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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.**

**GARFIELD RATTRAY, et al.**

**Defendants.**

**No. 14 M1 400001**

**Re: 1619 S. KARLOV AVE**

**Courtroom: 1111**

**ORDER OF DEMOLITION**

This cause coming to be heard on ~~6/25/14~~ **6/25/14**, 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:

**GARFIELD RATTRAY,  
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: **1619 S. KARLOV AVE**, Chicago, Illinois, and legally described as follows:

LOT 23 IN BLOCK 2 IN REYEL AND LOEFFLER'S ADDITION TO CHICAGO, A SUBDIVISION OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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This parcel has a Permanent Index Number of 16-22-406-009.

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 missing fixtures.
- d) The building's flooring is missing in sections and is warped in sections.
- e) The building's glazing is broken.
- f) The building's heating system is stripped and inoperable.
- g) The building's heating system is vandalized.
- h) The building's joists are cracked.
- i) The building's masonry is loose or missing brick.
- j) The building's masonry is missing siding.
- k) The building's masonry has step or stress fractures.
- l) The building's masonry has washed out mortar joints.
- m) The building's drywall is damaged.
- n) The building's chimney is damaged.
- o) The building's plaster is broken or missing.
- p) The building's plumbing is stripped and inoperable with missing fixtures.
- q) The building's rafter[s] is/are cracked.
- r) The building's roof has a damaged membrane.
- s) The building's flat roof is damaged at the rear porch area.
- t) The building's sash is broken.
- u) The building's entrance doors are broken.
- v) The building's staircase has damaged decking and handrails.
- w) The building's staircase is partially collapsed.
- x) The building is missing studding.
- y) The building's rear porch framing is rotten.
- z) The building's porch decking is damaged.
- aa) The building's basement is flooded.

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. Defendants GARFIELD RATTRAY, UNKNOWN OWNERS, and NONRECORD CLAIMANTS, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default date of April 21, 2014, are in default and all allegations in the complaint are deemed admitted against Defendants in default.
- B. 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.
- C. Counts II, III, V, VI, VII, and VIII of the City's Complaint are voluntarily withdrawn.

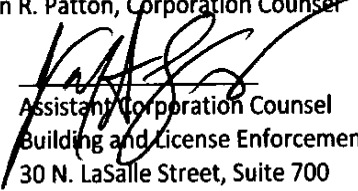
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- D. Pursuant to the judgment entered above, 65 ILCS 5/11-31-1, and the City's police powers under Article VII of the Illinois Constitution, the City is granted authorization to demolish the building on the subject property, and is entitled to a lien for the costs of demolition, court costs, and other costs enumerated by statute, and/or other statutory remedies.
- E. The authority granted in Paragraph D above shall be effective immediately.
- F. Defendant owners are ordered to keep the property secure until it is demolished.
- G. 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.
- H. 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.
- I. 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.
- J. 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.

ENTERED Judge

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

James M. McGowan  
JUN 25 2014  
Circuit Court 1926