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KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 06/19/2017 11:47 AM PG: 1 OF 4

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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

CHRISTOPHER E. JOHNSON, ET AL.  
Defendants.

Case Number: 16 M1 403008

Re: 122 N. Kilbourn

Courtroom 1111

ORDER OF DEMOLITION

This cause coming to be heard on 6/6/17, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Edward Siskel, Corporation Counsel, against the following named Defendants:

- CHRISTOPHER E. JOHNSON;
- CORA B. JOHNSON; 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: 122 N. KILBOURN AVE., Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 5 IN HOFFMAN'S SUBDIVISION OF LOTS 1 TO 5 INCLUSIVE IN BLOCK 27 IN THE RESUBDIVISION OF THE SOUTH 1/2 OF BLOCKS 18 TO 24 INCLUSIVE AND THE NORTH 1/2 OF BLOCKS 25 TO 32 INCLUSIVE IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-10-326-018.

2. Located on the subject property is a ~~two~~<sup>one</sup>-STORY BRICK BUILDING. The last known use of the subject building was SINGLE-FAMILY 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 has been found vacant and open, *with high weeds*
- ✓ b. The building's masonry is smoke, fire or water damaged, and has holes and washed out mortar joints throughout, *Chimney - washed out mortar joints*
- c. The building's joists are smoke, fire or water damaged, rotten and water soaked throughout.
- ✓ d. The building's glazing is broken or missing.
- e. The building's sashes are broken, missing or inoperable.
- f. ~~The building's roof is missing shingles.~~
- g. The building's plaster is broken or missing, and smoke, fire or water damaged, *holes in walls*
- ✓ h. The building's plumbing system is stripped and inoperable, missing fixtures, with broken and leaking pipes.
- ✓ i. The building's floors are smoke, fire or water damaged, warped and missing sections throughout.
- ✓ j. The building's stair system has partially collapsed, and is smoke, fire or water damaged.
- ✓ k. The building's stair system has damaged decking and damaged handrails, improper foundations, and the joists are undersized:
  - l. The building's stair system is missing joist hangers and ledger bolts, and the treads, risers, and handrail height are improper.
  - m. The building's heating system is stripped and inoperable, vandalized, and missing a furnace.
  - ✓ n. The building's electrical system is stripped and inoperable, with exposed wiring and missing fixtures.
  - o. *front porch & rear porch rotted decking, stairs deflected, cracked heads*
  - p. *ceiling - water damage*
  - q. *junk & debris in interior*
  - r. \_\_\_\_\_
  - s. \_\_\_\_\_
  - t. \_\_\_\_\_

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4. 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. The Court further finds that demolition of the subject building is the least restrictive alternative available to effectively abate the conditions now existing there.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. 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. The remaining counts of the City's complaint are voluntarily withdrawn.
- C. 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.
- D. The authority granted in Paragraph C. above shall become effective immediately.
- E. 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.
- F. 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.
- G. 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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H. 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.

ENTERED:

Pamela Gillespie

PLAINTIFF, CITY OF CHICAGO

EDWARD SISSEL, Corporation Counsel

By: Nina Yabes

Nina Yabes  
Assistant Corporation Counsel  
Building and License Enforcement Division  
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Atty No. 90909

Associate Judge  
Pamela Hughes Gillespie  
JUN 06 2017  
Circuit Court - 1953

Clerk of Cook County Clerk's Office