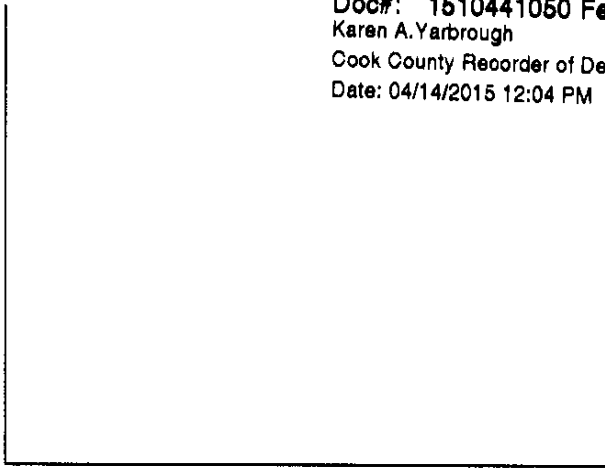


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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS MUNICIPAL DEPARTMENT - FIRST DISTRICT

CITY OF CHICAGO,
a municipal corporation,
Plaintiff,

v.

Unknown Heirs and Legatees of Linda
Lucas,

Defendants.

No. 14 M1 402246

Re: 7306 S. Morgan St.

Courtroom 1111

ORDER OF DEMOLITION

This cause coming to be heard on 4/23/15 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:

UNKNOWN HEIRS AND LEGATEES OF LINDA LUCAS
ANDREW LEE
UNITED MIDWEST SAVINGS BANK
ROSESTONE INV.
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: **7306 S. Morgan St., Chicago, IL 60621**, and legally described as follows:

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LOT 3 (EXCEPT THE NORTH 1 1/2 FEET THEREOF) AND THE NORTH 1 1/2 FEET OF LOT 4 IN BLOCK 1 IN "YOUNG & RYON'S" SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1889 AS DOCUMENT 1163636, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of **20-29-219-037**.

2. Located on the subject property is a **ONE STORY BRICK SINGLE FAMILY DWELLING**.
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 masonry has step or stress fractures, loose or missing brick and washed out mortar joints.
 - b. ~~The building's roof is missing shingles, has a damage membrane, and is fire damaged.~~
 - c. The building's glazing is broken or missing.
 - d. The building's flooring is missing, warped and ~~smoke, fire, or~~ water damaged.
 - e. The building's joists are cracked, and ~~smoke, fire, or~~ water damaged.
 - f. The building's plaster is broken or missing.
 - g. ~~The building's rafters are fire damaged.~~ Load bearing wall is fire damaged
 - h. The building's electrical system has exposed wiring, missing fixtures, and is stripped and inoperable.
 - i. The building's heating system is missing ductwork, missing a furnace, and is stripped, inoperable, and vandalized.
 - j. The building's plumbing system is missing fixtures and is stripped and inoperable.
 - k. The building was found to be vacant and open.
 - l. Ceilings have collapsed
 - m. The chimney has partially collapsed
 - n. foundation wall fractured & moldy
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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- 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 a party defendant.
- B. Defendants **UNKNOWN HEIRS and LEGATEES OF LINDA LUCAS, ANDREW LEE, ROSESTONE INV., and UNKNOWN OWNERS and NONRECORD CLAIMANTS**, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default dates of **January 20, 2015** 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 Court II of the City's Complaint, Defendant _____ shall pay a fine of _____ with execution to issue.
- E. Counts III, V, VI, VII, VIII and all the remaining counts 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 F above shall be effective immediately.
- H. Defendant owners are ordered to keep the property secure until it is demolished.
The City is authorized to board & secure
- 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 instantly 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,

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and for the purpose of hearing foreclosure proceedings, as defined by the applicable statutes and ordinances.

WHEREFORE, IT IS HEREBY ORDERED THAT:

Pamela Gillispie

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)742-1935 Facsimile: (312)744-1054
ATTY NO. 90909

Associate Judge Pamela Hughes Gillispie

FEB 28 2015

Circuit Court - 1953

Cook County Clerk's Office