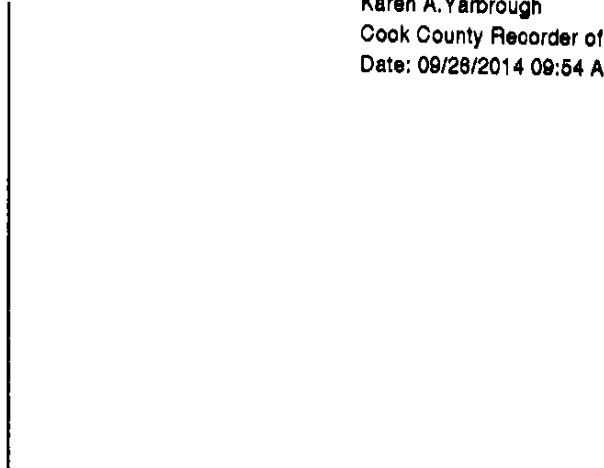


Duplicate Original



Doc#: 1426941017 Fee: \$44.0
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/28/2014 09:54 AM Pg: 1 of 4



Space reserved for the Recorder's Office

Property of Cook County Clerk's Office

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

CITY OF CHICAGO, a municipal corporation,)	
)	
Plaintiff,)	No. 11 M1 400734
)	
v.)	
)	Re: 1114-20E. 73 rd /
MICHELLE COLEMAN, et al.)	7254-56 S. UNIVERSITY
)	
Defendants.)	Courtroom: 1109

ORDER OF DEMOLITION

This cause coming to be heard on 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:

UNIVERSITY DEVELOPMENT CORP.
MICHELLE COLEMAN
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: 1114-1120 E. 73rd St/ 7254-56 S. University,, Chicago, Illinois, and legally described as follows:

11 M1 400734

UNOFFICIAL COPY

LOT 22 (EXCEPT NORTH 3 FEET THEREOF) AND ALL OF LOT 23 IN BLOCK 16 IN CORNELL IN SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 20-26-113-038.

2. Located on the subject property is a **TWO-STORY BUILDING OF BRICK CONSTRUCTION AND GARAGE.**
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(S) LOCATED ON THE SUBJECT PROPERTY ("THE BUILDING") IS VACANT AND OPEN.
 - B. THE BUILDING'S ELECTRICAL SYSTEMS ARE MISSING FIXTURES, STRIPPED AND OPERABLE, AND FIRE DAMAGED.
 - C. THE BUILDING'S FLOORS ARE WARPED AND SMOKE, FIRE AND/OR WATER DAMAGED.
 - D. THE BUILDING'S GLAZING IS BROKEN OR MISSING AND HAS CRACKED PANES.
 - E. THE BUILDING'S HEATING SYSTEMS ARE STRIPPED, INOPERABLE, VANDALIZED, AND FIRE DAMAGED.
 - F. THE BUILDING'S JOISTS ARE SMOKE, FIRE, AND/OR WATER DAMAGED.
 - G. THE BUILDING'S MASONRY IS SMOKE, FIRE, AND/OR WATER DAMAGED.
 - H. THE BUILDING'S PLASTER IS SMOKE, FIRE, AND/OR WATER DAMAGED.
 - I. THE BUILDING'S PLUMBING SYSTEMS ARE MISSING FIXTURES, STRIPPED, INOPERABLE, AND FIRE DAMAGED.
 - J. THE BUILDING'S RAFTERS ARE FIRE DAMAGED.
 - K. THE BUILDING'S ROOF IS FIRE DAMAGED AND HAS DAMAGED MEMBRANE..

11M1400734

UNOFFICIAL COPY

- L. THE BUILDING'S SASHES ARE BROKEN, MISSING, AND/OR INOPERABLE.
- M. THE BUILDING'S SASHES ARE SMOKE, FIRE, AND/OR WATER DAMAGED.
- N. THE BUILDING'S STUDS ARE SMOKE, FIRE, AND/OR WATER DAMAGED.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

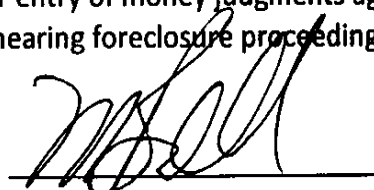
WHEREFORE, IT IS HEREBY ORDERED THAT:

- 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 _____ is dismissed as 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 date of **JUNE 30, 2011**, 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, and VIII 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 E above shall be effective 8/7/14
- H. Defendant owners are ordered to keep the property secure until it is demolished.

11A1400734

UNOFFICIAL COPY

- 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 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.
- 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.



ENTERED Judge

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

By: 

MATTHEW E. SUHL
Assistant Corporation Counsel
Building and License Enforcement Division
30 N. LaSalle Street, Suite 700

Chicago, Illinois 60602

Phone: (312)744-7483 Facsimile: (312)744-1054

ATTY NO. 90909

ENTERED
JUDGE MARK J. BALLARD-1742
JUN 25 2014
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

11M1400734