



1429441043

Doc#: 1429441043 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/21/2014 09:56 AM Pg: 1 of 3

Duplicate Original

Space Reserved for Recorder

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

SARA PARHAM A/K/A SARAH R. ASKEW ET
AL.,

Defendants.

Case Number: 13 M1 401002

Re: 6409 S. LAFLIN ST.

Courtroom 1109

ORDER OF DEMOLITION

This cause coming on to be heard on ~~July 18, 2013~~ ^{10/2/14}, on the Plaintiff, City of Chicago, a municipal corporation's ("City"), complaint seeking demolition authorization, by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

- SARA PARHAM A/K/A SARAH R. ASKEW; and
- UNKNOWN HEIRS AND LEGATEES OF ROSE L. WILLIAMS; and
- UNKNOWN HEIRS AND LEGATEES OF CHARLES J. PARHAM; 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: 6409 S. LAFLIN ST., Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 4 IN BLOCK 7 IN DANIEL GOODWIN'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-20-110-004-0000.

2. Located on the subject property is a TWO-STORY BRICK MULTIPLE-UNIT DWELLING BUILDING AND COACH HOUSE BUILDING. The last known use of the subject building was **residential.**

UNOFFICIAL COPY

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) (Unsafe Buildings), in that:
- The building's electrical, heating and plumbing systems have been vandalized and are therefore inoperable.
 - The building's masonry has washed-out mortar joints, as well as step and stress fractures.
 - The building's joists are cracked *and water damaged*
 - ~~The building's stair system has damaged decking and handrails, improper foundations and handrail heights, improper treads and risers, as well as missing joist hangers.~~
 - The building's windows have broken or missing glazing, as well as broken, missing or inoperable sashes.
 - Plaster is broken or missing from the interior walls of the building. *at water damage*
 - Sections of flooring are missing or warped in places throughout the interior of the building.
 - The rear two-unit coach house is vacant and open.
 - The main structure is vacant and open, the rear coach house has no roof, the rear*
 - load base is cracked, stepped, no working elements, and significant water damage.*
 - The pipe to the main structure has been jammed*
4. The Court finds that it would take major reconstruction by a responsible owner to bring the building into full compliance with the Municipal Code of Chicago. Further, the Court finds that the building located thereon poses a dangerous and hazardous threat to the public health, safety, and welfare, and is beyond reasonable repair. Accordingly, the Court finds that demolition of the building is the least restrictive means available as of ~~7/18/13~~ *10/2/14* to abate the dangers and hazards posed by the building.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City's complaint. Accordingly, the City is authorized to demolish the building located on the subject property pursuant to Counts I and IV of the City's complaint.
- Counts II, III, V, VI, and VIII are voluntarily withdrawn without prejudice
- 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.

UNOFFICIAL COPY


Case Number 13 M1 401002

- D. Defendants with either possession or control of the subject property and their successors and assigns shall be permanently enjoined from renting, using, leasing, or occupying the Subject Property until demolition of the subject property commences
- E. Pursuant to 65 ILCS 5/11-31-1 and the City's police powers under Article VII of the Illinois Constitution, and Section 13-12-130 of the Municipal Code of Chicago, the City is authorized to immediately demolish the building situated on the subject property on an emergency basis and is entitled to a lien for the costs of demolition, court costs and other costs enumerated by statute. Thus, 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. Pursuant to Illinois Supreme Court Rule 304(a), as to the order of demolition, this is a final and appealable order and judgment, the Court finding no just reason to delay the enforcement or appeal of this final order and judgment.
- G. 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:


 Keith Martin
 Assistant Corporation Counsel
 Building and License Enforcement Division
 30 N. LaSalle Street, Room 700
 Chicago, Illinois 60602 / (312) 744-7634
 Atty No. 90909

ENTERED
 JUDGE MARK J. BALLARD-1742
 OCT 02 2014
 DOROTHY BROWN
 CLERK OF THE CIRCUIT COURT
 OF COOK COUNTY, IL
 DEPUTY CLERK