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

CITY OF CHICAGO,
a municipal corporation,
Plaintiff,

v.

Steven Washington,

Defendants.

No. 15 M1 402192

Re: 1410 W. 113th Pl.

Courtroom 1111

ORDER OF DEMOLITION

This cause coming to be heard on 7-11-16 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:

STEVEN WASHINGTON,
VALENCIA WASHINGTON,
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: 1410 W. 113th Pl., Chicago IL 60643, and legally described as follows:

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LOT 41 IN RESUBDIVISION OF BLOCK 61 IN WASHINGTON HEIGHTS, IN SECTIONS 18, 19 AND 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of **25-20-114-041**.

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

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 electrical system is dangerous and hazardous.
- b. The building has sixteen inches of water in the basement.
- c. The building's glazing is broken or missing.
- d. The building's heating system is altered and submerged in water.
- e. The building's masonry has been altered by a one story addition erected at the rear.
- f. The building's plaster is smoke, fire, or water damaged.
- g. The building's plumbing system is faulty.
- h. The building's rafters have been altered.
- i. The building's roof is altered and water damaged.
- j. The building's sashes are altered and faulty.
- k. The building's stairs have damaged handrails.
- l. The building's stairs and studs have been altered.
- m. The building has an open water box with live power.
- n. The building is infested with mold.
- o. The building is infiltrated by water.
- p. The basement is flooded with water.

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,

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21-105, and 22-35 of the Property Tax Code. The property tax certificate holders Z FINANCIAL, LLC is dismissed as a party defendant.

- B. Defendants **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 **May 19, 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. 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]

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Associate Judge
 Pamela Hughes Gillespie
 JUL 11 2016
 Circuit Court - 1953

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