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Karen A. Yarbrough
Cook County Recorder of Deeds
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT

CITY OF CHICAGO, a Municipal Corporation,

Plaintiff,

v.

CHICAGO NEIGHBORHOOD GROUP, LLC; VARTAN SEFERIAN;
UNKNOWN OWNERS and
NON-RECORD CLAIMANTS,

Defendants.

Case No. 08 M1 403202

In re: 3848 W. Gladys Ave.

ORDER OF DEMOLITION

November 8, 2011

This cause coming on to be heard on September 6, 2011, on the first amended complaint filed by the plaintiff, City of Chicago, a municipal corporation ("City"), seeking demolition authorization and other relief, by Mara S. Georges, Corporation Counsel of the City of Chicago, against the following named defendants:

Chicago Neighborhood Group, LLC
Vartan Seferian
Unknown Owners
Non-Claimants

The Court being fully advised of the premises of this proceeding, having heard both the testimonial and physical evidence presented at hearing, finds that:

1. The Court has jurisdiction of the subject matter, which is the premises located at the following address: 3848 W. Gladys Ave, Chicago, Illinois, and legally described as follows:

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Lot 31 and the West 2.88 feet of Lot 32 in Block 9 in Lambert Tree's Subdivision of the West ½ of the Northwest ¼ of Section 14, Township 39 North, Range 13, East of the Third Principal Meridian, In Cook County, Illinois.

PIN: 16-14-109-016.

2. Located on the subject property is a two-story, frame structure with detached garage.
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 (2004) in that:
 - a. The subject property is currently vacant and accessible;
 - b. The subject property's roof and rafter system is fire and water damaged;
 - c. The subject property's heating system is stripped, broken, or otherwise inoperable;
 - d. The subject property's plumbing system is stripped, broken, or otherwise inoperable;
 - e. The subject property's electrical system is stripped, broken, or otherwise inoperable;
 - e. The subject property's flooring is missing or water damaged;
 - f. The subject property's masonry is loose, missing and/or displays stress fractures;
 - g. The subject property's joist system is cracked, over-notched and/or over-spanned.

WHEREFORE, IT IS HEREBY ORDERED that:

- A. The plaintiff City of Chicago is authorized to immediately demolish the building located on the subject property.
- B. Judgment is entered in favor of plaintiff City of Chicago and against defendants on Counts I and IV of its first amended complaint. Counts II, III, V, VI, VII and VIII are voluntarily withdrawn.
- C. Pursuant to 65 ILCS 5/11-31-1 and the City's police powers under Article VII of the Illinois Constitution, and Section 13-12-130 of the Municipal Code of Chicago, the City is authorized to immediately demolish the building situated on the subject property on an emergency basis and is entitled to a lien for the costs of demolition, court costs and other costs enumerated by statute.
- D. Defendants shall immediately remove any and all persons occupying the subject property and all personal property from said premises instantaneously 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.

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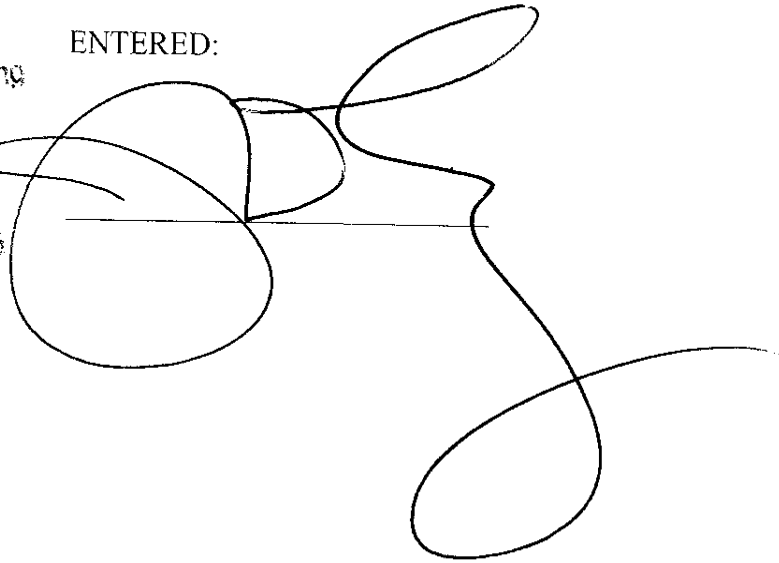
- E. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and personal judgment, the Court finding no just reason to delay the enforcement or appeal of this final order and judgment.

ENTERED:

Judge James M. McGinnis

NOV 13 2011

Circuit Court 1926



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