



Doc#: 1407941111 Fee: \$44.00
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Date: 03/20/2014 03:04 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.

STEPHEN SCHOENFELD, *et al.*

Defendants.

Case Number: 13 M1 402737

Re: 7817 S KINGSTON AVE
CHICAGO IL 60649

Courtroom 1105

ORDER AUTHORIZING DEMOLITION
BY THE CITY OF CHICAGO

This cause coming to be heard on MARCH 14, 2014 on the complaint of THE CITY OF CHICAGO (“the City”),
by and through its attorney, Stephen R. Patton, Corporation Counsel, against the following:

STEPHEN SCHOENFELD,
SABRE INVESTMENTS LLC,
EQUITY ONE INVESTMENT FUND LLC,
JOHN BRIDGE D/B/A EQUITY ONE INVESTMENT FUND LLC,
UNKNOWN OWNERS, and
NONRECORD CLAIMANTS,
 (“Defendants”).

The Court having heard evidence and testimony and being fully advised in the premises finds that:

1. The Court has jurisdiction of the subject matter, which is the real estate located at 7817 S KINGSTON,
CHICAGO, COOK COUNTY, ILLINOIS (“subject property”), legally described as:

LOT 30 IN BLOCK 16 IN SOUTH SHORE PARK, A SUBDIVISION OF THE
WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH,
RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS

Permanent Index Number(s): 21-30-328-003-0000.

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2. Located on the subject property is a THREE STORY BRICK BUILDING ("subject building"). The last known use of the subject building was MULTIPLE UNIT DWELLING.
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, in that the following violations of the Municipal Code of Chicago exist at the subject property and the defendants:
 - a. The building's electrical system is missing fixtures.
 - b. The building's electrical system is stripped and inoperable.
 - c. The building's glazing is broken or missing.
 - d. The building's sashes are broken, missing or inoperable.
 - e. The building's masonry has partially collapsed and is dangerous and hazardous.
 - f. The building's masonry is missing sections and has holes, step or stress fractures, and washed out mortar joints.
 - g. The building's rafters are cracked and its roof has damaged membrane.
 - h. The building's rear porch stairs are removed.
 - ~~non-structural~~
 - i. Ceiling is collapsed
 - j. Falling brick at roof line
 - k. Rotted and water damaged joists
4. The subject building is beyond reasonable repair and it would take major reconstruction by a responsible owner to bring the subject building into full compliance with the Municipal Code.
5. Demolition of the subject building is the least restrictive alternative available to effectively abate the dangerous and unsafe conditions at the subject property as of MARCH 14, 2014.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Defendants STEPHEN SCHOENFELD, SABRE INVESTMENTS LLC, EQUITY ONE INVESTMENT FUND LLC, JOHN BRIDGE D/B/A EQUITY ONE INVESTMENT FUND LLC, UNKNOWN OWNERS and NONRECORD CLAIMANTS, having been notified by publication and having failed to answer, appear, or otherwise plead as of the default date of MARCH 4, 2014 are in default and all allegations in the complaint are deemed admitted against said defendants.
- B. An *in rem* judgment on Count III of the Complaint is entered in favor of Plaintiff, the City of Chicago, and against Defendants.
- C. Counts I, II, IV, V, and VI of the Complaint are voluntarily dismissed, on the City's oral motion.

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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 subject 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. Such authority shall be effective MARCH 14, 2014.
- E. The City's performance under this order shall result in a statutory *in rem* lien that attaches to the subject property only. If the City seeks a personal judgment against any Defendant(s), it shall proceed by separate motion directed to such Defendant(s).
- F. Any and all Defendants with either possession or control of the subject property shall immediately remove any and all persons occupying the subject building and any and all personal property from the subject property so that the subject property is completely vacant and free of persons and personal property before demolition is commenced.
- G. All Defendants and his / her / their / its agents, heirs, legatees, successors, and assigns shall be permanently enjoined and restrained from renting, using, leasing, occupying, selling or otherwise transferring, in whole or in part, the ownership or controlling interest in the entire premises until the same has / 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 or until the property is demolished.
- H. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds 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 and for the purpose of ascertaining demolition costs and other costs for entry of money judgment(s) against the defendant owners and for the purposes of hearing foreclosure proceedings as defined by the applicable statutes and ordinances.
- J. This matter is off-call.

By: _____

Michael Knight
 Assistant Corporation Counsel
 City of Chicago Department of Law

#90909

ENTERED:

Pamela Gillespie
 Associate Judge Pamela Hughes Gillespie

MAR 14 2014

Circuit Court - 1953

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Building and License Enforcement Division
30 N. LaSalle Street, Room 700
Chicago, Illinois 60602
phone: (312) 744-1043

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