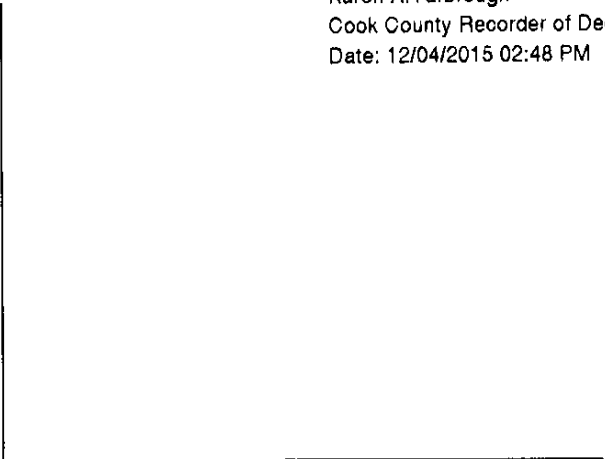




Duplicate
Original

Doc#: 1533841056 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/04/2015 02:48 PM Pg: 1 of 4



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.

Greg Perkins d/b/a MPG Investments,
LLC,

Defendants.

No. 15 M1 400696

Re: 12243 S. Sangamon St.

Courtroom 1111

ORDER OF DEMOLITION

This cause coming to be heard on 11/9/15 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:

GREG PERKINS D/B/A MPG INVESTMENTS, LLC,
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: **12243 S. Sangamon St., Chicago IL 60643**, and legally described as follows:

LOT 31 AND THE NORTH 1/2 OF LOT 30 IN BLOCK 14, IN RESUBDIVISION OF BLOCK 9 TO 16, INCLUSIVE (EXCEPT THE EAST 141 FEET OF BLOCKS 9 AND 16) IN FIRST ADDITION TO WEST

UNOFFICIAL COPY

PULLMAN, IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of **25-29-216-058**.

2. Located on the subject property is a **ONE STORY FRAME 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 has been terminated.
- b. The building's electrical system has exposed wiring, is missing fixtures and is stripped and inoperable.
- c. The building's flooring is smoke, fire or water damaged.
- d. The building's floors are water saturated.
- e. The building's glazing is broken or missing.
- f. The building's heating system is vandalized, stripped and inoperable.
- g. The building's masonry has holes and washed out mortar joints.
- h. The building has rotting fascia at the rear elevation.
- i. The building's plaster is water and mold damaged.
- j. The building's plaster is broken or missing.
- k. The building's rafters are water damaged.
- l. The building's roof is water damaged and rotted.
- m. The building's sash is broken, missing or inoperable.
- n. The building's stairs have damaged decking.
- o. The building has a tree growing through its rear decking.
- p. The building's interior is tagged with gang graffiti.
- q. The building's walls are smeared with feces.
- r. *the building's piping is broken & rotted.*
- s.
- t.

UNOFFICIAL COPY

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, 21-105, and 22-35 of the Property Tax Code. The property tax certificate holder _____ is dismissed as a party defendant.
- B. Defendants **GREG PERKINS D/B/A MPG INVESTMENTS, LLC 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 **July 30, 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 _____ shall pay a fine of _____ 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 5/11-21-1, 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 owners are 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 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.

UNOFFICIAL COPY

- 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.
- 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
 NOV 03 2015

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

Circuit Court # 3333

By: _____

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