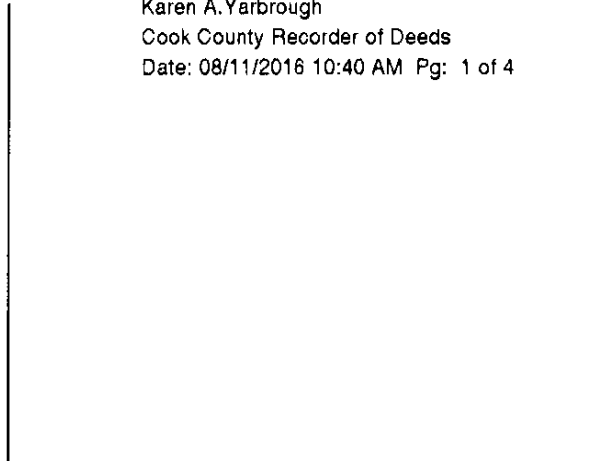


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Doc#: 1622441056 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/11/2016 10:40 AM Pg: 1 of 4



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

CITY OF CHICAGO,
a municipal corporation,
Plaintiff,

v.

Jesse Rosas,
Defendants.

No. 15 M1 403454

Re: 10428 S. Ewing Ave.

Courtroom 1109

ORDER OF DEMOLITION

This cause coming to be heard on 5-25-16 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:

JESSE ROSAS,
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 **10428 S. Ewing Ave., Chicago, IL 60617**, and legally described as follows:

LOT 12 IN BLOCK 28 IN IRONWORKER'S ADDITION TO SOUTH CHICAGO, BEING A
SUBDIVISION OF THE SOUTH FRACTIONAL HALF OF FRACTIONAL SECTION 8, TOWNSHIP 37

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NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of **26-08-321-036**.

2. Located on the subject property is a **ONE STORY ORDINARY COMMERCIAL BUILDING**.
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 ComEd service has been terminated at the building.
 - b. The building's electrical system is stripped and inoperable with missing fixtures and exposed wiring.
 - c. The building's flooring is missing in sections and warped in sections.
 - d. The building's flooring is smoke, fire, or water damaged and collapsing.
 - e. The building's glazing is broken or missing with cracked window panes.
 - f. The building's heating system is stripped and inoperable with missing ductwork.
 - g. The building's joists are cracked and collapsing.
 - h. The building's joists are missing in sections and smoke, fire, or water damaged.
 - i. The building's masonry has step or stress fractures and washed out mortar joints.
 - j. The building's plaster is broken or missing and smoke, fire, or water damaged.
 - k. The building's ceilings have collapsing plaster.
 - l. The building's plumbing system is missing fixtures.
 - m. The building's roof has a damaged membrane and water damage.
 - n. The building's sashes are broken, missing, or inoperable.
 - o. The building's studs have damaged headers.
 - p. The building's studs are missing in sections and are smoke, fire, or water damaged.

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:

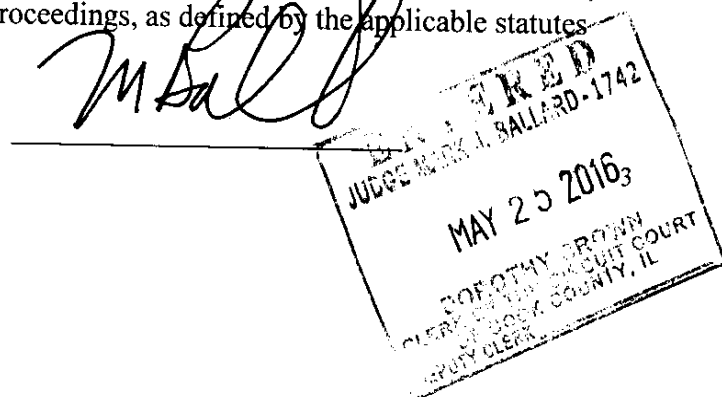
- A. The Court finds that the City has met its obligations under Section 21-410 of the Property Tax Code and that property tax certificate holders are subject, inter alia, to Sections 21-95, 21-100, 21-105, and 22-35 of the Property Tax Code. The property tax certificate holder THOMAS F.

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SORIANO is dismissed as a party defendant.

- B. Defendants **JESSE ROSAS, THOMAS F. SORIANO 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 **March 31, 2016** 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 X 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 instantly 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: 

MATTHEW E. SUHL

Assistant Corporation Counsel
Building and License Enforcement Division
30 N LaSalle Street, Suite 700
Chicago, Illinois 60602
Phone: (312)742-1935 Facsimile: (312)744-1054
ATTY NO. 20509

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____