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LOT 13 IN BLOCK 19 IN WEST AUBURN A SUBDIVISION OF BLOCKS 17, 18, 19, 20, 29, 30, 31 AND 32 IN THE SUBDIVISION OF SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of **20-29-421-027**.

2. Located on the subject property is a **TWO-STORY FRAME MULTIPLE UNIT 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'S ELECTRICAL SYSTEM HAD EXPOSED WIRING.
 - b) THE BUILDING'S ELECTRICAL SYSTEM HAD MISSING FIXTURES.
 - c) THE BUILDING'S ELECTRICAL SYSTEM WAS STRIPPED AND INOPERABLE.
 - d) THE BUILDING'S ELECTRICAL SYSTEM HAD ARMORED CABLE AND HAD NO PERMITS.
 - e) THE BUILDING'S FLOOR HAD WARPED FLOORING.
 - f) THE BUILDING'S GLAZING WAS BROKEN OR MISSING.
 - g) THE BUILDING'S HEATING SYSTEM WAS STRIPPED AND INOPERABLE.
 - h) THE BUILDING'S HEATING SYSTEM IN BASEMENT APPEARED INOPERABLE.
 - i) THE BUILDING'S JOISTS WERE OVER NOTCHED.
 - j) THE BUILDING'S JOISTS WERE SMOKE, FIRE OR WATER DAMAGED.
 - k) THE BUILDING'S JOISTS WERE OVER NOTCHED IN BASEMENT.
 - l) THE BUILDING'S MASONRY HAD LOOSE OR MISSING BRICK.

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- m) THE BUILDING'S MASONRY HAD MISSING SIDING.
- n) THE BUILDING'S MASONRY HAD POSSIBLE ASBESTOS SIDING.
- o) THE BUILDING'S MASONRY HAD SMOKE, FIRE, OR WATER DAMAGED.
- p) THE BUILDING'S MASONRY HAD WASHED OUT MORTAR JOINTS.
- q) THE BUILDING'S MASONRY HAD FIRE DAMAGED AND CHIMNEY HAD MISSING BRICKS.
- r) THE BUILDING'S PLASTER WAS BROKEN OR MISSING.
- s) THE BUILDING'S PLASTER HAD NEW DRYWALL IN AREAS.
- t) THE BUILDING'S PLUMBING SYSTEM HAD MISSING FIXTURES.
- u) THE BUILDING'S PLUMBING SYSTEM WAS STRIPPED AND INOPERABLE.
- v) THE BUILDING'S PLUMBING SYSTEM HAD SOME WORK PROGRESS WITHOUT PERMITS.
- w) THE BUILDING'S RAFTER HAD ROTTING AT NORTH ELEVATION.
- x) THE BUILDING'S ROOF HAD FIRE DAMAGED.

4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

- 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 _____ are dismissed as party defendants.
- B. Defendants **UNKNOWN OWNERS and NONRECORD CLAIMANTS and HSBC BANK USA, N.A ACE SEC. CORP. HOME EQUITY LOAN TRUST, SERIES 2005-SD2 ASS. BACK. PASS THROUGH CERT.**, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default dates of **JULY 29, 2013**, are in default and all allegations in the complaint are deemed admitted against Defendants in default.

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- C. 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.
- D. Pursuant to Count II of the City's Complaint, Defendant _____ shall pay a fine of _____ with execution to issue.
- E. Counts III, V, VI, VII, VIII, and all the remaining counts of the City's Complaint are voluntarily withdrawn.
- F. 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.
- G. The authority granted in Paragraph E above shall be effective immediately
- H. Defendant owners are ordered to keep the property secure until it is demolished.
- I. 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.
- J. 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.
- K. 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.

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L. 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.

By: James M. McGuire

AUG 26 2013

WHEREFORE, IT IS HEREBY ORDERED THAT:

(Handwritten signature)
Circuit Court 1926
ENTERED Judge

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

By:

(Handwritten signature)

MATTHEW E. SUHL

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