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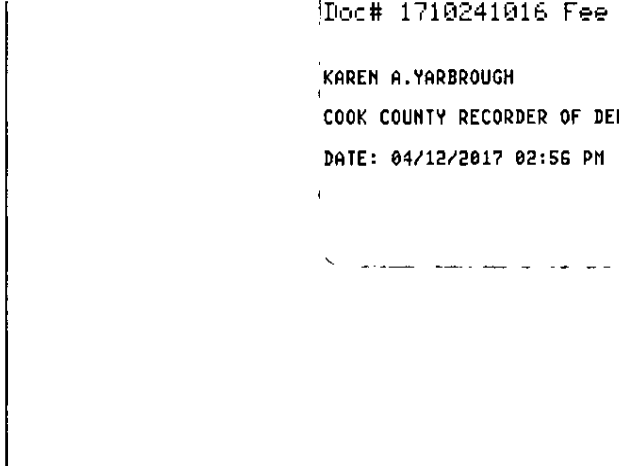
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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/12/2017 02:56 PM PG: 1 OF 5



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

CITY OF CHICAGO,
a municipal corporation,
Plaintiff,

v.

VENICE JOHNSON, ET AL.,
Defendants.

No. 14 M1 402455

Re: 10032 S. YALE AVE.

Courtroom 1111

ORDER OF DEMOLITION

This cause coming to be heard on 3-27-17 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:

VENICE JOHNSON,
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: **10032 S. Yale Ave., Chicago IL 60628**, and legally described as follows:

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LOT 14 IN BLOCK 9 IN THE SUBDIVISION OF BLOCKS 5, 10, 19 AND 24, THE EAST 1/2 OF BLOCKS 6, 9 AND 20, THE WEST 1/2 OF BLOCKS 4, 11 AND 18; LOTS 1 AND 4 IN BLOCK 23 AND LOTS 2 AND 3 IN BLOCK 25 IN FERNWOOD, A RESUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of **25-09-410-034**.

2. Located on the subject property is a **GARAGE AND ONE STORY FRAME SINGLE FAMILY BUILDING**.
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. With respect to each OWNER only, failed to remove exposed electrical wiring and maintain electrical system in safe and sound condition. (18-27-300.4, 18-27-410.22, 13196590, 13196641). **EXPOSED WIRING**
 - b. With respect to each OWNER only, failed to repair or replace defective and/or missing electrical fixtures and maintain electrical system in safe and sound condition. (18-27-210.70, 18-27-410.22, 18-27-410.23, 18-27-410.24, 18-27-240.27, 18-27-410.36, 18-27-410.37, 18-27-410.38, 18-27-410.39, 18-27-560.7, 13196590, 13196641). **MISSING FIXTURES, COMED SERVICE TERMINATED AT THE POLE**
 - c. With respect to each OWNER only, failed to maintain all floors free of holes, grooves, and cracks. (13-12135(c)(2), 13196540(a), 13196540(b), 13196540(f), 13196641). **SMOKE FIRE OR WATER DAMAGED FLOOR**
 - d. With respect to each OWNER and MORTGAGEE, failed to maintain the exterior of a building so that all exterior windows and doors are in sound condition and good repair, so that: windows and doors fit tightly within their frames; window and door frames are constructed and maintained in such relation to the adjacent wall construction as to prevent rain from entering the building; windows and doors are equipped with properly functioning locking hardware; and any window which has broken, cracked, or missing glass or glazing is repaired or boarded in a manner prescribed by code. (1312135(b)(3), 13196-550, 13196641, 1312126(b)(1)). **BROKEN OR MISSING GLAZING, BROKEN MISSING OR INOPERABLE SASH**
 - e. With respect to each OWNER only, failed to maintain every supply facility, piece of equipment, and utility, including the heating system, in safe and sound condition. (13196590, 13196641). **MISSING DUCTWORK**
 - f. With respect to each OWNER only, failed to maintain every foundation, roof, floor, wall, stair, ceiling, and other structural support within a building in safe and sound condition, good repair, and capable of supporting the loads that normal use may cause to be placed thereon. (1312135(c)(2), 1352010, 13196-040, 13196540, 13196641). **SMOKE FIRE OR WATER DAMAGED JOISTS**

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- g. With respect to each OWNER, failed to maintain the exterior of a building so that all foundations, basements, cellars, and crawlspaces are in sound and watertight condition, adequate to support the building, and protected against the entry of rodents or other animals. (1312135(b)(1), 13196530, 13196-641). With respect to each MORTGAGEE, failed to maintain and secure the exterior of the building and keep the exterior of the property free of vermin and rodents. (1312126(b)(8), 1312126(b)(11)). SMOKE FIRE OR WATER DAMAGED MASONRY
- h. With respect to each OWNER only, failed to maintain every wall and ceiling within a building in safe and sound condition and good repair. (1312135(c)(2), 13196540, 13196641). BROKEN OR MISSING PLASTER, SMOKE FIRE OR WATER DAMAGED PLASTER, SMOKE FIRE OR WATER DAMAGED STUDDING
- i. With respect to each OWNER, failed to maintain all plumbing fixtures without leaking pipes and completely drain or continuously heat all pipes for water to prevent them from freezing and maintain or repair plumbing system in accordance with the original design so that no hazard to life, health or property is created by such plumbing system. (1312135(c)(3), 13196590, 13196641, 18-29-102.2). With respect to each MORTGAGEE, failed to winterize a building by cleaning all toilets and completely draining all plumbing systems. (1312126(b)(7)). DANGEROUS AND HAZARDOUS, MISSING PLUMBING FIXTURES, OPEN CATCH BASIN IN REAR YARD
- j. With respect to each OWNER and MORTGAGEE, failed to maintain the exterior of a building so that all portions of the roof are adequately supported and maintained in weather tight condition and all gutters, downspouts, scuppers, and appropriate flashing are in good repair and adequate to remove water. (1312135(b)(4), 13196530(c), 13196641, 1312126(b)(8)). DETERIORATING ROOF
- k. With respect to each OWNER, failed to maintain the exterior of a building so that every outside stair or step is in sound condition and good repair and every porch, stoop, deck, veranda, balcony and walk is in sound condition. (1312135(b)(6), 1352010, 13196040, 13196570, 13196641). With respect to each MORTGAGEE, failed to reasonably maintain the exterior of a building and the structural integrity of stairs and steps that lead to the main entrance(s) of the building. (1312126(b)(6), 1312126(b)(8), 1352-010, 13196040). DAMAGED DECKING, DAMAGED HANDRAILS, IMPROPER HANDRAIL HEIGHT, IMPROPER TREAD AND RISER
- l. The building's heating system has been removed.
- m. The building's foundation is water damaged.
- n. The building's floors are buckling due to water damage.

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,

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21-105, and 22-35 of the Property Tax Code. The property tax certificate holders
X is dismissed as a party defendant.

- B. Defendants **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 **NOVEMBER 3, 2014** 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 Count III 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 I, IV, 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 immediately.
- H. Defendant owners are ordered to keep the property secure until it is demolished. The City is authorized to keep the property secure if the owners are unable to do so.
- 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 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.
- 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.

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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

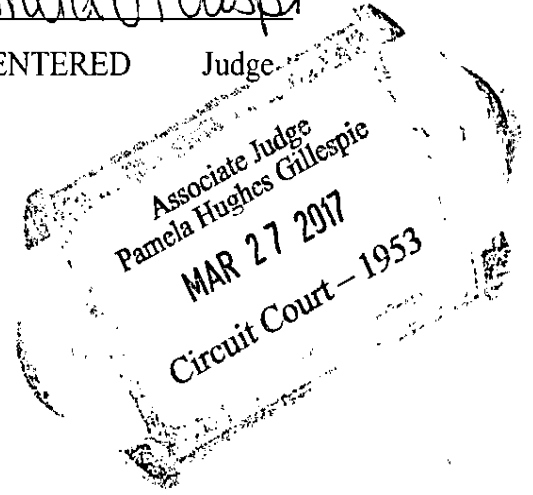
Edward Siskel, Corporation Counsel

By:



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