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Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/17/2013 10:21 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. )

FIRST S & H MANAGEMENT, L.L.C., et al., )

Defendants. )

No. 12 M1 403182

Re: 825 N. Central Park

Courtroom: 1111

*Agreed* **ORDER OF DEMOLITION**

This cause coming to be heard on 3/26/13, 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:

First S & H Management, L.L.C.  
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: 825 N. Central Park, Chicago, Illinois, and legally described as follows:

LOT 13 IN THE SUBDIVISION OF LOTS 568 TO 581, BOTH INCLUSIVE, AND THE NORTH 1/2 OF LOT 567 IN DICKEY'S THIRD ADDITION TO CHICAGO IN SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-02-419-013.

2. Located on the subject property is a two-story brick residential building and a one-story frame garage.

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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:

## FRONT BUILDING

- a. The building(s) located on the subject property ("the building") is vacant.
- b. The building's electrical systems are stripped or 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 missing duct work and a missing furnace.
- e. The building's floors are missing or warped with smoke, fire, and/or water damage.
- f. The building's glazing is broken or missing with cracked panes.
- g. The building's joists have smoke, fire, and/or water damage.
- h. The building's masonry has step or stress fractures with washed out mortar joints.
- i. The building's masonry has smoke, fire, and/or water damage.
- j. The building's plaster is broken or missing with smoke, fire, and/or water damage.
- k. The building's roof is missing shingles.
- l. The building's sash are broken, missing, or inoperable with smoke, fire, and/or water damage.
- m. The building's stairs have damaged decking.
- n. The building has high weeds on the exterior.

## GARAGE

- o. The building's garage is vacant.

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4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

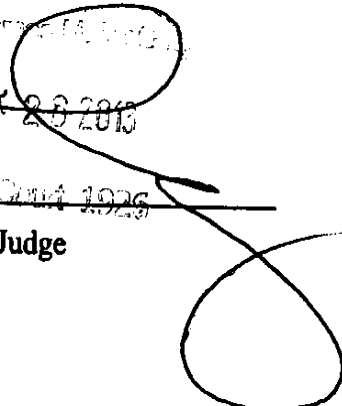
**WHEREFORE, IT IS HEREBY ORDERED THAT:**

- 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 Wheeler-Dealer, Ltd. d/b/a Wheeler Financial, Inc. is dismissed as a party defendant.
- B. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Courts \_\_\_\_\_ 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 D. above shall become effective \_\_\_\_\_.
- 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. First S & H Management, L.L.C. is ordered to keep the property secure until it is demolished. First S & H Management, L.L.C. is ordered to pay a judgment of \_\_\_\_\_ to the City no later than \_\_\_\_\_, 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.

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- 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.
- 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.\

Property of Cook County Clerk's Office

  
 Judge Jerome  
 MAR 28 2013  
 ENTERED Judge

PLAINTIFF, CITY OF CHICAGO  
 STEPHEN PATTON, Corporation Counsel

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