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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/07/2017 01:56 PM 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.

ULTIMATE HOME REMODELERS, INC.

ET AL.,

Defendants

Case Number: **16M1403115**

Re: 7147 S. SANGAMON  
CHICAGO, IL 60621

Courtroom 1109

### ORDER OF DEMOLITION

This cause coming on to be heard on, 6/29/17, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Edward Siskel, Corporation Counsel, against the following named Defendants:

ULTIMATE HOME REMODELERS, INCORPORATED ; 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: 7147 S. Sangamon Avenue, Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 460 IN DOWNING AND PHILLIP'S NORMAL PARK ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 149 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-29-205-024-0000.

2. Located on the subject property is a TWO-STORY FRAME SINGLE-FAMILY 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 masonry is smoke, fire or water damaged.
  - c. The building's glazing is broken or missing throughout.
  - d. The building's joists are smoke, fire or water damaged.
  - e. The building's rafter is fire damaged.
  - f. The building's roof is fire damaged.
  - g. The building's sash is broken, missing or inoperable and smoke, fire or water damaged.
  - h. The building's studding is smoke, fire or water damaged.
  - i. The building's plaster is smoke, fire or water damaged.
  - j. The building's plumbing is missing fixtures.
  - k. The building's floors are smoke, fire or water damaged.
  - l. The building's stair system is smoke, fire or water damaged and missing joist hangers.
  - m. The building's stair system has damaged decking and handrails.
  - n. The building's heating system is missing a furnace.
  - o. The building's Com Ed electrical service is terminated at a pole.
  - p. \_\_\_\_\_
  - q. \_\_\_\_\_
  - r. \_\_\_\_\_
  - s. \_\_\_\_\_
  - t. \_\_\_\_\_
  
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:

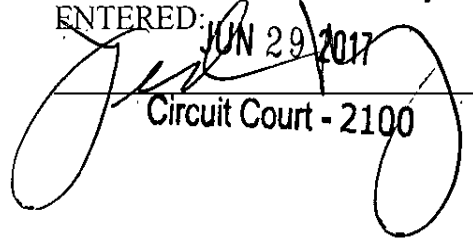
- A. Defendants, unknown owners and non-record claimants, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default date of May 5, 2017, are in default and all allegations in the complaint are deemed admitted against Defendants in default.
- B. Judgment 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.
- C. The remaining counts of the City's complaint are voluntarily withdrawn.
- D. 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.
- E. The authority granted in Paragraph D. above shall become effective IMMEDIATELY.
- F. 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.
- 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. 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.
- I. 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.
- J. 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.
- K. This case is off call.

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Judge Leonard Murray

ENTERED: JUN 29 2017



Circuit Court - 2100

PLAINTIFF, CITY OF CHICAGO

Edward Siskel, Corporation Counsel

By: *Tiffany Onyemaobi*

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RECORDER OF DEEDS**

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