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Affidavit Fee:
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.
UNKNOWN HEIRS & LEGATEES OF
GEORGE CHEESEBORO, et al.,
Defendants.

No. 13 M1 400138

Re: 2628 W. Gladys

Courtroom: 1111

ORDER OF DEMOLITION

This cause coming to be heard on 4-16-13, 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:

Unknown Heirs & Legatees of George Cheeseboro
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: 2628 W. Gladys, Chicago, Illinois, and legally described as follows:

LOT 33 IN ORVILLE CRONKITE'S SUBDIVISION OF LOTS 9 TO 15 BOTH INCLUSIVE AND THE WEST 2-3/4 FEET OF LOT 16 IN BLOCK 3 OF ROCKWELL'S ADDITION TO CHICAGO IN THE WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-13-217-019.

2. Located on the subject property is a two-story brick residential building.

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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:
 - a. The building(s) located on the subject property ("the building") is vacant.
 - b. The building's electrical systems have missing fixtures.
 - c. The building's heating systems are stripped or inoperable with a missing furnace
 - d. The building's floors are rotted and warped with smoke, fire, and/or water damage.
 - e. The building's glazing is broken or missing.
 - f. The building's joists have smoke, fire, and/or water damage.
 - g. The building's masonry has missing siding with smoke, fire, and/or water damage.
 - h. The building's masonry has loose or missing brick.
 - i. The building's plaster is broken or missing with smoke, fire, and/or water damage.
 - j. The building's rafters are rotted.
 - k. The building's roof is missing shingles with a damaged membrane.
 - l. The building's roof is rotted with holes and missing down spouts and gutters.
 - m. The building's sash have smoke, fire, and/or water damage.
 - n. The building's stairs have damaged decking and damaged handrails.
 - o. The building has evidence of squatter activity.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

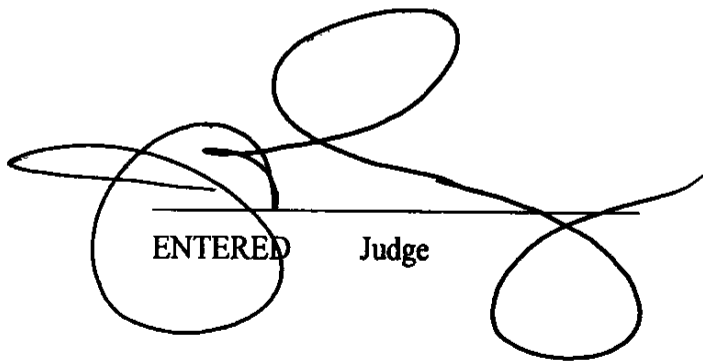
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WHEREFORE, IT IS HEREBY ORDERED THAT:

- 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 D. 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. 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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- H. 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.
- I. 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
 Maggie Rizzo
 Assistant Corporation Counsel
 Building and License Enforcement Division
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 Phone: (312)742-1935 Facsimile: (312)744-1054
 ATTY NO. 90909

for James M. McGing

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Circuit Court 1926