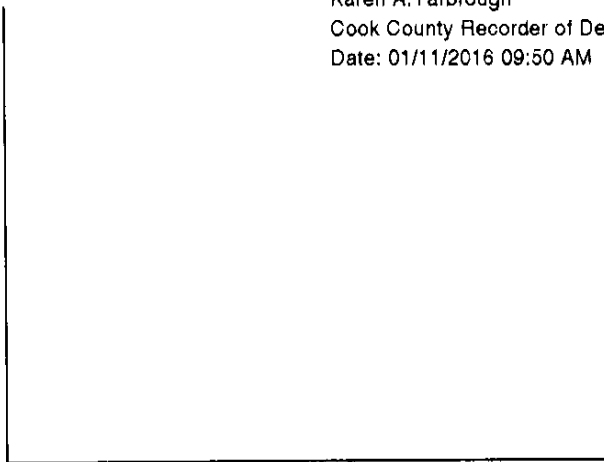




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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/11/2016 09:50 AM Pg: 1 of 4

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

CITY OF CHICAGO,
a municipal corporation,
Plaintiff,

v.

Reginald Anderson,
Defendants.

No. 15 M1 402010

Re: 11951 S. Calumet Ave.

Courtroom 1109

ORDER OF DEMOLITION

This cause coming to be heard on 1/6/16 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:

REGINALD ANDERSON,
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: **11951 S. Calumet Ave., Chicago, IL 60628**, and legally described as follows:

LOT 12 IN THE RESUBDIVISION OF LOTS 20 TO 24, BOTH INCLUSIVE, IN BLOCK 3 AND LOTS 1 TO 5, BOTH INCLUSIVE, AND LOTS 14 TO 18, BOTH INCLUSIVE, IN BLOCK 4, IN SAWYER'S

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SUBDIVISION OF BLOCK 7, IN FIRST ADDITION TO KENSINGTON, IN THE WEST FRACTIONAL 1/2 OF SECTION 27, LYING NORTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of **25-27-107-007**.

2. Located on the subject property is a **GARAGE AND TWO STORY FRAME SINGLE FAMILY 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:

- a. The building's electrical system is altered and faulty with exposed wiring.
- b. The building's flooring is missing in sections.
- c. The building's heating system is stripped and inoperable with a missing furnace.
- d. The building's joists are over notched.
- e. The building's masonry has possible asbestos siding.
- f. The building's masonry has a breached side entrance.
- g. The building's plaster is broken or missing.
- h. The building's plumbing is stripped and inoperable with missing fixtures.
- i. The building's rafters are altered.
- j. The building's roof has an altered dormer.
- k. The building's sashes are broken, missing, or inoperable.
- l. The building's stairs are dangerous and hazardous with no joist hangers or ledger bolts.
- m. The building's stairs have improper handrail, tread, and riser heights.
- n. The building's stairs are smoke, fire, or water damaged.

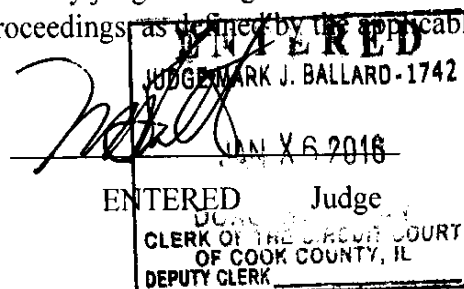
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

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.

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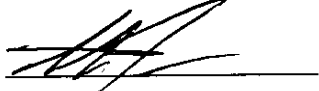
- B. Defendants **REGINALD ANDERSON and UNKNOWN OWNERS and NONRECORD CLAIMANTS**, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default dates of **November 6, 2015** are in default and all allegations in the complaint are deemed admitted against 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 5/11-31-1, 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.
- 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.
- 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.



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PLAINTIFF, CITY OF CHICAGO

Stephen R. Patton, Corporation Counsel

By: 

MATTHEW E. SUHL

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