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KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

VALOR 1, INC., ET AL.,

Defendants.

Case Number: 16M1403197

Re: 10716 S. EDBROOKE
CHICAGO, IL 60628

Courtroom 1109

ORDER OF DEMOLITION

This cause coming on to be heard on, 4-5-17, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Edward Siskel, Corporation Counsel, against the following named Defendants:

VALOR 1, INC ;

~~US BANK, TRUSTEE FIRST TRUST;~~ ^{CF}

~~GANB, LLC;~~ ^{CF} 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: 10716 S. EDBROOKE AVENUE, Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 11 IN CORNELIUS KEIZER'S FIRST ADDITION TO PULLMAN, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 25-15-302-022-0000.

2. Located on the subject property is a ONE-STORY FRAME BUILDING. The last known use of the building was 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 is vacant and open.
- b. The building's ComEd service has been terminated.
- c. The building's electrical service has exposed wiring and missing fixtures.
- d. The building's flooring is smoke, fire, or water damaged.
- e. The building's glazing is broken or missing.
- f. The building's heating system is missing ductwork and a furnace.
- g. The building's joists are smoke, fire, or water damaged.
- h. The building's masonry has holes and missing siding.
- i. The building's masonry is smoke, fire, or water damaged.
- j. The building's plaster is broken or missing.
- k. The building's plumbing is stripped or inoperable with missing fixtures.
- l. The building's roof is fire damaged and missing shingles.
- m. The building's sashes are smoke, fire, or water damaged and broken, missing, or inoperable.
- n. The building's stairs have damaged decking and handrails.
- o. The building's stairs are smoke, fire, or water damaged.
- p. The building's rear porch is fire damaged.
- q. _____
- r. _____
- s. _____
- t. _____
- u. _____

4. There has been no work in progress since the beginning of this case at the subject property.

5. 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, and that the subject building is beyond reasonable repair. 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. Defendants, unknown owners and non-record claimants, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default date of April 6, 2017, are in default and all allegations in the complaint are deemed admitted against Defendants in default.
- B. 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 holders US BANK, CUST PC-4 FIRST TRUST; AND GAN B, LLC are dismissed as party defendants.
- C. 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. The remaining counts of the City's complaint are voluntarily withdrawn.
- E. 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.
- F. The authority granted in Paragraph ~~E~~ above shall become effective immediately.
- G. 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.
- H. 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.
- I. All Defendants and his / her / their / its agents, heirs, legatees, successors, and assigns shall be permanently enjoined and restrained from renting, using, leasing, occupying, selling or otherwise transferring, in whole or in part, the ownership or controlling interest in the entire premises until the same has / have established full compliance with the Municipal Code of the City of Chicago as stated in this cause and further order of court. Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall maintain the subject property in a sanitary, boarded, and secure condition while it remains subject to this injunction or until the property is demolished.
- J. 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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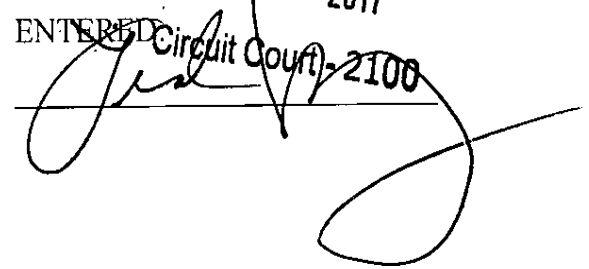
K. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition costs for entry of a money judgment against the defendant owners, as defined by the applicable statutes and ordinances.

L. This case is off call.

Judge Leonard Murray

APR 05 2017

ENTERED Circuit Court - 2100



PLAINTIFF, CITY OF CHICAGO

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