



Doc#: 1329041026 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/17/2013 02:29 PM Pg: 1 of 4

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

6909 S. CORNELL, LLC, ET AL.,

Defendants.

Case Number: 12 M1 402928

Re: 6909 S. CORNELL AVE.

Courtroom 1109

ORDER OF DEMOLITION

This cause coming on to be heard on, 10/15/13, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

6909 S. CORNELL, LLC; and
UNKNOWN OWNERS, and NONRECORD CLAIMANTS.

The Court being fully advised of the premises of this proceeding and having heard the evidence finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 6909 S. Cornell Ave., Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 17 IN BLOCK 2 IN DICKEY AND BAKER'S SUBDIVISION OF LOT 1 IN SUPERIOR COURT PARTITION BEING THE NORTH 4.04 CHAINS OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-24-317-003-0000.

2. Located on the subject property is a three-story, multiple family, brick building. The last known use of the subject building was residential.

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3. 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 located on the Subject Property ("building") has been found vacant ~~and open~~.
- b. The building's roof is water damaged *and is not weather-tight.*
- c. The building's electrical service is terminated at the pole.
- d. The building's electrical system is missing fixtures.
- e. The building's heating system is missing ductwork and a furnace.
- f. The building's plumbing system is missing fixtures.
- g. The building's plaster is broken or missing.
- h. The building's glazing is broken or missing.
- i. The building's sashes are broken, missing, or inoperable.
- j. The building's stair system has damaged handrails.

k. *The building's doors are missing.*

l. *There is water damage to the rafters, sheathing, and flooring.*

m. *There is a complete lack of fire separation on the interior, creating a dangerous and hazardous condition.*

n. */ / / / / / / / / /*

o. */ / / / / / / / / /*

4. There has been no work in progress since the beginning of this case at the subject property.

5. The Court finds that it would take major reconstruction of a responsible owner to bring the subject building into full compliance with the Municipal Code, and that the subject building is beyond reasonable repair. The Court further finds that demolition of the subject building 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 non-record claimants, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default date of **September 16, 2013**, are in default and all allegations in the complaint are deemed admitted against Defendants in default.
- B. 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. The remaining counts of the City's complaint are voluntarily withdrawn.

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- 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 C. 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 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.
- H. 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.
- I. 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:

9 January 1994

Judge Edward S. Harmenting

Clerk's Office
CCT 18 2003
Circuit Court - 1994

PLAINTIFF, CITY OF CHICAGO
STEPHEN PATTON, Corporation Counsel

By: Stuart Miles
Stuart Miles
Assistant Corporation Counsel
Building and License Enforcement Division
30 N. LaSalle Street, Room 700
Chicago, Illinois 60602 / (312) 744-0210
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Pink Copy for Defendant(s) (photocopy if required)

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v. 6909 S. Cornell, LLC
et al.,
Defendant(s).

No: 12 MI 402928
Re: 6909 S. CORNELL AVE
Courtroom 1109, Richard J. Daley Center

ORDER OF PERMANENT INJUNCTION

This cause coming to be heard on the set call and on motion of Plaintiff, the Court having jurisdiction over the defendant(s) and the subject matter, and being fully advised in the premises:

IT IS HEREBY ORDERED THAT:

- Defendant(s) 6909 S. Cornell, LLC and his / her / their / its agents, heirs, legatees, successors, and assigns shall be permanently enjoined and restrained from renting, using, leasing, or occupying the: PROPERTY IN QUESTION until the same have established full compliance with the Municipal Code of the City of Chicago as stated in this cause and further order of court. Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall maintain the subject property in a sanitary, boarded, and secure condition while it remains subject to this injunction.
 - The court reserves jurisdiction of this matter for the purposes of modification, enforcement, or termination of this injunction.
- The above-named Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall put and keep the subject property in compliance with the vacant building requirements in the Municipal Code of Chicago (sections 13-12-125 through 13-12-150), including the requirements that the property be insured and registered with the City (information at www.cityofchicago.org/buildings) and keep the exterior of the premises clean and free of debris and weeds.

Pursuant to Ill. S.Ct. Rule 304(a), this order is final and appealable, there being no just reason for delaying enforcement or appeal.

HEARING DATE: 10 / 15 / 13

By: [Signature]
Attorney for Plaintiff
Corporation Counsel #90909
30 N. LaSalle, Room 700
Chicago, IL 60602 (312) 744-8791
FORM BLE.9002 rev. 12/2011

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Judge [Signature]
OCT 16 2013
Circuit Court - 1994
Courtroom 1109

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