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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

HOUSING INITIATIVES SERIES LLC - 4948, ET
AL.,

Defendants.

Case Number: 13 M1 402999

Re: 4948 S. LAFLIN ST.

Courtroom 1109

ORDER OF DEMOLITION

This cause coming on to be heard on, 6/19/14, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

LUBAVITCH CHABAD OF SKOKIE; 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: 4948 S. Laflin St., Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 29 IN BLOCK 2 IN COUNSELMAN'S SUBDIVISION OF THE
NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


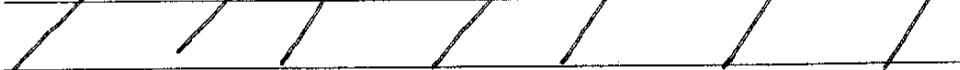
Permanent Index Number: 20-08-117-037-0000.

2. Located on the subject property is a two story, frame building. The last known use of the subject building was residential.

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3. 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 building located at the Subject Property ("building") is vacant and open.
- b. The building's glazing is broken or missing.
- c. The building's sashes are broken, missing, or inoperable.
- d. The building's frame has holes and is missing siding in sections.
- e. The building's masonry has smoke, fire, or water damage.
- f. The building's roof is missing shingles and has water damaged membrane.
- g. The building's roof is fire damaged; creating a dangerous and hazardous condition.
- h. The building's rafters are fire damaged; creating a dangerous and hazardous condition.
- i. The building's electrical service has been terminated at the pole.
- j. The building's electrical system is stripped and inoperable.
- k. The building's electrical system is missing fixtures.
- l. The building's plumbing is stripped and inoperable.
- m. The building's plumbing is missing fixtures.
- n. The building's heating system is stripped, inoperable, and vandalized.
- o. The building's heating system is missing a furnace and missing ductwork.
- p. The building's flooring is warped.
- q. The building's joists are fire damaged and cracked.
- r. The building's interior is severely water damaged.
- s. The building's roof is bowing and in danger of collapse.
- t. 
- u. 

4. There has been no work in progress since the beginning of this case at the subject property.

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

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WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. 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. The remaining counts 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 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 become effective Immediately.
- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. This case is off call.

ENTERED

PLAINTIFF, CITY OF CHICAGO
STEPHEN PATTON, Corporation Counsel

By: Stuart Miles

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