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IN THE CIRCUIT COURT OF COOK COUNTY MUNICIPAL DEPARTMENT – FIRST DISTRICT

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

JAKE TAYLOR PROPERTIES, INC., ET AL.,
Defendants.

Case Number: 14 M1 400725

Re: 6754 S. Loomis Blvd.

Courtroom 1109

ORDER OF DEMOLITION

This cause coming to be heard on 4-30-15, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

JAKE TAYLOR PROPERTIES, INC.;
CHICAGO TITLE LAND TRUST CO., TRUST NO. 8002364112;
GEORGE CHARALAMPOUS a/k/a GEORGE CHARALAMBOS; 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: 6754 S. Loomis Blvd., Chicago, Cook County, Illinois ("subject property"), legally described as:

ALL OF LOT 27 AND THAT PART OF LOT 28 LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT ON THE EAST LINE OF LOT 28, A DISTANCE OF 3.5 FEET, SOUTH OF THE NORTHEAST CORNER OF LOT 28, THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF LOT 28 A DISTANCE OF 50 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF LOT 28, A DISTANCE OF 2.5 FEET, THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF LOT 28, A DISTANCE OF 42 FEET, THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF LOT 28, A DISTANCE OF 2.5 FEET, THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF LOT 28, A DISTANCE OF 32.59 MORE OR LESS TO THE WEST LINE OF LOT 28, ALL IN ENGLEWOOD ON THE HILL, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF

14M1400725

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THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-20-303-045-0000.

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:

BUILDING

- A. The building(s) located on the subject property ("the building") is vacant.
 - B. The building's masonry has washed out mortar joints and step or stress fractures.
 - C. The building's roof has a damaged membrane.
 - D. The building's joists are cracked.
 - E. The building's sashes are broken, missing, or inoperable.
 - F. The building's glazing is broken or missing.
 - G. The building's stair system has undersized joists and missing joist hangers and ledger bolts.
 - H. The building's electrical, heating, and plumbing systems have been vandalized and are therefore inoperable.
 - I. Sections of the building's plaster are broken or missing.
 - J. The building's studding has damaged headers and missing studding.
 - K. The building's flooring has missing flooring.
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. 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.
- B. The remaining counts of the City's complaint are voluntarily withdrawn.

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- C. 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.
- D. The authority granted in Paragraph C above shall become effective Immediately.
- E. 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. 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.
- G. 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.

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H. 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.

APR 30 2015
 ENTERED: [Signature]
 CLERK OF COURT
 COUNTY, IL

PLAINTIFF, CITY OF CHICAGO
STEPHEN PATTON, Corporation Counsel

By: [Signature]
 Daniel O'Keefe
 Assistant Corporation Counsel
 Building and License Enforcement Division
 30 N. LaSalle Street, Room 700
 Chicago, Illinois 60602 / (312) 744-7634
 Atty No. 90909

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