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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2017 12:09 PM PG: 1 OF 4

DUPLICATE ORIGINAL

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

CITY OF CHICAGO, a municipal corporation,

Plaintiff,

v.

UNKNOWN HEIRS AND LEGATEES OF HENRIETTA LYKE, et al.

Defendants.

No. 15 M1 402721

Re: 549 N LECLAIRE

Courtroom: 1111

ORDER OF DEMOLITION

This cause coming to be heard on 4/10/17 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:

UNKNOWN HEIRS AND LEGATEES OF HENRIETTA LYKE, 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: 549 N Leclaire, Chicago, Illinois, and legally described as follows:

THE NORTH 15 FEET OF LOT 46 AND THE SOUTH 15 FEET OF LOT 47 IN BLOCK 2 IN D.B. SIMM'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

This parcel has a Permanent Index Number of 16-09-218-005.

- 2. Located on the subject property is a two-story frame single family residence with a frame garage

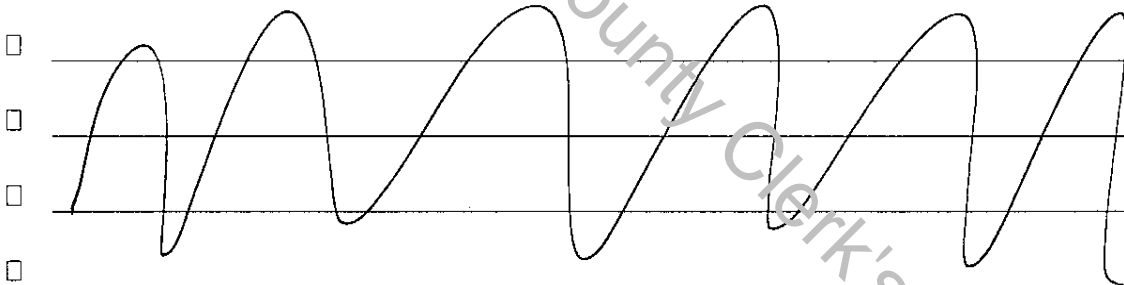
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3. The Court having heard testimony and evidence finds that the building located on the subject property is dangerous, hazardous, unsafe and beyond reasonable repair under the Unsafe Buildings Statute, 65 ILCS 5/11-31-1 (1996) in that:

- ~~The building's exterior walls are missing siding in sections.~~
- ~~The building's exterior walls have holes.~~
- ~~The building's exterior walls are smoke, fire or water damaged in sections.~~
- ~~The building's roof is water damaged.~~
- ~~The building's soffits are falling.~~
- The building's exterior stair has damaged decking and handrails.
- ~~The building's exterior stair has improper treads and risers.~~
- ~~The building's exterior stair is smoke, fire or water damaged.~~
- The building's window sashes are broken, missing or inoperable.
- The building's floors are warped in sections.
- The building's floors are smoke, fire or water damaged in sections.
- The building's plaster is smoke, fire or water damaged in sections.
- ~~The building's electrical service drop is within reach of the rear deck.~~
- The building's electrical service is terminated, AND STRIPPED AND INOPERABLE.
- The building's heating system is missing a furnace.
- The building's plumbing system is missing fixtures.

THE WINDOW GLAZING WAS BROKEN OR MISSING IN SECTIONS.

THERE ARE MUD FORMATIONS IN THE BASEMENT.



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:

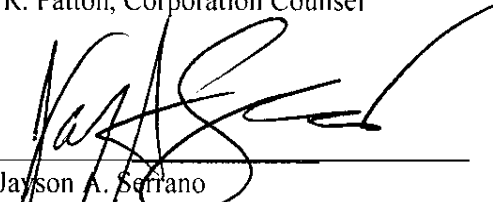
- A. An in rem judgment is entered in favor of Plaintiff City of Chicago and against defendants on Counts I and IV of the City's complaint seeking demolition authority.
- B. Counts II, III, V, VI, VII, and VIII of the City's Complaint are voluntarily withdrawn.

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- C. Pursuant to the judgment entered above, 65ILCS 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 be effective IMMEDIATELY.
- E. Defendant owners are ordered to keep the property secure until it is demolished.
- F. 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.
- G. 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.
- H. 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.
- I. 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.

PLAINTIFF, CITY OF CHICAGO
 Stephen R. Patton, Corporation Counsel

By: _____


 Jayson A. Serrano
 Assistant Corporation Counsel
 Building and License Enforcement Division
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 Phone: (312)744-0210
 Facsimile: (312)744-1054
 ATTY NO. 90909


 ENTERED Judge

Associate Judge
 Pamela Hughes Gillespie

APR 10 2017

Circuit Court - 1953

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

THE CITY OF CHICAGO, a municipal corporation,)
 Counter-Plaintiff,)
)
 v. UNKNOWN HEIRS AND LEGATEES)
 OF HENRIETTA LYKE)
 et al.,)
 Counter-Defendant(s).)

No: 15 MI 1102721
 Re: 549 N. LECLAIRE
 Courtroom 11 11, Richard J. Daley Center

ORDER OF PERMANENT INJUNCTION

This cause coming to be heard on the set call and on motion of Counter-Plaintiff, the Court having jurisdiction over the parties and the subject matter, and being fully advised in the premises:

IT IS HEREBY ORDERED THAT:

- Counter-Defendant(s) UNKNOWN HEIRS AND LEGATEES OF HENRIETTA LYKE 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: subject property at 549 N Leclaire 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. The above named Counter-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.
- The court reserves jurisdiction of this matter for the purposes of modification, enforcement, ^{Association Judge} ~~or termination~~ of this permanent injunction.
- Pursuant to Illinois Supreme Court Rule 304(a), this order is final, appealable, and enforceable, the court finding no just cause or reason to delay its enforcement or appeal.
- THIS MATTER IS NOW OFF-CALL.

APR 10 2017
 Court - 1953

HEARING DATE: 4 / 10 / 17

By: Talson Semar
 Attorney for Plaintiff
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Pamela Villalpando
 Judge Courtroom 1111

1 of 2

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