

Duplicate Original



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Karen A. Yarbrough
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Date: 02/01/2016 09:46 AM 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.

JOHNNY ANDERSON A/K/A JOHN
ANDERSON, ET AL.,

Defendants.

Case Number: 16 M1 400027

Re: 833 W. 51st Pl.

Courtroom 1109

EMERGENCY ORDER OF DEMOLITION

This cause coming to be heard on 1/26/16, on the Plaintiff, City of Chicago, a municipal corporation's ("City"), emergency motion and accompanying complaint seeking immediate demolition authorization, by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

JOHNNY ANDERSON A/K/A JOHN ANDERSON; and
CHICAGO TITLE LAND TRUST CO. AS TRUSTEE UNDER TRUST #8002355005.; and
UNKNOWN OWNERS, and NONRECORD CLAIMANTS.

The Court being fully advised of the premises of this proceeding and 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: 833 W. 51st Pl., Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 10 IN BLOCK 4 IN SUBDIVISION OF THE NORTH 3/4 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-08-407-009-0000.

- 2. Located on the subject property is a two-story frame building. The last known use of the subject building was residential.

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Case Number 16 M1 400027

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:
 - a. The building located on the subject property is vacant.
 - b. The building's masonry is missing siding and has smoke, fire, and/or water damage.
 - c. The building's flooring has smoke, fire, and/or water damage.
 - d. The building's glazing is broken or missing.
 - e. The building's joists have smoke, fire, and/or water damage.
 - f. The building's plaster has smoke, fire, and/or water damage.
 - g. The building's rafters have fire damage.
 - h. The building's roof has fire damage.
 - i. The building's sashes are broken, missing, and inoperable.
 - j. The building's sashes have smoke, fire, and/or water damage.
 - k. The building's stair system has damaged handrails and improper tread and riser.
 - l. The building's stair system has smoke, fire, and/or water damage.
 - m. The building's studding has smoke, fire, and/or water damage.
 - n. _____
 - o. _____
 - p. _____
 - q. _____

4. The Court finds that the building located on the subject property is an immediate dangerous and hazardous threat to the public's health, safety, and welfare, and must therefore be demolished immediately.

5. The Court further finds that demolition of the subject building is the least restrictive alternative available to effectively abate the conditions now existing there.

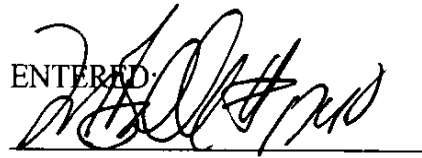
WHEREFORE, IT IS HEREBY ORDERED THAT:

- 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.

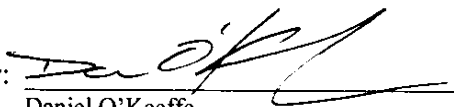
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Case Number 16 M1 400027

- C. The City shall immediately demolish the building located on the subject property on an emergency basis.
- D. 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.
- 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. 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.
- G. This cause is continued to 3/29/16, at 9:30 a.m. in Room 1109 for completion of this Court's jurisdiction.

ENTERED


PLAINTIFF, CITY OF CHICAGO
 STEPHEN PATTON, Corporation Counsel

By: 
 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
 JUDGE MARK J. BALLARD - 1742
 JAN 20 2016
 DORCEN BROWN
 CLERK OF THE CIRCUIT COURT
 OF COOK COUNTY, IL
 DEPUTY CLERK