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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

Case Number: 13 M1 403168

v

Re: 6730 S. EMERALD AVE.

OWEN PITTMAN ET AL.,

Courtroom 1109

Defendants.

EMERGENCY ORDER OF DEMOLITION

This cause coming on to be heard on ~~NOVEMBER 12, 2012~~<sup>2-017</sup>, on the Plaintiff, City of Chicago, a municipal corporation's ("City"), emergency motion and accompanying complaint seeking immediate demolition authorization, by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

OWEN PITTMAN; 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: 6730 S. EMERALD AVE., Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 36 IN BLOCK 3 IN SMITH'S ADDITION TO NORMALVILLE, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-21-300-035-0000.

2. Located on the subject property is a TWO STORY, SINGLE FAMILY, FRAME 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's masonry has step or stress fractures and wash out mortar joints.
  - b. The building's masonry has holes, missing sections and siding, and possible asbestos siding.
  - c. The building's masonry is smoke, fire, or water damaged.
  - d. The building's glazing is broken or missing.
  - e. The building's rafters are collapsed. *due to fire damage*
  - f. The building's joists are cracked and smoke, fire, or water damaged.
  - g. The building's electrical system has exposed wiring and missing fixtures.
  - h. The building's heating system is stripped and inoperable.
  - i. The building's plumbing system has missing fixtures.
  - j. The building's plaster is broken or missing.
  - k. The building's flooring has missing and warped flooring, and is smoke, fire, or water damaged.
  - l. The building has been found vacant and open and severely fire damaged
  - m. *The front porch and front porch roof structure are severely fire damaged and in imminent*
  - n. *danger of collapse, the entire structure is severely fire damaged, and some structural*
  - o. *members and roof rafters have been completely burned away, the floor system is severely fire*
4. The Court finds that the building located on the subject property is an immediate dangerous and hazardous threat to the public's health, safety, and welfare, and must therefore be demolished immediately.
5. 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. The City shall immediately demolish the building located on the subject property on an emergency basis.
- 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.

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- C. 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.
- D. 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.
- E. 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.
- F. This cause is continued to ~~April 24, 2013~~, at 9:30 a.m. in Room 1109 for completion of this Court's jurisdiction.

ENTERED:



Judge Edward S. Harmaning

NOV 12 2013

Circuit Court - 1994

PLAINTIFF, CITY OF CHICAGO  
STEPHEN PATTON, Corporation Counsel

By:



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