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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/07/2016 02:53 PM PG: 1 OF 4

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

FAISAL O A M ALRASHIDI, *ET AL.*

Defendants.

Case Number: 16 M1401158

Re: 4744 W. VAN BUREN
CHICAGO, IL 60644

Courtroom 1111

ORDER OF DEMOLITION

This cause coming to be heard on 10-4-16, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

FAISAL O A M ALRASHIDI;

COWCUTS COWCUTS;

UNKNOWN OWNERS; and

NONRECORD CLAIMANTS.

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

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 4744 West Van Buren, Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 11 IN BLOCK 1 IN GUNDERSON'S SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-15-116-022.

16 M1401158

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2. Located on the subject property is a TWO-STORY BRICK BUILDING. The last known use of the building was MULTIPLE-UNIT 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's flooring is ~~smoke, fire or~~ water damaged.
 - b. The building has warped flooring. ~~weak~~ *weak*
 - c. The building's glazing is broken or missing.
 - d. The building's glazing has cracked panes.
 - e. The building's heating system has missing ductwork.
 - f. The building's heating system is missing the furnace.
 - g. The building's heating system is stripped and inoperable.
 - ~~h. The building's heating system has been vandalized.~~
 - i. The building's joists are over notched.
 - j. The building's joists are smoke, fire or water damaged.
 - k. The building's masonry has loose or missing brick.
 - l. The building's masonry is smoke, fire or water damaged.
 - m. The building's masonry has step or stress fractures.
 - n. The building's masonry has washed out mortar joints.
 - o. The building's plaster is broken or missing.
 - p. The building's plaster is smoke, fire or water damaged.
 - q. The building's plumbing system is missing fixtures.
 - r. The building's plumbing system is stripped and inoperable.
 - s. The building's sashes are broken, missing or inoperable.
 - t. The building's sashes are smoke, fire or water damaged.
 - u. The building's stairs have damaged decking.
 - v. The building's stairs have damaged handrails.
 - w. The building's stairs have improper handrail height.
 - x. The building's stairs have improper treads and risers.

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- y. The building's stairs are smoke, fire or water damaged.
 - z. ~~The building's stairs have undersized joists.~~
 - aa. The building's studding is smoke, fire or water damaged.
 - ~~bb.~~ The building's electrical service has been terminated.
 - cc. The building's electrical system has exposed wiring.
 - ~~dd.~~ The building's electrical system has missing fixtures.
 - ~~ee.~~ The building's electrical system is stripped and inoperable.
 - ff. Front door was open, & evidence of squatter & drug activity
 - gg. Water damage & bowed out window at exterior
 - hh. Balcony is in a state of collapse
 - ii. Junk & debris at exterior & interior
 - jj. _____
 - kk. _____
4. 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. 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.

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- 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.
- 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.

ENTERED:

Pamela Gillespie

PLAINTIFF, CITY OF CHICAGO

STEPHEN PATTON, Corporation Counsel

By:

Nina Yabes

Nina Yabes
 Assistant Corporation Counsel
 Building and License Enforcement Division
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Assoc. Judge Pamela Hughes Gillespie

OCT 04 2016

Circuit Court 1953