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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.

WESTWOOD CONSTRUCTION GROUP, INC.,
ET AL.,

Defendants.

Case Number: 14 M1 403483

Re: 1244 W. 57th St.

Courtroom 1109

Agreed Emergency ORDER OF DEMOLITION

This cause coming to be heard on 6/4/15 on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

WESTWOOD CONSTRUCTION GROUP, INC.;

TERRY WHITE; and

UNKNOWN OWNERS, and NONRECORD CLAIMANTS.

The Court being fully advised of the premises of this proceeding and ~~having heard the witness~~ *the parties having stipulated* finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 1244 W. 57th St., Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 221 IN 55TH STREET BOULEVARD ADDITION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-17-114-048.

2. Located on the subject property is a two-story brick building. The last known use of the subject building was residential.

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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 has no working mechanical systems, including electrical, plumbing, and heating.
 - C. The building's electrical system is stripped and inoperable.
 - D. The building's fixtures are missing, exposing electrical wiring.
 - E. The building has no ductwork or a furnace.
 - F. The building's heating system is vandalized, stripped, and inoperable.
 - G. The building's plumbing fixtures are missing.
 - H. Sections of the building's flooring are missing at various locations.
 - I. Sections of the building's flooring are warped and have smoke, fire, or water damage at various locations.
 - J. The building's window glazing is broken or missing.
 - K. The building's joists are cracked, missing, over notched, and undersized.
 - L. The building's joists are over spanned.
 - M. The building's masonry has washed out mortar joints and step or stress fractures.
 - N. The building's masonry has smoke, fire, or water damage.
 - O. The building's plaster is broken or missing.
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.
- 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.

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- 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.
- 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.

I. This matter is off call.

ENTERED
 JUDGE MARK BALLARD-1742
 JUN 04 2015
 MICHAEL BROTHY BROWN
 CLERK OF THE CIRCUIT COURT
 DEPUTY CLERK
 COOK COUNTY, IL

PLAINTIFF, CITY OF CHICAGO
 STEPHEN PATTON, Corporation Counsel

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

By: *[Signature]*
 Counsel for Westwood
 Construction Group, Inc.
 Owner