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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.

WONTAEKIM, INC., ET AL.,

Defendants.

Case Number: 13 M1 403232

Re: 6143 S. RACINE AVE.
CHICAGO, IL 60636

Courtroom 1109

ORDER OF DEMOLITION

This cause coming on to be heard on, 3/5/15, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Faxon Corporation Counsel, against the following named Defendants:

WONTAEKIM, INC.; 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: 6143 S. RACINE AVE., Chicago, Cook County, Illinois ("subject property"), legally described as:

THE NORTH 3 FEET OF LOT 31 AND LOT 32 IN GRAHAM CARLEY'S SUBDIVISION OF THE NORTH 5 ACRES OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-17-416-045-0000.

1. Located on the subject property is a TWO STORY, MULTIPLE FAMILY, BRICK BUILDING. The last known use of the building was RESIDENTIAL.

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2. 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 located at the Subject Property ("building") is vacant and open.
- b. The building's glazing is broken or missing.
- c. The building's sashes are broken, missing, or inoperable.
- d. The building's masonry has step or stress fractures and washed out mortar joints.
- e. The building's roof has damaged membrane.
- f. The building's electrical system is stripped and inoperable.
- g. The building's electrical system is missing fixtures and the wiring is exposed.
- h. The building's plumbing system is stripped, inoperable, and missing fixtures.
- i. The building's heating system is stripped, inoperable, and vandalized.
- j. The building's heating system is missing ductwork and missing furnace.
- k. The building's joists are cracked; creating a dangerous and hazardous condition.
- l. The building's studs are missing in sections and have damaged headers.
- m. The building's plaster is broken or missing.
- n. The building's flooring is warped and missing in sections; creating a dangerous and hazardous condition.
- o. The building's stairs have improper handrail height.
- p. *The building's rear stair system is rotted with missing treads.*

~~q. _____~~

~~r. _____~~

~~s. _____~~

~~t. _____~~

3. There has been no work in progress since the beginning of this case at the subject property.

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, and that the subject building is beyond reasonable repair. The Court further finds that demolition of the subject building is the least restrictive alternative available to effectively abate the conditions now existing there.

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WHEREFORE, IT IS HEREBY ORDERED THAT:

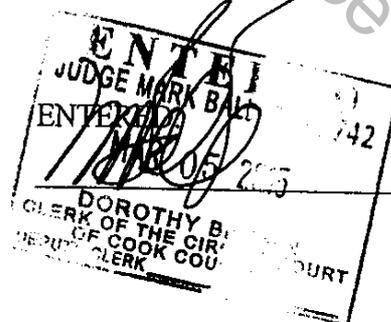
- A. Defendants, unknown owners and non-record claimants, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default date of **January 14, 2015**, are in default and all allegations in the complaint are deemed admitted against Defendants in default.
- 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 5/11-31-1, 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 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.
- 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.
- J. This case is off call.

PLAINTIFF, CITY OF CHICAGO

STEPHEN PATTON, Corporation Counsel

By: Eric Hults

Eric Hults



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