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Doc#: 1315034068 Fee: \$48.00
Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/30/2013 03:14 PM Pg: 1 of 6

IN THE CIRCUIT COURT OF COOK, ILLINOIS

CERTIFIED COPY OF JUDGMENT

COURT CASE #: 11 MI 403147

PLAINTIFF: CITY OF CHICAGO

DEFENDANT: JOHN DEHELEAN

LAST KNOWN ADDRESS: JOHN DEHELEAN
15 WEST 260 PLAINFIELD ROAD
BURR RIDGE, IL 60527

PIN: 19-24-102-002-0000

COMMONLY KNOWN AS: 3047 W 63RD ST, CHICAGO, IL 60629

LOTS 6 AND 7 IN BLOCK 2 IN EAST CHICAGO LAWN, BEING J.A. CAMPBELL'S
SUBDIVISION OF NORTH HALF OF THE NORTH WEST QUARTER OF THE NORTH
WEST QUARTER IN SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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**LOT 551 IN ALLERTON'S ENGLEWOOD ADDITION IN THE SOUTHWEST 1/4
OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,**

The permanent index number is **20-19-330-045**. Located on the subject property is a two-story frame building and a frame garage. The last known use of the building was residential ("the subject property").

2. The subject property is dangerous, unsafe and beyond reasonable repair under the terms of the Illinois Municipal Code, 65 ILCS 5/11-31-1 (1996) (Unsafe Buildings), in that:

FRONT BUILDING:

- a. The building located on the subject property is vacant and open.
- b. The building's electrical systems are stripped, missing, and/or inoperable.
- c. The building's plumbing systems are stripped, missing, and/or inoperable.
- d. The building's heating systems are stripped, missing, and/or inoperable.
- e. The building's plaster is broken and missing.
- f. The building's stair systems decking and handrails are damaged.
- g. The stair systems have improper foundations and handrail heights.
- h. The building's window sashes are broken, missing, and/or inoperable.
- i. The building's glazing is broken or missing.
- j. The building's masonry has holes.
- k. The building's flooring is missing and/or warped.
- l. The building's joists are smoke, fire, and/or water damaged.
- m. The building's roof is damaged.
- n. The building's rafters are water saturated.

GARAGE:

- o. The garage is vacant and open.
- p. The garage's overhead and service doors are damaged.
- q. The garage's eaves are rotting and have holes.
- r. The garage's siding is damaged.
- s. The garage's electrical system is damaged.

3. The Court finds that it would take major reconstruction of a responsible owner to bring the subject property into full compliance with the Municipal Code, and that the subject property is beyond reasonable repair. The Court further finds that demolition of the subject property is the least restrictive alternative as of 6/2/11.

UNOFFICIAL COPY**WHEREFORE, IT IS HEREBY ORDERED:**

- A. 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. Judgment in the amount of \$ 18,000- is entered against Defendant **JOHN DEHELEAN** pursuant to Count II of the City's Complaint with execution to issue. The 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.
- C. The remaining counts of the City's complaint are voluntarily withdrawn without prejudice.
- D. Pursuant to 5 ILCS 5/11-31-1 and the City's police powers under Article VII of the Illinois Constitution, the City is granted authority to demolish 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. Defendants 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. Defendants shall keep the subject property vacant and secure until demolition occurs.
- F. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds there is no just reason for delaying the enforcement or appeal of this order.
- 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:

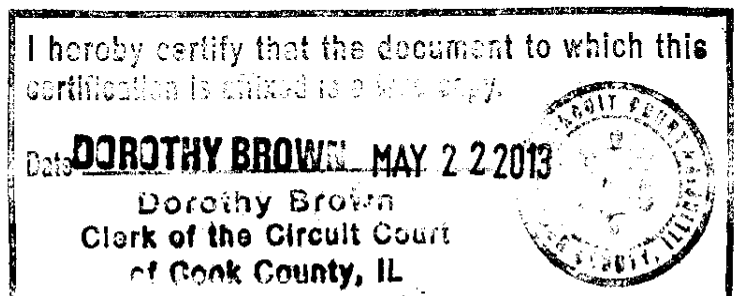
Associate Judge William G. Pieggi

JUN 02 2011

Judge

Circuit Court - 1764

ERIN M. MURPHY
 Assistant Corporation Counsel
 City of Chicago, Department of Law
 Building and License Enforcement Division
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 (312) 744-8417



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

CITY OF CHICAGO,
A Municipal Corporation,

Counter-Plaintiff,

v.

John DeHelean

et al.,

Counter-Defendants.

No. 11 MI 400147

Re: 2002 W. 70th St.
("subject property")

Courtroom 1109/1111

ORDER

This cause having been heard on the set call, the Court being fully advised in the premises,

1. THE COURT ORDERS THAT Counter-Defendant(s) _____ must
- Arrange with the Department of Buildings at (312) _____ and be present for an interior inspection of the subject property. This inspection must occur before the next court date and/or _____
 - Secure and keep secure the entire subject property by _____
 - Remove/Abate _____ from/at subject property by _____
 - Appear in Court on the date indicated below.

2. THE COURT FURTHER ORDERS THAT:
- _____ is/are joined as party Counter-Defendant(s) with summons to issue.
 - Alias summons shall issue against _____
 - Publication shall issue against unknown owners and non-record claimants _____

_____ is granted leave to file an appearance _____

John DeHelean, Harris, N.A., Illinois Department of Revenue having been served and failing to appear in court or otherwise plead, is/are in default and all allegations in the complaint are deemed admitted against Counter-Defendant(s) in default.

Unknown owners and non-record claimants and A. Accredited having failed to appear as of the publication default date of 4/25/11, is/are in default and all allegations in the complaint are deemed admitted against Counter-Defendant(s) in default.

- All previously entered orders are extended.
- Order of Denial entered per separate order
- _____
- _____
- _____

3. THIS CAUSE IS CONTINUED to off call at _____ a.m./p.m. for case management, jurisdiction, hearing, trial, settlement or dismissal in Courtroom 1109/1111 of the Richard J. Daley Center, without further notice.

By: [Signature]
Assistant Corporation Counsel
Attorney for City of Chicago, # 90909
30 North LaSalle Street, Suite 700
Chicago, Illinois 60602
Phone (312)744-8791 Fax (312)744-1054

Associate Judge William G. Pieggi
JUDGE
JUN 02 2011

ENTERED Circuit Court - 1764

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT
CASE NO. 11M1400147
AFFIDAVIT OF SPECIAL PROCESS SERVER

E.E.D.

Lewis Ellis, being first duly sworn on oath deposes and says that he served process in the above mentioned cause.
That he served the within:

- (X) Summons & Complaint
- () Citation to Discover Assets
- () Rule to Show Cause
- () Subpoena
- () Other:

1. () By leaving a copy with the named party, ----- personally on -----

2. (X) On the within named party, **John De. Helean**, by leaving a copy with **Simona De Helean, Wife**, who states that they are a member of the household on **February 27, 2011**, and informed that person of the contents thereof, and that further he mailed a copy of same in a sealed envelope with postage prepaid addressed to the party on **03/01/2011**.

3. () On the within party, ----- by leaving a copy with -----, on -----, and informed that person of the contents thereof.

4. (X) That the sex, race and approximate age of the person with whom he left the documents were as follows:

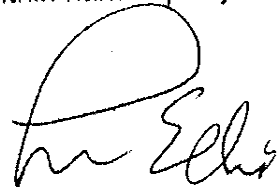
SEX: **Female** RACE: **Caucasian** APPROXIMATE AGE: **30's**

5. (X) That the place where and the time of day when the documents were served were as follows:

PLACE: **15W260 Plainfield Rd., Burr Ridge, IL 60527**
TIME OF DAY: **9:32 AM**

6. () That he was unable to serve the within named party ----- located at ----- for the reason: -----

Signed and Sworn to before me
This **1st** day of **March 2011**.



Lewis Ellis
Special Process Server
IT'S YOUR SERVE, INC.
Private Detective No. 117-000885

