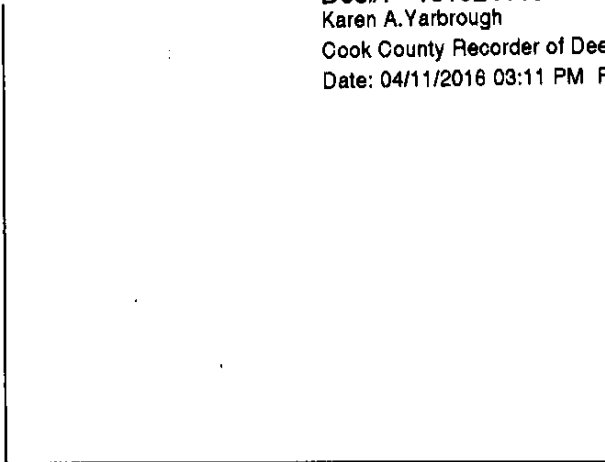




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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/11/2016 03:11 PM Pg: 1 of 4



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

CITY OF CHICAGO,
a municipal corporation,
Plaintiff,

v.

Pablo Castillo,
Defendants.

No. 15 M1 402716

Re: 9251 S. Stony Island Ave.

Courtroom 1109

ORDER OF DEMOLITION

This cause coming to be heard on 3-23-16 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:

PABLO CASTILLO,
UNKNOWN HEIRS AND LEGATEES OF FRANCISCA OROZCO F/K/A FRANCISCA CASTILLO,
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 **9251 S. Stony Island Ave., Chicago, IL 60617**, and legally described as follows:

LOT 25 IN GIDEON E. CLARK SUBDIVISION OF BLOCK 4 IN STONY ISLAND HEIGHTS

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SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

This parcel has a Permanent Index Number of **25-01-310-047**.

2. Located on the subject property is a **GARAGE AND TWO STORY FRAME MULTIPLE UNIT 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 system is missing fixtures.
- b. The building's flooring is smoke, fire, or water damaged and is dangerous and hazardous.
- c. The building's glazing is broken or missing.
- d. The building's heating system is dangerous and hazardous and is missing a furnace.
- e. The building's joists are smoke, fire, or water damaged and dangerous and hazardous.
- f. The building's masonry is smoke, fire, or water damaged.
- g. The building's walls are separating from the floor at the first floor.
- h. The building appears to list northwards.
- i. The building's plaster is broken or missing and smoke, fire, or water damaged.
- j. The building's plumbing system is stripped and inoperable and missing fixtures.
- k. The building's rafters are water damaged.
- l. The building's roof leaks.
- m. The building's sashes are broken, missing, or inoperable.
- n. The building's stairs have damaged decking and improper foundations.
- o. The building's stairs have improper handrail height and undersized joists.
- p. The building's stairs are dangerous and hazardous.

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,

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

- B. Defendants **PABLO CASTILLO, UNKNOWN HEIRS AND LEGATEES OF FRANCISCA OROZCO F/K/A FRANCISCA CASTILLO 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 20, 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 75 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 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.
- 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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ENTERED Judge

PLAINTIFF, CITY OF CHICAGO

Stephen R. Patton, Corporation Counsel

By: 

MR. JAMES E. SUHL

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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

Associate Judge
Mark J. Ballard

MAR 23 2016

Circuit Court - 1742