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Case Number 12 M1 402721



Doc#: 1303241069 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/01/2013 12:18 PM Pg: 1 of 3

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

Case Number: 12 M1 402721

SHAHID AHMED *ET AL.*,

Re: 6429 S. Carpenter

Defendants.

Courtroom 1109

ORDER OF DEMOLITION

This cause coming on to be heard on January 31, 2013, on the Plaintiff, City of Chicago, a municipal corporation's ("City"), complaint seeking demolition authorization, by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

SHAHID AHMED; and

UNKNOWN OWNERS, and NONRECORD 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: 6429 S. Carpenter, Chicago, Cook County, Illinois ("subject property"), legally described as:

**LOT 12 IN BLOCK 8 IN WEDDELL AND COX'S SUBDIVISION OF THE WEST
1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.**

Permanent Index Number: 20-20-211-012-0000.

2. Located on the subject property is a one-story frame building. The last known use of the subject building was residential.
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) (Unsafe Buildings), in that:

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Case Number 12 M1 402721

- a. The electrical, plumbing and heating systems of the subject property dwelling building have been vandalized and are therefore inoperable.
 - b. The exterior walls of the dwelling building are missing siding.
 - c. The roof of the building is water damaged and missing shingles.
 - d. The building's window sashes are broken and missing and are therefore inoperable.
 - e. The building's windows have broken and missing glazing.
 - f. The building's exterior stair system is missing joist hangers.
 - g. The exterior stair system has damaged decking and handrails, as well as improper foundations, handrails, and tread and riser.
 - h. The building's interior walls are have broken and missing plaster.
 - i. As a result of the building being completely open and un-boarded, children have been observed entering the building and playing inside.
4. The Court finds that it would take major reconstruction by a responsible owner to bring the building into full compliance with the Municipal Code of Chicago. Further, the Court finds that the building located thereon poses a dangerous and hazardous threat to the public health, safety and welfare, and is beyond reasonable repair. Accordingly, the Court finds that demolition of the building is the least restrictive means available as of 1/31/13 to abate the dangers and hazards posed by the building.

WHEREFORE, IT IS HEREBY ORDERED THAT:

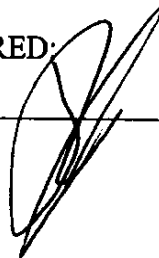
- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City's complaint. Accordingly, the City is authorized to demolish the building located on the subject property pursuant to Counts I and IV of the City's complaint.
- B. Counts II, III, V, VI, and VIII are voluntarily withdrawn without prejudice
- C. 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.
- D. Defendants with either possession or control of the subject property and their successors and assigns shall be permanently enjoined from renting, using, leasing, or occupying the Subject Property until demolition of the subject property commences

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Case Number 12 M1 402721

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

ENTERED:



PLAINTIFF, CITY OF CHICAGO
STEPHEN PATTON, Corporation Counsel

By: 
Keith Martin
Assistant Corporation Counsel
Building and License Enforcement Division
30 N. LaSalle Street, Room 700
Chicago, Illinois 60602 / (312) 744-7634
Atty No. 90909

Associate Judge William G. Pileggi

JAN 31 2013

Circuit Court - 176'