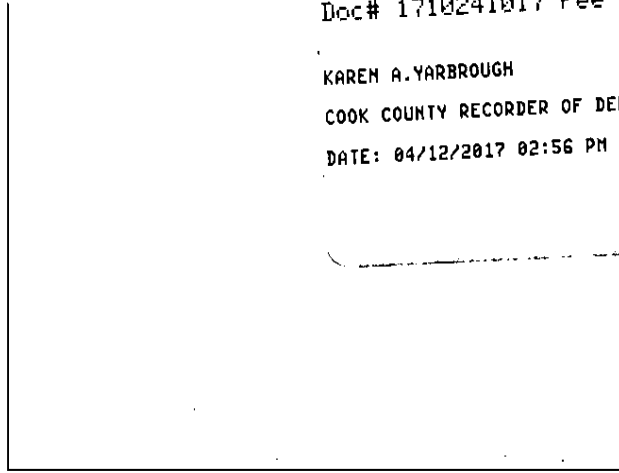




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KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 04/12/2017 02:56 PM PG: 1 OF 4



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

CITY OF CHICAGO,  
a municipal corporation,  
Plaintiff,

v.

VALERIE MORELAND,  
Defendants.

No. 14 M1 401359

Re: 7035 S. MAY ST.

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 ~~Stephen R. Patton~~, Corporation Counsel of the City of Chicago, against the following named Defendants: ~~Edward Siskel~~

TANISHA BELL,  
~~FREDDIE MAC~~,  
NATIONSTAR MORTGAGE, LLC,  
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: **7035 S. May St., Chicago IL 60621**, and legally described as follows:

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THE NORTH 10 FEET OF LOT 34 AND THE SOUTH 20 FEET OF LOT 35 IN BLOCK 14 IN LEE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of **20-20-425-004**.

2. Located on the subject property is a **TWO STORY ORDINARY MULTIPLE UNIT 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 STRIPPED AND INOPERABLE WITH EXPOSED WIRING AND MISSING FIXTURES.
- b. THE BUILDING'S FLOOR IS MISSING IN SECTIONS AND WARPED IN SECTIONS.
- c. ~~THE BUILDING'S GLAZING SYSTEM IS BROKEN OR MISSING.~~
- d. THE BUILDING'S HEATING SYSTEM IS MISSING DUCTWORK AND A FURNACE.
- e. THE BUILDING'S HEATING SYSTEM IS STRIPPED, INOPERABLE, AND VANDALIZED.
- f. THE BUILDING'S JOISTS ARE CRACKED.
- g. THE BUILDING'S MASONRY IS DANGEROUS AND HAZARDOUS.
- h. THE BUILDING'S MASONRY HAS LOOSE OR MISSING BRICK.
- i. THE BUILDING'S MASONRY IS MISSING SECTIONS AND SIDING.
- j. THE BUILDING'S MASONRY HAS STEP AND STRESS FRACTURES AND WASHED OUT MORTAR JOINTS.
- k. THE BUILDING'S PLASTER IS BROKEN OR MISSING.
- l. THE BUILDING'S PLUMBING SYSTEM IS STRIPPED AND INOPERABLE WITH MISSING FIXTURES.
- m. THE BUILDING'S ROOF HAS DAMAGED MEMBRANE.
- n. THE BUILDING'S SASHES ARE BROKEN, MISSING OR INOPERABLE.
- o. THE BUILDING'S STAIRS HAVE DAMAGED DECKING AND HANDRAILS.
- p. *There is extensive uncompleted construction without permits.*

# UNOFFICIAL COPY

- q. The building's porch rests on a damaged column.
- r. The building is infiltrated by water

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 holders \_\_\_\_\_ 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 **JULY 30, 2015** 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 \_\_\_\_\_ shall pay a fine of \_\_\_\_\_ 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 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.

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- 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 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  
Pamela Hughes Gillespie

MAR 27 2017

Circuit Court - 1953

PLAINTIFF, CITY OF CHICAGO  
*Edward Siskel*  
~~Stephen R. Patten~~, Corporation Counsel

By:

*[Signature]*

MATTHEW E. SUHL

Assistant Corporation Counsel  
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