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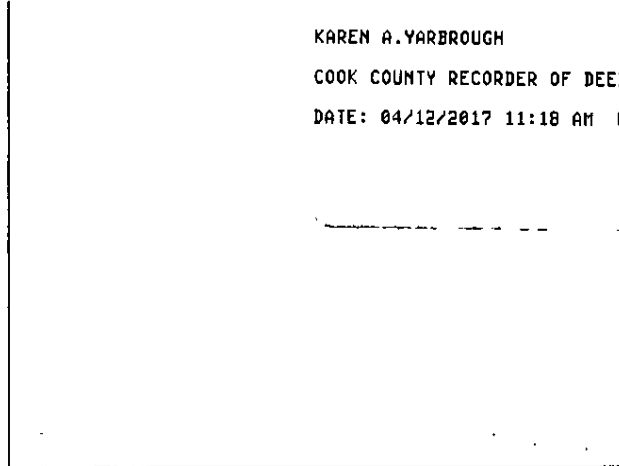
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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/12/2017 11:18 AM PG: 1 OF 4

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

CITY OF CHICAGO,  
a municipal corporation,  
Plaintiff,

v.

VELMA WHITE, ET AL.,  
Defendants.

No. 17 M1 400757

Re: 12023 S. YALE AVE.

Courtroom 1111

EMERGENCY ORDER OF DEMOLITION, stayed until 4/11/17

This cause coming to be heard on 4-3-17 on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Edward Siskel, Corporation Counsel of the City of Chicago, against the following named Defendants:

VELMA WHITE,  
US BANK, NA,  
ILLINOIS HOUSING DEVELOPMENT AUTHORITY,  
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: **12023 S. Yale Ave., Chicago, IL 60628**, and legally described as follows:

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THE NORTH 9 FEET OF LOT 36 AND ALL OF LOT 37 AND THE SOUTH 2 FEET OF LOT 38 IN BLOCK 24 OF WEST PULLMAN, A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1891 AS DOCUMENT NO. 1590967, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of **25-28-211-007**.

2. Located on the subject property is a **TWO 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 with exposed wiring and missing fixtures.
- b. The building's flooring is missing in sections and smoke, fire, or water damaged in sections.
- c. The building's glazing is broken or missing.
- d. The building's heating system has been vandalized.
- e. The building's joists are smoke, fire, or water damaged.
- f. The building's siding is missing in sections.
- g. The building's exterior walls are dangerous and hazardous and have partially collapsed.
- h. The building's siding may contain asbestos.
- i. The building's plaster is broken or missing in sections and smoke, fire, or water damaged in sections.
- j. The building's rafters are fire damaged and undersized.
- k. The building's roof is water damaged and missing shingles.
- l. The building's roof has a damaged membrane and has partially collapsed.
- m. The building's sashes are broken, missing, or inoperable and smoke, fire, or water damaged.
- n. The building's stairs have damaged decking and handrails.
- o. The building's stairs have smoke, fire, or water damage.
- p. The building's studding is smoke, fire, or water damaged.
- q. *The building is in imminent danger of collapse.*
- r. *The building is full of water saturated fire debris providing stress to the structure on the 2nd floor.*

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s.

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 holder \_\_\_\_\_ ~~X~~ is dismissed as a party defendant.
- B. Defendants **VELMA WHITE; US BANK, NA; ILLINOIS HOUSING DEVELOPMENT AUTHORITY, 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 \_\_\_\_\_ 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 4/11/17.
- H. Defendant owners are ordered to keep the property secure until it is demolished.
- 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

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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.
- 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

Edward Siskel, Corporation Counsel

By:

*[Signature]*

MATTHEW E. SUHL

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 ATTY NO. 90909

Associate Judge  
 Pamela Hughes Gillespie  
 APR 03 2017  
 Circuit Court - 1953