



Doc#: 1416241136 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/11/2014 11:28 AM Pg: 1 of 7

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IN THE CIRCUIT COURT OF COOK COUNTY  
MUNICIPAL DEPARTMENT – FIRST DISTRICT

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

UNKNOWN HEIRS AND LEGATEES OF  
ANDREW THOMAS, YVONNE THOMAS,  
CHICAGO TITLE AND TRUST COMPANY AT  
TRUSTEE UNDER TRUST DEED NUMBER  
786032, AND UNKNOWN OWNERS and NON-  
RECORD CLAIMANTS,

Defendants.

Case Number: 13 M1 401547

Re: 7056 S. Throop

Courtroom 1111

ORDER OF DEMOLITION

This cause coming on to be heard on, **June 5, 2014**, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

UNKNOWN HEIRS AND LEGATEES OF ANDREW THOMAS;

YVONNE THOMAS;

CHICAGO TITLE AND TRUST AS TRUSTEE UNDER TRUST DEED NUMBER 786032; and

UNKNOWN OWNERS and NONRECORD CLAIMANTS.

The Court being fully advised of the premises of this proceeding and having heard the evidence finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 7056 S. Throop, Chicago, Cook County, Illinois ("Subject Property"), legally described as:

THE SOUTH 1 1/2 FEET OF LOT 667 AND LOT 666 (EXCEPT THE SOUTH 2 FEET THEREOF) IN WEDDELL AND COX ADDITION TO ENGLEWOOD, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Permanent Index Number: 20-20-329-042-0000

Located on the Subject Property is a one-story single-family residential building. The last known use of the subject building was residential.

2. The subject building is dangerous, unsafe and beyond reasonable repair under the terms of the Illinois Municipal Code, 65 ILCS 5/11-31-1 (1996) (Unsafe Buildings), in that:
  - a. The property is vacant and open at the time of inspection;
  - b. Most of the electrical fixtures are missing or vandalized;
  - c. Most of the plumbing fixtures are missing or vandalized;
  - d. The furnace is missing;
  - e. The hot water tank is missing;
  - f. The interior doors and trim are vandalized;
  - g. There is junk and debris throughout the interior and exterior;
  - h. The interior staircase is in a dangerous and hazardous condition;
  - i. There is an open meter socket, which is a dangerous and hazardous condition;
  - j. The rear basement door is open
  - k. \_\_\_\_\_
  - l. \_\_\_\_\_
  - m. \_\_\_\_\_
  - n. \_\_\_\_\_
  - o. \_\_\_\_\_

3. The Court finds that it would take major reconstruction of a responsible owner to bring the Subject Property into full compliance with the Municipal Code, and that the Subject Property is beyond reasonable repair. The Court further finds that demolition of the Subject Property is the least restrictive alternative available to effectively abate the conditions now existing there.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- 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.
- B. Defendants unknown owners and non-record having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default date of July 25, 2013, are in default and all allegations in the complaint are deemed admitted against Defendants in default.

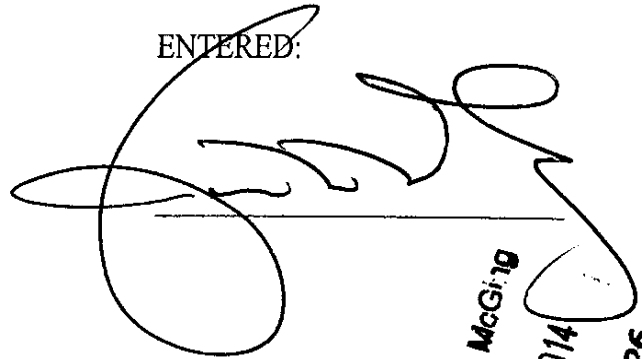
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- C. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on **Counts V and VIII** of the City's complaint seeking demolition authority.
- D. Counts I, II, III, IV, VI, VII, IX, X, XI and XII of the City's complaint are voluntarily withdrawn.
- E. 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.
- F. The authority granted in Paragraph C above shall become effective immediately.
- G. Defendant \_\_\_\_\_ is ordered to keep the property secure until it is demolished. The judgment entered on \_\_\_\_\_ in the amount of \$ \_\_\_\_\_ against Defendant \_\_\_\_\_ which consists of a fine of \$ \_\_\_\_\_ and \$ \_\_\_\_\_ in court costs pursuant to Count(s) \_\_\_\_\_ of the City's complaint, shall stand as final judgment. Leave to enforce said judgment is stayed until \_\_\_\_/\_\_\_\_/\_\_\_\_. Execution shall issue on the judgment thereafter. Execution shall issue on the judgment immediately. If payment is mailed it must be postmarked on or before the above date and sent ATTN: Kristina Mokryzki, 30 N. LaSalle St., Ste. 700, Chicago, IL 60602. Payment must be by certified check, business check, or money order, made payable to the City of Chicago. The payment instrument must include the case number on its face, and be accompanied by a copy of this court order.
- H. The City's performance under this 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.
- I. 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.

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- J. 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.
  
- K. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition costs for entry of a money judgment against the defendant owners, as defined by the applicable statutes and ordinances.

ENTERED:

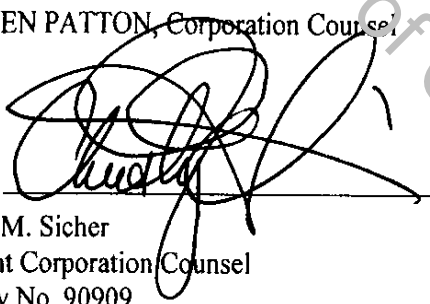


Judge James M. McGinnis

JUN 05 2014

Circuit Court 1926

PLAINTIFF, CITY OF CHICAGO  
 STEPHEN PATTON, Corporation Counsel



By:  
 Christy M. Sicher  
 Assistant Corporation Counsel  
 Attorney No. 90909  
 City of Chicago Department of Law  
 Building and License Enforcement Unit  
 30 N. LaSalle Street, Suite 700  
 Chicago, Illinois 60602  
 (312) 744-6958

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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

No: 13 MI 401547

v.  
Unknown Heirs & legatees of  
Andrew Thomas, et al.,  
Defendant(s).

Re: 7056 S. Throop

Courtroom 11 11, Richard J. Daley Center

### ORDER OF PERMANENT INJUNCTION

This cause coming to be heard on the set call and on motion of Plaintiff, the Court having jurisdiction over the defendant(s) and the subject matter, and being fully advised in the premises:

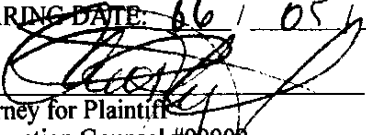
IT IS HEREBY ORDERED THAT:

- Defendant(s) Yvonne Thomas and his / her / their / its agents, heirs, legatees, successors, and assigns shall be permanently enjoined and restrained from renting, using, leasing, or occupying the: entire property @ 7056 S. Throop until the same 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.
- The court reserves jurisdiction of this matter for the purposes of modification, enforcement, or termination of this injunction.
- The above-named Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall put and keep the subject property in compliance with the vacant building requirements in the Municipal Code of Chicago (sections 13-12-125 through 13-12-150), including the requirements that the property be insured and registered with the City (information at [www.cityofchicago.org/buildings](http://www.cityofchicago.org/buildings)) and keep the exterior of the premises clean and free of debris and weeds.

[ ] \_\_\_\_\_  
\_\_\_\_\_

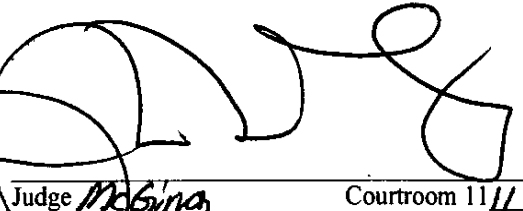
Pursuant to Ill. S.Ct. Rule 304(a), this order is final and appealable, there being no just reason for delaying enforcement or appeal.

HEARING DATE: 06 / 05 / 14

By:   
Attorney for Plaintiff  
Corporation Counsel #90909  
30 N. LaSalle, Room 700  
Chicago, IL 60602 (312) 744-8791

Judge James M. McGinnis

JUN 05 2014  
Circuit Court 1926  
of 6

  
Judge McGinnis Courtroom 1111

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

THE CITY OF CHICAGO, a municipal corporation, )  
 Plaintiff, )  
 v. Unknown Heirs & legatees of )  
 Andrew Thomas, )  
 et al., )  
 Defendant(s). )

No: 13 MI 401547  
 Re: 7056 S. Throop  
 Courtroom 11 11, Richard J. Daley Center

### ORDER AUTHORIZING CITY ACTION AT AN UNSAFE PROPERTY

This cause coming to be heard on the set call, and the Court being fully advised of the premises, the Court finds that the subject property is dangerous and hazardous to the public health, safety and welfare and is an ongoing nuisance which requires immediate abatement, and under the authority of 65 ILCS 5/11-31-1,

#### IT IS HEREBY ORDERED THAT:

1. Plaintiff, City of Chicago, is authorized to immediately enter the subject premises, with force if necessary, in order to:

conduct an interior inspection with break-in authority.

board and secure the premises.

remove all junk, debris, and/or other material which is hazardous or a nuisance.

remove and dispose of any abandoned or inoperable vehicle(s) which is/are hazardous or a nuisance.

take appropriate action with respect to any domestic animals.

abate, remove, and/or exterminate any rats, mice, insects or other vermin which constitute a nuisance.

remove all foliage which is a safety hazard or nuisance, including weeds, shrubbery, and/or trees.

notify

Commonwealth Edison that electrical service

Peoples Gas that gas service

the City Water Department that water service

must be shut off immediately due to dangerous and hazardous conditions at the subject premises.

repair the following: \_\_\_\_\_

enclose the following: \_\_\_\_\_

demolish the following: \_\_\_\_\_

\_\_\_\_\_

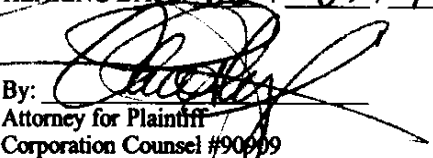
2. Pursuant to 65 ILCS 5/11-31-1(a), the costs incurred by the City regarding the action specified in paragraph 1, including court costs and attorney's fees, shall be a priority lien on the subject property. The City is granted leave to file a motion seeking approval of any and all costs incurred in the execution of this order.

3. The City of Chicago Police Department is authorized to assist in the execution of this order.

4. The City of Chicago shall be held harmless for any incidental damage that may occur in the execution of this order.

IT IS FURTHER ORDERED THAT this cause be continued to off call a.m. / p.m.,  
 Courtroom 11 11, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 06 / 05 / 14

By:   
 Attorney for Plaintiff  
 Corporation Counsel #90909  
 30 N. LaSalle, Room 700  
 Chicago, IL 60602 (312) 744-8791  
 FORM BLE.3001 rev. 3/2011

Judge James M. McGinnis

JUN 05 2014

Circuit Court 1926

Judge McGinnis Courtroom 11 11

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**Address:** 7056 S. Throop

**Legal:**

THE SOUTH 1 ½ FEET OF LOT 667 AND 666 (EXCEPT THE SOUTH 2 FEET THEREOF) IN WEDDELL AND COX ADDITION TO ENGLEWOOD, A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN:** 20-20-329-042-0000

**Case #:** 13 M1 401547

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