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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/20/2015 09:52 AM Pg: 1 of 9

JUDGMENT

CERTIFIED COPY

DAH CASE #: 12 M1 403193
PLAINTIFF: CITY OF CHICAGO, A MUNICIPAL CORPORATION
DEFENDANT: CHRISTOPHER BROKEMOND
LAST KNOWN ADDRESS: CHRISTOPHER BROKEMOND
17217 BENNET AVE
SOUTH HOLLAND, IL 60473
AMOUNT: \$44,076.00
EXECUTION DATE: MARCH 6, 2013

PIN #:
29-25-115-004-0000

PROPERTY:
17217 VOLLBRECHT DR, SOUTH HOLLAND, IL 60473

LEGAL DESCRIPTION:

Lot 10 in Volbrecht Grove Subdivision, being a resubdivision of Lots 5 and 6 in the subdivision of part of the Northwest 1/4 of Section 25, Township 36 North, Range 14 East of the Third Principal Meridian, lying West and North of Thorn Creek, and of part of the Northeast 1/4 of Section 26, Township 36 North, Range 14 East of the Third Principal Meridian, lying North of Thorn Creek (except the West 881 feet), all in Cook County, Illinois.



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201537

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

CITY OF CHICAGO, a Municipal Corporation,
Plaintiff,

v.

CHRISTOPHER BROKEMOND;
LUIS CANDELAS;
ROCK ELM, L.L.C.; and
UNKNOWN OWNERS AND NONRECOD CLAIMANTS,
Defendants.

Case No.: 12 M1 403193

Re: 33-35 E. 120th St.,
Chicago, IL 60628

Courtroom: 1111

ORDER ASCERTAINING PLAINTIFF'S DEMOLITION COSTS

This cause coming to be heard on Plaintiff's Motion to Ascertain Demolition Costs, due notice having been given, and being fully advised in the premises and having jurisdiction,

THE COURT FINDS THAT:

1. The structure(s) located on the above-captioned property has/have been wrecked and leveled by the City of Chicago.
2. Plaintiff's demolition and other related costs total \$24,476.00.
3. The principal amount of Plaintiff's *in rem* lien against the subject property is \$24,476.00.

IT IS HEREBY ORDERED THAT:

1. As to Plaintiff's demolition costs, a personal money judgment is entered against **CHRISTOPHER BROKEMOND** in the amount of \$24,476.00. This judgment is separate from and in addition to any other judgments previously entered by the Court in this matter.
2. Plaintiff may file a petition to foreclose its demolition lien in this proceeding, either instant or at a later date, and the Court retains jurisdiction over this case solely for the purpose of adjudicating the foreclosure. Plaintiff retains the right to file its foreclosure under the Mortgage Foreclosure Act of Illinois in a separate proceeding.
3. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds no just reason for delaying the enforcement or appeal of this order.
4. This matter is OFF CALL.

STEPHEN R. PATTON, Corporation Counsel
BY: M. Michael Sadic / Peter Mennella / Gwendolyn Harris
Attorney for Plaintiff
121 N. LaSalle St. - Ste. 400
Chicago, IL 60602
(312) 742-0364 / (312) 742-0467 / (312) 744-6967
Attorney No. 90909

Judge, Courtroom 1111

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY

SEP 22 2014
Circuit Court - 1953

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COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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I hereby certify that the document to which this certification is affixed is a true copy.

DOROTHY BROWN MAR 19 2015

Date _____

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



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Date: 03/07/2013 12:10 PM Pg: 1 of 5

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Space reserved for the Recorder's Office

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

CITY OF CHICAGO, a municipal corporation,)	
)	
Plaintiff,)	No. 12 M1 403193
v.)	
)	Re: 33-35 E. 120 th Street
CHRISTOPHER BROKEMOND, et al.,)	
)	
Defendants.)	Courtroom: 1109

ORDER OF DEMOLITION

This cause coming to be heard on March 6, 2013, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen Patton, Corporation Counsel of the City of Chicago, against the following named Defendants:

- Christopher BrokemonD
- Luis Candelas
- Rock Elm, L.L.C.
- Unknown Owners and Non-record 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: 33-35 E. 120th Street, Chicago, Illinois, and legally described as follows:

LOTS 29 AND 30 IN SUBDIVISION OF THE NORTH 1/2 OF BLOCK 10 IN FIRST ADDITION TO KENSINGTON IN SECTIONS 22, 27 AND 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 25-27-109-015 & 016.

2. Located on the subject property is a two-story brick residential building and a one-story frame garage.

Order 3 of 3

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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:

FRONT BUILDING

- a. The building(s) located on the subject property ("the building") is vacant.
- b. The building's electrical systems are stripped or inoperable with exposed wiring and missing fixtures.
- c. The building's plumbing systems are stripped or inoperable with missing fixtures.
- d. The building's heating systems are stripped or inoperable with missing duct work and a missing furnace.
- e. The building's heating systems have been vandalized.
- f. The building has missing flooring with smoke, fire, and/or water damage.
- g. The building's glazing is broken or missing.
- h. The building has joists that are missing.
- i. The building's masonry has washed out mortar joints with smoke, fire, and/or water damage.
- j. The building's plaster is broken or missing with smoke, fire, and/or water damage.
- k. The building's rafters are fire damaged.
- l. The building's roof is fire damaged.
- m. The building's sash are broken, missing, or inoperable.
- n. The building's stairs have damaged decking and damaged handrails.
- o. The building's stairs are partially collapsed.
- p. The building's stairs have smoke, fire, and/or water damage.

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- q. The building has missing studding.

GARAGE

- r. The building's garage is vacant and open.
- 4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

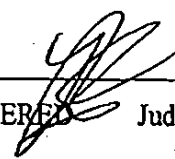
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UNOFFICIAL COPY**WHEREFORE, IT IS HEREBY ORDERED THAT:**

- 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 (not applicable) is dismissed as a party defendant.
- B. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I, II and IV of the City of Chicago's complaint for demolition.
- C. The remaining counts of the City's complaint for demolition are voluntarily dismissed.
- D. Pursuant to 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 B, above shall become effective immediately (5/6/2013).
- 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. Christopher Brokemon is ordered to keep the property secure until it is demolished. Christopher Brokemon is ordered to pay a judgment of \$ 19,600 to the City no later than (execution to issue), based on Count II of the City's complaint. Payment must be by certified check, business check, or money order, made payable to the City of Chicago. Payment must be delivered to 30 N. LaSalle Street, Suite 700, Chicago, IL, 60602, Attn: Kristina Mokrzycki. Payment must include the case number on its face, and be accompanied by a copy of this court order.
- H. Defendants with either possession or control of the subject property shall remove any and all persons, if any, occupying the subject property and all personal property from said premises no later than the effective date so that said premises will be completely vacant and free of personal property before demolition is commenced.

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- I. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order. The Court finds no just reason for delay in the enforcement or appeal of this order.
- J. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining and approving the demolition and litigation costs.
- K. The City is ordered to demolish the subject property within immediately days.



 ENTERED Judge

PLAINTIFF, CITY OF CHICAGO
 STEPHEN PATTON, Corporation Counsel

By: Maggie Rizzo
 Maggie Rizzo
 Assistant Corporation Counsel
 Building and License Enforcement Division
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 Phone: (312)742-1935 Facsimile: (312)744-1054
 ATTY NO. 90909

Associate Judge William G. Pileggi

MAR 06 2013

Circuit Court - 1764

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**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

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RECORDED MAR 17 2015

**Dorothy E. Brown
Clark of the Circuit Court
of Cook County, Ill.**

