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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/05/2016 12:09 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.

MIGUEL A. CAMPOS, ET AL.,

Defendants.

Case Number: 16 M1 401532

Re: 9851 S. EWING AVENUE
CHICAGO, IL 60617

Courtroom 1109

ORDER OF DEMOLITION

This cause coming to be heard on 11/2/16, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

MIGUEL A. CAMPOS,
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: 9851 S. EWING AVENUE., Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 30 IN BLOCK 4 IN THE RESUBDIVISION OF THAT PART OF TAYLOR'S FIRST ADDITION TO SOUTH CHICAGO, LYING EAST OF THE WEST 20 CHAINS THEREOF IN THE NORTH FRACTIONAL 1/2 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 26-08-103-018.

2. Located on the subject property is a ONE-STORY FRAME BUILDING. The last known use of the building was SINGLE-FAMILY RESIDENTIAL.

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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 located on the subject property ("the building") is vacant and open.
- b. The building's glazing is broken or missing.
- c. The building's masonry is missing sections, and smoke, fire or water damaged.
- d. The building's masonry appears to have asbestos.
- e. The building's rafters are cracked.
- f. The building's roof has fire damage, and is missing shingles.
- g. The building's sashes are broken, missing, or inoperable.
- h. The building's sashes have smoke, fire, or water damage.
- i. The building's studs are missing sections.
- j. The building's studs have smoke, fire, or water damage.
- k. The building's stairs have damaged decking, and damaged handrails.
- l. The building's flooring is missing sections, and has smoke, fire or water damage.
- m. The building's plaster is broken or missing.
- n. The building's plaster has smoke, fire, or water damage.
- o. The building's plumbing system is missing fixtures.
- p. The building's heating system is missing a furnace.
- q. The building's electrical system is stripped and inoperable, and has exposed wiring.

- r. _____
- s. _____
- t. _____
- u. _____
- v. _____
- w. _____

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.

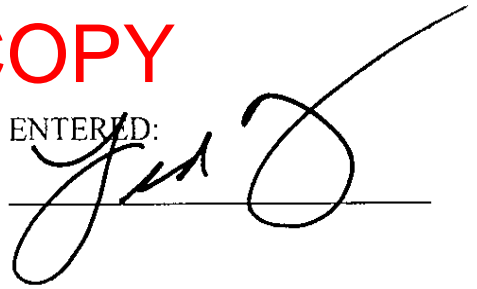
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WHEREFORE, IT IS HEREBY ORDERED THAT:

- 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.
- 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.

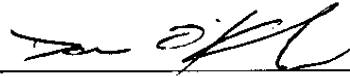
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ENTERED:

A handwritten signature in black ink, appearing to be "John D.", written over a horizontal line.

PLAINTIFF, CITY OF CHICAGO

STEPHEN PATTON, Corporation Counsel

By: 

Daniel O'Keeffe
Assistant Corporation Counsel
Building and License Enforcement Division
30 N. LaSalle Street, Room 700
Chicago, Illinois 60602 / (312) 744-7634
Atty No. 90909

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Associate Judge Leonard Murray

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Circuit Court - 2100