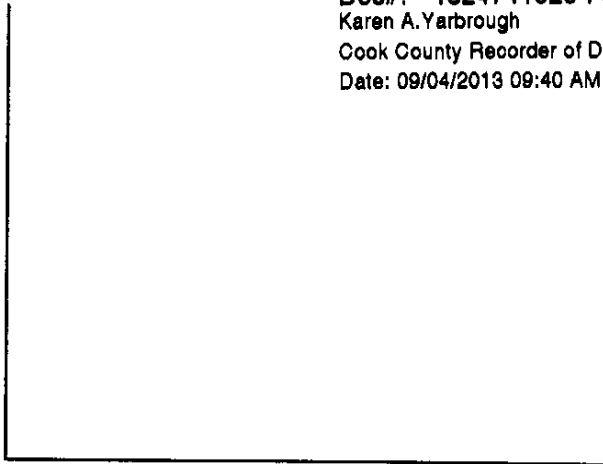


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Doc#: 1324741020 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2013 09:40 AM Pg: 1 of 3



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

**CITY OF CHICAGO, a municipal
corporation,**

Plaintiff,

v.

MARIA JASSO, et al.

Defendants.

No. 13 M1 400040

Re: 2437 S. Spaulding

Courtroom: 1111

ORDER OF DEMOLITION

This cause coming to be heard on August 28, 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:

**MARIA JASSO,
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN FINANCIAL
FUNDING CORPORATION,
AMERICAN FINANCIAL FUNDING CORPORATION,
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: **2437 S. Spaulding, Chicago, Illinois**, and legally described as follows:

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LOT 22 IN BLOCK 2 IN KEDZIE AVENUE LAND ASSOCIATION SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 26,
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-26-222-014.

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.
 - c. The building's electrical wiring is exposed.
 - d. The building's electrical system is missing fixtures, stripped and inoperable.
 - e. The building's electrical system is fire damaged.
 - f. The flooring of the building is missing.
 - g. The flooring of the building is smoke, fire or water damaged.
 - h. The building's window glazing is broken or missing.
 - i. The building's heating system is stripped and inoperable.
 - j. The building's heating system is fire damaged.
 - k. The building's joists are smoke, fire or water damaged.
 - l. The building's masonry is smoke, fire or water damaged.
 - m. There are step or stress fractures to the building's masonry.
 - n. The mortar joints to the building's masonry are washed out.
 - o. The building's plaster is broken or missing.
 - p. The building's plaster is smoke, fire or water damaged.
 - q. The building's plumbing system is missing fixtures, stripped and inoperable.
 - r. The building's plumbing system is fire damaged.
 - s. The building's rafters are fire damaged.
 - t. The membrane of the building's roof is damaged.
 - u. The building's roof is missing shingles.
 - v. The building's roof is fire damaged.
 - w. The building's sashes are broken, missing or inoperable.
 - x. The building's sashes are smoke, fire or water damaged.
 - y. The handrails to the building's stairs are damaged.
 - z. The building's stairs are partially collapsed.

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 July 8, 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.

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- C. Counts II, III, V, VI, VII, and VIII of the City's Complaint are voluntarily withdrawn.
- D. 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.
- E. The authority granted in Paragraph D above shall be effective **10/28/13**
- F. Defendant owners are ordered to keep the property secure until it is demolished.
- G. 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.
- H. 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 instantly 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.
- I. Pursuant to Illinois Supreme Court Rule 364(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.
- J. 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: _____

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. [Signature]
 AUG 28 2013
 Circuit Court Office