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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

JANEEN JENKINS, ET AL.,

Defendants.

Case Number: 15 M1 401984

Re: 6531 S. LAFLIN ST.

Courtroom 1109

ORDER OF DEMOLITION

This cause coming on to be heard on, 6/2/16, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen P. Patton, Corporation Counsel, against the following named Defendants:

- JANEEN JENKINS;
- UNKNOWN HEIRS AND LEGATEES OF LEONTINE JENKINS;
- UNKNOWN HEIRS AND LEGATEES OF ERNESTINE JENKINS;
- SECURITY PACIFIC FINANCIAL SERVICES, INC.; and
- UNKNOWN OWNERS, and NONRECORD CLAIMANTS.

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

- The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 6531 S. LAFLIN ST., Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 35 IN BLOCK 3 IN HOSMER AND FENN'S SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-20-114-014-0000.

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2. Located on the subject property is a TWO-STORY BRICK MULTIPLE UNIT DWELLING BUILDING WITH ONE STORY COACH HOUSE BUILDING. The last known use of the subject building was residential.
  
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 and open.
  - b. The building's masonry has washed out mortar joints, holes, and loose or missing brick.
  - c. The building's masonry is missing sections and has smoke, fire, or water damage.
  - d. The building's window sashes are broken, missing, or inoperable.
  - e. The building's window sashes have smoke, fire, or water damage.
  - f. The building's window sashes are dangerous and hazardous.
  - g. The building's window glazing is broken or missing.
  - h. The building's roof has water damage.
  - i. The building's stair system has damaged decking and handrails.
  - j. The building's stair system has improper foundations.
  - k. The building's stair system has smoke, fire, or water damage.
  - l. Sections of the building's flooring have smoke, fire, or water damage.
  - m. The building's plaster is broken or missing.
  - n. The building's plumbing fixtures are missing, stripped, and inoperable.
  - o. The building's heating system is stripped and inoperable.
  - p. The building's electrical fixtures are missing, stripped, inoperable, and have exposing wiring.
  - q. The building's electrical system is dangerous and hazardous.
  - r. The building has no working mechanical systems, including electrical, plumbing, and heating.
  - s. The building's electrical service has been terminated at the electrical pole.
  - t. COACH HOUSE
  - u. The building's rear coach house is vacant and open with holes in its walls.
  - v. The building's rear coach house's masonry has washed out mortar joints and damaged walls.
  - w. The building's rear coach house's window sashes are loose and broken.
  - x. The building's rear coach house's window glazing is broken or missing.

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- y. The building's rear coach house's plaster is loose and broken.
- z. The building's rear coach house's roof leaks and is missing covering.
- aa. The building's rear coach house's porch system is loose and rotten.
- bb. The building's rear coach house has no working mechanical system, including electrical, plumbing and heating.
- cc. There is squatter activity in the building's rear coach house.
- dd. \_\_\_\_\_
- ee. \_\_\_\_\_
- ff. \_\_\_\_\_
- gg. \_\_\_\_\_
- hh. \_\_\_\_\_

- 4. There has been no work in progress since the beginning of this case at the subject property.
- 5. 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, and that the subject building is beyond reasonable repair. 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.
- 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 C. 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.

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- 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 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.
- 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.
- 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.
- I. This case is off call.

ENTERED.

PLAINTIFF, CITY OF CHICAGO  
 STEPHEN PATTON, Corporation Counsel

By: Kelleen O'Leary  
 Kelleen O'Leary  
 Assistant Corporation Counsel  
 Building and License Enforcement Division  
 30 N. LaSalle Street, Room 700  
 Chicago, Illinois 60602 / (312) 744-3326  
 Atty No. 90909

Judge John M. Allegritti  
 JUN 2 - 2016  
 Circuit Court - 2116

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