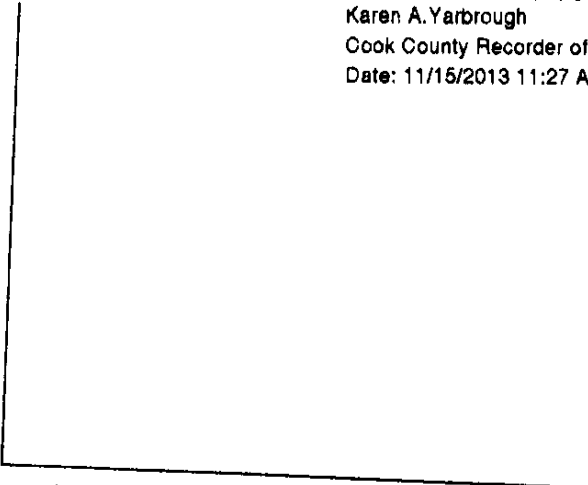


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Doc#: 1331941078 Fee: \$44.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/15/2013 11:27 AM Pg: 1 of 4



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

CITY OF CHICAGO, a municipal corporation,

Plaintiff,

v.

STANDARD BANK & TRUST CO., TRUSTEE,  
U/T/A/D 06/26/06, TRUST # 19509, et al.

Defendants.

No. 12 M1 403195

Re. 3808 W. Roosevelt

Courtroom: 1111

ORDER OF DEMOLITION Effective 2/12/14

This cause coming to be heard on 11/13/13 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:

- STANDARD BANK & TRUST CO., TRUSTEE, U/T/A/D 06/26/06, TRUST # 19509,
- TW METROPOLITAN, LLC,
- METRO CURRENCY CORP. D/B/A TW METROPOLITAN, LLC,
- JOHN D. TERZAKIS, PRESIDENT, D/B/A METRO CURRENCY CORP., SOLE MANAGER, D/B/A TW METROPOLITAN, LLC,
- PNC BANK, AS SUCCESSOR TO NATIONAL CITY BANK OF THE MIDWEST,
- VEQUITY LLC- SERIES V 11449 HALSTED
- 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, or

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aware of the owner's desire to settle this matter by agreement finds that:

The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: **3808 W. Roosevelt**, Chicago, Illinois, and legally described as follows:

LOTS 7,8,9 AND 10 IN FEINBERG AND LOEFFLER'S DOUGLAS PARK BOULEVARD ADDITION, BEING A SUBDIVISION OF LOT 2 IN BLOCK 7 IN CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-14-327-035.

2. Located on the subject property is a one-story brick commercial 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:

or

- Being aware of the parties' agreement 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 open and vacant, *but is secure according to inspector*
- b. The Building's electrical service has been terminated at the building.
- c. The Building's electrical system is stripped and inoperable with missing fixtures and exposed wiring.
- d. The Building's heating system is stripped and inoperable with a missing furnace and ductwork, and has indications of having been vandalized.
- e. The Building's plumbing system is stripped and inoperable with missing fixtures.
- f. The Building's masonry has missing siding in various locations.
- g. The Building's masonry has step or stress fractures.
- h. The Building's studding has damaged headers.
- i. The Building's studding is missing in various locations.
- j. The Building's flooring is missing in various locations.
- k. The Building's glazing is broken or missing.
- l. The Building's plaster is broken or missing.
- m. The Building's sash is broken, missing or inoperable.

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:

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- A. Defendants **TW METROPOLITAN, LLC, METRO CURRENCY CORP. D/B/A TW METROPOLITAN, LLC, JOHN D. TERZAKIS, PRESIDENT, D/B/A METRO CURRENCY CORP., SOLE MANAGER, D/B/A TW METROPOLITAN, LLC, and 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 May 31, 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.
- 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. VEQUITY LLC- SERIES V 11449 HALSTED is authorized to demolish the subject property. City authority granted in Paragraph (A) above shall be effective 2/12/14. If Vequity does not complete demolition by 2/12/14, or request an extension of time from this court, a default fine of \$5,000.00 shall apply.
- 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 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.
- 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.

*as stated in A. above*

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K. Upon a finding of substantial compliance, this order of demolition will be vacated. If at any time should Defendant face a delay, Defendant may petition the Court for an extension of this stay of demolition, with notice to the City, directed to:

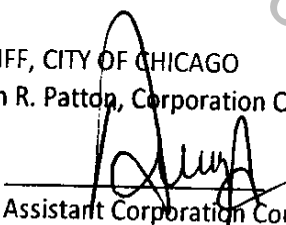
**Gabrielle E. Parker**  
Assistant Corporation Counsel  
City of Chicago Department of Law  
30 North LaSalle Street, Suite 700  
Chicago, IL 60602  
Phone: 312/ 744-3326  
Facsimile: 312/ 744-1054

L.

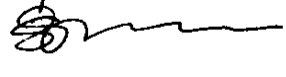
ENTERED Judge

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

*Vequity LLC Services V 11449 Halstead*

By  *S.V. Egan attorney*

Judge James M. McQuinn

NOV 13 2013

Circuit Court 1025