



Doc#: 1424641004 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/03/2014 09:47 AM Pg: 1 of 4

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

THE CITY OF CHICAGO a municipal corporation,
Plaintiff,

v.

7219 S. CONSTANCE CONDOMINIUM
ASSOCIATION, ET AL.,

Defendants.

Case Number: 14 M1 400007

Re: 7219 S. Constance Ave.

Courtroom 1109

Agreed ORDER OF DEMOLITION Effective 11/26/14

This cause coming to be heard on 8/27/14, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

- 7219 S. CONSTANCE CONDOMINIUM ASSOCIATION,
- TIFFANIE VINCENT,
- TIFFANY HARRIS,
- WELLS FARGO BANK, N.A., AS TRUSTEE FOR CERTIFICATE HOLDERS OF CARRINGTON MORTGAGE LOAN TRUST SERIES 2007 FRE 1,
- ~~MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR FREMONT INVESTMENT & LOAN,~~ wj
- ~~OCWEN LOAN SERVICING, LLC,~~ AND wj
- 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: 7219 S. Constance Ave., Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 1 IN RESUBDIVISION OF THE SOUTH 34 FEET OF LOT 16, ALL OF LOT 17 AND NORTH 36 FEET OF LOT 18 IN CHRISTOPHER COLUMBUS

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ADDITION TO JACKSON PARK BEING A SUBDIVISION OF BLOCKS 4 AND 5 OF G.W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7219 S. CONSTANCE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0722015044, IN THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7219 S. CONSTANCE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0722015044, IN THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7219 S. CONSTANCE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0722015044, IN THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 20-25-119-004-0000, 20-25-119-026-1001, 20-25-119-026-1002, AND 20-25-119-026-1003.

2. Located on the subject property is a two-story brick building. The last known use of the subject building was multi-family residential.
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 has been found vacant and open.
 - b. The building's electrical system is stripped and inoperable, with exposed wiring and missing fixtures.
 - c. The building's flooring is warped, and smoke, fire or water damaged.
 - d. The building's glazing system is broken or missing, and the window panes are cracked.
 - e. The building's heating system is stripped and inoperable, and missing ductwork and a furnace.
 - f. The building's joists are smoke, fire or water damaged.
 - g. The building's masonry has step or stress fractures, washed out mortar joints, and is smoke, fire or water damaged.
 - h. The building's plaster is smoke, fire or water damaged.

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- i. The building's plumbing system is stripped and inoperable, and missing fixtures.
 - j. The building's rafters are fire damaged, cracked, and are in a state of collapse.
 - k. The building's roof is fire damaged.
 - l. The building's sashes are broken, missing or inoperable.
4. 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. The Court further finds that demolition of the subject building is the least restrictive alternative available to effectively abate the conditions now existing there.

WHEREFORE, IT IS HEREBY ORDERED THAT:

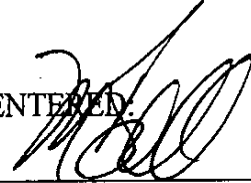
- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City's complaint seeking demolition authority.
- B. The remaining counts of the City's complaint are voluntarily withdrawn.
- C. Pursuant to the judgment entered above, 65 Ill.CS 5/11-31-1, 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 8/26/14.
- 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.

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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.

ENTERED



PLAINTIFF, CITY OF CHICAGO
STEPHEN PATTON, Corporation Counsel

By: Nina Yabes
Nina Yabes
Assistant Corporation Counsel
Building and License Enforcement Division
30 N. LaSalle Street, Room 700
Chicago, Illinois 60602 / (312) 742-0342
Atty No. 90909

ENTERED
JUDGE MARK J. BALLARD-1742
AUG 27 2014
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK



Attorney for Wells Fargo Bank, N.A.