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

CITY OF CHICAGO, a municipal corporation,)	
)	
Plaintiff,)	No. 13 M1 403575
v.)	
)	Re: 256 W. 24th Place
EDWARD CHO, et al.)	
)	
Defendants.)	Courtroom: 1111

EMERGENCY ORDER OF DEMOLITION

This cause coming to be heard on January 22, 2014, 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:

**EDWARD CHO,
SUKLAN CHO,
ALBERT CHO,
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, finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: **256 W. 24th Place**, Chicago, Illinois, and legally described as follows:

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LOT 51 IN BLOCK 7 IN ARCHER ADDITION TO CHICAGO, A SUBDIVISION IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 17-28-222-032.

2. Located on the subject property is a two-story frame multiple-unit dwelling.

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:
 - a) The building is open.
 - b) An addition erected at the rear of the structure has separated at the roof, causing water to leak into the building over several years, creating saturation and rot in the structural members.
 - c) The frame at the west elevation near the roof has bowed out six to eight inches from the original location, causing water leakage.
 - d) The building's interior ceilings are collapsing.
 - e) The building's floors are buckling.
 - f) The building's rear basement column is over spanned and saturated.
 - g) The building is located on a depressed lot.
 - h) The building's electrical system is stripped and inoperable with exposed wiring and missing fixtures.
 - i) The building's electrical system is improperly altered.
 - j) The building's flooring is warped.
 - k) The building's joists are smoke, fire, or water damaged.
 - l) The building's joists are improperly altered.
 - m) The building's plaster is smoke, fire, or water damaged.
 - n) The building's plumbing is stripped and inoperable.
 - o) The building's plumbing is improperly altered.
 - p) The building's rafters are collapsed.
 - q) The building's rafters are water damaged.
 - r) The building's rafters are improperly altered.
 - s) The building's roof is water damaged.
 - t) The building's roof is improperly altered.
 - u) The building's sash is broken, missing, or inoperable.
 - v) The building's sash is smoke, fire, or water damaged.
 - w) The building's stair has improper foundations.
 - x) The building's stair has an improper handrail height.

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:

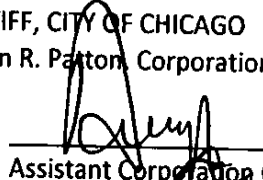
- A. An in rem judgment is entered in favor of Plaintiff City of Chicago and against defendants on Counts I and IV of the City's complaint seeking demolition authority.

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- B. Counts II, III, V, VI, VII, and VIII 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 C above shall be effective immediately.
- E. Defendant owners are ordered to keep the property secure until it is demolished.
- F. 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.
- 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, 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.

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

ENTERED Judge James M. McC

JAN 22 2014

Circuit Court 1326