 40 IN THE SUBDIVISION OF THE SOUTH ¼ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT RECORDED FEBRUARY 18, 1909 IN BOOK OF PLATS 107 PAGE 9 AS DOCUMENT 4330262 IN COOK COUNTY, ILLINOIS.**

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This parcel has a Permanent Index Number of 16-10-328-033.

2. Located on the subject property is a two-story brick commercial 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(s) located on the subject property (“the building”) is vacant.
  - b. The building’s electrical systems are stripped or inoperable with missing fixtures.
  - c. The building’s plumbing systems are stripped or inoperable with missing fixtures.
  - d. The building’s heating systems are stripped or inoperable with missing duct work and a missing furnace.
  - e. The building’s glazing is broken or missing.
  - f. The building’s joists have collapsed and have smoke, fire, and/or water damage.
  - g. The building’s masonry has loose or missing brick.
  - h. The building’s masonry has washed out mortar joints.
  - i. The building’s masonry has been illegally altered to create an addition at the rear.
  - j. The building’s masonry is over spanned with fire damaged structural members.
  - k. The building’s plaster is broken or missing with smoke, fire, and/or water damage.
  - l. The building’s rafters have collapsed or are cracked.
  - m. The building’s rafters are fire damaged.
  - n. The building’s roof is fire damaged with a damaged membrane.
  - o. The building’s sash are broken, missing, or inoperable.

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- p. The building's roof is burnt through.
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. The Court finds that the City has met its obligations under Section 21-410 of the Property Tax Code and that property tax certificate holders are subject, *inter alia*, to Sections 21-95, 21-100, 21-105, and 22-35 of the Property Tax Code. The property tax certificate holder (not applicable) is dismissed as a party defendant.
- B. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City of Chicago's complaint for demolition.
- C. The remaining counts of the City's complaint for demolition are voluntarily dismissed.
- 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 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 C. above shall become effective immediately.
- F. 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.
- G. Defendants with either possession or control of the subject property shall remove any and all persons, if any, occupying the subject property and all personal property from said premises no later than the effective date so that said premises will be completely vacant and free of personal property before demolition is commenced.

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- H. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order. The Court finds no just reason for delay in the enforcement or appeal of this order.
- I. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining and approving the demolition and litigation costs.
- J. The City is ordered to demolish the subject property within   N/A   days.

Property of Cook County Clerk's Office

  
 Judge James M. McGing  
 NOV 13 2012  
 Circuit Court 1926  
 Judge  
 ENTERED

PLAINTIFF, CITY OF CHICAGO  
 STEPHEN PATTON, Corporation Counsel

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