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UNKNOWN OWNERS – defaulted by publication (default date **MAY 28, 2013**)

NONRECORD CLAIMANTS– defaulted by publication (default date **MAY 28, 2013**)

2. **KEVIN WASHINGTON** is the record owner(s) of the subject property. **CARLOS WEST** is the record owner of the subject property. **REL FINANCIAL** is a lien holder.
3. The Court has jurisdiction of the subject matter, which is the premises located at the following address: 10760 S CHAMPLAIN AVE, Chicago, Cook County, Illinois (“subject property”),
 Legal Description: LOT 36 IN BLOCK 3 IN PULLMAN LAND ASSOCIATION ADDITION TO PULLMAN, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 Permanent Index Number: 25-15-404-052-0000
4. Located on the subject property is a TWO STORY BRICK BUILDING (the “subject building”). The last known use of the subject building was **RESIDENTIAL**.
5. This Court hereby makes the following findings of fact as of **FEBRUARY 26, 2015**, as follows:
 - a. The subject property is delinquent on the property taxes for **2008, 2009, AND 2010**. The total amount of delinquent taxes is \$ **4,417.04**. Additionally, the subject property has unpaid water bills since **MAY 21, 2008**. The total amount owed to the Department of Water is \$ **2,370.54**.
 - b. The property is unoccupied by persons legally in possession and is vacant.
 - c. The subject property has violations of the City of Chicago Municipal Code making the building dangerous or unsafe, specifically:
 - i. With respect to each OWNER only, failed to remove exposed electrical wiring and maintain electrical system in safe and sound condition. (18-27-360.4, 18-27-410.22, 13-196-590, 13-196-641) EXPOSED WIRING.
 - ii. With respect to each OWNER only, failed to repair or replace defective and/or missing electrical fixtures and maintain electrical system in safe and sound condition. (18-27-210.70, 18-27-410.22, 18-27-410.23, 18-27-410.24, 18-27-240.27, 18-27-410.36, 18-27-410.37, 18-27-410.38, 18-27-410.39, 18-27-560.7, 13-196-590, 13-196-641) COMED SERVICE IS TERMINATED AT THE BUILDING. SYSTEM IS MISSING FIXTURES, STRIPPED AND INOPERABLE, SERVICE PANEL IS STRIPPED, AND CONDUIT IS BROKEN.
 - iii. With respect to each OWNER and MORTGAGEE, failed to maintain the exterior of a building so that all exterior windows and doors are in sound condition and good repair, so that: windows and doors fit tightly within their frames; window and door frames are constructed and maintained in such relation to the adjacent wall construction as to prevent rain from entering the building; windows and doors are equipped with properly functioning locking hardware; and any window which has broken, cracked, or missing glass or glazing is repaired or boarded in a manner prescribed by code. (13-12-135(b)(3),

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- 13-196-550, 13-196-641, 13-12-126(b)(1)). BROKEN OR MISSING GLAZING. PARTIALLY BOARDED GLAZING. BROKEN, MISSING, OR INOPERABLE SASHES.
- iv. With respect to each OWNER only, failed to maintain every supply facility, piece of equipment, and utility, including the heating system, in safe and sound condition. (13-196-590, 13-196-641) SYSTEM IS MISSING DUCTWORK, MISSING FURNACE, STRIPPED AND INOPERABLE, VANDALIZED, AND UNIT IS REMOVED FROM THE BASEMENT.
 - v. With respect to each OWNER only, failed to maintain every foundation, roof, floor, wall, stair, ceiling, and other structural support within a building in safe and sound condition, good repair, and capable of supporting the loads that normal use may cause to be placed thereon. (13-12-135(c)(2), 13-52-010, 13-196-040, 13-196-540, 13-196-641) JOIST IS OVER NOTCHED.
 - vi. With respect to each OWNER only, failed to maintain every wall and ceiling within a building in safe and sound condition and good repair. (13-12-135(c)(2), 13-196-540, 13-196-641) PLASTER IS BROKEN OR MISSING. LARGE AREAS COVERED IN GANG GRAFFITI.
 - vii. With respect to each OWNER, failed to maintain all plumbing fixtures without leaking pipes and completely drain or continuously heat all pipes for water to prevent them from freezing and maintain or repair plumbing system in accordance with the original design so that no hazard to life, health or property is created by such plumbing system. (13-12-135(c)(3), 13-196-590, 13-196-641, 18-29-102.2). With respect to each MORTGAGEE, failed to winterize a building by cleaning all toilets and completely draining all plumbing systems. (13-12-126(b)(7)) SYSTEM IS MISSING FIXTURES, STRIPPED AND INOPERABLE, VANDALIZED, AND BROKEN PIPING.
 - viii. With respect to each OWNER and MORTGAGEE, failed to maintain the exterior of a building so that all portions of the roof are adequately supported and maintained in weather tight condition and all gutters, downspouts, scuppers, and appropriate flashing are in good repair and adequate to remove water. (13-12-135(b)(4), 13-196-530(c), 13-196-641, 13-12-126(b)(8)). ROOF MEMBRANE IS DAMAGED.
 - ix. With respect to each OWNER, failed to maintain the exterior of a building so that every outside stair or step is in sound condition and good repair and every porch, stoop, deck, veranda, balcony and walk is in sound condition. (13-12-135(b)(6), 13-52-010, 13-196-040, 13-196-570, 13-196-641). With respect to each MORTGAGEE, failed to reasonably maintain the exterior of a building and the structural integrity of stairs and steps that lead to the main entrance(s) of the building. (13-12-126(b)(6), 13-12-126(b)(8), 13-52-010, 13-196-040). DAMAGED HANDRAILS. IMPROPER TREAD AND RISER. LOOSE INTERIOR TREADS.
 - x. With respect to each OWNER only, failed to maintain every wall and ceiling within a building in safe and sound condition and good repair. (13-12-135(c)(2), 13-196-540, 13-196-641) DAMAGED STUDS AND VANDALIZED PARTITION WALLS.
6. The City of Chicago filed a Petition for Abandonment on **JULY 24, 2013**. The petition was sent to all parties via certified mail, as follows:
- CARLOS WEST** – sent June 11, 2014; July 25, 2014; and August 19, 2014,
- KEVIN WASHINGTON** -- sent June 11, 2014; June 30, 2014; July 25, 2014; August 19, 2014; and September 23, 2014.
- REL FINANCIAL REL FINANCIAL**—sent June 11, 2014.

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7. There is no person having an interest of record in the property who can demolish the dangerous or unsafe building or put the building in a safe condition.
8. The owner of record has not entered an appearance or proven that he/she did not intend to abandon the property, no person with an interest in the property filed a timely request, nor has a party demolished the building or put the building in a safe condition. Therefore, the conveyance to the City of Chicago of all of the defendants' rights, title and interest in the subject building is reasonable and proper.
9. The conveyance of the judicial deed to the City of Chicago will operate to extinguish all existing ownership interests in, liens on, and other interest in the property, including tax liens, and shall extinguish the rights and interests of any and all holders of a bona fide certificate of purchase of the property for delinquent taxes.

WHEREFORE, IT IS FURTHER ORDERED THAT:

- A. Based on the above-stated findings of fact, this Court finds that the property at 10760 S CHAMPLAIN AVE is abandoned pursuant to 65 ILCS 5/11-31-1(d)(1) through (3) (2010).
- B. Counts I, II, III, IV, V, and VI of the City's complaint are voluntarily dismissed without prejudice.
- C. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds there is no just reason for delaying the enforcement or appeal of this order.
- D. The Court reserves jurisdiction of this cause to enforce the terms of this order.
- E. This matter is continued to June 18, 2015 at 11:00 a.m. in Courtroom 1107 for entry of a judicial deed conveying the subject property to the City of Chicago.

ENTERED

HEARING DATE:



 Stephen R. Patton, Atty. #90909
 Corporation Counsel
 Attorney for Plaintiff
 By: Julie Ladores
 30 North LaSalle Street, Suite 700
 Chicago, Illinois 60602
 (312) 744-2638

Duplicate **ENTERED**
 JUDGE MARK J. BALLARD - 1742
 MAY 14 2015
 DOROTHY BROWN
 CLERK OF THE CIRCUIT COURT
 OF COOK COUNTY, IL
 DEPUTY CLERK