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Karen A. Yarbrough  
Cook County Recorder of Deeds  
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**IN THE CIRCUIT COURT OF COOK COUNTY  
MUNICIPAL DEPARTMENT - FIRST DISTRICT**

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

FIRST S & H MANAGEMENT, LLC, *ET AL.*,  
Defendants.

Case Number: 12 M1 400815

Re: 652 N. St. Louis Ave.

Courtroom 1111

**ORDER OF DEMOLITION**

This cause coming to be heard on 11/25/14 on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

- FIRST S & H MANAGEMENT, LLC;
- ROBERT J. ADAMS & ASSOCIATES;
- ROCKWELL PARTNERS, LLC;
- FNA 2013-1 TRUST, U.S. BANK N.A.;
- ROCK ELM, LLC;
- UNKNOWN OWNERS AND NON RECORD 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: 652 N. St. Louis Ave., Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 3 IN BLOCK 3 IN MORTON'S SUBDIVISION OF LOTS 1 TO 5, 8, 9 AND 10 OF BRECKENRIDGE'S SUBDIVISION OF BLOCK 6 TO F HARDING'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-11-209-019.

12M1400815

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2. Located on the subject property is a two-story brick building. The last known use of the subject building was 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 masonry has loose or missing brick, step or stress fractures, and washed out mortar joints, *and spalled out bricks.*
  - c. The building's masonry is smoke, fire or water damaged.
  - d. The building's glazing system is broken or missing.
  - e. The building's flooring is missing sections, warped, and smoke, fire or water damaged.
  - f. The building's joists are overnotched, and vandalized.
  - g. The building's plaster is broken or missing, and smoke, fire or water damaged.
  - h. The building's electrical system is stripped and inoperable, with exposed wiring and missing fixtures.
  - i. The building's plumbing system is stripped and inoperable, and missing fixtures.
  - j. The building's heating system is stripped and inoperable, vandalized, and missing ductwork and a furnace.
  - k. *The building's foundation has cracks.*
  - l. *There is evidence of criminal and drug activity.*
  - m. *The building's porch is too steep and is leaning.*
  - n. *The building's parapet wall is bowed and leaning.*
  - o. \_\_\_\_\_
  - p. \_\_\_\_\_
  - q. \_\_\_\_\_
  - r. \_\_\_\_\_

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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. 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 holders **FNA 2013-1 TRUST, U.S. BANK N.A. and ROCK EIM, LLC**, are dismissed as party defendants.
- B. 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. The remaining counts of the City's complaint are voluntarily withdrawn.
- D. Pursuant to the judgment entered above, 65 ILCS 5/11-21-1, 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 become effective immediately.
- F. 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.
- G. 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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- H. 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.
  
- I. 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:

Pamela Gillespie

PLAINTIFF, CITY OF CHICAGO  
STEPHEN PATTON, Corporation Counsel

By: Nina Yabes  
Nina Yabes  
Assistant Corporation Counsel  
Building and License Enforcement Division  
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*Judge Pamela Hughes Gillespie*

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Circuit Court - 1953

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