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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/08/2013 12:22 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.

LUSTER LOCKHART, ET AL.,

Defendants.

Case Number: 11 M1 402324

Re: 6228 S. CARPENTER ST.

Courtroom 1109

ORDER OF DEMOLITION

This cause coming on to be heard on, 11/5/13, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

- LUSTER LOCKHART; 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: 6228 S. Carpenter St., Chicago, Cook County, Illinois ("subject property"), legally described as:

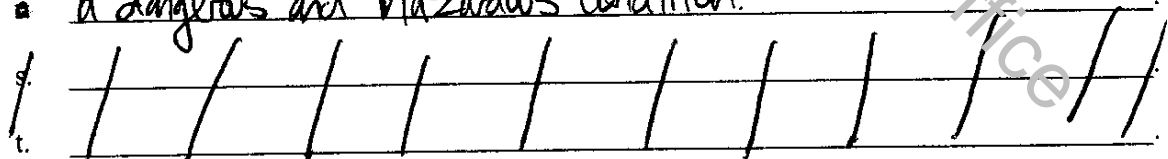
LOT 12 IN BLOCK 2 IN GEORGE BIRKHOFF JR'S SUBDIVISION OF THE SOUTH 10 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-17-426-029-0000.

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

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- a. The building was found vacant ~~and open~~.
- b. The building's utilities are damaged.
- c. The building's electrical system has exposed wiring, is missing fixtures, and is stripped and inoperable.
- d. The building's floor system is warped and water damaged and missing floor covering, *and there are holes at the bathroom.*
- e. The building's window glazing is broken or missing, *and is secured by boards.*
- f. The building's heating system is vandalized, missing duct work, missing a furnace, and is stripped and inoperable.
- g. The building's exterior walls are missing siding.
- h. The building's plaster is broken or missing, *and there are holes in the plaster at the rafters which present a fire hazard.*
- i. The building's plumbing system is missing fixtures and is stripped and inoperable.
- j. The building's sashes are broken, missing, or inoperable.
- k. The building's sashes are smoke, fire, and/or water damaged.
- l. The building's rear porch stair system has damaged handrails and improper handrail height.
- m. The building's rear porch stair system is smoke, fire, and/or water damaged, *in addition to rotting stairs and loose members.*
- n. The building's stud system is missing studs and is smoke, fire, and/or water damaged, *and half of the walls at the south end of the building are gutted.*
- o. The building's interior is smoke, fire, and/or water damaged.
- p. *The front portion of the building has heavy smoke damage*
- q. *The staircase to the basement has loose and missing treads, creating*
- r. *a dangerous and hazardous condition.*



- 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.

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WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. 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.
- B. The remaining counts of the City's complaint are voluntarily withdrawn.
- C. 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.
- D. The authority granted in Paragraph A. above shall become effective immediately.
- E. 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.
- F. 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.
- G. 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.
- H. 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:

ETA

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  
 Atty No. 90909

Judge Edward S. Hammeling  
 NOV 05 2013  
 Circuit Court - 1994

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1/10/11

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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,  
v. Luster Lockhart  
et al.,  
Defendant(s).

No: 13 MI 402324  
Re: 6228 S. Carpenter St.  
Courtroom 11 09, 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:

- 1. Defendant(s) Luster Lockhart 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.
- 2. 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](http://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: 11 / 5 / 13

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

Judge Edward S. Harmening  
NOV 05 2013  
Circuit Court - 1994

Judge [Signature]  
Courtroom 11 49

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