



Doc#: 1517741013 Fee: \$44.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/26/2015 10:06 AM Pg: 1 of 4

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

CITY OF CHICAGO, a municipal  
corporation,

Plaintiff,

v.

THEODORE BLAKE, et al.

Defendants.

No. 14 M1 402765

Re: 3419 W. HARRISON

Courtroom: 1111

Agreed ORDER OF DEMOLITION Effective 9/24/15

This cause coming to be heard on 6/24/15 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 THEODORE BLAKE,  
GLORIA BLAKE-NEAL,  
PATRICK J. CUSTARDO,  
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: **3419 W. Harrison**, Chicago, Illinois, and legally described as follows:

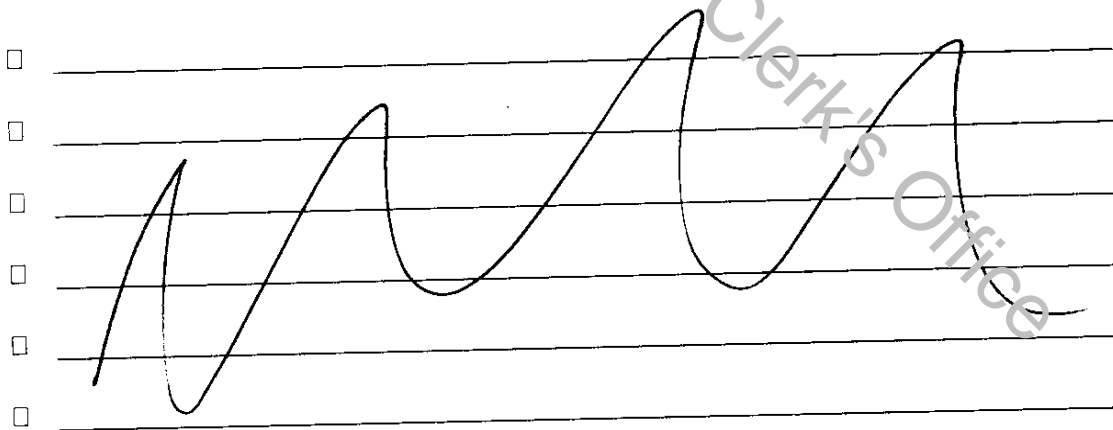
LOT 8 IN SHERMAN T. COOPER'S SUBDIVISION OF LOTS 3 TO 17 AND 27 TO 32 (EXCEPT THE NORTH 36.25 FEET OF SAID LOTS 27 TO 32) AND LOTS 33, 34, 38, 39, 40 AND 41 (EXCEPT NORTH 28 1/2 FEET OF SAID LOTS) IN BLOCK 8 IN GEORGE K. SHOENBERGERS SUBDIVISION OF WEST 3/4 OF THE NORTH 40 RODS OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-14-401-013.

# UNOFFICIAL COPY

2. Located on the subject property is a brick garage and two-story brick multi-unit residential building.
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:

- ☐ The building's electrical service is terminated.
- ☐ The building's electrical system has exposed wiring and is missing fixtures.
- ☐ The building's flooring is smoke, fire, or water damaged.
- ☐ The building's flooring is warped.
- ☐ The building's glazing is broken or missing.
- ☐ The building's heating system is missing a furnace.
- ☐ The building's heating system is stripped and inoperable.
- ☐ The building's heating system is vandalized.
- ☐ The building's joists are over notched.
- ☐ The building's joists are smoke, fire, or water damaged.
- ☐ The building's masonry has step or stress fractures.
- ☐ The building's masonry has washed out mortar joints.
- ☐ The building's plaster is broken or missing.
- ☐ The building's plaster is smoke, fire, or water damaged.
- ☐ The building's plumbing is missing fixtures.
- ☐ The building's plumbing is stripped and inoperable.
- ☐ The building's rafter is water damaged.
- ☐ The building's roof is water damaged.
- ☐ The building's sashes are broken, missing or inoperable.
- ☐ The building's pipes are wrapped with asbestos.



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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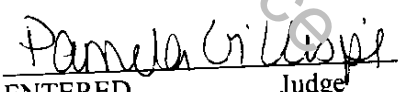
WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. 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.
- B. Counts II, III, V, VI, VII, and VIII 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.
- D. The authority granted in Paragraph C above shall be effective 9/24/15.
- E. Defendant owners are ordered to keep the property secure until it is demolished.
- F. 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.
- G. 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.
- H. 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.
- I. 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, and for the purpose of hearing foreclosure proceedings, as defined by the applicable statutes and ordinances.

PLAINTIFF, CITY OF CHICAGO  
Stephen R. Patton, Corporation Counsel

By: 

Jayson A. Serrano  
Assistant Corporation Counsel  
Building and License Enforcement Division  
30 N. LaSalle Street, Suite 700  
Chicago, Illinois 60602  
Phone: (312)744-3326  
Facsimile: (312)744-1054 ATTY NO. 90909

JUN 24 2015  
Circuit Court - 1953  
  
ENTERED Judge

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**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
MUNICIPAL DEPARTMENT-FIRST DISTRICT**THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v. Theodore Blake

et al.,  
Defendant(s).No: 14 M1 402765  
Re: 3419 W. Harrison  
Courtroom 11 11, Richard J. Daley Center**ORDER OF PERMANENT INJUNCTION**

This cause coming to be heard on the set call and on motion of Plaintiff, the Court having jurisdiction over the defendant(s) and the subject matter, and being fully advised in the premises:

IT IS HEREBY ORDERED THAT:

- Defendant(s) Unknown Heirs and Legatees of Theodore Blake and Gloria Blake - New and his / her / their / its agents, heirs, legatees, successors, and assigns shall be permanently enjoined and restrained from renting, using, leasing, or occupying the: Subject property until the same have established full compliance with the Municipal Code of the City of Chicago as stated in this cause and further order of court. Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall maintain the subject property in a sanitary, boarded, and secure condition while it remains subject to this injunction.
  - The court reserves jurisdiction of this matter for the purposes of modification, enforcement, or termination of this injunction.
- [ ] The above-named Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall put and keep the subject property in compliance with the vacant building requirements in the Municipal Code of Chicago (sections 13-12-125 through 13-12-150), including the requirements that the property be insured and registered with the City (information at [www.cityofchicago.org/buildings](http://www.cityofchicago.org/buildings)) and keep the exterior of the premises clean and free of debris and weeds.
- [ ] \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Pursuant to Ill. S.Ct. Rule 304(a), this order is final and appealable, there being no just reason for delaying entry of the order or appeal.

HEARING DATE: 6/24/15

JUN 24 2015

By: J. Serrano  
Attorney for Plaintiff  
Corporation Counsel #90909  
30 N. LaSalle, Room 700  
Chicago, IL 60602 (312) 744-8791

Judge

Pamela Grillo

Courtroom 11 11