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Karen A. Yarbrough
Cook County Recorder of Deeds
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IN THE CIRCUIT COURT OF COOK COUNTY
MUNICIPAL DEPARTMENT - FIRST DISTRICT

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

ST FINANCIAL, INC., UNKNOWN OWNERS
AND NONRECORD CLAIMANTS, ET AL.

Defendants

Case Number: 15 M1 401371

Re: 10407 S. STATE STREET

Courtroom 1109

AGREED ORDER OF DEMOLITION EFF. IMMEDIATELY

This cause coming to be heard on 3/2/16, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

- ST FINANCIAL, INC.;
- NATASHA QUACKENBUSH; 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: 10407 S. STATE ST., Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 52 IN PENSORN'S ADDITION TO PULLMAN, A SUBDIVISION OF LOT 1 IN BLOCK 1 AND THE WEST 590.85 FEET OF LOT 1 IN BLOCK 2 IN SUBDIVISION OF LOT 1 IN SUBDIVISION OF LOTS 4 TO 8 OF ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15 TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 25-15-110-003-0000.

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

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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 is vacant.
 - B. The building's electrical, plumbing and heating services are damaged.
 - C. The building's roof and shingles are damaged.
 - D. The building's flooring is damaged.
 - E. The building's wall framing is damaged.
 - F. The building's window sashes and doors are damaged.
 - G. The building's front porch and stairs system are damaged.
 - H. The building's drywall is missing and damaged.
 - I. The building's window glazing is broken.
 - J. The building's electrical fixtures are missing, stripped, inoperable and have exposed wiring.
 - K. The building's flooring is warped.
 - L. The building has no furnace.
 - M. The building's heating system is vandalized.
 - N. The building's masonry has missing siding.
 - O. The building's plumbing system is stripped and inoperable.
 - P. The building's plaster is broken or missing.
 - Q. The building's roof is missing shingles and is water damaged.
 - R. The building's window sashes are broken, missing, or inoperable.
 - S. The building's stair system has damaged decking and damaged handrails.
 - T. The building's stair system has improper treads or risers.
 - U. The building's studs are missing.
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.

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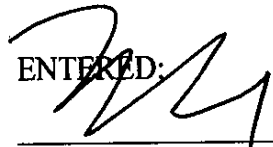
WHEREFORE, IT IS HEREBY ORDERED THAT:

- 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.
- D. The authority granted in Paragraph A above shall become effective immediately.
- 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 instantaneously 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.

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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.

ENTERED:



PLAINTIFF, CITY OF CHICAGO
STEPHEN PATTON, Corporation Counsel

By: Nina Yabes
Nina Yabes
Assistant Corporation Counsel
Building and License Enforcement Division
30 N. LaSalle Street, Room 700
Chicago, Illinois 60602 / (312) 742-0342
Atty No. 90909

By: [Handwritten Signature], AS ATTORNEY
ST FINANCIAL, INC.

Cook County Clerk's Office

Associate Judge
Mark J. Hallford
MAR 02 2016
Circuit Court - 1742