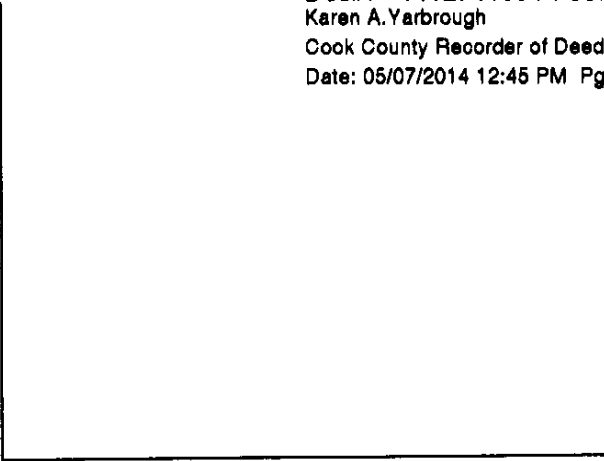


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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/07/2014 12:45 PM Pg: 1 of 4



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

CITY OF CHICAGO,
a municipal corporation,
Plaintiff,
v.

No. 14M1400993

Re: 108 W. 118th St.

Courtroom 1111

Unknown heirs and legatees of
Kathleen Buckley, et al.,

Defendants.

EMERGENCY ORDER OF DEMOLITION

This cause coming to be heard on 3/31/14 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 KATHLEEN BUCKLEY,

JAMES MUNOZ,

WILLIAM BUCKLEY,

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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: **108 W. 118th St., Chicago, Illinois**, and legally described as follows:

LOT 49 IN BLOCK 5 IN WALTER H. FIELDS ADDITION TO PULLMAN, A SUBDIVISION OF BLOCKS 3, 4, 5 AND 6 IN ALLEN'S SUBDIVISION OF THE WEST 49 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of **25-21-419-035**.

2. Located on the subject property is a **SINGLE STORY FRAME CONSTRUCTION BUILDING**.
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 service has been terminated.
 - c. The building's electrical system has exposed wiring, is missing fixtures and is stripped and inoperable.
 - d. The building's flooring is warped and smoke, fire or water damaged.
 - e. The building's glazing is broken or missing and has cracked panes.
 - f. The building's heating is missing a furnace and ductwork.
 - g. The building's heating system is is stripped and inoperable.
 - h. The building's joists are smoke, fire or water damaged.
 - i. The building's masonry is smoke, fire or water damaged.

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- j. The building's plaster is broken or missing and smoke, fire or water damaged.
- k. The building's plumbing is missing fixtures and stripped and inoperable.
- l. The building's rafters are cracked, collapsed and fire damaged.
- m. The building's roof has a damaged membrane.
- n. The building's roof is water damaged and is missing shingles.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.
- A. The Court finds that the City has met its obligations under Section 21-410 of the Property Tax Code and that property tax certificate holders are subject, inter alia, to Sections 21-95, 21-100, 21-105, and 22-35 of the Property Tax Code. The property tax certificate holder _____ is dismissed as a party defendant.
- B. Defendants **UNKNOWN OWNERS and NONRECORD CLAIMANTS** ., having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default dates of _____ are in default and all allegations in the complaint are deemed admitted against Defendants in default.
- C. 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.
- D. Pursuant to Count II of the City's Complaint, Defendant _____ shall pay a fine of _____ with execution to issue.
- E. Counts III, V, VI, VII, VIII, and all the remaining counts of the City's Complaint are voluntarily withdrawn.
- F. 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.
- G. The authority granted in Paragraph F above shall be effective immediately
- H. Defendant owners are ordered to keep the property secure until it is demolished.

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- I. 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.
- J. 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.
- K. 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.
- L. 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.

WHEREFORE, IT IS HEREBY ORDERED THAT:

ENTERED Judge

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

By: 

MATTHEW E. SUHL

Assistant Corporation Counsel
Building and License Enforcement Division
30 N. LaSalle Street, Suite 700
Chicago, Illinois 60602
Phone: (312)742-1935 Facsimile: (312)744-1054
ATTY NO. 90909

Judge James M. McQuinn
MAY 31 2014

Circuit Court 1926