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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/13/2013 03:49 PM 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.)

TRUE TEMPLE OF DIVINE SPIRITUAL LAW AND ORDER COPTIC UNKNOWN OWNERS AND NONRECORD CLAIMANTS, et al.)

Defendants.)

No. 13 M1 400328

Re: 7652-54 S. Vincennes Ave. Chicago, IL 60620

Courtroom: 1111

ORDER OF DEMOLITION

This cause coming to be heard on 2/11/2013 on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel of the City of Chicago, against the following named Defendants:

TRUE TEMPLE OF DIVINE SPIRITUAL LAW AND ORDER COPTIC UNKNOWN OWNERS, and NONRECORD 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: 7652-54 S. Vincennes Ave, Chicago, Illinois, and legally described as follows:

THE SOUTH 63 FEET OF LOT 5 IN BLOCK 7 IN STEWART'S SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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This parcel has a Permanent Index Number of **20-28-407-022**.

2. Located on the subject property is a single-story brick commercial/public assembly 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 is vacant and open.
 - b. The building is in imminent danger of collapse.
 - c. The building's electrical service is terminated at the building.
 - d. The building's electrical system is missing fixtures and is stripped and inoperable.
 - e. The building's glazing has cracked panes and is broken or missing.
 - f. The building's heating system is vandalized and is missing ductwork.
 - g. The building's joists are over-notched and cracked.
 - h. The building is missing joists.
 - i. The building's joists are dangerous and hazardous.
 - j. The building's plaster is broken or missing and smoker, fire or water damaged.
 - k. The building's plumbing system is missing fixtures and is stripped and inoperable.
 - l. The building's rafters are cracked and collapsed.
 - m. The building's roof has a damaged membrane.
 - n. The building's sash is broken, missing or inoperable.
 - o. The building is missing studding.
 - p. The building's studding is smoke, fire or water damaged.
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. An in rem judgment is entered in favor of Plaintiff City of Chicago and against defendants on Counts I and IV of the City's complaint seeking demolition authority.
- B. Counts III, V, VI, VII, and VIII of the City's Complaint are voluntarily withdrawn.
- C. 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.
- D. The authority granted above shall be effective immediately.
- E. Defendant owners are ordered to keep the property secure until it is demolished.
- F. The City's performance under the 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 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.
- H. 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.
- I. The Court reserves jurisdiction of this cause to enforce the terms of this Order, for the purpose of ascertaining demolition costs for entry of money judgments against the defendant owners, and for the purpose of hearing foreclosure proceedings, as defined by the applicable statutes and ordinances.

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Judge James M. McGraw
 FEB 11 2013
 Circuit Court 1926
 ENTERED Judge

PLAINTIFF, CITY OF CHICAGO
 Stephen R. Patton, Corporation Counsel

By: 

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