



Doc#: 1613841034 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/17/2016 08:43 AM Pg: 1 of 4

Dup Orig

Space reserved for the Recorder's Office

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

CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v.
KINGDOM COMMUNITY, INC., et al.
Defendants.

No. 14 M1 403352
Re: 5061-5063 W MADISON
Courtroom: 1111

Agreed **ORDER OF DEMOLITION**

This cause coming to be heard on 5/9/16 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:

**KINGDOM COMMUNITY, INC.,
THE PRIVATEBANK & TRUST COMPANY,
ILLINOIS DEPARTMENT OF EMPLOYMENT SECURITY,
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: **5061-5063 W Madison**, Chicago, Illinois, and legally described as follows:

**LOT 4 AND THE EAST 1/2 OF LOT 5 IN BRITIGAN'S MADISON STREET
SUBDIVISION OF LOTS 63, 64 AND 65 IN SCHOOL TRUSTEES SUBDIVISION OF
THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

This parcel has a Permanent Index Number of **16-16-201-009**

- 2. Located on the subject property is a mixed-use building.

UNOFFICIAL COPY

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:

- The building's electrical service has been terminated.
- The building's electrical system has exposed wiring and is missing fixtures.
- The building's electrical system is stripped and inoperable.
- The building's floors are missing sections and are warped.
- The building's floors have smoke, fire or water damage.
- The building's window glazing is broken or missing.
- The building's window glazing has cracked panes.
- The building's heating system is stripped and inoperable.
- The building's joists have smoke, fire or water damage.
- The building's masonry has holes and loose or missing brick.
- The building's masonry is partially collapsed.
- The building's exterior walls are missing siding.
- The building's masonry has smoke, fire or water damage.
- The building's masonry has step or stress fractures.
- The building's masonry has washed out mortar joints.
- The building's plaster is broken or missing.
- The building's plaster has smoke, fire or water damage
- _____
- _____
- _____
- _____
- _____
- _____

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

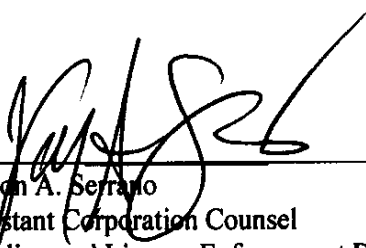
WHEREFORE, IT IS HEREBY ORDERED THAT:

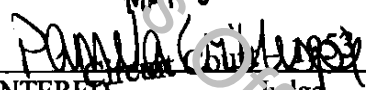
- A. An in rem judgment is entered in favor of Plaintiff City of Chicago and against defendants on Counts I and IV of the City's complaint seeking demolition authority.
- B. Counts II, III, V, VI, VII, and VIII of the City's Complaint are voluntarily withdrawn.

UNOFFICIAL COPY

- C. Pursuant to the judgment entered above, 65ILCS 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 C above shall be effective 7/26/16.
- E. Defendant owners are ordered to keep the property secure until it is demolished.
- F. 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.
- 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 to delay the enforcement or appeal of this order.
- I. 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.

PLAINTIFF, CITY OF CHICAGO
 Stephen R. Patton, Corporation Counsel

By: 
 Jayson A. Serrano
 Assistant Corporation Counsel
 Building and License Enforcement Division
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 Phone: (312)744-0210
 Facsimile: (312)744-1054
 ATTY NO. 90909

Associate Judge
 Pamela Hughes Gillespie
 MAY 09 2016

 ENTERED Judge

UNOFFICIAL COPY

Dup. Orig.

This space reserved for the Recorder of Deeds

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

THE CITY OF CHICAGO, a municipal corporation,
Counter-Plaintiff,

No: 14 MI 403352

v. Kingdom Community Inc.
et al.,
Counter-Defendant(s).

Re: 5061-5065 W Madison

Courtroom 11 11, Richard J. Daley Center

ORDER OF PERMANENT INJUNCTION

This cause coming to be heard on the set call and on motion of ~~Counter~~ Plaintiff, the Court having jurisdiction over the parties and the subject matter, and being fully advised in the premises:

IT IS HEREBY ORDERED THAT:

1. ~~Counter-Defendant(s)~~ Kingdom Community Inc.
and his / her / their (its) agents, heirs, legatees, successors, and assigns shall be permanently enjoined and restrained from renting, using, leasing, occupying, selling or otherwise transferring, in whole or in part, the ownership or controlling interest in the:
entire premises
until the same has / have established full compliance with the Municipal Code of the City of Chicago as stated in this cause and further order of court. The above named ~~Counter-Defendant(s)~~ and his / her / their (its) agents, heirs, legatees, successors, and assigns shall maintain the subject property in a sanitary, boarded, and secure condition while it remains subject to this injunction.
2. The court reserves jurisdiction of this matter for the purposes of modification, enforcement, or termination of this permanent injunction.
3. Pursuant to Illinois Supreme Court Rule 304(a), this order is final, appealable, and enforceable, the court finding no just cause or reason to delay its enforcement or appeal.
4. This case is off call.

Associate Judge
Pamela Hughes Gillespie

HEARING DATE: 5/9/16

Pamela Gillespie
Judge Gillespie
Circuit Court
MAY 09 2016
Courtroom 950

By: Jayson Serrano
Assistant Corporation Counsel
~~Mara S. Georges~~, Corporation Counsel #90909
30 N. LaSalle, Room 700
Chicago, IL 60602 (312) 744-8791

[Signature]
143

Pink Copy for Defendant(s) (photocopy if required)

Yellow Copy for City of Chicago Department of Law

White Original for Court Records