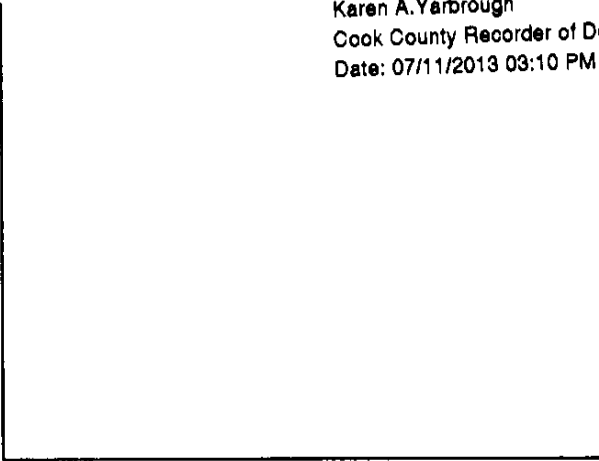


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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/11/2013 03:10 PM Pg: 1 of 3



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

CITY OF CHICAGO, a municipal corporation,)	
)	
Plaintiff,)	No. 12 M1 403459
v.)	
WINIFRED IHEJIRIKA, et al.)	Re: 4824 W. Monroe
)	
Defendants.)	Courtroom: 1111

ORDER OF DEMOLITION

This cause coming to be heard on July 8, 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:

WINIFRED IHEJIRIKA,
DEUTSCHE BANK NATIONAL TRUST CO. AS TRUSTEE FOR MORGAN STANLEY APS CAPITAL INT
TRUST 2006-NC5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC5,
SAMUEL UMUNNA,
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: 4824 W. Monroe, Chicago, Illinois, and legally described as follows:

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LOT 5 IN ELLSWORTH SUBDIVISION OF LOTS 10, 11, 12, 13, 14, AND 15 IN BLOCK 1 IN D.G. DAVIS SUBDIVISION OF LOTS 2 AND 3 IN SCHOOL TRUSTEE'S SUBDIVISION OF NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-16-202-046.

2. Located on the subject property is a two-story brick residential 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's electrical service is terminated at the building.
 - c. The building's electrical system has exposed wiring and is altered.
 - d. The building's floor is smoke, fire or water damaged.
 - e. The building's glazing is broken or missing.
 - f. The building's heating system is missing a furnace and is altered.
 - g. The building's masonry is dangerous and hazardous.
 - h. The building's masonry is missing sections and is smoke, fire or water damaged.
 - i. The building is missing siding.
 - j. The building's plaster is broken or missing and smoke, fire or water damaged.
 - k. The building's plumbing is fire damaged and altered.
 - l. The building's roof is fire damaged.
 - m. The building's sash is broken, missing or inoperable.
 - n. The building's sash is smoke, fire or water damaged.
 - o. The building's stairs have damaged handrails, scabbed structural components and are smoke, fire or water damaged.
 - p. The building's stairs are dangerous and hazardous.
 - q. The building's studs are altered and smoke, fire or water damaged.
 - r. The building's garage is open.
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. Defendants UNKNOWN OWNERS and NONRECORD CLAIMANTS, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default date of ~~May~~ ^{MAY 17,} ₂₀₁₃, are in default and all allegations in the complaint are deemed admitted against Defendants in default.
- B. 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.
- C. Pursuant to Count II of the City's Complaint, Defendant Winifred Ihejirika shall pay a fine of \$34,400 with execution to issue.

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- D. Counts III, V, VI, VII, and VIII of the City's Complaint are voluntarily withdrawn.
- E. 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.
- F. The authority granted in Paragraph E above shall be effective immediately.
- G. Defendant owners are ordered to keep the property secure until it is demolished.
- H. 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.
- I. 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.
- J. 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.
- K. 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.

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

By: G. [Signature]

Assistant Corporation Counsel
 Building and License Enforcement Division
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 Phone: (312)744-3326 Facsimile: (312)744-1054 ATTY NO. 90909

ENTERED Judge
 Judge James M. McCing
 JUL 18 2013
 Circuit Court 1926