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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/01/2017 09:38 AM PG: 1 OF 3

is _____

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

JAMES KING, JR., *ET AL.*,

Defendants.

Case Number: **16 M1 401367**

Re: 1505 W. 71st PL.

Courtroom 1109

ORDER OF DEMOLITION

This cause coming to be heard on 2/9/17 on the complaint of the Plaintiff, City of Chicago, a municipal corporation (“City”), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

JAMES KING, JR.;

MILLENNIUM CARE GROUP, INC.; and

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: 1505 W. 71st PL., Chicago, Cook County, Illinois (“subject property”), legally described as:

LOT 131 IN THE RESUBDIVISION OF LOTS 1, 2, AND 4 TO 30, BOTH INCLUSIVE, IN BLOCK 1; LOTS 1-30 IN BLOCK 2; LOTS 1-30 IN BLOCK 3; LOTS 1 TO 9, 12 TO 29 IN BLOCK 4; LOTS 1 TO 5, 8 TO 29 IN BLOCK 5, LOTS 1 TO 30 IN BLOCK 6; LOTS 1 TO 30 IN BLOCK 7; AND LOTS 1, 2, 6 TO 30 IN BLOCK 8, ALL IN DEWEY AND CASTETTER'S SUBDIVISION OF BLOCK 1, 2, 3 AND 4 IN THE SUBDIVISION BY FREDERICK L JONES AND OTHERS IN THE WEST 1/2 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-29-105-016-0000.

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2. Located on the subject property is a two-story brick building. The last known use of the subject building was 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:

FRONT BUILDING

- A. The building(s) located on the subject property (“the building”) is vacant.
 - B. ComEd terminated electrical services to the building.
 - C. The building’s electrical systems are stripped or inoperable with missing fixtures.
 - D. The building’s sashes are broken, missing, or inoperable.
 - E. The building’s glazing is broken or missing with cracked panes.
 - F. The building’s stair system has improper handrail height, tread, and riser.
 - G. The building’s masonry has step or stress fractures and washed out mortar joints.
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.

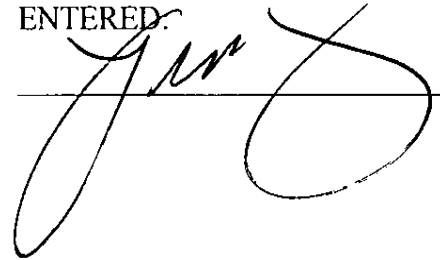
WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on **Count III** 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.


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- 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 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.
- 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.



PLAINTIFF, CITY OF CHICAGO
 STEPHEN PATTON, Corporation Counsel

By: 
 Daniel O'Keeffe
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 Building and License Enforcement Division
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 Chicago, Illinois 60602 / (312) 744-7634
 Atty No. 90909

Judge Leonard Murray
 FEB 09 2017
 Circuit Court Clerk's Office