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Karen A. Yarbrough
Cook County Recorder of Deeds
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT

CITY OF CHICAGO, a municipal corporation,)	
)	
Plaintiff,)	No. 13 M1 401535
v.)	
)	Re: 3502 W. Evergreen
REINALDO COLLAZO, et al.,)	
)	
Defendants.)	Courtroom: 1111

ORDER OF DEMOLITION

This cause coming to be heard on 7/3/13, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen Patton, Corporation Counsel of the City of Chicago, against the following named Defendants:

Reinaldo Collazo
Oak Park Investments, Inc.
Unknown Owners and Non-record 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: 3502 W. Evergreen, Chicago, Illinois, and legally described as follows:

LOT 195 IN DICKEY'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-02-216-046.

2. Located on the subject property is a one-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

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the Unsafe Buildings Statute, 65 ILCS 5/11-31-1 (1996) in that:

- a. The building(s) located on the subject property ("the building") is vacant.
 - b. The building's electrical systems have exposed wiring, missing, fixtures, and have been altered.
 - c. The building's plumbing systems are stripped or inoperable and have been altered.
 - d. The building's heating systems are stripped or inoperable.
 - e. The building's floors have been altered with new sub-flooring.
 - f. The building's glazing is broken or missing.
 - g. The building's joists are over notched and have been altered.
 - h. The building's masonry has missing siding.
 - i. The building's masonry has washed out mortar joints.
 - j. The building's masonry has been altered with a breached wall at the kitchen.
 - k. The building's plaster has been altered.
 - l. The building's rafters have been altered.
 - m. The building's roof has been altered.
 - n. The building's sash are broken, missing, or inoperable and have been altered.
 - o. The building's stairs have damaged decking, damaged handrails, improper foundations, and improper handrail heights.
 - p. The building has evidence of squatter activity.
 - q. The building's stairs to the second floor are blocked with debris.
 - r. The building has a temporary column at the basement main beam.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

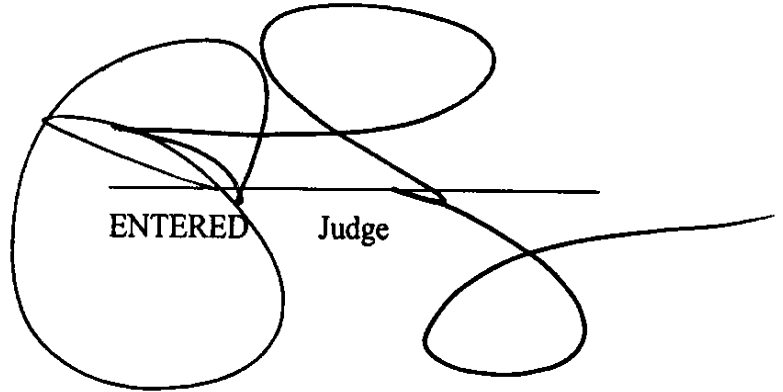
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WHEREFORE, IT IS HEREBY ORDERED THAT:

- 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 (not applicable) is dismissed as a party defendant.
- B. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City of Chicago's complaint for demolition.
- C. The remaining counts of the City's complaint for demolition are voluntarily dismissed.
- 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. The authority granted in Paragraph D. above shall become effective immediately.
- F. The City's performance under this 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.
- G. Defendants with either possession or control of the subject property shall remove any and all persons, if any, occupying the subject property and all personal property from said premises no later than the effective date so that said premises will be completely vacant and free of personal property before demolition is commenced.

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- H. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order. The Court finds no just reason for delay in the enforcement or appeal of this order.
- I. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining and approving the demolition and litigation costs.\



 ENTERED Judge

PLAINTIFF, CITY OF CHICAGO
 STEPHEN PATTON, Corporation Counsel

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