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Karen A. Yarbrough
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT

CITY OF CHICAGO, a municipal
corporation,

Plaintiff,

v.

THE ESTATE OF WILSON JONES, et al.

Defendants.

No. 14 M1 400185

Re: 3437 W. GRENSHAW

Courtroom: 1111

ORDER OF DEMOLITION

This cause coming to be heard on 6/18/14, 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:

THE ESTATE OF WILSON JONES,
ANNETTE RAY,
CAROLYN JONES,
UNKNOWN HEIRS AND LEGATEES OF WILSON JONES,
WHEELER-DEALER LTD D/B/A WHEELER FINANCIAL, INC.,
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: 3437 W. GRENSHAW, Chicago, Illinois, and legally described as follows:

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LOT 9 IN BLOCK 9 IN THE 12TH STREET ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-14-427-009.

2. Located on the subject property is a TWO STORY BRICK building. The last known use was RESIDENTIAL.
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 is terminated.
 - c) The building's electrical system is stripped and inoperable with exposed wiring and missing fixtures.
 - d) The building's flooring is missing in sections.
 - e) The building's flooring is warped in sections.
 - f) The building's flooring is smoke, fire, or water damaged.
 - g) The building's glazing is broken or missing.
 - h) The building's glazing has broken panes.
 - i) The building's heating system is stripped and inoperable with missing ductwork.
 - j) The building's heating system is vandalized.
 - k) The building's heating system is outdated, with asbestos-like pipe wrapping.
 - l) The building's joists are smoke, fire, or water damaged.
 - m) The building's masonry has step or stress fractures.
 - n) The building's masonry has washed out mortar joints.
 - o) The building's masonry is smoke, fire, or water damaged.
 - p) The building's plaster is broken or missing.
 - q) The building's plaster has smoke, fire, or water damage.
 - r) The building's plumbing is stripped and inoperable with missing fixtures.
 - s) The building's roof has a damaged membrane.
 - t) The building's roof is water damaged.
 - u) The building's rear yard is overgrown with weeds and trees.
 - v) The building is missing its stairs to the second floor at the rear.
4. Demolition of the subject property, as a whole, 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. The property tax certificate holder WHEELER-DEALER LTD D/B/A WHEELER FINANCIAL, INC., is dismissed as a party defendant.
- B. Defendants UNKNOWN HEIRS AND LEGATEES OF WILSON JONES, UNKNOWN OWNERS and NONRECORD CLAIMANTS, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the

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default date of May 19, 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. Counts II, III, V, VI, VII, and VIII 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 E above shall be effective immediately.

G. Defendant owners are ordered to keep the property secure until it is demolished.

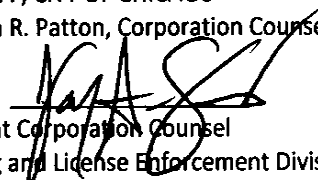
H. The City's performance under the Order will result in a statutory in rem lien that attaches only to the subject parcel of real estate. If the City seeks a personal judgment against any individual party to this action, it will proceed by separate motion directed to that party.

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 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.

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, 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.

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

By: 
Assistant Corporation Counsel
Building and License Enforcement Division
30 N. LaSalle Street, Suite 700
Chicago, Illinois 60602
Phone: (312)744-3326 Facsimile: (312)744-1054 ATTY NO. 90909

ENTERED
JUDGE James M. ...
JUN 18 2014
Circuit Court 1926