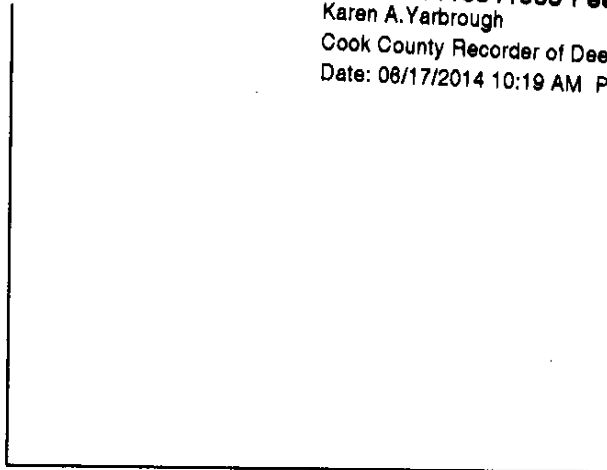


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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/17/2014 10:19 AM Pg: 1 of 4



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

CITY OF CHICAGO,
a municipal corporation,
Plaintiff,

v.

Rifah Maali,
Defendants.

No. 13 M1 402697

Re: 315 W. 114th St.

Courtroom 1111

ORDER OF DEMOLITION

This cause coming to be heard on 6/9/2014 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:

RIFAH MAALI,
FIFTH THIRD MORTGAGE COMPANY,
UNKNOWN OWNERS, and NONRECORD CLAIMANTS,

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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: **315 W. 114th St., Chicago, Illinois**, and legally described as follows:

LOT 42 (EXCEPT THE SOUTH 3 FEET THEREOF) AND THE EAST 1/2 OF LOT 43 (EXCEPT THE SOUTH 3 FEET THEREOF) IN BLOCK 6 IN SHERMAN AND KRUTZ'S ROSELAND PARK ADDITION TO PULLMAN, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (EXCEPT RAILROAD) 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 **25-21-225-004**.

2. Located on the subject property is a **SINGLE-STORY FRAME 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 system has exposed wiring, is missing fixtures and is stripped and inoperable.
 - c. The building's floor is warped and missing in places.
 - d. The building's glazing has cracked panes.
 - e. The building's heating system is missing a furnace and ductwork, and is stripped and inoperable.
 - f. The building is missing siding.
 - g. The building's plumbing is missing fixtures and is stripped and inoperable.
 - h. The building has water leaking into the basement.
 - i. The building's roof is deteriorated.
 - j. The building's sash is broken, missing or inoperable.

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- k. The building's stairs have damaged decking and handrails.
- l. The building's stairs have improper tread and riser, foundations and handrail height.
- m. The building's stairs are missing joist hangers and ledger bolts.
- n. There is standing water in the building's basement.
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 **MAY 15, 2014** 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



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

By: _____

MATTHEW E. SUHL

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