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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,

v.

GRAND HERMITAGE, LLC, *ET AL.*,  
Defendants.

Case Number: 13 M1 402455

Re: 1722 W. Grand

Courtroom 1111

### ORDER OF DEMOLITION

This cause coming to be heard on 1/14/14, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

GRAND HERMITAGE, LLC;  
JOSE MARTINEZ d/b/a GRAND HERMITAGE, LLC;  
FAIR DEAL OF ILLINOIS, INC.; 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: 1722 W. Grand, Chicago, Cook County, Illinois ("subject property"), legally described as:

**THE SOUTH 52.40 FEET OF LOTS 33, 36, 37 AND 40, TAKEN AS A TRACT, IN SUBDIVISION OF BLOCK 2 IN EMBREE'S SUBDIVISION OF THE NORTHWEST PORTION OF BLOCK 18 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number: 17-07-221-037 AND 17-07-221-044.

2. Located on the subject property is a two-story brick building. The last known use of the subject building was industrial use.

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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) located on the subject property ("the building") is vacant.
  - b. The building's electrical systems are stripped or inoperable with exposed wiring.
  - c. The building's plumbing systems are stripped or inoperable with missing fixtures.
  - d. The building's heating systems have missing duct work.
  - e. The building's flooring is weak.
  - f. The building's joists are undersized with smoke, fire, and/or water damage.
  - g. The building's masonry has loose or missing brick.
  - h. The building's masonry has smoke, fire, and/or water damage.
  - i. The building's masonry has a bulging row of soldiered bricks at the first lintel.
  - j. The building's plaster is broken or missing.
  - k. The building's sash are broken, missing, or inoperable.
  - l. The building's stairs have been altered.
  - m. The building has portions of missing studding.
  - n. The building's floors are missing or warped.
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. 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. Defendant(s), **Fair Deal of Illinois, Inc.** the holder(s) of property tax certificates, was/were properly notified of this action pursuant to §21-410 of the Property Tax Code, 35 ILCS (200/21-410). Defendant(s) is/are not subject to the judgment of this demolition order.
- 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 D. above shall become effective immediately.
- F. Pursuant to the City's Petition for Appointment of a Receiver, CR REALTY ADVISORS LLC is appointed Limited Receiver of the subject property for the limited purpose of demolishing the subject building, and is entitled to a lien for the cost of demolition.
- G. 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.
- 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 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.
- 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 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.
- K. This matter is continued to \_\_\_\_\_ at \_\_\_\_\_ in Room 1111 for a status on Receiver's final accounting.

ENTERED

Judge James M. McGilg

JAN 14 2014

Circuit Court 3-1926

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PLAINTIFF, CITY OF CHICAGO

STEPHEN PATTON, Corporation Counsel

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COOK COUNTY  
RECORDER OF DEEDS  
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