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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.

5243 S. DAMEN, LLC, *ET AL.*,

Defendants.

Case Number: 15 M1 401285

Re: 6504 S. Claremont Ave.

Courtroom 1109

*Agreed* ORDER OF DEMOLITION, *Effective 6/23/16*

This cause coming to be heard on 4/21/16, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

- 5243 S. DAMEN, LLC;
- U.S. BANK C/F IL SALT FOX; and
- UNKNOWN OWNERS, and NONRECORD CLAIMANTS.

*the parties having stipulated*

The Court being fully advised of the premises of this proceeding and ~~having heard the evidence~~ *the parties having stipulated* finds that:

- The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 6504 S. Claremont Ave., Chicago, Cook County, Illinois ("subject property"), legally described as:  
  
LOT 3 IN BLOCK 48 IN SOUTH LYNNE, BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
Permanent Index Number: 20-19-115-026.
- Located on the subject property is a one-story frame building. The last known use of the subject building was residential.
- 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:

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## BUILDING

- A. The building(s) located on the subject property ("the building") is vacant.
  - B. The electrical is stripped and inoperable with missing fixtures and exposed wiring.
  - C. Parts of the floor are missing.
  - D. The heating system is vandalized, stripped and inoperable.
  - E. The ductwork and furnace are missing.
  - F. The joists are cracked and over notched.
  - G. The masonry has holes, missing siding, step fractures and washed out mortar joints.
  - H. The plaster is missing in some areas.
  - I. The plumbing system is stripped and inoperable with missing fixtures.
  - J. The stair system has damaged decking and handrails, improper foundation and handrail height.
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.

### 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 U.S. BANK C/F IL SALT FOX is dismissed as a party defendant.
- B. 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.
- C. The remaining counts of the City's complaint are voluntarily withdrawn.
- D. 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.

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- E. The authority granted in Paragraph D above shall become effective 6/23/16  
~~immediately~~
- F. 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.
- G. 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.
- H. 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.
- I. 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.

*J. 5243 S. Damen, LLC must keep the property vacant and secure pending demolition.*

**ENTERED**  
 JUDGE MARK J. BALLARD-1742  
 APR 27 2016  
 ENTERED BY:  
 DOROTHY E. TOWN  
 CLERK OF THE CIRCUIT COURT  
 COOK COUNTY, ILL.

PLAINTIFF, CITY OF CHICAGO  
 STEPHEN PATTON, Corporation Counsel

By: *[Signature]*  
 Daniel O'Keeffe  
 Assistant Corporation Counsel  
 Building and License Enforcement Division  
 30 N. LaSalle Street, Room 700  
 Chicago, Illinois 60602 / (312) 744-7634

*Defendant*

By: *[Signature]*  
*Counsel for owner*