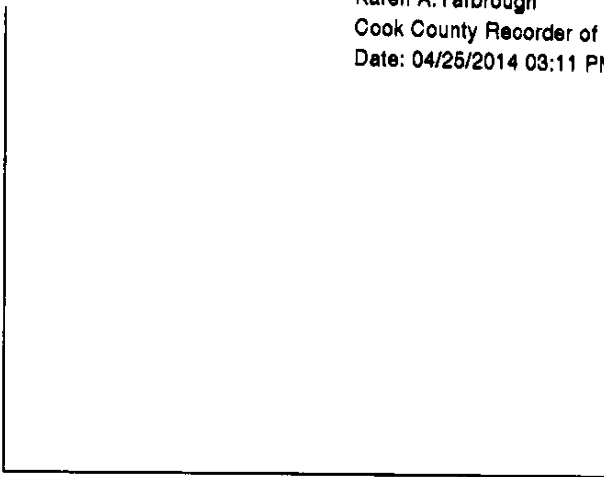




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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/25/2014 03:11 PM Pg: 1 of 3

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

CITY OF CHICAGO, a municipal  
corporation,

Plaintiff,

v.

AURELIO JUAREZ, et al.

Defendants.

No. 13 M1 402402

Re: 4937 W. HURON ST.

Courtroom: 1111

ORDER OF DEMOLITION

This cause coming to be heard on 4/21/14, 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:

AURELIO JUAREZ,  
BAC HOME LOANS SERVICING, LP,  
CHICAGO TITLE LAND TRUST CO., SUCCESSOR TO CHICAGO TRUST CO.,  
OCWEN LOAN SERVICING, LLC,  
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:

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1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 4937 W. HURON ST, Chicago, Illinois, and legally described as follows:

THE WEST 19 FEET OF LOT 15 AND THE EAST 12 FEET OF LOT 16 IN BLOCK 10 IN GEORGE C. CAMPBELL'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-09-211-008.

2. Located on the subject property is a TWO STORY BRICK building. The last known use was RESIDENTIAL.
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 vacant and open.
  - b) The building's electrical services have been terminated.
  - c) The building's electrical system is missing fixtures, has exposed wiring, and is stripped and inoperable.
  - d) The building's electrical system is connected to the rear porch but is being diverted to an adjacent building.
  - e) The building's flooring is warped in sections, is missing in sections, and has been damaged by smoke, fire, or water.
  - f) The building's glazing has cracked panes and is broken or missing in sections.
  - g) The building's heating is vandalized, is missing ductwork, is missing a furnace, and is stripped and inoperable.
  - h) The building's joists are cracked, over-notched, and are smoke, fire, or water damaged.
  - i) The building's masonry has loose or missing brick, step/stress fractures, and washed out mortar joints.
  - j) The building's masonry has been smoke, fire, or water damaged.
  - k) The building's plaster is broken or missing and is smoke, fire or water damaged.
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.
- 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

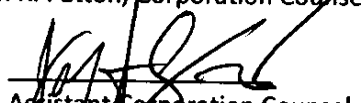
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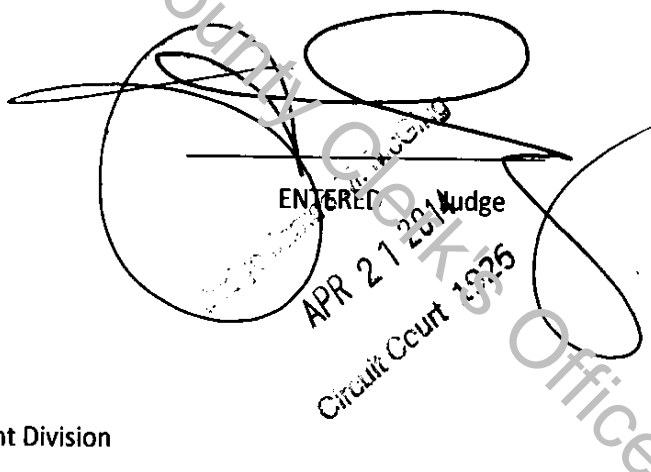
on the subject property, and is entitled to a lien for the costs of demolition, court costs, and other costs enumerated by statute, and/or other statutory remedies.

- 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  
 APR 21 2011  
 Circuit Court 1926  
 Office