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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/23/2015 03:47 PM Pg: 1 of 3

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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

CHICAGO TITLE LAND TRUST CO., AS  
TRUSTEE, U/T/A/D 9/29/2008, TRUST  
#8002351775 ET AL.,

Defendants.

Case Number: 13 M1 402931

Re: 6544 S. Hermitage Ave.

Courtroom 1109

*Agreed* ORDER OF DEMOLITION, *Effective 1/28/16*

This cause coming to be heard on 10/22/15, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

- CHICAGO TITLE LAND TRUST CO., AS TRUSTEE, U/T/A/D 9/29/2008, TRUST #8002351775;
- A.B. MANAGEMENT AND REMODELING, INC.;
- THE PRIVATE BANK & TRUST CO.; and
- UNKNOWN OWNERS, and NONRECORD CLAIMANTS.

The Court being fully advised of the premises of this proceeding and *the parties having stipulated* ~~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: 6544 S. Hermitage Ave., Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 18 (EXCEPT THE NORTH 10 FEET THEREOF) AND THE NORTH 15 FEET OF LOT 19 IN BLOCK 36 IN DREXEL PARK, BEING A SUBDIVISION OF THE EAST 1/4 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-19-220-034-0000.

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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 masonry has washed out mortar joints and step and stress fractures.
  - B. The building's roof has a damaged membrane.
  - C. The building's sashes are broken, missing, or inoperable.
  - D. The building's glazing is broken or missing.
  - E. The building's joists are cracked and over-notched.
  - F. The building's stair system has damaged decking and handrails, as well as improper foundations, handrail height, and tread and riser.
  - G. The building's electrical, heating, and plumbing systems have been vandalized and are therefore inoperable.
  - H. The building's floor system has missing and warped flooring.
  - I. The building has been found vacant and open.
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 1/28/16.
- 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.

PLAINTIFF, CITY OF CHICAGO  
 STEPHEN PATTON, Corporation Counsel

By: *Daniel 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

ENTERED  
*[Signature]*  
 ENTERED  
 JUDGE MARK BALLARD-1742  
 OCT 28 2015  
 DOBOTHY  
 CLERK OF THE CIRCUIT COURT  
 OF COOK COUNTY  
 CLERK COURT

By: *[Signature]*  
 Counsel for A.B. Management  
 + Renovation, Inc.