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Karen A. Yarbrough
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS MUNICIPAL DEPARTMENT - FIRST DISTRICT

CITY OF CHICAGO, a municipal
corporation,)
)
Plaintiff,)
v.)
)
JUANITA WATSON, et al.,)
)
Defendants.)

No. 12 M1 402652
Re: 15-19 E. 103rd Street
Courtroom: 1109

ORDER OF DEMOLITION

This cause coming to be heard on 1-16-13, 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:

Juanita Watson
Cardell Williams
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: 15-19 E. 103rd Street, Chicago, Illinois, and legally described as follows:

LOTS 120 AND 121 IN KUPER'S ADDITION TO PULLMAN, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 25-15-100-006, 007 & 008.

2. Located on the subject property is a front two-story brick building and a rear two-story brick building.
3. The Court having heard testimony and evidence finds that the building located on the

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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 and inoperable with exposed wiring and 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 a missing furnace.
- e. The building's heating systems have been vandalized.
- f. The building's floors are missing or warped with smoke, fire, and/or water damage.
- g. The building's glazing is broken or missing with cracked panes.
- h. The building's masonry has holes with loose or missing brick.
- i. The building's masonry has step or stress fractures with washed out mortar joints.
- j. The building's plaster is broken or missing.
- k. The building's sashes are broken, missing, or inoperable.
- l. The building's stairs have damaged handrails.
- m. The building's exterior has high weeds.
- n. The building's interior is filled with junk and debris.
- o.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

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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. Juanita Watson is ordered to keep the property secure until it is demolished. Juanita Watson is ordered to pay a judgment of n/a to the City no later than n/a, based on Count II of the City's complaint. Payment must be by certified check, business check, or money order, made payable to the City of Chicago. Payment must be delivered to 30 N. LaSalle Street, Suite 700, Chicago, IL, 60602, Attn: Kristina Mokrzycki. Payment must include the case number on its face, and be accompanied by a copy of this court order.
- H. 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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- I. 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.
- J. 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.\

ENTERED  Judge

PLAINTIFF, CITY OF CHICAGO
STEPHEN PATTON, Corporation Counsel

By:


Maggie Rizzo

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Associate Judge William G. Pileggi

JAN 17 2013

Circuit Court - 1764