

Duplicate Original



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

CITY OF CHICAGO, a municipal corporation,

Plaintiff,

v.

UNKNOWN HEIRS AND LEGATEES OF JOHN RIPPEL, et al.

Defendants.

No. 14 M1 400443

Re: 645 N. LOCKWOOD

Courtroom: 1111

EMERGENCY ORDER OF DEMOLITION FOR THE GARAGE ONLY

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:

UNKNOWN HEIRS AND LEGATEES OF JOHN RIPPEL,
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: **645 N. Lockwood**, Chicago, Illinois, and legally described as follows:

LOT 34 IN BLOCK 4 IN W.C. REYNOLDS SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-09-112-005.

- 2. Located on the subject property is a frame garage, among other structures.

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3. The Court having heard testimony and evidence finds that the garage located on the subject property is in imminent danger of collapse, and is dangerous, hazardous, unsafe and beyond reasonable repair under the Unsafe Buildings Statute, 65 ILCS 5/11-31-1 (1996) in that:
 - a. The garage is vacant and open.
 - b. The garage's rear wall is completely destroyed by fire.
 - c. The garage is partially collapsed.
4. Demolition of the garage on the subject property 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, as it pertains to the garage.
- B. All Counts of the City's complaint, including Counts I and IV, remain pending as to the other structures remaining on the subject property described in the complaint.
- 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 garage 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 instantly 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.

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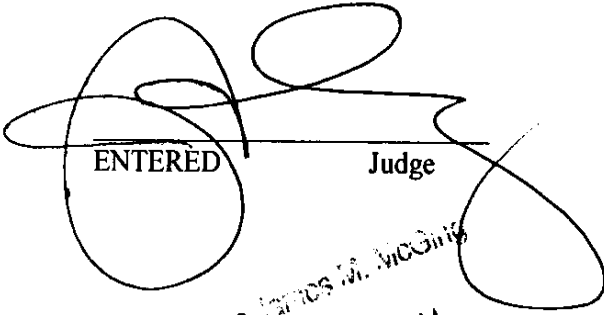
- J. All previously entered orders are extended.
- K. This cause is continued to 5.12.14 at 10:00 a.m. for trial, settlement, or dismissal as to the remaining structures.

PLAINTIFF, CITY OF CHICAGO
 Stephen R. Patton, Corporation Counsel

By:



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 Assistant Corporation Counsel
 Building and License Enforcement Division
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 Chicago, Illinois 60602
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ENTERED

Judge

Judge James W. McQuinn

APR 21 2014

Circuit Court 1926

Clerk of Cook County Clerk's Office