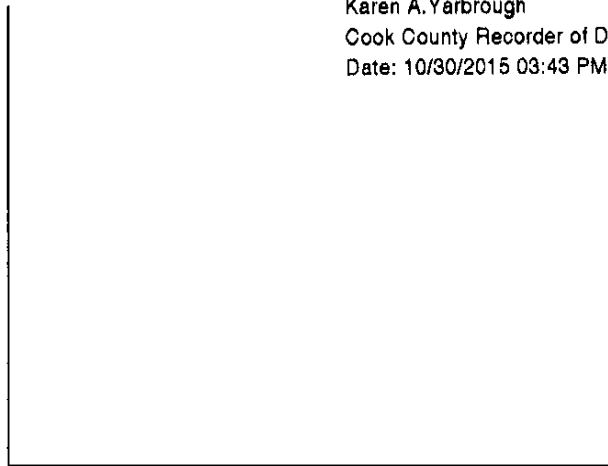




1530341101

Doc#: 1530341101 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/30/2015 03:43 PM Pg: 1 of 4

Duplicate
Original



Space reserved for the Recorder's Office

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

CITY OF CHICAGO,
a municipal corporation,
Plaintiff,

v.

Quinstella Edwards-Crenshaw,
Defendants.

No. 15 M1 400585

Re: 8940 S. Vincennes Ave.

Courtroom 1111

ORDER OF DEMOLITION

This cause coming to be heard on 10-5-15 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 QUINSTELLA EDWARDS-CRENSHAW,
EQUITY ONE INVESTMENT FUND, LLC,
CHICAGO TITLE LAND TRUST CO., TRUST #1077774, DATED 6/19/1980,
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: **8940 S. Vincennes Ave., Chicago, IL 60620**, and legally described as follows:

UNOFFICIAL COPY

LOT 17 AND THE NORTH 5 FEET OF LOT 18 IN BLOCK 10 IN COLE'S SUBDIVISION OF THE NORTH 90.37 ACRES OF THAT PART LYING WEST OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RAGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of **25-05-221-022**.

2. Located on the subject property is a **GARAGE AND ONE STORY ORDINARY SINGLE FAMILY DWELLING**.

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:

- a. The building's electrical service is terminated.
- b. The building's electrical system is missing fixtures and is stripped and inoperable.
- c. The building is filled with debris.
- d. The building's heating is stripped and inoperable and vandalized.
- e. The building's masonry has rotting fascia and soffit.
- f. The building is missing siding.
- g. The building's plaster is broken or missing.
- h. The building's plumbing is missing fixtures and is stripped and inoperable.
- i. The building's rafters are water damaged.
- j. The building's roof is water damaged and has a large hole.
- k. The building's sash is broken, missing or inoperable.
- l. The building's studs are missing.
- m. The building has holes in the roof that allow for infiltration of the elements.
- n. There are no operating vital systems.
- o.

4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

WHEREFORE, IT IS HEREBY ORDERED THAT:

A. The Court finds that the City has met its obligations under Section 21-410 of the Property Tax Code and that property tax certificate holders are subject, inter alia, to Sections 21-95, 21-100,

UNOFFICIAL COPY

21-105, and 22-35 of the Property Tax Code. The property tax certificate holder
 _____ ~~X~~ _____ is dismissed as a party defendant.

- B. Defendants **UNKNOWN HEIRS AND LEGATEES OF QUINSTELLA EDWARDS-CRENSHAW and UNKNOWN OWNERS and NONRECORD CLAIMANTS**, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default dates of **August 27, 2015** are in default and all allegations in the complaint are deemed admitted against Defendants in default.
- C. 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.
- D. Pursuant to Count II of the City's Complaint, Defendant _____ ~~X~~ _____ shall pay a fine of _____ ~~X~~ _____ with execution to issue.
- E. Counts III, V, VI, VII, VIII, and all the remaining counts of the City's Complaint are voluntarily withdrawn.
- F. 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.
- G. The authority granted in Paragraph F above shall be effective immediately.
- H. Defendant owners are ordered to keep the property secure until it is demolished. The City is authorized to keep the property secure if the owner is unable to do so.
- I. 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.
- J. 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.
- K. 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.

UNOFFICIAL COPY

L. 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.

Pamela Gillespie

ENTERED ^{Judge} ~~John Patrick Hughes Gillespie~~

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

001 05 2015

Circuit Court-1953

By:

~~Matthew E. Suhl~~

MATTHEW E. SUHL

Assistant Corporation Counsel
Building and License Enforcement Division
30 N. LaSalle Street, Suite 700
Chicago, Illinois 60602
Phone: (312)742-1935 Facsimile: (312)744-1054
ATTY NO. 90909

Property of Cook County Clerk's Office