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IN THE CIRCUIT COURT OF COOK, ILLINOIS

**CERTIFIED COPY OF JUDGMENT**

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COURT CASE #: 10 M1 401060  
PLAINTIFF: CITY OF CHICAGO  
DEFENDANT: ENGELS JIMENEZ  
LAST KNOWN ADDRESS: ENGELS JIMENEZ  
1648 N NASHVILLE AVE  
CHICAGO, IL 60707  
PIN #: 16-02-125-001-0000 PROPERTY: 1257 NORTH PULASKI, CHICAGO, ILLINOIS  
60651

**LEGAL DESCRIPTION:**

LOT 47 AND THE NORTH 3 FEET OF LOT 46 IN BLOCK 3 IN THOMAS J. DIVEN'S  
SUBDIVISION OF BLOCK 7 TO 11 IN SEYMOUR'S ESTATE, A SUBDIVISION OF THE  
WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

CITY OF CHICAGO, a municipal corporation, )

Plaintiff. )

No. 10 MI 401060

v. )

Re: 1131 N. Monticello Ave.

MULTISTATE REO, L.L.C., et al., )

Defendants. )

**ORDER OF DEMOLITION**

This cause coming to be heard on 11/30/10 2010, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges, Corporation Counsel, against the following named Defendants:

- ENGELES JIMINIEZ
- MULTISTATE REO, LLC
- RAOUK SHEIKH D/B/A MULTISTATE REO, LLC
- UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

The Court having heard the evidence at trial and being fully advised in the premises finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter which is the building located at the common address of 1131 N. Monticello Ave., Chicago, Illinois, and legally described as follows:

**LOT 41 IN BLOCK 1 INTREAT'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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P.I.N. NO. 16-02-308-012. The property contains a two-story frame residence ("the subject building").

2. The subject building 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:
  - a. The building is vacant.
  - b. The building's heating systems are stripped or inoperable.
  - c. The building's plumbing systems are stripped or inoperable.
  - d. The building's electrical systems are stripped or inoperable.
  - e. The building's main beam has been cut off and scabbed at rear basement with temporary columns installed.
  - f. The buildings's chimney base is missing mortar with eroded bricks.
  - g. The building's floors are rotted through with holes.
  - h. The building's walls are broken through with collapsed bricks.
  - i. The building's second floor south frame exterior wall is twisted and out of plumb.
  - j. The building's doors are broken and rotted.
  - k. The building's windows frames and sashes are rotted.
  - l. The building's exterior stairways are rotted and collapsed.
  - m. The building's interior stairways lack the required headroom and are missing safety components.
  - n. The building's plaster is damaged.
  - o. The building's window panes are broken.
3. There has been no work in progress since the beginning of this case at the subject property.
4. The Court finds that it would take major reconstruction of a responsible owner to bring the building into full compliance with the Municipal Code, and that the building is beyond reasonable repair. The Court further finds that demolition of the building on the subject property is the least restrictive alternative as of 11/30/10, 2010.

**WHEREFORE, IT IS HEREBY ORDERED:**

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I, II & IV of the City's complaint seeking demolition. This order is effective immediately.
- B. Judgment is entered in favor of the Plaintiff City of Chicago and against Defendant, Jimenez Engels, on Count II of the City's complaint seeking a fine in the amount of \$ 42,000, with execution to issue. Defendant, Jimenez Engels is to reimburse the City's litigation costs,

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in the about of \$478 bc with execution to issue.

- C. Counts III, V, VI and VII of the City's complaint are voluntarily dismissed without prejudice.
- 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. 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.
- 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:

Judge James M. McGinnis

Judge NOV 30 2010

Date: Circuit Court 1926

Hearing date: \_\_\_\_\_

By: Maggie Rizzo  
 MAGGIE RIZZO  
 Assistant Corporation Counsel  
 Building and License Enforcement Division  
 30 N. LaSalle Street, Suite 700  
 Chicago, Illinois 60602  
 (312) 742-1935

I hereby certify that the document to which this certification is affixed is a true copy.

Date: DOROTHY BROWN AUG 29 2010

Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL

