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LOT 22 AND THE EAST 1/2 OF LOT 23 IN CHERRILL'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 10 AND THE NORTH 1/2 OF LOT 15 IN SCHOOL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 IN SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of **25-16-206-046**.

2. Located on the subject property is a **GARAGE AND ONE STORY FRAME SINGLE FAMILY DWELLING**.

3. ^{parties having stipulated} ~~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 masonry is missing siding, contains possible asbestos, and has been vandalized.
- b. The building's studding has been damaged.
- c. The building's glazing is broken or missing.
- d. The building's sashes are broken, missing, or inoperable.
- e. The building's plaster is broken or missing and vandalized.
- f. The building's flooring is missing.
- g. The building's electrical system has exposed wiring, missing fixtures, is stripped and inoperable, and COMED has terminated service at the building.
- h. The building's heating system is missing ductwork and a furnace and is stripped, inoperable, and vandalized.
- i. The building's plumbing system is missing fixtures and is stripped and inoperable.
- j.
- k.
- l.

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 holders -
 _____ ^X is dismissed as a party defendant.

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- B. Defendants **SAFEGUARD PROPERTIES 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 **December 17, 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 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 8/23/16.
- H. Defendant owners are ordered to keep the property secure until it is demolished. The City is authorized to keep the property secure if the owners are unable to do so.
- 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.

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- 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.

Pamela Gillespie

ENTERED Judge

PLAINTIFF, CITY OF CHICAGO

Stephen R. Patton, Corporation Counsel

By:

[Signature]

MATTHE W. F. SUHL

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Agreed:

[Signature]

Chris Ink

Associate Judge
 Pamela Gillespie
 MAY 23 2016
 Circuit Court - 1953